

EAST RENFREWSHIRE COUNCIL11th September 2024Report by Director of EnvironmentLOCAL DEVELOPMENT PLAN 3 EVIDENCE REPORT**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval to submit the Evidence Report for the next Local Development Plan (known as LDP3) to Scottish Ministers for the process known as 'Gate Check', which provides approval of the body of evidence that will inform the plan itself.

RECOMMENDATIONS

2. The Council is asked to:
- a) Note the findings of the Evidence Report;
 - b) Approve that Officers submit the Evidence Report to Scottish Ministers for the Gate Check; and
 - c) Delegate to the Director of Environment to approve any minor changes to the Evidence Report, in line with Council policy, prior to submission to Scottish Ministers.

BACKGROUND

3. East Renfrewshire Council has started preparing its third Local Development Plan (LDP3) which will guide future land use considerations and development across East Renfrewshire. LDP3 will establish a new long-term 10-year vision and spatial strategy for East Renfrewshire, based upon the principle of the infrastructure first approach promoted through National Planning Framework 4 (NPF4). The LDP will be place based, people centred, and delivery focused and will place infrastructure considerations at the heart of place making.

4. The Planning (Scotland) Act 2019 introduced changes to the LDP preparation process. Preparation of a new-style LDP will include the following three key stages:

1. Evidence Gathering and Gate Check – gathering of data and information to inform the production of the new LDP before submission to Scottish Ministers for Gate Check. The Council is currently at this stage of the LDP3 process.
2. Preparation of the new LDP, consultation, examination and adoption.
3. Delivery of the adopted LDP.

The Evidence Report and Gate Check are two key changes that have been introduced through the Planning Act. Further details on each of these stages is described in the [Development Plan Scheme \(April 2024\)](#) which was approved by Members at the Council meeting of 26th April 2024.

REPORT

5. The first stage in preparing LDP3 is a process of evidence-gathering, to inform the production of an Evidence Report. The Planning Act requires Planning Authorities to prepare an Evidence Report that contains sufficient information to enable the Authority to prepare an LDP. Annex E of the Scottish Government guidance on Local Development Planning sets out the list of matters which the planning authority must express its view on in the Evidence Report and which must be taken into account when preparing the LDP's spatial strategy.

6. The Local Development Planning guidance makes it clear that a proportionate approach is to be taken by Planning Authorities when considering the sufficiency of evidence. The purpose of the evidence-gathering is to allow the Council to identify important matters that affect the Council area and the key things that the plan must address. A series of Topic Papers have been prepared, structured around the core 'sustainable, liveable and productive places' themes of the adopted National Planning Framework 4 (February 2023).

7. The LDP3 Evidence Report Topic Papers provide the baseline information for a wide range of issues and set out implications to be considered at the Proposed Plan stage. These cover the characteristics of the land use and population of the plan area as well as housing, education and infrastructure matters, amongst others. The evidence base is essential for assessing the requirements and priorities of all stakeholders and to make sure the LDP is based on a proper understanding of the area.

8. Over the past 14 months the Strategic Planning team have been working collaboratively with a range of internal and external stakeholders to prepare the Evidence Report, including Key Agencies such as SEPA, Nature Scot, Transport Scotland, Scottish Water, Homes for Scotland and the Council's Education, Housing, Culture and Leisure Trust, Transport, Economic Development and HSCP teams. This is to ensure collaborative and transparent evidence gathering, to assess the sufficiency of the evidence and to aim to resolve any issues raised by stakeholders, where possible, prior to finalising the Evidence Report.

9. The Evidence Report is considered to provide a sufficient evidence base on which to prepare the new LDP3 and can be found in Appendix 1. The Evidence Report includes:

- an engagement statement to explain how the Council has sought stakeholder views in line with legislative requirements and how these have been taken into account;
- an assessment of the performance of the adopted LDP2 against its strategy, spatial objectives, policies and allocations;
- an outline of the main demographic, social, environmental and economic challenges and issues arising from the evidence set out in the individual Topic Papers; and
- a position statement outlining areas of agreement and dispute with the evidence; and an overview of the Strategic Environmental Assessment and site assessment framework that will be used to assess the deliverability of future site proposals. Links to the individual topic papers are included within the Evidence Report. The suite of Topic Papers is included as Appendix 2.

10. A series of evidence report templates, as required by the Local Development Planning Guidance, have also been prepared that summarise the evidence and responses received to the topic paper engagement. The templates summarise areas of agreement or dispute with the evidence and are set out in Appendix 3.

11. A Strategic Environmental Assessment (SEA) is an integral part of the LDP process and provides a systematic assessment, which ensures that environmental considerations are taken on board at an early stage in plan preparation. A SEA Scoping Report is the first stage

in this process and defines the scope/level of environmental detail to be covered in the Environmental Report for the Proposed Plan. The Scoping Report was submitted to the SEA Gateway, which consists of the Consultation Authorities of NatureScot, SEPA and Historic Environment Scotland, for comment on 19th April allowing a period of 6 weeks for the Gateway to respond. The SEA Gateway Authorities were generally supportive of the SEA Scoping Report, subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. A summary of the comments is set out in Section 3 of the Evidence Report.

12. The Gate Check is a new and untested process and East Renfrewshire Council will be in the first group of Planning Authorities to submit an Evidence Report to the Gate Check. The Gate Check is an independent assessment of the evidence carried out by a Reporter appointed by the Scottish Ministers. Meetings and regular dialogue have taken place with the Scottish Government Division of Planning and Environmental Appeals (DPEA) regarding the format of the Evidence Report and proportionality of the evidence. The Evidence Report reflects these discussions and contains an appropriate level of evidence to underpin the preparation of the new LDP.

13. There are a small number of disputes over the sufficiency of the evidence, and these mainly relate to the Council's approach to the identification and review of Green Belt boundaries, the setting of the 10-year housing land requirement, the Site Assessment methodology, the Council's approach to education analysis and the potential for development contributions to be required for health care infrastructure. Disputes have generally been raised by Homes for Scotland and supported by their individual members. Changes were made to the Topic Papers to reflect other comments received from stakeholders as shown in the individual topic templates.

14. Homes for Scotland considers levels of existing housing need in East Renfrewshire are more complex and much higher than currently being accounted through the regional Housing Need and Demand Assessment (HNDA). Concerns primarily relate to the NPF4 Minimum All-Tenure Housing Land Requirement (MATHLR), the findings of the regional HNDA and the Council's approach in setting an indicative 10-year housing land requirement. Homes for Scotland have submitted a report by Diffley Partnership and Rettie and Co to support their position. This report recommends a housing requirement of approx. 13,800 compared to the position suggested by the Strategic Planning Team of 3,100 over a 10-year period (Topic Paper 013: Housing).

15. Where there is agreement with the evidence, the Reporter is unlikely to consider the issue in depth at Gate Check. However, where there is a dispute over the Evidence, such as those matters raised by Homes for Scotland, the Reporter will consider the different viewpoints and come to a view. It is anticipated that any assessment of disputes will be carried out using written submissions, rather than a hearing. The Reporter will also identify any gaps in evidence, and if so, request further information as part of the Gate Check.

16. It is worth noting that the Evidence Report is a snapshot in time. The evidence may change between the time the Evidence Report is agreed by Council and during the preparation of the Proposed Plan. The Proposed Plan will be based on the most up-to-date evidence at the time. The Strategic Planning Team will ensure the evidence remains up to date throughout the process.

17. Once the Evidence Report is submitted for Gate Check, the Scottish Ministers will appoint a Reporter from the DPEA to independently assess the evidence for sufficiency.

18. Following the assessment of the Evidence Report, the Reporter will either prepare a letter setting out that the Evidence Report contains sufficient evidence to prepare the new LDP, and the reasoning for this, or prepare an 'Assessment Report' setting out the reasons why they found the evidence was insufficient along with any recommendations as to how that deficiency should be addressed. A copy of the letter or Assessment Report will be sent to the Planning Authority and the Scottish Ministers. Where an Assessment Report is issued the Planning Authority will require to address the areas of improvement and resubmit the Evidence Report to the Gate Check.

FINANCE AND EFFICIENCY

19. The Gate Check is carried out by the Scottish Government DPEA Division. Costs are charged to the Council. As set out in the Development Plan Scheme (DPS) a 5-month time period has been estimated for the Gate Check process.

20. As the Gate Check is a new and untested process, there is a degree of risk that a delay or extended Gate Check could increase the cost of preparing the plan.

CONSULTATION

21. The Planning (Scotland) Act 2019 sets out specific requirements for the preparation of the Evidence Report. The proposed Evidence Report has been prepared in accordance with these requirements, and the topic papers were open for public consultation between 12th April to 10th May 2024

PARTNERSHIP WORKING

22. The Evidence Report emphasises the importance of an inclusive and proactive approach to engagement and collaborative working, providing the opportunity for all stakeholders including Council Services, Key Agencies, the public and other interested parties to engage in the plan-making process in a creative way. The development of a new style LDP and this Evidence Report, has been aided by a collaborative approach to data and spatial analysis with the Key Agencies and other organisations. The value of working collaboratively will help to address shared key spatial policy challenges over the 20-year LDP period and help to better shape future policy making.

IMPLICATIONS OF THE PROPOSALS

23. Work on the Evidence Report is carried out within the Strategic Planning Team. The preparation of the LDP is a priority for the team, and at key peaks in workload this may have an impact on other workload commitments.

CONCLUSIONS

24. The Evidence Report and Gate Check are two new stages in LDP preparation, introduced by the Planning (Scotland) Act 2019. Whilst there are a small number of disputes on the evidence, primarily related to green belts, housing and education and healthcare infrastructure, the majority of key stakeholders are in agreement with the sufficiency of evidence. Should the Evidence Report be approved by the Council, it will be submitted to the Scottish Ministers for the Gate Check.

RECOMMENDATIONS

25. The Council is asked to:

- a) Note the findings of the Evidence Report;
- b) Approve that Officers submit the Evidence Report to Scottish Ministers for the Gate Check; and
- c) Delegate to the Director of Environment to approve any minor changes to the Evidence Report, in line with Council policy, prior to submission to Scottish Ministers.

Director of Environment

For further information contact: Caitriona McAuley

September 2024

APPENDICES:

Appendix 1: Local Development Plan 3 Evidence Report 2024

Appendix 2: Local Development Plan 3 Evidence Report Topic Papers 2024

Appendix 3: Local Development Plan 3 Evidence Report Templates 2024

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Appendix 1

LDP3

Evidence Report

September 2024



CONTENT

1. INTRODUCTION
2. WHAT IS THE EVIDENCE REPORT?
3. PLAN OUTCOMES AND PERFORMANCE
4. ENGAGEMENT STATEMENT
5. SUMMARY OF EVIDENCE
6. POSITION STATEMENT – STATEMENTS OF AGREEMENT/DISPUTE WITH THE EVIDENCE
7. LDP3 SPATIAL STRATEGY IMPLICATIONS
8. WHAT HAPPENS NEXT?

1) Introduction

East Renfrewshire Council has started preparing its' third Local Development Plan (LDP3) which will guide future land use and development across East Renfrewshire. The Planning System in Scotland is undergoing a substantial transformation with the twin global crises of climate change and biodiversity loss at the centre of the planning system. LDP3 will be prepared under the [Planning \(Scotland\) Act 2019](#) (CD 001) which has introduced a new statutory process for Local Authorities in preparing local development plans together with enhanced status for the National Planning Framework and revised procedures for assessing planning applications. It will build on and replace the existing adopted [Local Development Plan 2 \(LDP2\) March 2022](#) (CD 206) and will take into account other East Renfrewshire Council Strategies and Plans including the Council's emerging Vision for the Future 'A Place to Grow, Community Plan, Local Housing Strategy and Get to Zero Action Plan amongst others.

This review and its environmental assessment will also take due consideration of the relevant planning policy requirements contained in the [National Planning Framework 4 \(2023\)](#). (CD 102)

LDP3 will establish a new long-term vision and strategy for East Renfrewshire, looking 20 years ahead, based upon the principle of the infrastructure first approach promoted through National Planning Framework 4 (NPF4). The LDP will be place based, people centred, and delivery focused and will place infrastructure considerations at the heart of place making. National policies included in NPF4 will not be repeated in the LDP but the Plan will include policies that reflect local issues and context. The LDP will be developed in collaboration with a wide range of stakeholders.

East Renfrewshire is facing challenging pressures to deliver new development and infrastructure. LDP3 will address these challenges. The LDP will be required to set out a spatial strategy and policy framework to help guide and shape future development and change, whilst also enabling greater climate and environmental resilience and protecting and enhancing our high quality natural, built and historic environments.

The Plan will have an emphasis on maps, site briefs and masterplans, with minimal policy wording and will be supported by a delivery programme. Sites specifically identified for new development will have to be confirmed as being free from constraints as far as possible.

Preparation of a new-style LDP will include the following three key stages:

1. Evidence Gathering and Gate Check – gathering of data and information to inform the production of the new LDP before submission to Scottish Ministers for Gate Check. The Council is currently at this stage of the LDP3 process.
2. Preparation of the new LDP, consultation, examination and adoption. In preparing the Proposed Plan we will have regard to the Evidence Report that has successfully completed the Gate Check stage. Key Agencies have a duty to cooperate with the planning authority in the preparation of the Proposed Plan. A site appraisal will be undertaken to inform the Proposed Plan.
3. Delivery of the adopted LDP.

The Evidence Report and Gate Check are two key changes that have been introduced through the Planning Act.

Further details on each of these stages is described in the [Development Plan Scheme \(April 2024\)](#) CD 235)

Section 3 contains an assessment of the performance of the adopted LDP2 against its strategy, spatial objectives, policies and allocations.

Extensive engagement has informed the evidence base for the new LDP as shown in the Engagement Statement in Section 4. The main objectives of the early engagement process were to engage with the public, Key Agencies, Community Councils, the development industry, and internal Council services. The findings from the early engagement have directly fed into the Evidence Report, this includes the various topic papers and place reports. The Engagement Statement also sets out how the views of specific groups specified in the Planning Act have been sought and taken into account.

Section 5 provides a summary of the evidence and outlines the main demographic, social, environmental and economic challenges and issues arising from the evidence set out in the individual Topic Papers. The Topic papers broadly follow the structure of NPF4 with some policies grouped for convenience and ease of reporting. Due to the interconnected topics there is overlap between the findings of and LDP3 implications for many of the topic papers. Key Facts are also shown.

Section 6 sets out a position statement that summarises any disputes over the sufficiency of the evidence. These mainly relate to Green Belt, housing, education and healthcare infrastructure matters.

Section 7 provides an overview of what the evidence means for LDP3 and the spatial strategy.

Section 8 describes the Gate Check process and next steps.

It is worth noting that the Evidence Report is a snapshot in time. The evidence may change between the time the Evidence Report is agreed by Council and during the preparation of the Proposed Plan. The Proposed Plan will be based on the most up-to-date evidence at the time. The Strategic Planning Team will ensure the evidence remains as up to date as possible throughout the process.

2) What is the Evidence Report?

The Planning Act requires planning authorities to prepare an Evidence Report that contains sufficient information to enable the Planning Authority to prepare an LDP. Annex E of the Local Development Planning Guidance sets out the list of those matters identified in [section 15\(5\)](#) of the Planning Act, which the planning authority must express their view on in the Evidence Report and which must be taken into account when preparing the LDP's spatial strategy. The Evidence Report will form the foundations of LDP3, built upon an understanding of the individual characteristics, challenges and opportunities of each place and area.

The first stage in preparing the third Local Development Plan (LDP3) is a process of evidence-gathering, to inform the production of an Evidence Report. The purpose of the evidence-gathering is to allow the Council to identify important matters that affect the Council area and the identification of the key things that the plan itself must address. A suite of Topic Papers have been prepared structured around the 'sustainable, liveable and productive places' themes of National Planning Framework 4.

The LDP3 Evidence Report Topic Papers provide information on the current baseline information for a wide range of issues relevant within the authority. It covers the characteristics of the land use and population of the plan area as well as housing, education and infrastructure matters, amongst others.

Developing a proportionate evidence base and a collaborative place-based approach to planning, infrastructure and service delivery is a critical stage in the preparation of LDP3. The Evidence Report aims to front load the consultation and engagement process and use the information to clearly inform what to plan for before the Proposed Plan looks at where development should take place. The Evidence Report therefore does not consider specific sites.

This report has been prepared by reviewing the adopted Local Development Plan 2 (LDP2), engaging with wide range of stakeholders, reviewing and analysing existing reports and strategies, identifying national and regional policy themes and priorities, and land use issues.

The evidence base is essential for assessing the requirements and priorities of all stakeholders and to make sure the LDP is based on a proper understanding of the area. This will underpin a robust plan capable of effectively delivering sustainable forms of development, consistent with NPF4 outcomes. Focusing on place can help us ensure evidence-based policy decisions are implemented effectively across the Council area. The evidence base helps to identify local needs, constraints and opportunities that exist in the area.

A Strategic Environmental Assessment Scoping Report (SD 002) has been prepared alongside and to inform the Evidence Report.

The Planning Act also requires the Evidence Report to be approved by the Full Council before it is submitted to the Scottish Ministers. This Evidence Report was approved by East Renfrewshire Council at its meeting held on 11th September 2024.

The Council considers that this Evidence Report provides a sufficient evidence base on which to prepare the new East Renfrewshire LDP.

Relationship with other relevant plans, programmes or strategies

East Renfrewshire's new LDP is not being prepared in isolation. It supports and will help implement other national and local plans and strategies.

There are a number of wider plans, programmes and strategies which will be taken into account in preparing the Local Development Plan and as part of its assessment. Appendix 1 of the SEA Scoping Report and each Topic Paper sets out the framework of international, national, regional and local plans, programmes and strategies relevant to the Local Development Plan and provide a summary of each.

3) Plan Outcomes and Performance

As part of the preparation of the Evidence Report, the planning authority is required to evaluate whether the previous adopted plan (LDP2 March 2022) has delivered on its outcomes, and allocations, identify any lessons learnt for the preparation of the new plan and consider the appropriateness of the previous spatial strategy.

The following section highlights some of the most important factors that have been identified through monitoring the performance of the current LDP2 and what will be required to be considered in developing the new LDP3. Consideration is given to the performance of the overall strategy within the current economic, social and environmental context. An analysis of the policies of LDP2 against the National Planning Framework 4 (NPF4) is also included. A spatial portrait of the East Renfrewshire area and key facts are shown.

Spatial Portrait: East Renfrewshire as a Place

In developing a strategy for LDP3 it is important to understand the context, key facts and the main attributes of the area in terms of its geography, economy, environment and social characteristics.

East Renfrewshire forms part of the wider Glasgow and Clyde Valley City Region. This is Scotland's largest city region and covers an area which contains a third of Scotland's total population and which generates a third of Scotland's economic output.

East Renfrewshire covers an area of approximately 67 square miles (174 km²) and exhibits a diverse range of environments. As shown in figure 1, the north of the area comprises the urban areas of Giffnock, Newton Mearns, Clarkston, Busby, Thornliebank and Barrhead. These areas have a distinctive and largely suburban character which forms part of the southern conurbation of Glasgow.

There is also an extensive rural hinterland to the south which provides an attractive setting for the urban areas and within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located.

The proximity of East Renfrewshire to Glasgow, coupled with its attractive setting, mean that the area is viewed as a highly desirable place to live, work and visit. East Renfrewshire is an area of rich environmental quality in terms of both the built and natural environment with a network of important local urban greenspaces that contributes positively to local amenity and provides leisure and recreation opportunities. Demand and need for housing is high and there is significant pressure for new housing including private, affordable and homes for older people.

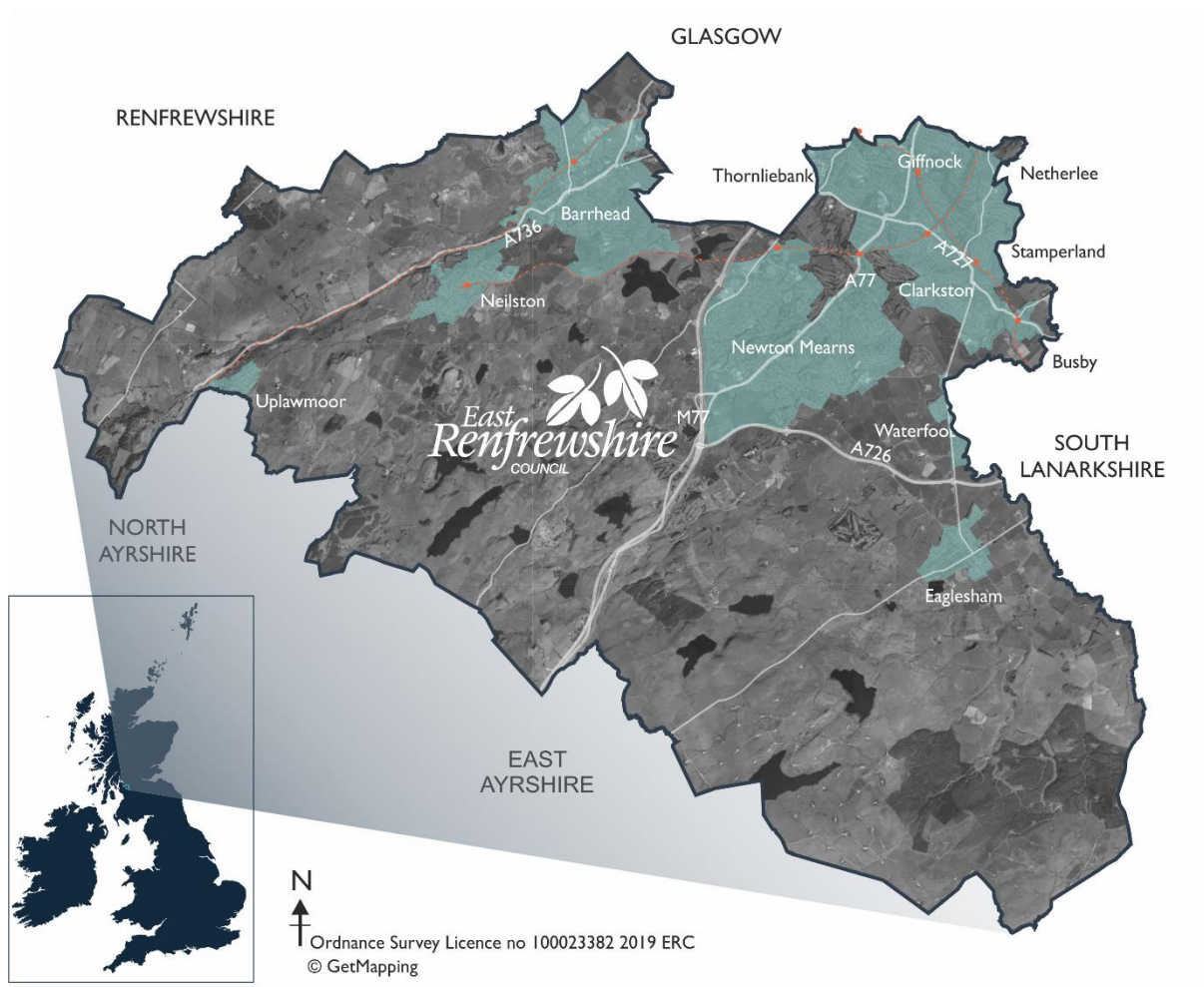
East Renfrewshire is well placed in respect of the national transport network with the M77 motorway and the Glasgow South Orbital (GSO) passing through the area and with good accessibility to Glasgow and beyond by public transport routes. However, there remain limitations with public transport routes in certain parts of the Council area. Being within easy commuting distance of Glasgow and other areas also provides local communities with a wide choice of job opportunities but equally encourages out-commuting which places increasing demands on public transport and the road network.

East Renfrewshire residents enjoy a good quality of life and as such, health in the area is relatively good. The [2022 Citizens Panel](#) (CD 214) reveals that there is a strong satisfaction within East

Renfrewshire as a place to live (85%). East Renfrewshire's good reputation, good educational opportunities and safety were the most common reasons for living in the area.

A comprehensive analysis of demographic, social and economic factors are provided in Topic Paper 026: Socio-Economic Profile providing information on population, households, economy, deprivation, transport, health profiles and life expectancy data. From this detailed analysis we know our population is changing with a corresponding increase in the housing, facilities and amenities and health and care needs of our residents. This will have associated land-use impacts and will be largely influenced by future patterns of growth.

Figure 1: Boundaries and Geographical Extent of East Renfrewshire



Key Facts

The following key facts provide an overview of the demographic, physical, economic and social context for East Renfrewshire.

1) Population

- Demographic pressures remain a very specific challenge for East Renfrewshire with an increasing elderly and younger population and with a higher life expectancy than the Scottish average.
- The proportion of those aged 65 years and over has increased from 18% in 2011 to 21.6% in 2022. The proportion of those aged 1-14 has also increased. East Renfrewshire has 18.7% of its population within this age group. This is an increase of 0.3% since 2011 (Census, 2011).
- The population of East Renfrewshire increased from 90,574 in 2011 to 96,800 in 2022 (Census 2022); an increase of 6.9% (6,266).
- Between 2018 and 2028, the population is projected to increase from 95,170 to 101,230; an increase of 6.4%, as opposed to a projected increase of 1.8% for Scotland as a whole. The population is projected to grow to 107,971 by 2043 if current trends continue.
- Projections also indicate a significant increase in the average age of the population, including a substantial increase in the share of the overall population represented by those aged 75 years and over.
- There has been a net increase in migration since 2008/09. Over the past 10 years the net migration rate has been higher in East Renfrewshire when compared with Scotland. The net migration rate for 2020/21 was 7.1% in East Renfrewshire compared with 5.1% across Scotland.
- The 0 to 14 and 35 to 44 age groups accounted for the largest group of in-migrants, this is reflective of families moving into the area to access schooling, while the largest group of out-migrants was the 20 to 29 age groups who tend to leave the area for employment and/or more affordable housing options. In 2020/21, 581 more children (0-14) migrated into the area than left, further adding to the number of children within ERC's population.
- Birth rates are low within East Renfrewshire and have continued to decrease since 2017 highlighting increases are fuelled by net in-migration.
- The growth of the population, between 2011 and 2022 has been greatest in Newton Mearns. Population change has been uneven with growth in the majority of settlements but a falling population in some areas including Giffnock and Neilston. Each area has more residents over the age of 65 than in 2011.

Housing

- In 2022, the number of households in East Renfrewshire was 40,697 compared to 35,024 in 2001. During this time, the number of households in East Renfrewshire has increased by 16.2% and is comparable with change at national level, also 16.2%.
- The number of households rose by 6.6% from 37,225 to 39,700 from the 2011 census.
- East Renfrewshire has the largest household size of any Local Authority in Scotland - 2.44 persons per household.
- Between 2018 and 2028, the number of households is projected to increase from 39,108 to 42,139 an increase of 7.8%, which compares to a projected increase of 4.9% for Scotland as a whole. Households are projected to increase by 19% (2018 to 2043).

- East Renfrewshire is distinctive due to its very high levels of owner occupation, with around 82% of properties owner occupied compared to 59% across Scotland. In Eastwood, levels of owner occupation are considerably higher at almost 90% of all households.
- There has been a marked increase in private rented sector (PRS) properties across East Renfrewshire from 2011 to 2023. The largest increases are found in Eastwood.
- Single person households account for almost one third (32%) of all households in East Renfrewshire. By 2043 this is expected to grow to around 39%, whilst houses with two adults and one child or more, and households with three or more adults are projected to decline by 3 % each over the same time period.
- East Renfrewshire had the highest median house price in Scotland in 2022 (£275,000). East Renfrewshire also has the lowest level of housing affordability across the Glasgow City Region.

3) Religion and Ethnicity

- East Renfrewshire is one of the most ethnically and culturally diverse areas in Scotland, with significant Jewish and Muslim communities.
- Most people in East Renfrewshire (87%) report their ethnicity as 'White' (2022 census).
- Minority ethnic groups in East Renfrewshire have grown in size between 2011 and 2022.
- The 2022 census shows that there was a much higher percentage of people in East Renfrewshire who stated they have a religion (55 per cent) when compared with Scotland as a whole (43 per cent).

4) Health and Well-Being

- Life expectancy at birth in East Renfrewshire is higher than the Scotland figure for both females and males. The 2018 based population projections show an increase in life expectancy for both males and females.
- Life expectancy remains below average in the Barrhead locality.
- 24% of adults have obesity.
- 25% of adults do not meet physical activity recommendations.
- 3,900 people are living with coronary heart disease.
- East Renfrewshire consistently records a lower percentage of children at risk of obesity than the Scotland wide figure.

5) Deprivation

- East Renfrewshire is one of the least deprived local authority areas in Scotland. However, this masks the notable discrepancies that we see across the area with some neighbourhoods experiencing significant deprivation.
- There are 122 data zones in total across the East Renfrewshire area and of these, there are 7 amongst the 20 per cent most deprived areas in Scotland.
- More than half of East Renfrewshire's population (55%), and 67% of the Eastwood population live in SIMD data zones that are among the 20% least deprived in Scotland.
- All of East Renfrewshire's neighbourhoods that are among the 20% most deprived are concentrated in the Barrhead locality with a quarter of the population living in these data zones.
- Child poverty has reached a record high with a total of 2,645 children living in poverty in East Renfrewshire compared to 2,187 in 2020/2021 and 2,508 in 2019/2020. East Renfrewshire has children living in poverty in all its different wards, and this data mirrors that shared with SIMD poverty indicators.

- East Renfrewshire has the lowest percentage of dwellings in fuel poverty nationally

6) Transport

- Over 81% of residents in East Renfrewshire own a car / van compared to only 69.5% across Scotland. The percentage of households with 2 or more cars / vans is also significantly higher in East Renfrewshire than Scotland
- Analysis of travel to work patterns shows that the majority of residents travel out with the authority to work. The majority of commuting is undertaken by private car.
- Only 18% of ERC residents work in the area, with 52% travelling to Glasgow.
- Approximately 20% of East Renfrewshire residents in employment travel to work by sustainable transport modes (train, bus, walk or bike), with 10% of residents working from home
- Overall, there has been a year-on-year growth in road traffic, however, a sharp decrease in 2020 is likely due to COVID-19 travel restrictions and changing travel behaviour.

7) The Economy

- The employment rate (people aged 16-64) in East Renfrewshire is 77%, (2022) which is an increase compared to the previous years (73.4% in n2019).
- It is forecast that employment will increase by 7% over the next three years, and then by a further 7% up to 2033.
- There are 2,615 active businesses in the area.
- The majority of East Renfrewshire's economic output is generated in the areas of Barrhead and Giffnock.
- East Renfrewshire has the 2nd highest resident-based weekly earnings in 2023 nationally at £858.7. However, by contrast, workplace-based earnings in East Renfrewshire rank only 27th nationally at £635.9 per week.
- East Renfrewshire has the highest % rate employed in SOC1 Occupations (this includes managers, directors and senior officials) nationally at 13.5%.
- East Renfrewshire has a relatively small office market that contains around 600,000 square feet (sqft) of office space. For comparison, Glasgow City Centre alone housed around 16 million sqft of office space in Q4 of 2023.
- East Renfrewshire has the highest new enterprise survival rate (3 year period) across the Glasgow and Clyde Valley Region. The figure has increased from 56.3 in 2019.

Monitoring of the performance of the LDP1 and LDP2 spatial strategies

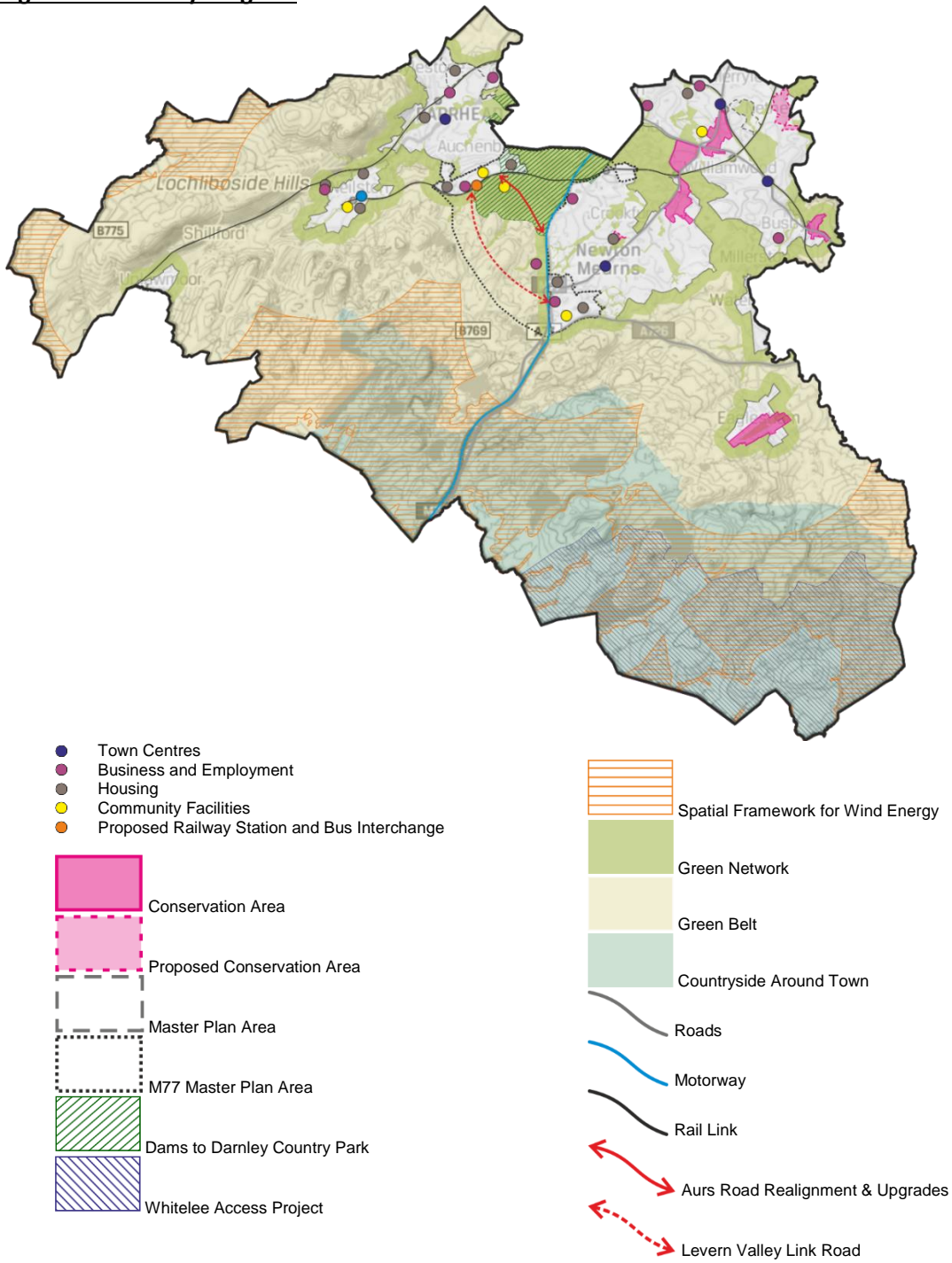
The following sections highlight some of the most important factors that have been identified through monitoring the performance of the [LDP1](#) (CD 205) and [LDP2](#) spatial strategies and what will be required to be considered in developing the new LDP3. It is worth noting that National policies included in NPF4 will not be required to be repeated in the LDP, but the Plan will include policies that reflect local issues and context.

LDP2 was adopted in 2022 and set out the Council's view on the future use of land across East Renfrewshire. It was prepared in the context of the [Community Plan \(2018\)](#) (CD 217) vision, objectives and corporate goals at that time and the development strategy, policies and proposals of the LDP aimed to deliver against this vision. The LDP promoted a compact strategy of consolidation and regeneration of the urban areas focused upon delivering the 3 spatial objectives of: 'Creating Sustainable Places and Communities'; 'Promoting Sustainable and Inclusive Economic Growth'; and 'Promoting a Net Zero Carbon Place'.

Previous Local Plans and LDPs have already been successful in delivering much needed investment, new private and affordable homes, vital new infrastructure, new Primary schools, leisure opportunities, high quality development, improvements to our natural environment and creation of new green networks. We will seek to continue this momentum with LDP3.

The key diagram for LDP2 is shown in Figure 2. The key diagram illustrates the Development Strategy and broad locations identified for development over the plan period. The symbols on the key diagram are indicative and do not represent precise locations or sites. A detailed OS based Proposals Map that accompanies the LDP shows precise site allocations.

Figure 2: LDP2 Key Diagram



East Renfrewshire has experienced significant development and physical change over recent years. Overall, the majority of development has taken place in accordance with the Plan's strategy. Whilst there has been considerable pressure for development in the Green Belt the current strategy of LDP2 has been effective in resisting such proposals. No major development sites that constitute departures from the Development Plan have been approved by the Council or on appeal out-with the urban areas.

An analysis of Planning Application decisions since 2019 reveals that LDP2 policies most used in decision making include:

- Policy D1: Placemaking and Design;
- Policy D1.1: Extensions and Alterations to Existing Buildings for Residential Purposes;
- Policy D3: Green Belt and Countryside around Towns (CAT); and
- Conservation policies Policy - D14: Management and Protection of the Built Heritage, Policy D15: Listed Buildings and Policy D16: Conservation Areas

Although the current LDP2 provides a robust framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation, it will be critical to build upon this in the preparation of LDP3. The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The Climate Emergency declared by East Renfrewshire Council and the Get to Zero Action Plan requires the Council to take urgent action to address the risks of climate change to meet key targets for reduction in carbon emissions.

LDP1 promoted a strategy of a controlled master-planned 'Urban Expansion' approach to growth. LDP2 promoted a strategy of regeneration and consolidation of the urban areas and the enhancement of existing places. The principles of sustainable development also underpin the overall strategy for both plans. Monitoring of the lead in times and completions for the master planned sites identified through LDP1 is a useful indicator as a comparison for future delivery rates for LDP3. This has clearly shown that lead in times for larger sites from planning application stage to delivery on the ground can be substantial - this can be circa. 4-5 years or longer for larger, more complex sites which require significant upfront infrastructure and capital investment such as new schools. The evolution of the master plans from the development framework stage through to completion of a finalised master plan has also highlighted matters to be considered for future site releases including the implementation of active travel options, green networks, residential density, house types and delivery of neighbourhood centre facilities including retail with residential flats above.

As a result of the housing and educational analysis undertaken to inform LDP2 and the fact that the Plan already provided a generous supply of housing land in excess of the housing requirements of the approved [Clydeplan \(2017\)](#) (CD 176), no new housing sites were identified for release. The analysis revealed that further housing releases would have major impacts upon the existing education infrastructure with a lack of suitable solutions available. Delivery of the Plan's development strategy and housing requirements was to be achieved through a continued focus upon development within the urban areas, together with the established housing sites within the land supply (including the three master plan areas allocated through LDP1). The long-term nature of the plan means delivery is ongoing.

Development during the Plan periods has been concentrated in the urban areas, thereby meeting the requirements to reduce the need to travel, encouraging energy efficiency and making more efficient use of existing infrastructure and services. Development that has occurred on brownfield

sites within the urban areas has also contributed to the more efficient use of land and environmental improvements. In addition, as development has generally been directed to the urban areas this accords with the objective to ensure development is well related to the public transport network and reducing the reliance on the private car. However, as many areas within East Renfrewshire have higher than average car ownership the likelihood is that people will continue to use this as their primary transport option. This issue is highlighted further in Topic Paper 10: Transport.

The East Renfrewshire Green Belt has been a successful strategic management tool in guiding new development and ensuring that the landscape setting and identity of settlements has been protected. Its integrity has been assessed and tested through successive LDP examinations, with adjustments made when required to meet housing requirements. An updated review of the Green Belt Boundary was undertaken for LDP2 which resulted in a boundary considered robust and fit for purpose. The Green Belt is a central component to informing and developing a sustainable spatial strategy for the Local Development Plan and directing growth opportunities to the most sustainable locations. Topic Paper 006: Green Belt and Landscape Character, the Green Belt Landscape Character Assessment (CD 243), Site Assessment Framework (SD 001) and Strategic Environmental Assessment will be crucial in identifying potential spatial options for the Proposed Plan to meet the indicative Housing Land Requirement set out in Topic Paper 013: Housing. They will be used to direct growth opportunities (where they can't be accommodated in the urban area) to the land most suitable and capable of accommodating development in the Green Belt, alongside the availability of infrastructure and meeting 'Local Living' requirements.

Policies have been successful in restricting new housing in Green Belt and rural locations unless a genuine need of housing was related to an established rural/agricultural business. Although some applications have been approved in the Green Belt and more remote parts of the area these are generally small scale i.e. 1 or 2 residential units or conversion of existing dwellings or properties and therefore the scale and number of such approvals has not prevented development occurring in line with the overall strategy.

As explained in Topic Paper 013: Housing, monitoring of the current housing land supply has demonstrated a shortfall against the indicative 10-year housing land requirement (HLR). On this basis a continued reliance upon the LDP2 strategy of regeneration and consolidation of the urban areas will not be sufficient in meeting our long-term housing and infrastructure requirements. Whilst the emphasis of the strategy of LDP3 will remain on the priority re-use of brownfield sites, there is insufficient supply from such sources to meet the HLR. There is therefore a need for additional land allocations to be identified through LDP3. It is worth noting that any new master planned growth areas will inevitably be privately owned greenfield sites as the Council has a very limited vacant/derelect/brownfield land supply or land of a sufficient scale within its ownership.

The LDP has an important role to play in enabling the necessary infrastructure to support new development. Strategic Policy 2 seeks, where appropriate, to secure planning obligations for community infrastructure and environmental benefits. Contributions have been secured via this policy, for education, transport, open space, affordable housing etc. as highlighted in Topic Paper 014: Infrastructure First. A revised '[Development Contributions' Supplementary Guidance \(June 2022\)](#) (CD 203) has been prepared to support the adopted LDP2 and provides clear guidance over the contributions required to support new developments. In addition, LDP2 has supported the delivery of key City Deal funded infrastructure projects such as Greenlaw Business Park, Balgraystone Road upgrade with other proposals such as the Aurs Road realignment and upgrade and the new rail station at Barrhead South well advanced.

A full assessment of all current Vacant and Derelict Land is shown in the Topic Paper 007: Brownfield, Vacant, Derelict and Contaminated Land which reveals that the majority of sites are currently allocated for either housing or employment use in the LDP or have a current planning consent and are therefore already counted as part of the existing land supply for development.

Protecting key sites for business and industrial use is one of the main aims of the Plan. Whilst there has been progress in bringing forward sites in Barrhead and Newton Mearns continuing problems of low take up of employment land generally remain, despite continuous efforts to promote and improve the environmental conditions of such sites. Much of the commercial property stock in Barrhead is ageing, does not meet current businesses requirements and is constrained by the road network (such as bridge constraints), all of which limits the expansion capabilities of firms. Well serviced sites in sustainable locations with good transport links are key in providing for the long-term growth of the local economy and which cater to both the needs and aspirations of existing and new business. While it's crucial for East Renfrewshire to retain its workforce, it must also ensure robust support systems are in place including good transport links and affordable housing opportunities. East Renfrewshire had the highest median house price sales in Scotland in 2022 (£275,000). The area also has the lowest level of housing affordability across the Glasgow and Clyde Valley Region. Low wages for local people combined with some of the highest house prices is exacerbating this situation. This issue is highlighted in the Council's Vision for the Future 'A Place to Grow' and is an issue for LDP3.

LDP2 has also been successful in making a contribution towards addressing Affordable Housing needs. However, East Renfrewshire continues to be an area with significant levels of need for social and Affordable Housing. Tackling affordable housing requirements and implementing new and innovative delivery solutions will continue to be a challenge to be addressed through LDP3 and with partner organisations. A revised '[Affordable Housing' Supplementary Guidance \(2022\)](#) (CD 202) has been prepared to support the adopted LDP2 and provides clear guidance to the development industry and other stakeholders.

A distribution of services and facilities across East Renfrewshire is also important especially for our communities. The analysis set out in Topic Paper 012: Local Living identifies areas well served by services and facilities and where gaps exist. This evidence will be crucial in informing requirements for LDP3.

Travel patterns data reveals that the majority of residents travel out-with East Renfrewshire for work. The proximity of the area to Glasgow, the restricted employment choices in East Renfrewshire and the availability of higher paid employment elsewhere may therefore encourage increased out-commuting for work purposes. Improving economic conditions and maximising employment options within the area to reverse this situation remains an important consideration for the LDP and in turn will assist with reducing the area's carbon footprint.

The assessment of the natural and historic environment policies reveals that the policy framework was generally considered to be effective in achieving its aims and objectives. No sites with such designations have been compromised by any recent proposals. The LDP will continue to play an important role in protecting and enhancing the distinctive character of the landscape and historic environment.

In summary whilst the strategy of LDP2 has been seen to be delivering against its 3 spatial objectives, a revised growth strategy will be required for LDP3 to meet the housing and other requirements of NPF4.

Commentary on relevant themes is set out in detail in each of the Topic Papers, summarised in Section 5 of this Report and other supporting monitoring reports such as the business and industry land (SD 003) and housing land (SD004) monitoring reports.

NPF4 and LDP2 Compatibility Analysis

To provide greater clarity and understanding of the relationship between NPF4 and the Council's LDP2, an assessment of NPF4 policies against the planning policies set out in LDP2 was undertaken. This exercise highlighted whether NPF4 and LDP policies were compatible with each other either partially or fully; how policies were to be applied through the planning application process; and will continue to inform our thinking about what policies we will require in our new-style LDP3. The interpretation of policies will also become clearer as they are consistently applied to applications and proposals coming through the planning system.

The majority of the LDP2 policies remain largely compatible with NPF4. This was anticipated as the Council has a recently adopted LDP which reflects the current national and local policy landscape. However, it is worth noting that NPF4 places increased policy emphasis and expectations for applicants and Local Authorities in relation to delivering on net zero, nature recovery and biodiversity objectives which will require to be considered in the determination of future applications. There is also an emphasis on place-based approaches with proposals requiring to be consistent with the six qualities of successful places (Healthy, Pleasant, Connected; Distinctive, Sustainable and Adaptable).

4) Engagement Statement

East Renfrewshire Council supports an inclusive and proactive approach to engagement and collaborative working, providing the opportunity for all stakeholders to engage in the plan-making process in a creative way. The development of this Evidence Report has been aided by a collaborative approach to data and spatial analysis with the Key Agencies and other stakeholders and consultation and engagement with a wide range of organisations and the community.

The value of working collaboratively will help to address shared key spatial policy challenges over the 20-year LDP period and help to better shape future policy making. Robust local data analysis and a shared understanding of spatial planning are vital for a collaborative place-based approach to both planning, infrastructure and service delivery. Improved data-sharing between organisations and the Council will enable the co-ordination, integration and alignment of policies, programmes and investment strategies to make efficient use of resources and deliver better outcomes for our communities.

The Development Plan Scheme Participation statement 2024 also sets out the methods of engagement that will be undertaken as the plan progresses through its various stages.

The development plan webpages www.eastrenfrewshire.gov.uk/ldp3 and our LDP hub at: <https://erldp.commonplace.is/> were used as the central location for engaging and displaying information on the various engagement activities and will continue to be used throughout the process.

Engagement activities and how a range of interest groups have been involved in the process are outlined in the following sections.

LDP3 Engagement Activities

The following section outlines engagement and activities that the Council has undertaken and how information and evidence gathered has influenced and informed the Evidence Report and will help shape the direction of LDP3.

a) LDP3 Pre-Engagement Survey (May 2023)

The first stage in the preparation of LDP3 was finding out how communities and other stakeholders wanted to engage on LDP3 and receive updates. Two pre-engagement surveys (CD 249) were published to gather views, a 'Participation Survey' and a 'Youth Engagement Survey'. The surveys were also used as a mechanism to raise awareness of LDP3 and the future timeline for the preparation of the Plan. The results also informed the Participation Statement in the [Development Plan Scheme](#).

A 4-week consultation commenced on 3rd May 2023 and ended on 31st May 2023. The surveys were published on the Council's Local Development Plan Hub on the engagement platform 'Commonplace', through the Council's LDP3 website, Facebook and X accounts and email notifications were also sent to individuals and organisations listed on the LDP contact database.

In total, we received 221 responses from a range of organisations and members of the public to the Participation Survey; and 14 responses were received to the Youth Engagement Survey.

The Youth Engagement Survey gathered data on place-based themes. Respondents were asked to detail how they felt about where they lived; features of East Renfrewshire they were satisfied and dissatisfied with; and what they thought are the biggest issues where they live.

b) Your Place Surveys (September 2023)

Placemaking is a design-led approach to development at all scales. This approach allows the creation of quality places that people want to live, work, play and learn in. Creating good quality places will promote people's health, happiness and wellbeing whilst concerning the environment we live in; the people that inhabit these spaces; and the quality of life that comes from the interaction of people and their surroundings.

The Council wants communities and young people to be at the heart of the plan making process. Increasing involvement will provide communities and groups with a central role in the creation of our future places.

A Your Place Survey consultation commenced on 11th September 2023 and ended on 16th October 2023. 3 surveys were published:

- Your Place Children's Survey (specifically for ages 5 – 12) in partnership with ERC Education Services (33 responses received). (CD 276)
- Your Place Survey (for all ages) (309 responses received) (CD 277).
- Your Place Young People Survey (specifically for ages 13 – 25) (20 responses received). (CD 278)

The survey went through a series of questions using the Place Standard Tool. The Place Standard tool provides a simple framework to structure conversations about place and allows the user to think about the physical elements of a place as well as the social aspects.

An analysis of responses at the Local Authority level and by settlement has been produced. Evidence gathered through the Place Surveys, the Local Action Plans and other relevant place-based studies will help to inform the approach for LDP3.

c) Local Action Plans (ongoing)

[Local Action Plans](#) (LAPs) (CD 250) are being developed using a place-based approach and will help identify and develop short, medium and long term projects.

Taking a place-based approach will assist the Council and partners to understand localised issues and the interconnections and relationships across our town centres and neighbourhoods. It will also allow the coordination of action and investment to improve the quality of life for our communities.

There are 8 LAPs in development for the following areas: Barrhead, Busby, Clarkston (including Netherlee and Williamwood), Eaglesham, Giffnock, Neilston, Newton Mearns and Thornliebank.

The initial survey in 2022 asked people across East Renfrewshire to identify improvements that could be made to the places they visit regularly and changes they would like to see happen in their neighbourhoods. There were over 6,000 responses from nearly 1,500 individuals.

These ideas have been ranked according to the priority given by each community and then discussed with the relevant Council departments to produce a shortlist of 460 priority options for improvement.

Following a final review of each Local Action Plan by the Council Departments who will be involved in developing the projects and the establishment of eight Local Action Plan Groups, the final Local Action Plans are expected to be submitted to the Council Cabinet for approval by March 2025.

d) Local Place Plans (ongoing)

[Local place plans](#) (CD 196) are intended to be community-led and collaboratively produced plans setting out proposals from communities about how land is used in their area. Proposals can include community facilities, new homes, better streets, greenspaces and action to support well-being and community activity. Once Plans are registered with the Planning Authority, they help inform the new Local Development Plan (LDP).

A Local Place Plans (LLP) webpage with a response form went live on the Council's website in June 2023 inviting groups interested in producing a Local Place Plan to submit a note of interest. The webpage provided information on LLPs, their purpose and who might consider preparing one. A deadline of March 2023 for registration of LPPs was set for LLPs to be fully considered during preparation of the Local Development Plan, but this deadline was not absolute, and the guidance invited LPP submission after this date with the understanding they would have less influence on Local Development Plan content.

Following the launch of the webpage individual emails inviting notes of interest were sent to potential groups including community Councils, community trusts and Voluntary Action East Renfrewshire an independent charity with connections across the voluntary sector. A follow up email was sent to the same list of contacts in January 2024, again inviting notes of interest and the offer to discuss ideas further.

To date there have been no notes of interest, but the webpage remains active, and any future request will be responded to positively even though the ability of an LPP to inform the LDP will diminish in the later stages of the LDP process.

e) Transport and Place School Engagement Workshops (April/May 2023)

A series of Transport and Place Workshops (CD 272) were undertaken throughout April and May 2023 with local Primary Schools to gather evidence for both the new LDP and the Local Transport Strategy. The aim of the workshops was to ensure future plans and policies adequately reflect sentiments of young people, so were child-led to allow for qualitative information to be gathered on the lived experience of those who live there, their aspirations and any type of issues the LDP or Local Transport Strategy (LTS) could address. By doing so the workshops focussed on "place" and looked at elements of the Place Standard Tool/the six principles of a successful place for prompts and young people's experiences moving around and interacting with their local environment.

f) Play Sufficiency Assessment

In preparing the Play Sufficiency Assessment (CD 260) the Council has consulted:

- Children and young people;
- Parents and carers;
- Community Councils; and
- The public

This was undertaken using the following methods:

An online Quality Assessment. The survey was designed to establish the baseline level of satisfaction for play spaces at neighbourhood and district level.

This generated:

- Number of responses: 145
- Number of comments: 988

A Children and Young People's Quality Assessment. A series of classroom workshops were undertaken at:

- Mearns Primary school P3 and P6
- Carlibar Primary School P7 and P6
- Total Number of children participating : 114

The schools were selected to ensure representation from the east and west sides of the district. Carlibar Primary School is located in a SIMD zone which experiences disadvantage. Mearns Primary serves an affluent catchment.

A Community Councils Quality Assessment Consultation. Four Community Councils responded by completing the survey.

The results are reported in Section 2 of the Play Sufficiency Assessment.

g) Topic Paper Engagement (April 2024)

External engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people and organisations interested in LDP3 to review the suite of Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and X account and email notifications were sent to individuals and organisations listed on the LDP contact database. This included Key Agencies, national and local organisations, the development industry, consultants, the private sector, community groups, the public, disability groups, gypsy and traveller organisations and Community Councils.

A summary of comments and the Council's response is set out in the relevant parts of each Evidence Report template and summarised in the position statement of this report.

Activity taken to ensure the views of identified groups are taken into consideration

Section 16b of the 2019 Planning Act requires the Council to seek the views of: the public; children and young people; and Key Agencies, and to have regard to those views when preparing the Evidence Report.

The Evidence Report must also include a statement on how the planning authority has sought views from: the public; children and young people; disabled people; Gypsies and Travellers; and Community Councils, and how these views are taken into account in the report. It is also important to gather views from the Development Industry.

A summary of the Topic Papers responded to by each Key Agency or Infrastructure Provider is set out in Table 2. Table 3 sets out the engagement activities by group.

Key Agencies and Infrastructure Providers

The Key Agencies and Infrastructure Providers were actively involved in the preparation of the Topic Papers. Organisations were contacted requesting data and evidence to feed into the preparation of the Topic Papers. Meetings were held depending on requirements. Organisations also provided comments on early drafts of the Topic Papers, which the Council incorporated into the draft versions that were published for wider engagement.

A number of Key Agencies, such as SEPA and SPT, have prepared guidance notes to helpfully support Local Authorities in the preparation of the Evidence Report, setting out their individual requirements, which have been used to ensure the evidence complies with each agency's requirements.

These organisations have broadly agreed with the evidence and there are no outstanding disputes from the Key Agencies with the sufficiency of the evidence as outlined in the Position Statement (Section 6). Comments received during the engagement stage have also been reflected in the finalised Topic Papers and are highlighted in the Evidence Report Templates. No responses were received from Mobile/broadband providers or Scottish Enterprise during the various engagement stages.

In addition, the SEA Gateway Authorities (SEPA, NatureScot and Historic Environment Scotland) were generally supportive of the SEA Scoping Report subject to a few points for consideration for the Environmental Report which will be prepared alongside the Proposed Plan. These are summarised in Table 1 with further detail in the Supporting Documents Evidence Report template.

Key Agencies and Infrastructure Providers are as follows:

- Nature Scot
- Scottish Water
- Scottish Environment Protection Agency (SEPA)
- Scottish Forestry
- Historic Environment Scotland
- Transport Scotland
- Strathclyde Partnership for Transport (SPT)
- Health Boards
- Sport Scotland
- Scottish Power Energy Network (SPEN)
- Scottish Enterprise

- Mobile Phone/Broadband Providers
- Development Industry (Various)

Table 1: SEA Gateway response to Scoping Report

Organisation	Comments
Nature Scot	<ul style="list-style-type: none"> • Clear, well set-out and easy to follow. • Content with the scope and level of detail proposed for the Environmental Report (ER). • Agree with all SEA Topics being scoped into the assessment. • Use of assessment matrix & SEA Objectives is a tried and tested approach. • Welcome the three-stage process proposed for assessment of sites, and use of LDP Site Assessment/SEA Checklist. • Support the inclusion of the mitigation hierarchy. • Pleased with the draft Environmental Objectives set out in Table 2. • Content with 12-week consultation timeframe for the ER.
Historic Environment Scotland	<ul style="list-style-type: none"> • Satisfied with the scope and level of detail proposed from our historic environment perspective and the intended use of the proforma questions. • Advise that Sites and Monument Record should also be included. • Welcome that the SEA scoping report aligned with the Topic Papers. • Agree with the staged approach to the Site assessment. • Recommend an additional consideration to Table 2 – whether policy or proposal could affect the historic environment designations. • Content with 12-week consultation timeframe for the ER.
SEPA	<ul style="list-style-type: none"> • Generally, content with the proposed scope and methods for the assessment. • Welcome that the SEA scoping report has been aligned with the publication of the Topic Papers. • Agree all environmental topics should be scoped into the assessment. • Recommend including a headline objective for each topic help to make the assessment more focussed. • The ER should identify any changes made to the plan as a result of the SEA. • Content with the proposed assessment matrix and particularly welcome the commentary box to explain assessment results. • Welcome the link between effects and mitigation/enhancement measures • Any local polices that differ from the NPF4 policies should be assessed for significant effects. • Any reasonable alternatives identified should be assessed as part of the SEA process and the findings t should inform the preferred option. • Satisfied with 12-week consultation timeframe for the ER • Consideration should be given to a monitoring approach. • Helpful if the ER included a summary of the scoping outcomes and how comments from the Consultation Authorities were considered.

Table 2: Topics responded to by Key Agency or Infrastructure Provider

Organisation Name	Topic 001: Climate Mitigation and Adaptation	Topic 002: Biodiversity and Natural Places	Topic 003: Soils	Topic 004: Woodland and Forestry	Topic 005: Historic Assets and Places	Topic 006: Green Belts and Landscape Character	Topic 007: Brownfield, Vacant, Derelict and Contaminated Land	Topic 008: Energy Generation and Distribution	Topic 009: Zero Waste	Topic 010: Transport	Topic 011: Placemaking	Topic 012: Local Living	Topic 013: Housing	Topic 014: Infrastructure First	Topic 015: Education	Topic 016: Heating and Cooling	Topic 017: Blue and Green Infrastructure	Topic 018: Play, Recreation and Sport	Topic 019: Strategic Flood Risk Assessment and Water Management	Topic 020: Health and Wellbeing	Topic 021: Communications and Digital Infrastructure	Topic 022: Economic Development	Topic 023: Town Centres and Retailing	Topic 024: Creativity, Culture and Tourism	Topic 025: Minerals and Coal Mining	Topic 026: Socio Economic Profile	SD 001 - Site Assessment Framework	SD 004 – Housing Land Monitoring Report
NatureScot	X	X	X	X		X	X	X		X							X											
Scottish Water	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
SEPA		X															X		X									
Forestry Scotland Central Conservancy				X																								

Table 3: Engagement Activities by Group

Groups	Engagement Activity									
	LDP3 Pre-Engagement Survey	LDP3 Pre-Engagement - Youth Engagement Survey	Your Place Survey	Your Place Young People Survey	Your Place Children's Survey	Local Action Plans	Local Place Plans	Transport and Place Workshops	Play Sufficiency Assessment engagement	LDP3 Topic Papers
Key Agencies and Infrastructure Providers	X		X			X	X		X	X
Public	X		X			X	X		X	X
Children and Young People	X	X	X	X	X	X		X	X	X
Disability groups and disabled people	X		X			X	X		X	X
Gypsies and Travellers	X		X							X
Community Councils	X		X			X	X		X	X
Development Industry (various)	X		X			X			X	X

Youth Parliament Reps

The views of Youth Parliament reps have been actively sought through the development of the Evidence Report. No responses were received although an acknowledgment email was submitted indicating that the local reps would be keen to get involved at future stages of the plan process. The Strategic Planning Team will continue to engage with the reps as the plan progresses.

Disability groups and disabled people

In addition to the above activities an online meeting was also held in May 2024 with the East Renfrewshire Disability Action Group (ERDA). ERDA's membership reflects the broad spectrum of disability, with members with physical disabilities, learning disabilities, and people who experience neurodiversity and mental health challenges.

The meeting was a chance for ERDA to discuss the collected LDP3 evidence and for the Strategic Planning team to identify any weakness in the evidence regarding issues resulting from disability. The meeting was structured by discussion around each topic paper. Where a potential gap in the evidence was identified then this is reflected in the appropriate Topic Papers.

Gypsies and Travellers

The views of the Gypsy and Traveller Community have been actively sought through the development of the Evidence Report including with Minority Ethnic Carers of People Project (MECOPP). No responses were received at any of the previous plan stages. The Strategic Planning Team will continue to engage with all faith groups as the plan progresses.

Further information is set out in Topic Paper 013: Housing which also outlines the joint approach with the emerging Local Housing Strategy.

Faith Groups

The views of faith groups have been actively sought through the development of the Evidence Report. A single response on behalf of the local ERC Muslim community was submitted to the Topic Paper engagement. The Strategic Planning Team will continue to engage with all faith groups as the plan progresses.

East Renfrewshire Council Services

The Topic Papers have been prepared in collaboration with a range of Council Services including Education, City Deal, Housing, Neighbourhood Services, Economic Development and Regeneration, Roads and Transportation, Health and Social Care Partnership, Culture and Leisure Trust, Chief Executives Department and the Get to Zero Team. Regular meetings were held with individual services to discuss their key issues and future requirements.

The evidence and data and the implications for LDP3 have been endorsed by Council Services.

Development Industry

Meetings were held with the Homes for Scotland and their members to discuss the Evidence Report and the various Topic Papers and in particular the calculation of the indicative Housing land requirement and the Site Assessment Framework.

Member Officer Working Group

Meetings with a cross-party group of members and Council officers have been held throughout the process. The aim of the group is to allow planning staff to feedback on progress with the evidence report, provide an overview of engagement activities and to allow for discussion with members on key topics. Meetings were held on the following dates:

- 14th May 2024
- 19th June 2024

Other training sessions were held with all members with regards to the new panning system and NPF4 on the following dates:

- 11th November 2022
- 19th May 2023

In addition, the Strategic Planning Team will continue to engage with all groups and individuals through the preparation of the various impact assessment's that will inform LDP3, as highlighted in the Development Plan Scheme.

5) Summary of Evidence

This section summarises the evidence and data gathered through the individual Topic papers, highlights key infrastructure capacity issues and constraints, social, economic and environmental challenges and the main issues arising from the Evidence.

The Topic papers have been structured around the ‘sustainable’, ‘liveable’ and ‘productive’ place’s themes of National Planning Framework 4 with some policies grouped for convenience and ease of reporting. The Topic Papers provide a detailed explanation of the evidence, set out current key policies, plans and strategies that will form the framework for the development of the LDP and highlight key issues and challenges that the LDP should ultimately seek to address. These are set out under the ‘Implications for LDP3’ section of each Topic Paper.

This evidence will help to shape and influence the direction and focus of the Plans policies and site allocations. The supporting evidence report topic templates also incorporate and set out the outcomes of engagement and areas of agreement/dispute over the sufficiency of the evidence.

The following Topic Papers and Supporting Documents have been prepared:

Sustainable Places

Topic Paper 001: Climate Mitigation and Adaptation

The purpose of this Topic Paper is to provide background information on the subject of climate mitigation and adaptation. In October 2021 East Renfrewshire Council declared a climate emergency and set a target for net zero carbon emissions by 2045. This Topic Paper summarises the key drivers for change that will minimise emissions and adapt to the current and future impacts of climate change. As an overarching policy theme, the Climate Crisis topic is cross-cutting in nature, with connections identified across a broad range of topics which are addressed in separate Topic Papers.

Topic Paper 002: Biodiversity and Natural Places

The purpose of this Topic Paper is to provide information on the condition of biodiversity and natural places in East Renfrewshire; and identifies local, regional and nationally important biodiversity sites for nature networks. NPF4 puts the twin global climate and nature crisis at the heart of its vision. The LDP has an important role to play in creating nature positive places that are designed to reduce emissions whilst protecting and restoring the environment. To ensure Scotland’s nature can thrive, nature-rich areas must be connected through a series of networks linking them all together.

Topic Paper 003: Soils

This Topic Paper provides an overview of the soil resource in East Renfrewshire and the implications for the LDP. It gives an overview of the role of soils in our ecosystem, the location of sensitive carbon rich soils and when soils should be considered as a constraint or consideration when planning for development.

Topic Paper 004: Woodland and Forestry

This Topic Paper provides an overview of the location, area and number of woodlands, including ancient woodlands, and protected trees in East Renfrewshire. Woodlands take centuries to mature, a mature woodland is an irreplaceable resource. Woods and trees of any age trees provide us with environmental and social health and well-being benefits; storing carbon emissions, supporting the

nature recovery, managing rainfall, cleaning air pollution, providing shade and shelter and providing timber, jobs and places for outdoor recreation.

Topic Paper 005: Historic Assets and Places

This Topic Paper provides an overview of the Built environment context and sets out the key conservation designations in East Renfrewshire. The built heritage brings many social, cultural, educational and economic benefits to our communities; contributing to our history and education, local distinctiveness, placemaking and quality of life and helps to support the growth of tourism and leisure. LDP3 has a key role to play in the overall protection of the historic environment and ensuring that its other policies and proposals do not lead to direct or indirect impacts on such designations.

Topic Paper 006: Green Belts and Landscape Character

This Topic Paper provides an overview of current and previous Green Belt studies, outlines how the landscape was analysed and evaluated and what this revealed in terms of constraints and opportunities. An overview of key issues identified for rural homes is also discussed. The East Renfrewshire Green Belt has been a successful strategic management tool in guiding new development and ensuring that the landscape setting and identity of settlements has been protected.

Topic Paper 007: Brownfield, Vacant, Derelict and Contaminated Land

The purpose of this Topic Paper is to provide background information about Vacant and Derelict Land (VDL). This Topic Paper provides the location of vacant and derelict sites, data on the make-up of VDL, identifies trends in the re-use of VDL and places this information within the framework of policies and guidance regarding brownfield sites. An overview of contaminated land and major accident hazard establishments and / or pipelines is also shown.

Topic Paper 008: Energy Generation and Distribution

The purpose of this Topic Paper is to provide background information on the subject of energy generation and distribution. This Topic Paper looks at the issues which influence the energy sector and also discusses current policies and guidance relating to energy that will form the framework for the development of the LDP.

Topic Paper 009: Zero Waste

The purpose of this Topic Paper is to provide an overview on the subject of zero waste. This Topic Paper assesses the key drivers for change that will minimise waste and adapt, encourage, promote and facilitate development that is consistent with the waste hierarchy. It also provides a summary of the current waste evidence base and explains how it will be used to shape LDP3.

Topic Paper 010: Transport

The purpose of this Topic Paper is to provide background information on the subject of transportation. This Topic Paper looks at the issues which influence the transportation needs of local residents. The Topic Paper explains the current transport network across East Renfrewshire focusing upon the road, rail and bus networks and upon active travel. Improving local access, providing more sustainable and inclusive transport choices, influencing land use patterns around existing transport infrastructure and providing reliable, convenient connections between places should be key requirements of a future transport network.

Liveable Places

Topic Paper 011: Placemaking

This Topic Paper provides an overview of the concept of placemaking and describes placemaking engagement activities undertaken to inform LDP3. Placemaking is a design-led approach to development at all scales. This approach allows the creation of quality places that people want to live, work, play and learn in.

Topic Paper 012: Local Living

This Topic Paper provides an overview of the 'Local Living' concept and the Council's interactive mapping toolkit. Local Living is a place-based method of achieving connected and compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle (within approx. 800m) of their home. This approach will help the Council address challenges of reducing carbon emissions to achieve net zero emissions by 2045, whilst meeting the need for new development.

Topic Paper 013: Housing

The purpose of this Topic Paper is to provide an overview of the Housing Need Estimates that emerged from the Glasgow City Region Housing Need and Demand Assessment 3 (HNDA3). It describes the minimum all-tenure housing land requirement (MATHLR) set via the adopted National Planning Framework 4 (NPF4) and how these two estimates were translated into the setting of a Housing Land Requirement (HLR) for the LDP3 Proposed Plan. A 10-year HLR of 3100 homes has been calculated for LDP3. Additionally, this report provides a summary of the key issues identified for specialised housing provision (e.g. housing designed for specific needs such as wheelchair users).

Topic Paper 014: Infrastructure First

The purpose of this Topic Paper is to provide an evidence-based assessment of existing infrastructure provision and to identify future infrastructure requirements to support new development over the plan period and beyond. It identifies key bodies with responsibility for delivering infrastructure and provides an overview of finance and funding opportunities. The Topic Paper is supported by a series of other Papers which outline the infrastructure evidence base for other topics. The infrastructure evidence base will continue to be reviewed over time through the LDP3 Delivery Programme, the Planning obligations Supplementary Guidance (June 2022) and updated LDP Evidence Reports.

Topic Paper 015: Education

The purpose of this Topic Paper is to provide an overview of updated Pupil Product Ratios, outlines existing education pressures, provides an overview of an audit of school condition, and sets out the projected impact of LDP3 on the School Estate.

Topic Paper 016: Heating and Cooling

The purpose of this Topic Paper is to provide background information on the subject of heating and cooling. Local Development Plans are required to take into account the area's Local Heat & Energy Efficiency Strategy (LHEES). The LDP3 spatial strategy will take into account areas of heat network potential and any designated Heat Network Zones (HNZ). The Topic Paper also provides a summary of initial feasibility reports on two heat network zones at Eastwood Park and Barrhead Main Street.

Topic Paper 017: Blue and Green Infrastructure

The purpose of this Topic Paper is to provide data on the location and type of green and blue infrastructure across East Renfrewshire. LDP3 provides the opportunity to spatially locate green

infrastructure in masterplans and design briefs for new development. An overview of the Central Scotland and Glasgow Clyde Valley Green Networks is provided which aim to provide multi-functional green and blue infrastructure that provides environmental, lifelong physical and mental health, social wellbeing and economic benefits.

Topic Paper 018: Play, Recreation and Sport

The purpose of this Topic Paper is to provide an overview of the provision of sites for outdoor recreation. The assessment considers a range of facilities from sports pitches, urban parks and play spaces, and rural country parks which are important centres for informal activities like walking and cycling. The Topic Paper summarises the findings of the Play Sufficiency Assessment (PSA).

Topic Paper 019: Strategic Flood Risk Assessment and Water Management

The purpose of this Topic Paper is to provide an overview of the Council's Strategic Flood Risk Assessment (SFRA). The SFRA provides a strategic overview of flood risk across East Renfrewshire, identifies areas subject to flood risk and involves the collection, analysis and presentation of all existing and readily obtainable information on flood risk sources. The SFRA will inform decision making about preferred site allocations and will be crucial in identifying potential spatial options for the Proposed Plan. An overview of the water resource and water management and the role of Scottish Water is also provided.

Topic Paper 020: Health and Wellbeing

The purpose of this Topic Paper is to provide background information on the subject of health and wellbeing. This Topic Paper looks at the issues which influence the health and wellbeing of local residents and looks at the key drivers for change that will improve the health and wellbeing of the area. There are a multitude of factors that can impact on both health and wellbeing however this Topic Paper focuses on those areas where the LDP can have an influence. East Renfrewshire faces a number of health challenges and inequalities in which planning and place making has an important role to play.

Topic Paper 021: Communications and Digital Infrastructure

The purpose of this Topic Paper is to provide background information on the subject of digital infrastructure in relation to the development of East Renfrewshire. This Topic Paper looks at the issues which influence the provision of digital infrastructure and also discusses current policies and guidance.

Productive Places

Topic Paper 022: Economic Development

The purpose of this Topic Paper is to provide background information on the subject of economic development. This Topic Paper looks at the issues which influence the economic context and also discusses current policies and guidance regarding economic development. The Council places a key emphasis on driving economic vitality and the benefits that a prosperous economy will bring about for the residents of East Renfrewshire. It seeks to shape the area into a more prosperous place for residents and businesses alike and to be 'safer, greener and cleaner' by increasing economic growth and prosperity, to invest further in communities and to create jobs and opportunities for the citizens of East Renfrewshire.

Topic Paper 023: Town Centres and Retailing

The purpose of this Topic Paper is to provide background information on the subject of Town Centres and retailing. This Topic Paper looks at the issues which influence the retail sector and also discusses current policies and guidance regarding retail development. It focuses upon the network

of strategic centres across East Renfrewshire in terms of their strategic roles and functions and provides monitoring information on the performance of the town and neighbourhood centres.

Topic Paper 024: Creativity, Culture and Tourism

The purpose of this Topic Paper is to provide an overview of current cultural provision across East Renfrewshire. It considers how changing demographics, societal trends and national policy will influence planning for cultural facilities and creative participation in LDP3. The Topic Paper also provides an overview of tourism in East Renfrewshire and outlines future faith and burial requirements.

Topic Paper 025: Minerals and Coal Mining

The purpose of this Topic Paper is to provide data on the location of quarries and aggregate supply. Minerals and aggregates are a strategic resource which are monitored at a national level by both Scottish and UK governments. East Renfrewshire is part of the West Central Scotland Region for the national assessment of reserves, sales and end uses of mineral and aggregates. The Topic Paper also provides an overview of coal mining and indicates where there are 'development high risk areas' in East Renfrewshire.

Topic Paper 026: Socio Economic Profile

This Topic Paper provides an overview of the physical, economic and social context of East Renfrewshire. Like the rest of Scotland, East Renfrewshire faces great changes in its population in the coming years. We expect our population to increase, to have more elderly and younger residents, to see a decline in death rates and to have an increase in the number of households, as more people live alone. East Renfrewshire is already one of the most ethnically and culturally diverse communities in the country and we expect this trend to continue.

It is worth noting that the following NPF4 policies have not been covered in this Evidence Report as they are not relevant to East Renfrewshire:

- Policy 10: Coastal Development
- Policy 32: Aquaculture

Supporting Documents

SD 001 - Site Assessment Framework

The document sets out the methodology and assessment process for the consideration of land/sites for development in LDP3. In doing so, it identifies the guiding principles for establishing potential new site allocations, consistent with national planning policy and sustainable development.

SD 002 - Strategic Environmental Assessment (SEA) Scoping Report

The Strategic Environmental Assessment is an integral part of the Local Development Plan process and provides a systematic assessment, which ensures that environmental considerations are taken on board at an early stage in the Plan process. The SEA Scoping Report is the first stage in this process and defines the scope/level of environmental detail to be covered in the Environmental Report for the Proposed Plan. The Scoping Report was submitted to the SEA Gateway for comment on the 19th of April allowing a period of 6 weeks for the Gateway to respond.

SD 003 - Business and Industry Land Monitoring Report

The annual audit provides an overview of the supply and availability of employment land across the Council area. Summary tables provide statistics and analysis of the land supply for industrial, and

business uses, provide details of the take up of land for these uses and the development of land for industry for business. The most recent audit is at 31st March 2023.

SD 004 – Housing Land Monitoring Report

The annual housing land audit sets out the planning status and programming of housing sites over a 7-year period and beyond. The audit also records the number of new housing units that have been built in previous years. Completion data and programming of the housing land supply is set out in the summary tables. The most recent audit is dated 31st March 2023.

SD 005 – Rural Settlement Profiles

East Renfrewshire has two small towns, Neilston and Eaglesham and two villages, Uplawmoor and Waterfoot. Each settlement has its own distinct history which influences their different characteristics and identities today. Neilston and Eaglesham are self-contained providing a good range of services to their residents. Both score well on the local living metrics. Uplawmoor is a small village but still hosts more facilities than many neighbourhoods on the edge of the urban area. Waterfoot's development as a commuter village means it has developed without facilities and is wholly dependent on neighbouring areas.

The Rural Settlement Profiles and the 'Local Living' Topic Paper provide a résumé of each settlement, summarising the level of services and facilities and highlighting issues raised during the Place Survey Engagement.

Summary of Infrastructure Capacity and Constraints Evidence

Section 15(5) of the Planning Act sets out the main types of infrastructure which the LDP should include. Topic Paper 014: Infrastructure First focuses on understanding the current, planned and committed infrastructure provision across the Council area, whether it is adequate to meet the needs of the current population, and whether it would be sufficient to meet the area's future needs and demands in line with potential spatial options for the proposed plan. It highlights where additional infrastructure may be required to support growth and summarises evidence gathered through other topic papers.

Topic Paper 013: Housing highlights that while the Housing Land Requirement (HLR) needs to reflect the current aspirations of the Council for meeting housing and infrastructure needs and growing the local economy it must also reflect what can realistically be delivered taking into account environmental, infrastructure and funding considerations and the timing for both.

One of the key issues facing the Council is that it has a very little land or land of a sufficient scale within its ownership to help deliver infrastructure or facilities. This infrastructure constraint, the lead in times for development and availability of funding (including local authority financial pressures) has had a significant impact upon the setting of the HLR for the Proposed Plan.

The Scottish Government have also recently confirmed a 26% reduction in affordable housing supply programme funding nationally for 2024/25, with funding for future years currently unknown. This will have a significant impact on the ability of the Council and local RSLs to deliver much-needed affordable housing locally and is likely to result in fewer new affordable homes being delivered in the next few years.

Monitoring of the current housing land supply has demonstrated a shortfall against the indicative 10-year housing land requirements (HLRs). There is therefore a need for additional land allocations to be identified through LDP3.

Key infrastructure issues to highlight are shown in Table 3.

Table 3: Key Infrastructure Requirements

Type	Key Infrastructure Requirements Summary
Education	<p>Topic Paper 015: Education provides current Pupil Product Ratios, outlines existing education pressures, provides an overview of an audit of school condition, and sets out the projected impact of LDP3 on the School Estate.</p> <p>At the heart of LDP3, will be the essential need to ensure that new residents are able to access excellent education provision across all sectors and to ensure that the Council is able to meet its statutory requirements.</p> <p>Whilst there is the opportunity to make better, more effective and efficient use of a small number of educational establishments, given the LDP3 Housing Land Requirements, accommodating the anticipated number of new service users within the current estate alone will not be possible. Furthermore, many existing schools in established areas are unlikely to be able to host the size of extension needed to accommodate significant new development (due to restricted site size or lack of available adjacent land). This may result in the need for catchment redesign and for a change to the current relationships between clusters of primary and secondary schools. Further expansion will not be possible in most areas of the Council, without extending current establishments or establishing new schools.</p> <p>The Topic Paper concludes that through LDP3, education solutions will be required to provide for further housing expansion and potential spatial options for the proposed plan.</p> <p>Education solutions will need to be provided in advance of housing construction to physically enable the delivery of housing growth.</p>
Health and Well-Being	<p>Topic Paper 020: Health and Wellbeing highlights that although the East Renfrewshire health infrastructure benefits from a majority of good/very good buildings, in strategically important delivery locations, all GP facilities are currently operating at or near capacity and are likely to be impacted in space terms by potential future LDP3 housing developments as well further planned housing units emerging through LDP2.</p> <p>Future health care infrastructure modelling will be required to ensure comprehensive healthcare solutions are implemented (if new health facilities are required) to accommodate additional requirements resulting from the spatial options for the Proposed Plan.</p> <p>The Council will also continue to monitor the occupancy rates, provision and distribution of care homes and impacts upon GP practices and existing HSCP existing health and care infrastructure.</p>
Transport	<p>Sustainable transport connectivity and potential linkages are critical in shaping the choice of locations for future development, and facilitating sustainable means of transport is vital in seeking to minimise carbon impact and address the climate emergency. LDP3 will continue to seek a reduction in car-based travel</p>

	<p>and encourage sustainable transport options that reflect the sustainable travel hierarchy and sustainable investment hierarchy and by making best use of existing infrastructure and services.</p> <p>LDP3 is required to be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. This will evidence the area’s transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. The Proposed Plan will be supported by a full Transport Appraisal.</p> <p>Transport Scotland have indicated that there are no major resurfacing schemes currently planned or any trunk road active travel schemes within East Renfrewshire. The network is subject to regular road safety audits and no capacity issues at junctions or hotspots have currently been identified or highlighted.</p> <p>LDP3 will link with the emerging local Transport Strategy with the aim to improve east-west public transport connectivity and enhance connectivity between settlements. There remains a need to provide a well-connected active travel network and infrastructure linking to key services, facilities and destinations.</p> <p>Further information is set out in Topic Paper 010: Transport.</p>
<p>Flooding and Water Management</p>	<p>A Strategic Flood Risk Assessment (SFRA) has been prepared to assist the preparation of LDP3, particularly with regard to making decisions about preferred site allocations and potential spatial options for the proposed plan. It identifies where flood risk exists in the plan area, and therefore areas where new development should be located or avoided at the Proposed Plan stage.</p> <p>Within East Renfrewshire there are small pockets of surface water flooding spread across the rural and urban parts of the Council area. Surface water is a potentially significant issue, and various watercourses have and will continue to cause flooding and potentially impact development such as the White Cart Water, Capelrig Burn, Broom Burn, Auldhouse Burn and Levern Water. These areas are at a 0.5% (or medium likelihood of flooding) or a 10% risk (or a high likelihood of flooding) each year. Areas at risk of river flooding are mainly limited to the immediate river floodplain and are surrounding a reservoir. In addition, whilst there may not be a record of flooding in other areas this does not mean it has not been subject to flooding in the past or may be prone to flooding in the future.</p> <p>Areas of significant flood risk shown on the SFRA Map (CD 268) include pockets within Barrhead, Thornliebank, Newton Mearns, Busby and Giffnock and will be avoided when identifying site allocations for LDP3.</p> <p>It is a requirement of Scottish Water to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development forecasted by East Renfrewshire Council. Scottish Water will continue to work with the Local Authority to provide the required capacity at the Water and Wastewater</p>

	<p>Treatment Works that serve the local catchment area to meet known growth requirements, just ahead of need. Factors such as the total number of proposed developments, their scale and their distance from the Treatment Works may result in potential future growth investment being required. Where so, Scottish Water will engage with East Renfrewshire Council to gain a better understanding of the future proposed developments (scale and location) which will inform strategic plans to identify where future growth investment priorities are and support a flourishing Scotland.</p> <p>Scottish Water has assessed its water resource systems for Climate Change risk. An initial high level vulnerability assessment concluded that Scottish Water supplies from Glasgow were not vulnerable to climate change in the future. Full climate change modelling is planned in 2024 to confirm this initial finding. Through the water resource planning process, Scottish Water will continue to model and assess water availability against future demands for water, to ensure options are available to continue to access the water and maintain public water supplies.</p> <p>Further information is set out in Topic Paper 019: Strategic Flood Risk Assessment (SFRA) and Water Management.</p>
Communications and Digital Infrastructure	<p>Topic Paper 021: Communications and Digital Infrastructure highlights that East Renfrewshire has the 3rd highest levels of Full Fibre coverage within Glasgow Region with coverage increasing since 2020.</p> <p>The Council will continue to work with providers to secure investment and accelerate the rolling out of ultrafast connectivity in the area in accordance with the spatial strategy and growth promoted through LDP3.</p>
Energy Generation and Distribution	<p>Topic Paper 008: Energy Generation and Distribution highlights that the Council will continue to work closely with Scottish Power Energy Networks (SPEN) to plan for meeting the electrical supply needs for existing and planned development.</p> <p>Discussions with SPEN have identified that the loadings in East Renfrewshire are quite healthy and at this point there isn't a significant need for reinforcement. However, once the spatial distribution of sites has been agreed through the Proposed Plan then further discussion will be required with SPEN to identify if grid reinforcements are required.</p>

Other key infrastructure requirements include the integration of green and blue infrastructure and networks into new proposals. The Council will explore opportunities for enhanced waste depot facilities to operate from whilst recognising there will be a major infrastructure challenge to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure. Planning for the future availability of Cemetery space and new faith facilities through LDP3 and future plans is also essential to allow the Council to meet its legislative requirements.

Topic Paper 012: Local Living sets out the need for land use, infrastructure and transport decisions to be considered together and recognises the benefits in delivering housing together with local infrastructure including schools, community centres, local shops, greenspaces and health and social care to significantly reduce the need to use unsustainable modes of travel, help to build connections and a positive sense of community and belonging, reduce inequalities, increase levels of health and wellbeing and respond to the climate emergency.

6) Position Statement - Statements of Agreement/Dispute with the evidence

This section summarises the key statements of agreement and disputes over the sufficiency of the evidence and the Council's response to these matters. A number of disputed comments raised policy matters rather than being specific to the evidence and these will be picked up at the Proposed Plan stage. A detailed summary of the comments and the Council's response is set out in each Topic Paper template.

Through ongoing engagement with stakeholders in the preparation of this Evidence Report, the Council has looked to accommodate changes to address comments received and to address any gaps or deficiencies with the evidence.

There are a small number of disputes over the sufficiency of the evidence, and these mainly relate to the Council's approach to the identification and review of Green Belt boundaries, the setting of the 10-year housing land requirement, the site assessment methodology, the Council's approach to education analysis and the potential for planning obligations to be required for health care infrastructure. Disputes have generally been raised by Homes for Scotland and supported by their individual members.

The Key Agencies and Infrastructure providers have broadly agreed with the evidence and there are no outstanding disputes with the sufficiency of the evidence. Comments requesting changes to the Topic Papers were received during the engagement stage and these have also been reflected in the finalised Topic Papers and are highlighted in the Evidence Report Templates. In addition, the SEA Gateway Authorities (SEPA, NatureScot and Historic Environment Scotland) were generally supportive of the SEA Scoping Report.

Areas of Dispute

a) Green Belt

Homes for Scotland (HFS) and their members disputed the Council's approach to the consideration of the Green Belt outlined in the Topic Paper 006: Green Belts and Landscape Character which in their view does not allow for the local authority to robustly evidence which land is best placed to support the numerous new housing allocations that will be required across East Renfrewshire. They state a pragmatic and strategic approach to Green Belt review and land release, is needed in order to meet housing pressures, whilst protecting parts of the Green Belt that still serve their purpose. The responses state that it is imperative that the Council carry out a review of the Green Belt as part of preparing the emerging LDP3.

The Council agrees that Green Belts should be identified or reviewed as part of the preparation of LDPs. Topic Paper 006 and Topic Paper 013: Housing acknowledge that the Landscape Character Assessment (LCA), Site Assessment Framework and SEA will be crucial in identifying potential spatial options for the Proposed Plan to meet the 10-year housing requirements. The topic papers clearly state that further revision to the Green Belt boundaries will be required, once the spatial distribution of sites is known, in accordance with NPF4 and the LDP guidance.

The 2016 LCA factored in land use changes resulting from the identification of masterplan sites promoted through LDP1 and carried forward to LDP2. Settlement boundaries therefore remain unaltered from those shown in LDP2. The Council retains the view that as LDP2 did not make any additional allocations into the Green Belt and as there have been no major proposals granted that would impact upon the Green Belt boundaries or landscape character it is viewed that that the 2016

LCA remains relevant and the most up to date evidence base to inform LDP3 and potential spatial growth options. Section 7 of Topic Paper 006 provides an overview of planning application decisions in the Green Belt. As shown in this section and the Plan Outcomes section of this Evidence Report whilst there continues to be considerable pressure for development in the Green Belt the current strategy of LDP2 has shown to be effective in resisting such proposals. No major development sites that constitute departures from the Development Plan have been approved by the Council or on appeal out-with the urban areas or at the urban fringe. In addition, there have been no major infrastructure projects that would alter the current boundaries.

The review of Green Belt boundaries is only one factor in the identification of sites for the Proposed Plan. Other key assessments include the SEA, Transport Appraisal and Education modelling. Until the Call for Sites stage and other supporting assessments have been concluded it is premature to indicate potential growth options or removal of land from the Green Belt at this Evidence Report stage. The spatial distribution of growth and any resultant land to be removed from the Green Belt will be achieved through the Proposed Plan.

b) Housing

Homes for Scotland (HFS) and their members consider levels of existing housing need in East Renfrewshire are more complex and much higher than currently being accounted for through the regional [Housing Need and Demand Assessment \(HNDA\)](#) (CD 177). Concerns primarily relate to what has been taken into account through the NPF4 MATHLR, the findings of the regional HNDA and the Council's approach in setting an indicative 10-year housing land requirement. Homes for Scotland submitted a report by Diffley Partnership and Rettie and Co to support their position. This report recommends a housing land requirement (HLR) of approx. 13,800 compared to the requirements proposed by the Strategic Planning Team of 3,100 over a 10-year period (Topic Paper 013: Housing). Due to the significant difference in proposed requirements no agreement has been reached.

In response the Council has stated that Section 5 of Topic Paper 013: Housing sets out a clear and transparent approach to the methodology and what has been considered in setting the indicative HLR. The indicative HLR has been set at a level 11% greater than the NPF4 MATHLR. It is viewed that the approach taken accords with the LDP Guidance and NPF4. The Topic Paper clearly acknowledges the housing issues and challenges faced in the area, which includes affordable housing, meeting the needs of the elderly population, addressing homelessness, downsizing opportunities and acknowledges the joint working required between the Council's Housing and the East Renfrewshire HSCP services to try and address these wider issues. These matters have been given significant weight in setting the indicative HLR.

The Council acknowledges that the Local Development Planning Guidance (pg. 63) states that where more recent evidence is available this should be used as it enables the Evidence Report to be more up to date. HFS and other responses refer to the report by the Diffley Partnership / Rettie (2024). Mac Mic Group also provided a Shared Voice report which explores the current housing situation and housing challenges faced by local East Renfrewshire residents. A number of comments from the public were submitted acknowledging the findings of this report and the need to prioritise building more homes of all types in East Renfrewshire in the new LDP.

The Council acknowledges the findings and recommendations of these additional studies, however, the HNDA is a recognised Scottish Government housing tool and combined with the Scottish Government's MATHLR provides the evidence base for the LDP and the Council's Local Housing Strategy. The Council disagrees with HFS assumption that the HNDA model is flawed. The three

Housing Need and Demand Assessments (HNDAs) undertaken for the Glasgow and Clyde Valley Region have informed previous Structure/Strategic Development Plans and each Local Authority LDPs and on each occasion been signed off as robust and credible by the Scottish Governments Centre for Housing Market Analysis (CHMA).

The Council has had no involvement in developing the Diffley Partnership / Rettie report and it is not a recognised evidence source identified within the LDP Guidance, unlike the HNDA. The small sample size '197' residents or 1.44% of the total national figure of 13,690 people, also raises questions over the robustness of the findings at the local level. The outcomes from this report combined with the response from HFS demonstrate a revised MATHLR figure of 13,834 for East Renfrewshire, which is 11,034 or 5 times greater than the figure included in the adopted NPF4 of 2800. Although some of this requirement could be provided by non-new build options the majority would remain to be delivered from new sites. This revised MATHLR would require completions of approx. 1380 per annum or the equivalent of a Maidenhill masterplan sized development each year for 10 years. When compared to the current build rate of 329 per annum over the previous 10 years this figure is unrealistic and unachievable when lead in times, infrastructure, funding and other constraints are also factored in. The Council also has reservations that there would be capacity within the development industry to deliver this level of development per annum. The Council retains the view that the indicative HLR of 3100 homes set out in the topic paper is ambitious but also realistic.

Although we disagree with the overall level of need identified, one of the key findings is that there is a strong need for increased affordable housing delivery, which aligns with the Council's aspirations. In addition, this may suggest that the development industry should provide a greater housing mix with a focus on the provision of smaller properties to meet wider housing needs. LDP2 and its supporting supplementary guidance and the Local Housing Strategy provide a clear and robust framework for considering affordable housing options and requirements and has been shown to be an effective tool in delivering increasing numbers of affordable homes.

The Council agrees with HFS that a change in strategy is required for LDP3, but would reiterate that while the HLR needs to reflect the current aspirations of the Council and the strategic objectives of NPF4 for meeting housing and infrastructure needs and growing the local economy, it must also reflect what can realistically be delivered considering environmental, infrastructure and funding considerations and the timing for both.

c) Site Assessment Methodology

The Council is of the view that the Site Assessment Framework sets out a transparent approach for assessing future proposals and clearly links with the SEA Scoping assessment methodology. However, it is clear from the responses from Homes for Scotland (HFS) and their members that they consider further changes are required to the document.

d) Education Infrastructure

Homes for Scotland (HFS) and their members query the use of the Council's cumulative approach for modelling education projections versus their suggested cohort progression model and that the Council must provide significantly improved data and evidence along with mechanisms for tracking school populations. The responses suggest financial contributions are only necessary when a school reaches 95% occupancy. It was also stated that by increasing the allocation of housing sites on Green Belt sites, new education facilities can be provided through development briefs and masterplans to ensure existing and new communities have greater access to education. Responses raised the matter that the topic paper was written to address the current capacity issues, rather than

forecasting ahead to projected population change. It was queried if expansion of future school estate is required. Responses suggest that education constraints are short term and there is a lack of evidence to suggest the issue is long term.

In response the Council would state that East Renfrewshire's Pupil Yield Projection Model (as previously referred to as the cumulative approach) is a methodology which has served the Council well over the years with projected school rolls historically aligning very closely to actual school rolls. This methodology is described and referenced within Topic Paper 015: Education and discussed in more detail in the Development Contributions Supplementary Guidance (June 2023). The models share some similarities; however, the 'Pupil Yield Projection Model' has been accepted by the Scottish Government and development industry; it is a tried and tested model which works well for our unique authority.

The Council's Pupil Product Ratio (PPR) analysis is carried out every two years and is a robust, complete and thorough process. As well as analysis of new developments, reviews are also carried out on 'older' sites which suggest housing numbers do not decrease over time in some areas (sites built more than 10 years ago). In analysing development sites within both the east and west of the authority it is evident sectors have increased in number, in some cases even doubling from developments completed in 2011/12, from 2018 – 2022 analysis (a period containing 3 PPR studies), highlighting that in East Renfrewshire, numbers are not necessarily reducing over time and developments with 'family size homes' continue to generate school age children long after being 'established.' This analysis will continue through the biannual PPR studies which will inform pupil yield projections.

For planning purposes and to work the school estate efficiently, the ideal occupancy threshold for primary schools and early learning centres is 90% whilst secondary schools is 85%. 85% for our secondary schools is required to support our refreshed vision for 'Advancing Excellence and Equity in Education in East Renfrewshire' and respond to priorities set out in the National Improvement Framework. To meet curricular demand and facilitate the smooth running of a school, it is not possible to utilise 100% of teaching rooms, or consequently pupil places, throughout the school day. Due to the popularity of the schools, it is not expected that constraints currently experienced are a 'short-term' issue. National Records of Scotland statistics as well as Table 9 within the Topic Paper confirm this. LDP3 will pose new and additional pressures which will be assessed in due course.

In order for the Council to act in accordance with its legislative duty for best value, it will be essential for the Education Department to make most effective and efficient use of its school estate wherever possible. However, as can be noted from the analysis of projected future school rolls and capacities, it is very likely that new education infrastructure solutions will be required. The scale of these solutions will be dependent on many factors including: the volume of new housing proposed; the phasing of the development and sale of the new housing; locale; and parent choice of schooling, given the type of development.

The Topic Paper concludes that education solutions will need to be provided in advance of housing construction to physically enable the delivery of housing growth.

e) Healthcare Infrastructure

Homes for Scotland (HFS) and their members disagree with the principle of charging the homebuilding industry for the provision of healthcare facilities. They state that as the NHS is an organisation funded through central government funding, the burden should not be placed upon the development industry to cover any funding shortfall that may hinder the provision of primary

healthcare facilities. Primary healthcare provision should not be for the Council to provide, and it certainly should not be for developer contributions to meet the cost of the necessary facilities. Most surgeries act as businesses, and developers should not be expected to supplement other businesses. Responses suggest that it appears that a key issue with healthcare provision is the lack of practitioners rather than physical facilities. This is a national issue and not something that can or should be solved by the Local Authority or developers. The delivery of more homes should be a national priority and the private homebuilding industry, which delivers the vast majority of new housing across Scotland, should be supported to increase the delivery of homes, rather than having increasing burdens placed upon it.

The Council notes Homes for Scotland's disagreement with the principle of charging the housebuilding industry (requiring planning obligations under a S75 Agreement, to be deducted by developers from the land value) for the provision of healthcare facilities is noted. Policy 18 of NPF4 states that the impacts of development proposals on infrastructure should be mitigated and that development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Health and social care infrastructure and services, including both services provided in the community directly by Health Boards (and services provided on their behalf by contractors such as GPs, dentists and pharmacists) is specifically included in the Infrastructure First definition in NPF4.

The Local Development Planning Guidance states that where planning authorities intend to seek planning obligations for delivery of infrastructure, e.g. transport, health and education infrastructure, the approach to be set out in the LDP may benefit from being developed collaboratively with infrastructure providers. As the Topic Paper sets out, the Council has committed to carry out future analysis with partners to consider the capacity required to support future demand for healthcare infrastructure.

The Council acknowledge that full time equivalent figures would be required to make any meaningful judgements on GP practice capacity; and this will be taken into account in the future analysis with partners to consider the capacity required to support future demand for healthcare infrastructure.

As stated in the Topic Paper, only if increased capacity is required in certain areas would consideration be given to requesting contributions for healthcare infrastructure. All planning obligations entered into would need to meet the tests of Policy 18 of NPF4. This is already a policy requirement of our existing LDP2 Strategic Policy 2 Development Contributions. To be clear it is anticipated that planning obligations would only be sought for infrastructure delivery, in the form of land or buildings required for new or expanded HSCP owned facilities (or for the reconfiguration of internal space to provide additional capacity); not for the funding of health and care services such as new GPs or other health care roles; and not to directly benefit or supplement a private business.

7) LDP3 Spatial Strategy Implications

The following section summarises the LDP3 implications identified through the suite of Topic Papers.

This new LDP is following quickly after the adoption of LDP2 (March 2022). This early review is to make sure that the LDP remains up to date and reflects the aims and spatial principles of NPF4 and in particular the climate and nature emergencies and the housing requirements identified within.

To address the issues identified through this Evidence Report, LDP3 should set out a forward-looking, visionary and ambitious growth strategy providing a long-term framework for the economic, social and environmental future for the area. Infrastructure considerations should be at the heart of planning and place making. The LDP and its delivery programmes should promote a more sustainable use of infrastructure, making better use of existing assets and prioritising low carbon infrastructure. LDP3 will build upon the strategy and momentum created by the previous LDPs with a strong focus on delivery. LDP3 also provides the opportunity to provide well designed sustainable places and support a low carbon economy.

LDP3 will need to embrace the challenges presented by an infrastructure first approach and a mixture of solutions will need to be utilised to address infrastructure requirements including optimising the use of current assets. The LDP needs to reflect the current aspirations of the Council for meeting housing and infrastructure needs and growing the local economy. It must also reflect what can realistically be delivered, taking into account infrastructure and funding considerations and the timing for both. With growth and demographic changes comes the pressure on existing infrastructure and the need for additional infrastructure to be delivered in the right place and at the right time. It requires a planned and coordinated view of priorities across the Council area and requires allocating and utilising existing and identification of new sources of funding that can deliver infrastructure projects.

Multi-agency partnership and collaborative working with Key Agencies; infrastructure and utility companies; education providers; the development industry; community organisations; other technical bodies; and stakeholders will assist with delivering the infrastructure required to support the Plan's emerging spatial strategy and informing this Evidence Report. This joined up approach will ensure that locational needs are understood and current and future demands for infrastructure are met.

Through LDP3 the Council will develop a place-based approach to support the delivery of housing, economic and infrastructure requirements and work collaboratively with partners to deliver this. Through LDP3 and the Local Housing Strategy (LHS) we will aim to maximise the supply of private and affordable housing to meet our housing needs including meeting the needs of our elderly population. The Plan will seek to ensure growth is delivered under a planned and phased approach whilst directing future development away from the most sensitive and environmentally important areas of the Green Belt. It is critical that the area has the infrastructure – commercial, transport, digital, education, and housing – in the right places to support its economic growth and ensure all residents have access to housing and economic opportunities.

Initial discussions have taken place with a range of key infrastructure and service providers. It is important to note that these discussions have not identified any significant locational issues that might prevent specific spatial options being considered at the Proposed Plan stage, although education constraints in some areas remain a constraint to further growth. However, it has become clear from these initial discussions that until the LDP growth options are fully quantified through the Proposed Plan, it is very difficult for the service and infrastructure providers to provide more specific

responses. Planning for infrastructure should be a continuous process and that information on infrastructure requirements and delivery will change over the course of preparing the LDP and its supporting Delivery Programme. The Delivery Programme will be a 'live' document that will be updated at appropriate stages during the plan making process and throughout the Plan period.

Once there is greater certainty over the spatial distribution of planned growth, as evidenced through the 'Call for Sites' exercise, further detailed analysis and modelling will be required in order to project the anticipated impact of new residential and other land use proposals upon infrastructure and services. Infrastructure provision will be a key criterion within the Site Assessment Framework.

The LDP will continue to promote a brownfield first approach in the urban areas with a continued focus upon the availability of infrastructure and the deliverability of sites and seek to ensure proposals deliver against the aims of 'Local Living'. This approach can provide lasting benefits through the efficient use of land, resources, infrastructure, facilities and services and ensure residents are healthy and active and have the skills for learning, life and work.

Development should not adversely impact upon existing levels of service provision, infrastructure, or the quality of the environment. Planning obligations will form an important component of the overall funding package and the Council will seek to utilise legal/planning obligations, as appropriate, to ensure that development is acceptable in planning terms and that infrastructure is provided to support the development of the area. This also ensures that the costs of such required mitigation are funded by the development and not the general public.

An indicative 10-year housing land requirement for 3100 homes is required for LDP3. This is based upon the findings of the regional Housing Need and Demand Assessment (HNDA) and is set 11% higher than the NPF4 housing figure (MATHLR). It is proposed to continue with the current requirement for 25% of homes to be affordable. This is in accordance with NPF4 policy 16. Opportunities to increase the affordable housing percentage on specific sites will continue to be explored.

The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered. However, the lack (and scale) of land options in Council ownership and the availability of funding remains a significant constraint to the scale of development that can be accommodated over the plan period.

There are capacity issues with Education infrastructure that need to be addressed to facilitate development planned through the new LDP. Education solutions will need to be provided in advance of housing construction to physically enable the delivery of housing growth. Capacity issues also exist with GP infrastructure.

A Transport Appraisal will inform the LDP, and this will be undertaken in consultation with Transport Scotland and partners. This will evidence the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network

The long-term growth and sustainability of the local economy relies upon having a diverse supply of good quality sites, infrastructure and premises that can support and encourage economic growth. Community Wealth Building (CWB) is a key policy area for the new LDP given the opportunities that CWB presents to tackling economic disadvantage and inequality, and the benefits it can provide to local communities. A CWB strategy will be prepared to inform the LDP. Supporting the regeneration

and changing role of town centres is a key priority for the LDP. This includes promoting town centre living through the redevelopment and refurbishment of buildings and land.

The LDP has a pivotal role to play in tackling climate change and associated risks. New development that will be identified in LDP3 provides opportunities to factor in net zero objectives, sustainable design, green network and nature-based solutions, biodiversity enhancements, active travel and other appropriate climate mitigations at the outset of the design process. New development can provide an opportunity to shape and improve places, for example by providing infrastructure needed by existing communities and creating environments that promote health and well-being. The [Local Heat & Energy Efficiency Strategy \(LHEES\)](#) (CD 253) will link with and inform the LDP.

A number of audits and strategies will inform the protection and expansion of blue and green infrastructure in the LDP, and spaces for play, recreation and sport. This will include the Forestry and Woodland Strategy, Open Space Strategy, Play Sufficiency Assessment and Food Growing Strategy.

8) What Happens Next?

Gate Check of Evidence Report

An independent assessment of the Evidence Report will be undertaken to determine whether there is a sufficient and robust evidence base before proceeding further to prepare a Proposed Plan. This is carried out by a Reporter appointed by the Scottish Ministers. If the Gate Check concludes that insufficient evidence has been provided the planning authority may not be able to proceed with the Plan until that is addressed.

Forward planning, an agreed and proportionate evidence base and early-stage data sharing could help also alleviate potential challenges at later stages in the LDP process.

Appendix 2

LDP3 Evidence Report

Topic Papers

September 2024

LDP3 Evidence Report

Topic Paper 001: Climate Mitigation and Adaptation

September 2024



Topic Paper 001: Climate Mitigation and Adaptation

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information on the subject of climate mitigation and adaptation in relation to the development of East Renfrewshire. This topic paper looks at the key drivers for change that will minimise emissions and adapt to the current and future impacts of climate change. As an overarching policy theme, the Climate Crisis topic is cross-cutting in nature, with connections identified across a broad range of topics which are addressed in separate Topic Papers.

In October 2021 East Renfrewshire Council declared a climate emergency and set a target for net zero carbon emissions by 2045. Considerable work has already been undertaken through the Get to Zero Action Plan and other Council initiatives to better understand climate mitigation and adaptation across the Council area. Further analysis will though be required once the spatial distribution of development is agreed through the Proposed Plan stage of LDP3.

There is a need to enable low carbon living across the Council area and our communities through changes to infrastructure plus transport in all forms, policies and plans. The effects of a changing climate on future infrastructure needs and delivery will be far reaching, extending to impacts on health, resources and biodiversity.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out:

- The principal physical and environmental characteristics of the district.

Regard must also be given to Section 3F:

- Policies regarding low and zero-carbon generating technologies in new buildings.

The principal purpose of this report is to:

1. Provide an overview of climate change and challenges faced in Scotland;
2. Outline the policy context;
3. Provide an overview of climate mitigation and adaptation challenges for East Renfrewshire;
and
4. Set out implications for LDP3.

1) Climate change and challenges faced in Scotland

Climate change is one of the biggest challenges facing our society. The impacts of climate change have the potential to affect every part of our lives, including access to natural resources, essential infrastructure, affordable housing, green spaces and health and wellbeing.

The planet is becoming warmer as more 'emissions' from human activity are trapped in the atmosphere. Emissions from human activities are created when fossil fuels are burned to make power, burn natural gas for heating, or by burning petrol or diesel for vehicles.

Linked to climate change, the planet is facing a nature and biodiversity crisis too. Climate change is driving nature's decline, and the loss of wildlife and wild spaces reduces our ability to reduce carbon emissions and adapt to change. The actions that humanity will take need to address both climate and nature emergencies.

We are already feeling the effects of change. Average temperatures now are as much as 1.4 degrees hotter than the beginning of 20th century. Climatic changes already are estimated to cause over 150,000 deaths annually with estimates that between 2030 and 2050, climate change is expected to cause approximately 250,000 additional deaths per year, from malnutrition, malaria, diarrhoea and heat stress. Locally, we will continue to see increased rainfall and extreme weather including heat and droughts.

The planning system is fundamental in the transition to a zero-carbon place and economy and minimising the carbon emissions of development, in delivering new renewable energy systems, and of designing zero carbon places which support healthy and sustainable transport options. It will make a significant contribution to meeting the Scottish Governments overall aim of reducing Scotland's emissions of all greenhouse gases to net-zero by 2045.

The most important decisions the planning system makes is where new development should be built and ensuring the best use of available infrastructure. The planning system needs to focus first on how places function, rather than simply how they look. What we build today will be with us in 2045, and beyond and urgent action and responses to climate change are therefore required now.

Planning can make a major contribution to both mitigating and adapting to climate change through decision making on the location, scale, mix and character of development (as well as density and layout, including building orientation, massing and landscaping) to minimise energy consumption.

LDP3 is also critical in creating a long-term vision and strategy for how new and existing homes and places will need to function if they are to minimise their impact on climate change and contribute to the development of resilient and climate-proofed places and infrastructure. The LDP can help to deliver a range of key solutions to climate change issues and can also help local communities benefit from the economic, environmental and social opportunities of such action over the long term.

As well as a climate emergency, we are also in the middle of an ecological emergency. Both are connected and should be tackled together. Climate change has exacerbated the impact of habitat loss and the fragmentation of existing biodiversity, locally and nationally. Green networks are important for wildlife, recreation and travel; and woodland creation can help absorb carbon dioxide and slow down the rate of water movement into burns and rivers, helping to reduce flooding in built-up areas. Using trees and other forms of green infrastructure to reduce urban temperatures can also bring multiple benefits for health and wellbeing.

Planning can help to facilitate behavioural change to more sustainable modes of transport and reduced travel demand including Local Living initiatives. Planning can also give local communities opportunities to take action on climate change by encouraging active participation in future Local Place Plans.

The funding and investment required to deliver net zero targets is likely to be considerable. Requirements for higher building specifications and energy and space standards are also likely to result in increased build costs and potentially larger land requirements for new developments. Rising costs (of materials and labour) and land values may impact upon the viability of existing and future proposals and the level of planning obligations that proposals can support.

Nearly all aspects of climate change will require work that must be carried out across local authority boundaries. Supporting cross boundary cooperation and setting long term strategic direction for the LDP through the emerging Glasgow and Clyde Valley Regional Spatial Strategy and linking with the work of Climate Ready Clyde will be critical to our long term approach.

Climate Change Trends

The Adaptation Scotland programme has published a [Climate Change Projections for Scotland Summary](#) (2021) (CD 003). The summary uses the 2018 UK Climate Projections, produced by the Met Office Hadley Centre, to provide up-to-date information about the potential future climate in Scotland based on four greenhouse gas emissions pathways.

The key long-term climate trends for the Glasgow City Region are:

- Increasing extreme weather
- Heavier rainfall and reduced summer rainfall
- Higher average temperatures, with more frequent and extreme heatwaves
- Sea level risk and coastal erosion
- Increased likelihood of flooding

More detailed climate trends for West Scotland, including mean, maximum and minimum temperatures, rainfall, rain days, hours of sunshine and days of air frost are available through [Adaptation Scotland \(CD 002\)](#), and summarised in the [Glasgow City Region Climate Adaptation Strategy and Action Plan \(CD 178\)](#).

Climate Risks

The key climate risks affecting Glasgow City Region are presented in the comprehensive [Glasgow City Region Climate Risk and Opportunity Assessment](#) (2018) (CD 179). The assessment identified 67 risks and opportunities that are of strategic importance to Glasgow City Region across six themes:

- Infrastructure
- Built Environment
- Society and Health
- Natural Environment
- Economy, Business and Industry
- International, Cross Cutting and Adaptive Capacity

32 of the 67 risks have been classified as requiring further action to ensure that the City Region can manage these risks effectively over the period to 2100. The highest priority risks, where more action is urgently needed, are of relevance Renfrewshire are as follows:

- Infrastructure: risks to energy, transport and ICT infrastructure from extreme heat
- Society and human health: risks to NHS estates due to flooding and overheating
- Natural environment: risks to soil stock from changes in temperature and water regime
- Natural environment: risk to crops and livestock from extremes in temperature and water regime
- Natural environment: risks to freshwater biodiversity from pests, invasive species and disease
- Economy, business and industry: risk to new and existing business sites from river, surface water and coastal flooding
- Economy, business and industry: risks to business from disruption to supply chains and distribution networks

2) Policy Context

This section sets out an evaluation of the main policy drivers. In terms of the various elements which are encompassed within the wider climate change agenda, these can be summarised as:

- Climate change adaptation is the adjustments made in response to actual or anticipated impacts of climate change;
- Climate resilience is the capacity for people and places to protect, respond to and recover from climate events such as flooding; and
- Climate change mitigation is action taken to reduce the impact of human activity on the climate, such as the reduction in greenhouse gas emissions.

Climate Change (Emissions Reduction Targets) (Scotland) Act 2019

In 2019, the Scottish Government declared a climate emergency. The Scottish Government's commitment to energy reduction and responding to climate change is established in the Planning (Scotland) Act 2019 and the [Climate Change \(Emissions Reduction Targets\) \(Scotland\) Act 2019 \(CD 111\)](#). Prior to 2019 our action to tackle climate change was guided by the Climate Change (Scotland) Act 2009 which committed Scotland to a 42% reduction in greenhouse gases by 2020 and 80% reduction by 2050. The Act requires Local Authorities to act sustainably, contribute to carbon emissions reduction targets and to climate change adaptation. In 2019, the Scottish Government's commitment to responding to the climate emergency was strengthened through a new Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 which sets a target for net zero emissions by 2045.

Climate Change Plan Update (2020)

The [Climate Change Plan Update](#) (CD 106) outlines the Scottish Government's pathway to achieving the targets set by the Climate Change Act 2019 and is a key strategic document for delivering a green recovery from COVID-19.

Climate Ready Scotland: climate change adaptation programme 2019-2024

The second [Scottish Climate Change Adaptation Programme](#) (CD 012) sets out policies and proposals to prepare Scotland for the challenges that we will face as our climate continues to change in the decades ahead. There are seven Outcomes in the Programme, each have been split into Sub-Outcomes which act as building blocks for the Outcomes.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD102) is one of the key documents that will inform the next LDP, in particular setting our future minimum housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 1 gives significant weight to the global climate emergency to ensure that it is recognised as a priority in all plans and decisions and Policy 2 will ensure that emissions from new development are minimised as far as possible.

Policy 1: Tackling the climate and nature crises

Policy Intent:

To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

Policy Outcomes:

- Zero carbon, nature positive places.

Policy 2: Climate Mitigation and adaptation

Policy Intent:

To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Policy Outcomes:

- Emissions from development are minimised; and
- Our places are more resilient to climate change impacts.

Other key NPF4 policies include:

- Policy 3: Biodiversity
- Policy 4: Natural Places
- Policy 5: Soils
- Policy 6: Forestry, woodland and trees
- Policy 11: Energy
- Policy 12: Zero waste
- Policy 18: Infrastructure First
- Policy 19: Heat and cooling
- Policy 20: Blue and green infrastructure

This Topic Paper is supported by a series of other Papers which cover the above list of policies.

Historic Environment Scotland - A Guide to Climate Change Impacts on the Scotland's Historic Environment

The [guide](#) (CD 029) identifies many of the risks and hazards of climate change that are facing Scotland's historic environment and offers owners, local communities and carers of historic sites routes to take action, to implement adaptation measures and enhance resilience to climate change. Divided into seven distinct elements, the guide provides a tool for assessing the different hazards and levels of risk that threaten different types of sites in Scotland's historic environment.

Historic Environment Scotland Climate Change Risk Assessment

This [study](#) (CD 030) represents the first step in a comprehensive and ongoing exercise to understand, monitor and manage environmental risk to our Estate. This study is part of ongoing work to develop best practice and integrate climate change actions into our operations, in line with the Public Bodies Duties under the Climate Change (Scotland) Act 2009 and Climate Ready Scotland: Scottish Climate Change Adaptation Programme.

The Scottish Climate Change Adaptation Programme specifically tasks HES with quantifying heritage assets affected by climate change using GIS and creating a climate change risk register for the Properties in Care. These formal obligations are reflected in the actions set out in our own Corporate Plan (2016), For All Our Futures, and our Climate Change Action Plan (2012-2017).

The Climate Change Risk Assessment Report represents the most in depth study to date of the historic sites in the care of HES. The results of this initial risk assessment will provide the strategic basis for existing maintenance work programmes, as well as the allocation of funds for future works.

Scottish Water Climate Change Adaptation Plan 2024

The [Adaptation Plan 2024](#) (CD 134) outlines the efforts it will take to make services and infrastructure more resilient to extreme weather. With growing impacts on assets and services from more extreme weather events locally and nationally, the plan highlights the steps that must be taken to go further and faster in adapting assets and services to ensure they remain reliable, resilient and sustainable. The Plan focuses on areas which are likely to face further disruption unless action is undertaken. It describes the consequences on water supplies, water quality, sewer systems, infrastructure and the environment without adaptation.

The Climate Change Adaptation Plan outlines several issues, including:

- Drought
- Deteriorating water quality
- Customer flooding and environmental pollution
- Waste water and environmental quality

The plan also outlines a range of scenarios as to how services for customers can be protected through adaptation and working with others and outlines projections for impacts on water and waste water services to 2050 and 2080.

East Renfrewshire Get to Zero Action Plan (GTZAP)

The council published its climate change plan, the [Get to Zero Action Plan](#) (CD 240) in February 2024. The council has committed to achieve net zero carbon emissions by 2045, in line with the Scottish Government target. This means reducing emissions from every part of our lives as far as possible, then putting in place plans to balance or exceed those emissions that remain. The plans may involve methods to absorb carbon from the atmosphere, for example through tree planting or peat restoration.

The Action Plan states that this will be achieved through:

- Taking action to reduce the Council's operational emissions
- Supporting the community to reduce their emissions
- Helping prepare Council assets and communities to prepare for the changing climate
- Adapting both our own, and our community's buildings, infrastructure and spaces to adapt to a changing climate.
- Protecting and enhancing our natural spaces for biodiversity and wildlife.

Making these changes is demanding and requires a collective effort now if the worst impacts of climate change are to be avoided. In recognition of the challenge, the Council declared a climate emergency in October 2021.

The Council's latest [Carbon Emissions Report](#) (January 2024) (CD 212) provides an overview of trends in the last 12 months.

East Renfrewshire Draft Local Heat and Energy Efficiency Strategy (LHEES) (2024)

The Council's [Local Heat and Energy Efficiency Strategy \(LHEES\)](#) (CD 253) is a long-term plan to decarbonise heat and improve energy efficiency. This new strategy is at the heart of the Scottish Government's heat transition, with the aim of removing natural gas or oil as the main means of heating homes and buildings. It will help identify potential energy efficiency and decarbonised heat interventions, including heat network opportunities.

The first part includes the improvement of the energy efficiency of buildings in the local authority's area, and second includes the reduction of greenhouse gas emissions resulting from the heating of such buildings.

The LHEES will be followed in due course by a delivery plan, setting out specific projects for delivery.

East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022)

[LDP2](#) (CD 206) promotes sustainable patterns of development that contribute towards reducing the areas carbon footprint, energy consumption and facilitating the transition to a low carbon economy and low carbon living.

LDP2 sets out a range of policies which contribute to tackling climate change through encouraging sustainable site selection; sustainable design; sustainable travel; integrated green infrastructure; electric vehicles; encouraging renewable energy proposals; reducing waste and pollution; encouraging recycling; promoting sustainable drainage and flood management; and the regeneration of vacant and derelict land.

New developments are required to demonstrate efficiency and sustainability, encompassing energy-efficient designs and effective carbon reduction measures. The LDP emphasises the importance of heat networks, including dedicated measures such as the potential to safeguard land for energy centre utilisation and ensuring that new proposals are designed to seamlessly connect to nearby heat networks.

This approach will contribute towards reducing the areas carbon footprint, energy consumption and facilitating the transition to a low carbon economy and low carbon living. The SEA is also a systematic method for considering the likely environmental effects of the LDP.

3) Climate mitigation and adaptation challenges for East Renfrewshire

The Council agreed in November 2022 to set a target to achieve net zero carbon emissions by 2045. This aligns with the Scottish Government target. The Council works with the Climate Ready Clyde partners to develop indicators for monitoring the targets within the Glasgow Regional Adaptation Strategy and Action Plan. Climate Ready Clyde anticipates completing a two-yearly independent assessment of progress. Climate Ready Clyde is developing a monitoring framework. Once completed the Council will gather the required data to track progress locally.

This is likely to include:

- Number of local interventions to support adaptation each year;
- A calculation of the number of people/homes benefiting from adaptation interventions; and
- Council expenditure on climate adaptation measures, including flood defence and land drainage. Climate Ready Clyde will also gather a wider dataset from other partners and national statistics to inform progress reporting.

The Council will publish an annual report covering, as a minimum the following:

- The Council's operational carbon emissions;
- An assessment of the progress towards the targets set out in the GTZAP;
- A progress report on the actions set out in the GTZAP;
- A qualitative assessment of progress made to reduce supply-chain emissions;
- Residual operational emissions, including what it may cost the Council should it want to purchase offsets; and
- An assessment of the climate adaptation preparedness for the Council and the community.

The Council also reports a wide range of performance indicators to national agencies or partners. This makes up the monitoring framework for wider environmental performance measurement. This will include: air quality monitoring; condition of public buildings; traffic surveys; active travel participation; and staff commuting surveys. These indicators will give a wider view of the environmental performance of the Council, including some climate change measures and will be important considerations for LDP3.

Challenges

The physical characteristics of East Renfrewshire are a key factor in considering the vulnerability of communities from climate effects. In a socio-economic context, and for a 'just transition to net zero', the most vulnerable groups to consider are those at flood disadvantage, the ageing population and those in areas of multiple deprivation.

People are going to be at the heart of tackling climate change. The solutions and changes needed to reduce emissions and adapt our buildings and infrastructure within our communities will require strengthened partnerships with the community.

Demographic pressures remain a very specific challenge for East Renfrewshire as we have an increasing elderly and younger population with East Renfrewshire continuing to experience a higher life expectancy than the Scottish average. Although East Renfrewshire possesses a relatively healthy population, higher temperatures are dangerous for our health. In a heat wave, our bodies need to work hard to keep us cool enough, and this can be particularly challenging for older people and

those who are more vulnerable because of their health conditions, as well as for young children. An increasing and ageing population is likely to increase demand on care services, with people over the age of 80 the greatest users of hospital, community health services and social care.

Flood Risk

Policy 22 of NPF4 seeks to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. The Strategic Flood Risk Assessment for LDP3 provides further information on flood risk, taking into account climate change that will enable the Council to understand existing and potential flood risk which will inform future development. This matter is explored in detail under the Strategic Flood Risk Assessment and Water Management Topic Paper.

Sustainable Design and Construction

It is imperative that the design and construction of all new buildings during the Plan period demonstrably include climate change adaptation and mitigation measures. How we use land for its climate benefits or for development, and the standard to which we build future properties, will have long-lasting effects on area-wide emissions. National policies, such as the revised Building Standards and National Planning Framework 4, and the Local Development Plan will shape many aspects of climate action - from buildings' location and specification, forests and peatlands, and transport; to how we adapt our spaces, buildings and infrastructure to changing climatic conditions.

Land should be used efficiently to help adaptation by increasing the ability for CO2 absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.

Spatial Strategy and Future allocations

The Council will continue to investigate and identify opportunities within the existing urban areas together with an asset review of its own properties as a priority in identifying potential spatial options for the Proposed Plan in order to meet future housing and other land use requirements. The Green Belt Landscape Character Assessment, (CD 243) [the Local Living Toolkit](#), (CD 255) the Site Assessment Framework (SD 001) and the Strategic Environmental Assessment will also be crucial in identifying potential spatial options. They will be used to direct growth opportunities (where they cannot be accommodated in the urban area) to the land most suitable and capable of accommodating development in the Green Belt.

Biodiversity and Nature

As highlighted in this report, there are strong linkage between climate change and biodiversity loss, with nature-based solutions being an important way of addressing these two issues together. Whilst ecological restoration can take many decades for some habitats, the LDP will need to play a role in securing positive effects for biodiversity from development through addressing, mitigating or improving biodiversity; integrating green infrastructure into new proposals; and providing a network across the Council area.

There are no European Site designations within the authority area. Where there is biodiversity interest it is primarily of local importance, although nationally important species are regularly recorded and there are some areas of nationally important peatland habitat and riparian woodland. Biodiversity highlights include the reservoirs at Dams to Darnley, which attract numbers of over

wintering ducks and geese and the Eaglesham moors with breeding populations of rare black grouse, hen harriers and merlin.

Located on the edge of the Glasgow conurbation East Renfrewshire has an important role in facilitating the creation of nature networks and strengthening connections between neighbouring authorities to support improved ecological connectivity. Nature Networks connect nature-rich sites, restoration areas, and other environmental projects through a chain of areas of suitable habitat, habitat corridors and stepping-stones. The work to identify nature networks is ongoing being undertaken in collaboration with other local authorities, Green Action Trust, Clyde Climate Forest, NatureScot and Glasgow Clyde Valley Green Network.

East Renfrewshire has:

- 6 [Sites of Special Scientific Interest](#) (CD 055) (SSSI - the river valley woodlands along the Whitecart at Busby Glen are a SSSI and of particular importance, their condition is recorded as declining because of over grazing by deer and invasive plant species;
- 1 Local Nature Reserve at the [Dams to Darnley Country Park](#) (CD193);
- 119 [Local Biodiversity Sites](#) (LBSs) (CD 251) of which 24 are rated poor -with the exception of Rouken Glen Park all the LBS sites in the urban area are known to be both vulnerable and in poor condition;
- 63 [ancient woodland sites](#) (CD 208) in East Renfrewshire covering 249 ha and 0.3% of the Council area; and
- 73 [Tree Preservation Orders](#) (TPOs) (CD 273).

The [Whitelee Access Project](#) (CD 275) area is important for peatland habitats and encompasses the largest habitat management plan in the Council area with 2,547ha of peatland and species rich grassland within the windfarm site boundary being proactively managed for nature recovery.

East Renfrewshire has one of the lowest levels of native woodland cover in Scotland, with less than 1% of the district supporting native woodland cover, this compares unfavourably with other authorities in the Clydeplan area which average 3.5% native woodland cover. The [Scottish Native Woodland Survey](#) (CD 129) identifies 146 native woodland sites in East Renfrewshire covering 369 ha.

The Council has planted or facilitated the planting of 33 “Wee Woods” as shown by Figure 6 of the Woodland and Forestry Topic Paper. Over 10,000 trees have been planted by 500 school pupils and community volunteers. Since 2015 there have been 14 approved schemes for new woodlands. These new schemes have created 442 ha of new woodland, including 211 ha of broadleaved trees.

East Renfrewshire's soils are an important natural resource. They play an essential part in our lives, providing us with a range of benefits. Some of these benefits are obvious, like growing food, while others are less obvious like filtering water, reducing flood risk and influencing climate. They also support valuable habitats which provide homes for threatened plants and animals.

East Renfrewshire's soils have been formed by the underlying geology, the local climate, the altitude and how they are managed. The most sensitive soils are the carbon rich soils found primarily in the higher moorland which borders East Ayrshire. There are smaller pockets of carbon rich soil found on the plateau of the Ferneze Hills above Neilston as shown by Figure 1 of the Soils Topic Paper.

These carbon rich soils contain varying quantities of peat, from deep peat with associated peatland habitats to peaty soils which are carbon rich but may not support peatland habitats, in East Renfrewshire peaty soils are typically managed for livestock grazing. The [Scotland's Soils Database](#)

(CD 091) classifies the peat soil resource using five classifications. There are no class 2 or class 4 peat soils in East Renfrewshire as shown by Figure 2 of the Soils Topic Paper. There is no land classified as prime agricultural land classes 1 to 3.1 in East Renfrewshire.

This is explored further within the Biodiversity and Natural Places, Woodland and Forestry, Soils and the Blue and Green Infrastructure Topic Papers.

Transport and Connectivity

The Socio-Economic and Transport Topic Papers set out a series of facts and data which highlight that:

- Car ownership is high (81% have access to a car) – 8th highest in Scotland, and 64% of people travel to work by car.
- The lack of a well-connected active travel network is a barrier to the uptake of more cycling within the area.
- Analysis of travel to work patterns shows that the vast majority of residents travel out-with the authority to work.
- Connectivity between the east and west of the area is very poor; services are not well integrated between bus and trains; and reduced funding subsidy for buses means some services are reducing.

There is a need to decarbonise the transport sector - The GTZAP supports the national route map to reduce car kilometres by 20% from 2018-2030. The Council will work with other regional and national transport authorities to achieve this target.

Low carbon and net zero energy

NPF4 is broadly supportive of wind energy developments, subject to assessment against specific criteria relating to project design and mitigation. LDP3 will need to assess, describe and plan for the transition to a zero-carbon energy system that will be needed across the entire Council area and to ensure that new developments are planned in such a way as to fit within the decarbonisation strategy for the area as a whole. The LDP3 spatial strategy will take into account areas of heat network potential and any designated Heat Network Zones (HNZ). The Heat and Cooling Topic Paper also provides a summary of Initial feasibility reports on two heat network zones at Eastwood Park and Barrhead Main Street. This matter is also explored further within the Energy Generation and Distribution Topic Paper.

Greenhouse Emissions

Air quality in East Renfrewshire is generally good. Transport emissions within East Renfrewshire is currently 41% of total CO2 emission estimates, the largest emitting sector (comparable with domestic emissions). Across all sectors within East Renfrewshire concentrations of CO2 emissions have continued to decrease. This is explored further within the Health and Well-being and Transport Topic Papers.

Council Property Estate and Fleet

The Council's property estate (i.e. schools, offices, community facilities and leisure centres) is generally in need of major upgrade to achieve lower energy consumption and zero-emission heating systems. The fleet requires enhanced depot facilities to operate from and there will be a major infrastructure challenge ahead to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure. This will be explored through the Proposed Plan.

Deprivation

Scottish Index of Multiple Deprivation (SIMD) data is shown in the Socio-Economic Topic Paper. Overall, East Renfrewshire is one of the least deprived local authority areas in Scotland. However, this masks the notable discrepancies across the area with some neighbourhoods experiencing significant disadvantage. Fuel poverty is a major issue for 24% of families in Scotland with an estimated 13% of homes in East Renfrewshire in fuel poverty. There continues to be some homes that suffer from dampness caused by poor ventilation and heating. In taking action to reduce emissions from heating homes through the Get to Zero Action Plan and the LHEES, the Council will also ensure that fuel poverty and health outcomes for citizens are improved.

Local Living

Local Living neighbourhoods can support the transformative social and economic change that will be needed to tackle some of the key challenges we face around climate, health, green recovery and the resilience of our communities. The Council has developed a [Local Living GIS toolkit](#) (CD 255) to support preparation of LDP3 and decision making across multiple service areas and council processes. The concept is described in more detail in the Local Living Topic Paper.

Zero Waste and the Circular Economy

NPF4 supports the development of waste management facilities which support the circular economy. This prioritises the reduction and reuse of materials in construction. This is explored further within the Zero Waste Topic Paper.

Climate Vulnerability: Spatial Considerations

To help monitor progress against the target of increasing the resilience of over 140,000 people in the region who are most vulnerable to the impacts of climate change, Climate Ready Clyde and Regional planning teams have worked together to publish a [Glasgow City Region Vulnerability Map \(2022\)](#) (CD 168).

The Climate Vulnerability Map uses data from the Scottish Index of Multiple Deprivation (SIMD) - the priority postcode areas are those postcodes that are within the top 20% of deprivation, flood risk data from SEPA Flood Risk Maps and heat risk data from the 4EI Heat Hazard Index.

The map shows the postcode areas within the City Region that are most vulnerable to the impacts of climate change, providing a tool that can be used to help target resources towards these vulnerable communities. The map highlights concentrated areas of both Barrhead and Neilston are vulnerable to the impacts of climate change within East Renfrewshire.

It should be noted that areas outside those highlighted on the map will also face heat and flood risk; this map focuses on where these risks intersect with increased vulnerability.

Climate Change Mitigation Projects

- The Council has implemented a tree planting programme and planted 11,000 trees since 2021/22, with a further 10,000 trees planted between December 2023 and March 2024. Tree planting helps to mitigate the effects of climate change by providing shade, reducing the risk of soil erosion, and by acting as flood defences. As part of their natural growth cycle

trees also capture CO₂ from the atmosphere which can help to offset a small amount of the emissions produced by human activity.

- In October 2023 the Council completed the Levern Water Restoration Project. This project has widened and added natural curves to a section of the Levern Water. These changes will encourage more fish and provide a natural flood defence to Barrhead Town centre. An improved path network and greenspace has also been created which will enhance biodiversity by attracting insects and birds.
- Continued investment in low carbon LED street light replacement;
- Cabinet approval of a new fleet purchasing policy which phases out internal combustion engines in council cars and light vehicles from 25/26;
- Delivery of carbon literacy training to approximately 80 staff and councillors;
- Public consultations undertaken on Local Housing and Local Transport Strategies which acknowledge the need for reduced carbon emissions;
- Preparation of the Local Heat & Energy Efficiency Strategy (LHEES) for consultation;
- Commissioning of a feasibility study on potential heat networks in Eastwood Park and Barrhead Main Street;
- Commissioning feasibility study for retrofitting school buildings for reduced carbon emissions; and
- Development of a revised Property Asset Management Plan which acknowledges net zero targets.

4) Implications for LDP3

Although the current LDP2 provides a robust framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation, it will be critical to build upon this in the preparation of LDP3. The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The Climate Emergency declared by East Renfrewshire Council and the Get to Zero Action Plan requires the Council to take urgent action to address the risks of climate change to meet key targets for reduction in carbon emissions.

National policy, including NPF4 is supportive of renewable and low carbon energy development, in order to support a Just Transition to the low carbon economy.

LDP3 will need to assess, describe and plan for the transition to a net zero approach across the entire Council area and to ensure that new developments are planned in such a way as to fit within the decarbonisation strategy for the area as a whole. This is critical if the Council are to achieve a zero-carbon place. There is a need for stronger integration of key plans, policies and strategies to ensure that actions and investment in relation to housing, planning, economy, transport, natural resources and energy, are aligned towards promoting decarbonisation and reaching net zero.

The six spatial principles of NPF4 should form the basis of the spatial strategy, helping to guide development to, and create, sustainable locations. The Proposed Plan will set out a strategy to address the climate change issues identified through this and other topic papers. It will encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change; and will ensure this is delivered in a planned and phased way, whilst directing future development away from the most sensitive and environmentally important areas of the Green Belt.

LDP3 will need to consider how to realise the full potential of the area for opportunities for renewable, low carbon, and zero emission energy as described within the Energy Generation and Distribution Topic Paper.

In preparation for LDP3 the Council will continue to develop our infrastructure policy framework to ensure the delivery of ambitious levels of sustainable energy, green infrastructure, and active and public transport. One of the biggest barriers to low carbon development is the funding of new infrastructure. If homes are to be affordable as well as attractive, it will be vital for the development industry and infrastructure providers to find ways of cutting both the long-term running costs and the up-front infrastructure costs.

For addressing the climate crisis, a fundamental objective of site selection should be that allocations for development are in sustainable locations where they can contribute to local living and reducing distances travelled by car.

The Local Living toolkit will therefore be a key factor when developing master plans or development briefs for new sites brought forward through LDP3, to identify gaps in service provision and ensure new sites are well integrated and connected with existing communities.

New development that will be identified in LDP3 provides opportunities to factor in net zero objectives, sustainable design, green network and nature based solutions, active travel and other appropriate climate mitigations at the outset of the design process. New development can provide an opportunity to shape and improve places, for example by providing infrastructure needed by existing communities and creating environments that promote health and well-being.

Place and Design opportunities will be considered carefully as part of LDP3's development. The Council will:

- Explore opportunities to deliver zero carbon places through a whole inclusive place approach to zero carbon design, service provision and infrastructure.
- Use Design Codes - to explore and demonstrate development that meets net zero objectives.
- Promote of a 'place-led' approach to designing for a changing climate. Understanding and working with existing assets, the character of areas and the surrounding landscape is critical.
- Increase the density of our urban areas/places, where appropriate.
- Encourage adaptation of existing buildings - the buildings we already have represent a significant carbon store and investing in them and adapting them, will be part of the plan strategy.
- Support a place-focussed green recovery. Encouraging nature based solutions – 'Building with Nature' is a set of wellbeing standards built around the '3 Ws' – water, wildlife and wellbeing.
- Require high standards of design with the goal of maximising a building's use, constructing it to withstand environmental pressures over a long time-period and considering the variety of uses it may have in the future.
- Ensure linkages with the Food Growing Strategy and identify land for sustainable growing within new master plan areas.
- Promote electrical car charging, car club accessibility and public transport in favour of traditional car parking. Parking standards will be reviewed as part of the LDP3 process.

LDP3 Evidence Report

Topic Paper 002: Biodiversity and Natural Places

September 2024



Topic Paper 002: Biodiversity and Natural Places

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

NPF4 puts the twin global climate and nature crisis at the heart of its vision. The Scottish Biodiversity Strategy (2023) sets targets for halting biodiversity loss by 2030 and restoring and regenerating biodiversity by 2045. The LDP has an important role to play in creating nature positive places that are designed to reduce emissions whilst protecting and restoring the environment.

To help tackle the nature emergency, the [National Planning Framework 4 \(NPF4\)](#) (CD 102), along with the Scottish Biodiversity Strategy to 2045, set out expectations that Nature Networks will be created in every council area in Scotland.

The primary purpose of Nature Networks is ecological connectivity. Connectivity is an essential part of nature. It is necessary for functioning and healthy ecosystems, key for the survival of animal and plant species, and is crucial to ensuring genetic diversity and adaptation to pressures such as climate change. To ensure Scotland's nature can thrive, nature-rich areas must be connected through a series of networks linking them all together.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the principal physical and environmental characteristics of the district.

The purpose of this report is to:

1. Outline the Policy Context framework for biodiversity and natural places;
2. Provide information on the condition of biodiversity and natural places in East Renfrewshire;
3. Identify local, regional and nationally important biodiversity sites for nature networks; and
4. Set out the implications for LDP3.

1) Policy Context

National Planning Framework 4 (NPF4) 2023

NPF4 is one of the key documents that will inform the next LDP, setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 3: Biodiversity

Policy Intent:

To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

Policy Outcomes:

- Biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions.

LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.

Policy 4: Natural Places

Policy Intent:

To protect restore and enhance natural based assets making best use of nature-based solutions.

Policy Outcomes:

- Natural places are protected and restored; and
- Natural places are managed in a sustainable way that maintains and grows their essential benefits.

Nature Conservation (Scotland) Act 2004

[Nature Conservation \(Scotland\) Act 2004](#) (CD 054) places duties on public bodies for conserving biodiversity, increase protection for Sites of Special Scientific Interest (SSSI) and associated land, and strengthens wildlife enforcement legislation.

Wildlife and Natural Environment (Scotland) Act 2011

The [Wildlife and Natural Environment \(Scotland\) Act](#) (CD 157) amends existing legislation in relation the protection of wildlife, biodiversity and nature conservation.

Scottish Biodiversity Strategy to 2045

The [biodiversity strategy](#) (CD 094) sets out a clear ambition for Scotland to be Nature Positive by 2030, and to have restored and regenerated biodiversity across the country by 2045.

Scottish Water Biodiversity Report (2023)

The [Biodiversity Report](#) (CD 133) outlines the progress Scottish Water have made since their last report in 2020 to understand, manage and enhance biodiversity, and how they are contributing to Scotland's Biodiversity Strategy.

East Renfrewshire Adopted Local Development Plan 2 (LDP2)

The consideration of biodiversity and nature is a headline theme of the adopted [LDP2](#) (CD 206). The nature related policies in LDP2 are more robust and more detailed than in LDP1 and there is a major focus on the climate emergency as the central over-arching principle.

Policy D7 of the adopted LDP2 '*Natural Features*' is largely attuned to NPF4 Policy 3 and 4 but there are differences of detail which are discussed in the implications for LDP3 section.

LDP2 seeks to protect and enhance the natural environmental features which are covered by the following designations:

- Local Biodiversity Site (LBS);
- Site of Special Scientific Interest (SSSI);
- Tree Preservation Order (TPO); and
- Local Nature Reserve (LNR)

and to increase the quantity and quality of the area's biodiversity.

LDP2 states there will be a strong presumption against development on or adjacent to natural features where it would compromise their overall integrity, including Local Biodiversity Sites, Local Nature Reserves, Tree Preservation Orders and ancient and long-established woodland sites. Adverse effects on species and habitats should be avoided with mitigation measures provided wherever this is not possible.

LDP2 is specific that development that affects a Site of Special Scientific Interest will only be permitted where: a. The objectives of designation and the overall integrity of the area will not be compromised; or b. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental, community or economic benefits of national importance to the satisfaction of Scottish Ministers and measures are provided to mitigate harmful impacts.

LDP2 includes a number of protective policies for trees and woodland which are covered in the Woodland and Forestry Topic Paper.

The adopted East Renfrewshire [Green Network Supplementary Guidance \(2023\)](#) (CD 204) provides policy and guidance on how to integrate green infrastructure into new housing using successful

exemplars from recent local developments along with explanations of the nature services being delivered by these new pieces of green infrastructure.

LDP2's Strategic Policy 2 and its accompanying [Development Contributions Supplementary Guidance \(2023\)](#) (CD 203) has directed planning obligations towards the enhancement of the green network and existing green spaces, parks, and Dams to Darnley Country Park. Biodiversity projects have included sowing meadow mix seed, tree planting, and a feasibility study on options to restore the Capelrig Burn corridor.

East Renfrewshire Biodiversity Duty Report 2021 –2023

The [Biodiversity Duty Report](#) (CD 209) outlines the progress made by East Renfrewshire Council in fulfilling its biodiversity duties in the period from January 2021 to December 2023.

This Report provides information on the following themes: 1. East Renfrewshire Council's role in relation to biodiversity; 2. Actions to protect biodiversity; 3. Mainstreaming biodiversity; 4. Nature-Based Solutions, Climate Change and Biodiversity; 5. Public Engagement and Workforce Development; 6. Research and Monitoring; and 7. Biodiversity Highlights and Challenges.

East Renfrewshire Get to Zero Action Plan

The Council published its climate change plan, the [Get to Zero Action Plan](#) (CD 240) in February 2024. The Council has committed to achieve net zero carbon emissions by 2045, in line with the Scottish Government target. The Action Plan includes a number of cross over actions with a biodiversity theme. These include the identification of Council owned land suitable for re-wilding projects, pilot trialling reduced herbicide use and alternative weed control methods, completion of the Open Space Audit (CD 197), completion of a river restoration project on the Capelrig Burn; and the appointment of a Biodiversity Officer.

2) The condition of biodiversity and natural places in East Renfrewshire

Scotland is one of the most nature-depleted countries in the world and East Renfrewshire is very much part of this tendency. There are no European Site designations within the authority area. Where there is biodiversity interest it is primarily of local importance, although nationally important species are regularly recorded and there are some areas of nationally important peatland habitat and riparian woodland. Biodiversity highlights include the reservoirs at Dams to Darnley, which attract numbers of over wintering ducks and geese and the Eaglesham moors with breeding populations of rare black grouse, hen harriers and merlin.

Located on the edge of the Glasgow conurbation East Renfrewshire has an important role in facilitating the creation of nature networks and strengthening connections between neighbouring authorities to support improved ecological connectivity. Nature Networks connect nature-rich sites, restoration areas, and other environmental projects through a chain of areas of suitable habitat, habitat corridors and stepping-stones. The work to identify nature networks is ongoing being undertaken in collaboration with other local authorities, Green Action Trust, Clyde Climate Forest, NatureScot and Glasgow Clyde Valley Green Network.

Site of Special Scientific Interest (SSSI)




A Site of Special Scientific Interest is a statutory designation made by NatureScot under the Nature Conservation (Scotland) Act 2004. Nature Scot has a duty, under section 3 of the Act, to notify as SSSIs, areas of land they consider of special interest for their flora or fauna, geology or geomorphology. There are six Site of Special Scientific Interest (SSSI) in East Renfrewshire; three of these have been designated for geological interest. The other three, two lochs and one woodland, have biodiversity designations and were last surveyed in 2010 as shown in Figure 1. The three geological SSSI's are all in favourable condition. The woodland Cart and Kittoch SSSI is partly within the Glasgow City boundary.

[Nature Scot maps](#) (CD 057) provide information on the condition and status of every SSSI in Scotland.

Figure 1: location of biodiversity SSSI



Key:

SSSI	Habitat	Condition	Map key
Loch Libo	Eutrophic Loch	unfavourable/declining	
Cart & Kittoch Valley	Broadleaved woodland	unfavourable/declining	
Brother & Little Lochs	Oligotrophic loch	favourable maintained	

Local Biodiversity Sites (LBSs)

Local Biodiversity sites have the same purpose and function as [Local Nature Conservation Sites](#) (CD 056) , both identify locally important natural heritage which could be damaged by development. A review of Local Biodiversity Sites (CD 252) was undertaken in 2013. There are 119 [Local Biodiversity Sites](#) (LBSs) (CD 251) designated in the LDP2, these protected sites have been identified by East Renfrewshire Council as having elevated ecological interest providing wildlife refuges and repositories of biodiversity within the local area. They were selected using the following criteria which gives a cumulative score for each site.

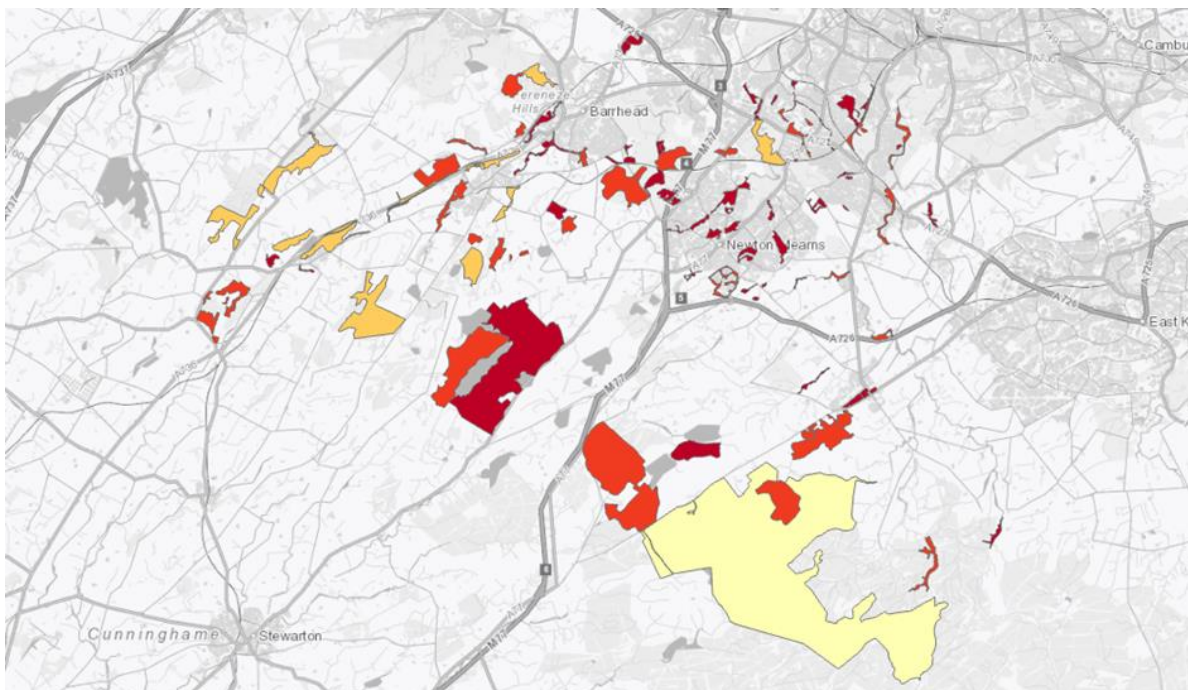
- Habitat importance
- Habitat quality
- Plant diversity
- Other species groups diversity
- Plant rarity
- Other species rarity
- Site size
- Site continuity
- Biodiversity features

The status of LBS is shown in Table 1 and Figure 2.





Table 1 Local Biodiversity Sites information

Number of LBS sites	119
Area protected by LBS designation	4088 ha
Land area of ERC protected by LBS sites	6 %
Number of high/good LBS sites	50
Number low/poor sites	69
Urban LBS sites	42
Rural LBS sites	77

Figure 2: Location and value of LBS sites



Key:

High score	
Good score	
Low score	
Poor score	

Of the 119 Local biodiversity sites (LBS), 80 sites were surveyed in 2015. The highest scoring sites are the large, species rich, peatland areas on Eaglesham moor and the higher land south of Neilston. The largest protected area at Whitelee reaches 1,600 ha and makes up 40% of the total area of LBS's. This area has benefited from the peat management plan which is restoring damaged soils. Many other peatland habitats are in poor condition, the second largest LBS is the Moyne Moor site

assessed in 2015 as being in a degraded state. Site assessments are not fixed and if nature positive management were introduced to any of the 69 degraded sites these could improve to a good rating.

Where sites are assessed as having low or poor rating it does not mean they should lose their LBS designation. Even where an LBS is scored low, the site will still be more nature rich than neighbouring land with no designation. All LBS's are protected in LDP2. There are sites with low scores because of their small size and isolation but which hold a population of a locally rare plant species. Of the 44 urban LBS sites only Rouken Glen Park did not score low/poor in the biodiversity value. But while the small size and fragmented nature of urban sites lowers their scores, these urban LBS's still retain an important role as ecological "stepping stones" through built up areas allowing more mobile species to migrate through hostile environments. Some of the urban sites are readily accessible to people's homes and places where people can enjoy low key recreation and connect to biodiversity.

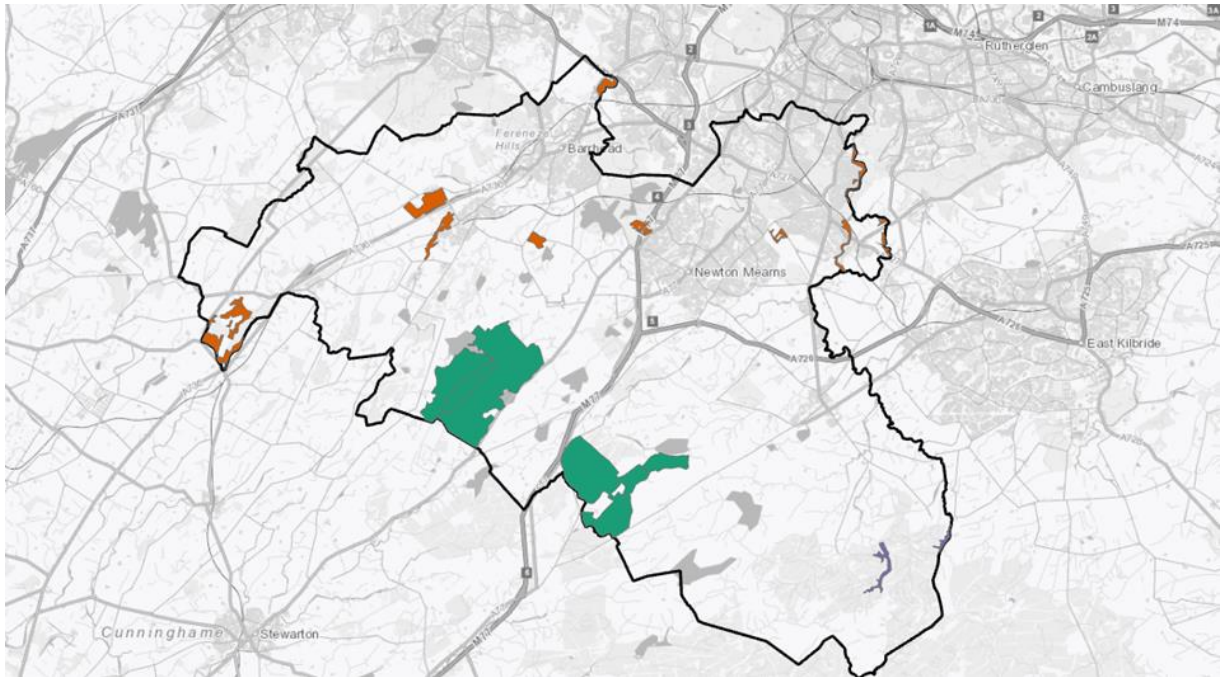
The Scottish Government's Scottish Biodiversity Strategy outlines the commitment to protect at least 30% of our land and sea for nature by 2030 (30x30 Target). While there is no expectation that East Renfrewshire will protect 30% of the land with nature designations it is a useful metric by which to compare. Across Scotland 23% of land is protected by designations and National Parks. In East Renfrewshire 4,088ha are protected by LBS designations and a further 90ha by SSSI status. Combined with Dams to Darnley Country Park, which covers 3 sq. Km, in East Renfrewshire the total area of land with some level of protection for the natural environment is 43 sq. Km out of the total area of 174 sq. Km or 25%. Given the proportion of land which is built up and largely unsuitable for the 30x30 Target, the figure of 25% represents a reasonable response to the Scottish Government's 30% target.

The issue is therefore less 'quantity' but 'quality' of protected land. The 2015 survey of LBS sites and 2010 survey of SSSI sites recorded that more than half (69) sites were in less than favourable condition with 24 in poor condition. NPF4 expects LDPs to promote nature recovery and nature restoration across the development plan area. While many sites in poor condition are degraded because of pressures outwith planning control: intensive farming, over grazing by deer and sheep and invasive species, development planning still has a role to play identifying nature networks in the LDP3, the improved connectivity will benefit both degraded rural sites and the isolated and fragmented sites in the urban area.



Details of degraded habitats

The guidance for production of evidence reports suggests information is provided on degraded habitats. The 2015 survey of LBS sites identifies that the main types of degraded habitat are peatlands and broadleaved woodland. The river valley woodlands along the Whitecart at Busby Glen are a SSSI and of particular importance, their condition is recorded as declining because of over grazing by deer and invasive plant species. The 2015 ecological survey of LBS did not include land outside these protected areas, but it is likely to be in degraded condition particularly in upland farmland where many peatlands and grasslands are over grazed or heavily drained. With the exception of Rouken Glen Park all the LBS sites in the urban area are known to be both vulnerable and in poor condition, their small size means these sites are not shown in Figure 3.

Figure 3: Significant areas of degraded habitats



Key:

Peatlands in degraded condition	1087 ha	
Broad leaved woodland in degraded condition	14 woods	

3) Nature Networks

NPF4 sets an expectation that every council area will create Nature Networks. The primary purpose of a Nature Network is ecological connectivity, working at the local, national and regional scale, to improve connectivity and contribute towards fully functioning and healthy ecosystem and increasing nature's climate-resilience. In the case of East Renfrewshire, the network will focus on connecting the 119 Local Biodiversity sites and ensuring that local networks connect with the wider regional networks.

To be coherent and successful nature networks must connect across local authority boundaries. Collaborative work is ongoing to identify the optimum network across the Glasgow city region, the collaborative effort is coordinated by the Regional Environment Working Group and collated by Clyde Valley Green Network which can be viewed here: [Green Network Strategy - GCV Green Network \(CD 186\)](#)

Mapping at regional scale has identified the important woodlands, grasslands, moorland and wetlands which will form the backbone of the regional network. These nature rich areas are shown in Figures 4 to 6 revealing both opportunities but also extensive gaps and loss of connectivity. While many plants and animals don't need a direct connection to be able to spread and move, they do require suitable habitats to be within a set distance over which they can travel or disperse. Expert input will be required where the connectivity requirements for a particular species becomes a consideration.

The regional mapping identifies some challenges for East Renfrewshire with gaps between species rich grasslands and woodlands evident. A continuous network of woodland or grassland connectivity is an unrealistic proposition. It is more likely that the network that emerges is a mosaic of nature rich wetlands, woodlands, grasslands and peatlands.

Nature Scot have developed a Nature Networks Toolbox as a live resource for local authorities, partnerships, organisations, and groups. The toolbox will facilitate the effective design and implementation of Nature Networks at the local and regional level and support strong alignment in approaches across Scotland. The toolbox is in the early stages of development but should be available for the Proposed Plan stage when the actual nature networks for LDP3 will be identified.

Figure 4: species rich grassland in ERC and neighbouring authorities

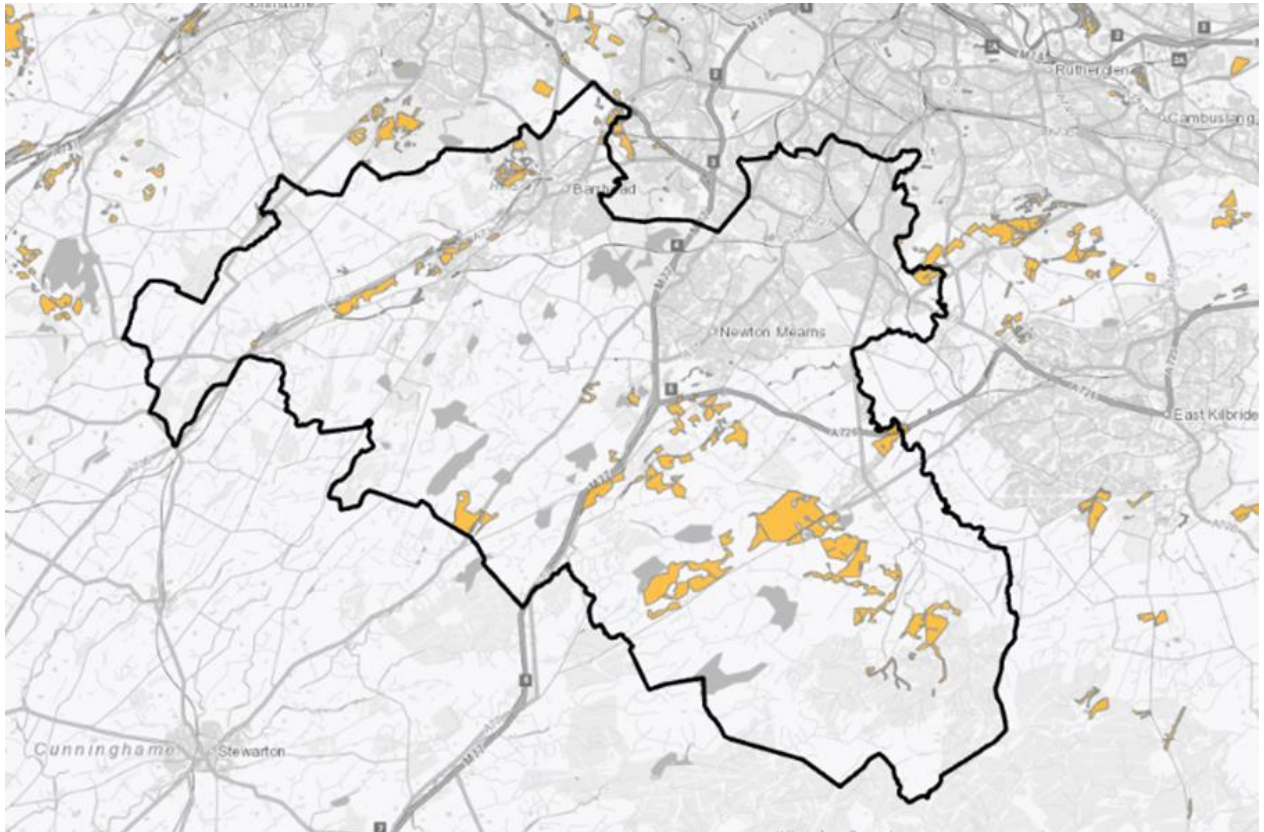


Figure 5: Wetlands in ERC and neighbouring authorities

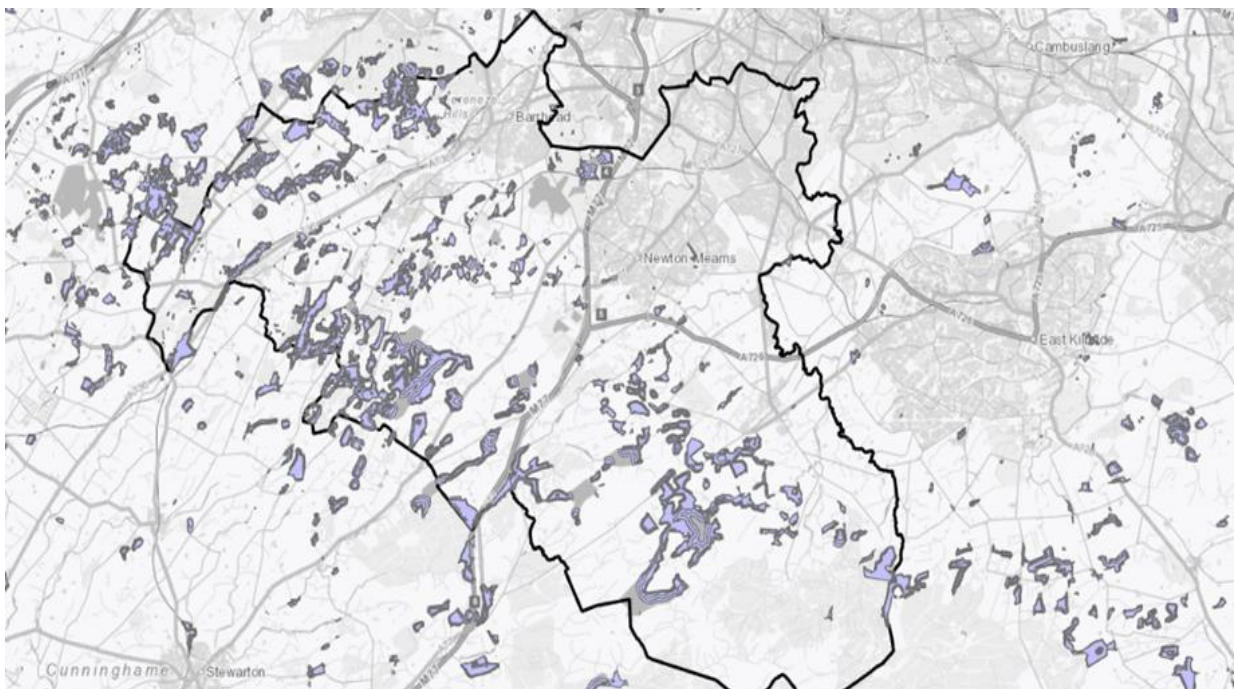
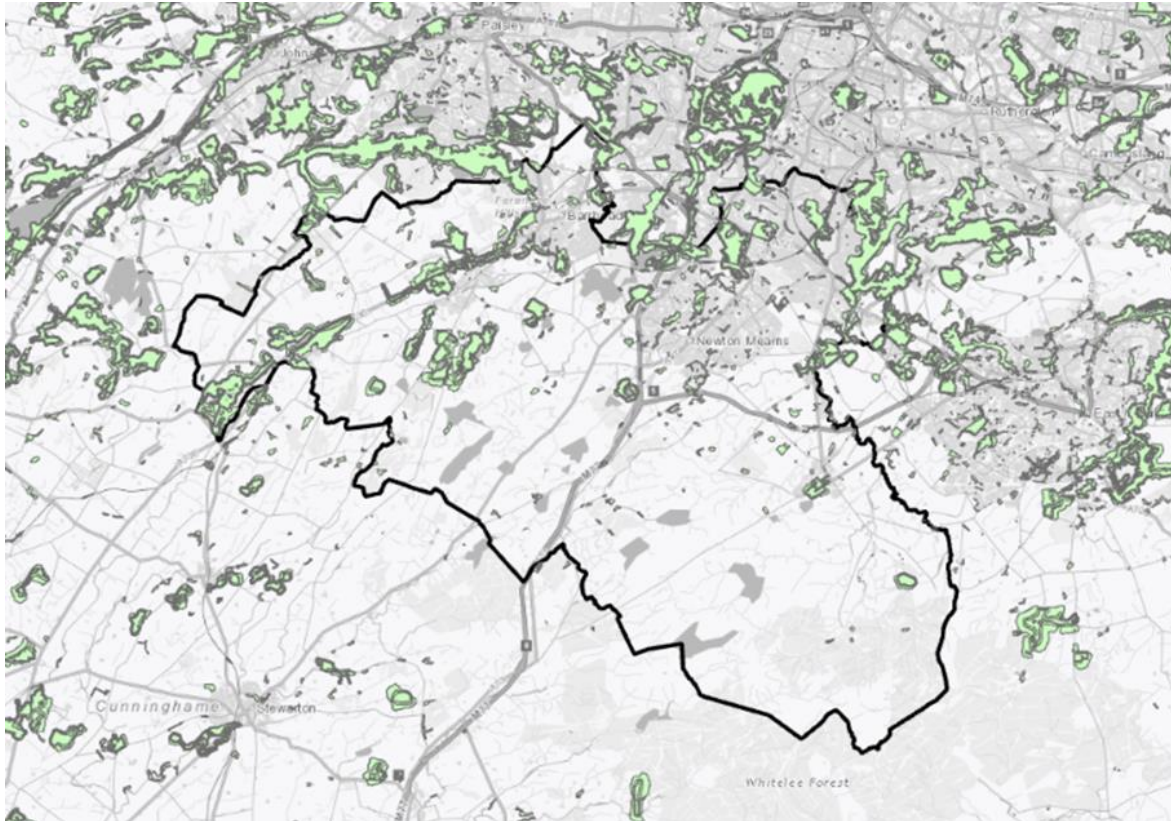


Figure 6: woodlands in ERC and neighbouring authorities



Dams to Darnley Country Park

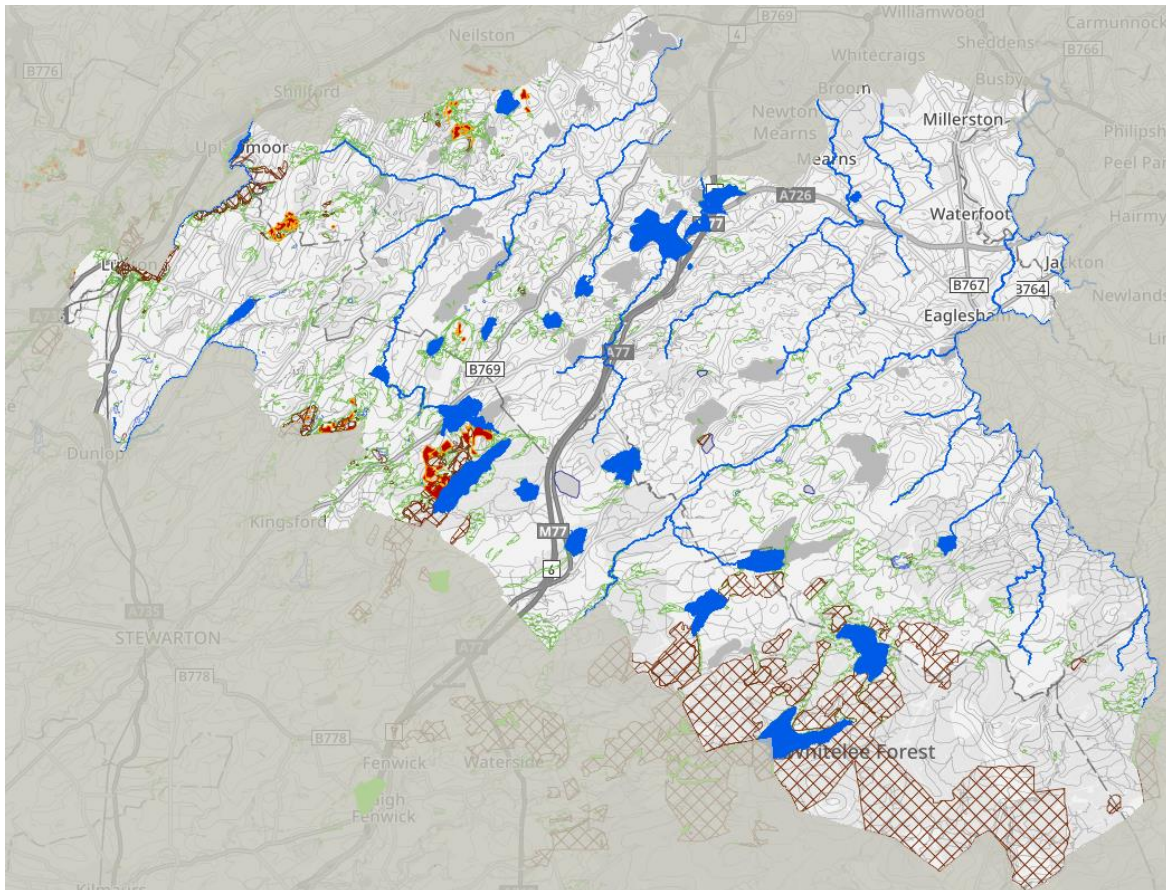
[Dams to Darnley Country Park](#) (CD 193) is a partnership project between East Renfrewshire and Glasgow City councils. The country park covers 1,350 acres of woodland, farmland and reservoirs between Barrhead, Darnley and Newton Mearns. The park attracts an estimated 100,000 visitors a year. Biodiversity is actively managed within the park: there is a habitat management plan in place which includes actions for the protection, enhancement and the promotion of biodiversity.

The park includes ancient woodland, extensive areas of open water, wetlands. A section of the Park is designated as a Local Nature Reserve. The Park has a countryside ranger service and a core of volunteers who undertake nature conservation projects and citizen science nature recording activities. There is an ongoing programme of work to restore and enhance the park's biodiversity.

The Water Environment

There are 302 km of rivers and burns in East Renfrewshire, with a further 21 reservoirs and one naturally occurring loch, Loch Libo in the Levern Valley which together form a blue network of rivers and wetlands. Figure 8 shows the location of the district's rivers, lochs and reservoirs.

Figure 8: The Blue Network of Rivers and Wetlands (CD 210)



The linear nature of the district's river network provides long wildlife corridors through built up areas and intensively farmed land. Rivers and burns have potential to become key components of the nature networks which will be identified for LDP3. Functioning riparian corridors can help increase the resilience of a place to the impacts of climate change, help address the nature crisis, provide environmental benefits and a wide range of public services. The condition of the district's larger watercourses can be checked on SEPA's [SEPA Water Classification Hub \(CD 152\)](#)

Table 2 summarises status.

Table 2 River condition

River	Status (assessed by SEPA)
Lugton Water	Moderate
Levern Water	Poor upstream of Barrhead/good downstream of Barrhead
Brock Burn	Moderate
Capelrig/Auldhouse Burn	Moderate
Earn Water	Poor
Dunwan Burn	Good
White Cart Water	Moderate

The status of many of the district's rivers reflects the industrial legacy of building weirs to divert flows into powering textile mills and agricultural improvements where rivers were straightened. SEPA's [river modification index \(CD 085\)](#) identifies which water courses have been modified and to what degree. More recently urbanisation has narrowed riparian corridors and invasive species like Japanese Knotweed, Himalayan Balsam and Giant Hogweed have established along water courses with negative impacts on native biodiversity. SEPA identify areas for [riparian vegetation planting \(CD 084\)](#). Riverbank vegetation performs an important role in the healthy functioning of water courses and protects river banking from erosion.

East Renfrewshire has an extensive wetland resource which includes peat bogs, reedbeds, swamps, wet grassland and wet woodland. These areas are important for absorbing and holding rainwater during extreme weather events. They also retain water to maintain river flows during periods of drought. The [Scottish wetland inventory](#) (CD 139) shows the location of the district's wetlands.

The legacy of mill weirs and dams mean that many rivers are impassable to migratory fish including the Atlantic Salmon. Two weirs on the Levern in Barrhead were removed in 2023, opening new upstream spawning grounds, salmon returned to spawn for the first time in over 150 years. SEPA show the location of all [barriers to fish migration](#) (CD 083) on the Environment Hub.

The sustainable water management infrastructure required for new development has potential to create nature rich spaces that contribute to places that are climate resilient and have a strong sense of place. [Scottish Water's Water Resilient Places](#) (CD 138) policy sets out a plan for achieving surface water management that delivers place making and biodiversity benefits.

Levern Water, Barrhead River Restoration

A £2.8million investment from SEPA's Water Environment Fund and the Scottish Government's vacant and derelict land fund has restored the Levern Water in Barrhead from a river heavily modified during industrialisation, to a river environment that provides a number of nature-based services to the town. The restoration restored sinuosity to the river channel, removed redundant dams which blocked fish migration and remediated a large area of derelict land in the town centre. Improvements include:

- Restoration of 1.5km of the Levern Water upgrading poor river status to good river status;
- Removing two barriers to wild fish migration, improving biodiversity resilience;
- Remediating one hectare of vacant and derelict land;

- Creation of new public riverside 'blue green' space for the community of Barrhead;
- Creation of an active travel path network that links the community to amenities of Barrhead;
- Planting of 600 native trees;
- Creation of 0.25ha wetland habitat;
- Sowing of 0.75ha of wild meadow seed; and
- Increase in the river's resilience to cope with heavy rainfall preventing localised flooding.

4) Implications for LDP3

NPF4 introduces a robust suite of policies for biodiversity. The new concept of nature networks becomes a core component of NPF4 Policies 3 and 4. The Council is not expected to have a major role driving action on the ground to deliver nature networks because most of the land is privately owned but LDP3 will however be expected to achieve the following:

- Spatially define the Nature Networks by connecting locally important biodiversity sites - this work has commenced in partnership with stakeholders. LDP3 will have to consider how to successfully integrate new areas for development where they converge with nature networks. The two are not mutually exclusive but will require careful planning.
- Ensure that new development delivers “positive effects” for biodiversity.
- NPF4 has set the policy bar higher than is the case for LDP2, which only requires that “adverse effects be avoided” as new development must now deliver “positive effects.” This will require greater attention to the biodiversity aspects of new development when undertaking site assessment for LDP3.
- New development and biodiversity gains are not mutually exclusive, recent housing development at Barrhead South masterplan area demonstrates successful positive effects. With the new style LDP to incorporate masterplans and design briefs there is an opportunity to provide clear guidance to ensure that biodiversity is not just fully considered in new proposals, but that proposals will go on to deliver the desired enhancements.
- Ensure that the policy overlaps with Policy 1 and 2 Climate Change, Policy 5 Woodlands and Policy 20 Blue and Green Infrastructure are explicit, and synergies are maximised.
- Identify projects on Council owned land that contribute to nature networks, the creation of new habitats and the restoration of degraded habitats. This is work which could be combined with a revised open space strategy, new woodland strategy and production of an updated local biodiversity action plan.

LDP3 Evidence Report

Topic Paper 003: Soils

September 2024



Topic Paper 003: Soils

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of the soil resource in East Renfrewshire and the implications for the LDP. It gives an overview of the role of soils in our ecosystem, the location of sensitive carbon rich soils and when soils should be considered as a constraint or consideration when planning for development.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to assess the principal physical and environmental characteristics of the district.

With regards to soils this requires identifying the locations of locally, regionally, nationally and internationally valued soils including land of lesser quality that is culturally or locally important for primary use.

The principal purposes of this report are to:

1. Outline the Policy Context
2. Provide an overview of the soils resource;
3. Set out implications for LDP3.

1) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery. one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 5: Soils

Policy 5 states that Local Development Plans should protect locally, regionally, nationally and internationally valued soils, including land of lesser quality that is culturally or locally important for primary use.

Policy Intent:

To protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.

Policy Outcomes:

- Valued soils are protected and restored.
- Soils, including carbon-rich soils, are sequestering and storing carbon.
- Soils are healthy and provide essential ecosystem services for nature, people and our economy.

Scottish Biodiversity Strategy to 2045

The [biodiversity strategy](#) (CD 094) sets out a clear ambition: for Scotland to be Nature Positive by 2030, and to have restored and regenerated biodiversity across the country by 2045.

East Renfrewshire Adopted Local Development Plan 2 (LDP2)

Policy E4 'Soils' of [LDP2](#) (CD 206) seeks to minimise adverse impacts on soil, avoiding the unnecessary disturbance of peat and other carbon rich soils, and minimise the amount of land that is affected. Development proposals must be supported by appropriate surveys, assessments and management plans and where necessary provide appropriate mitigation measures.

This policy links with Policy E3 'Renewable Energy' and the supporting spatial framework for wind energy development. The framework identifies areas of carbon rich soils as a potential constraint on renewable energy development.

2) Soils Resource

East Renfrewshire covers an area of approximately 67 square miles (174 km²) 17,423 ha and incorporates a diversity of environments. The north of the area forms part of the southern conurbation of Glasgow comprised of the urban areas of Giffnock, Newton Mearns, Clarkston, Busby, Thornliebank and Barrhead.

There is also an extensive rural hinterland to the south which provides an attractive setting for the urban areas and within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located.

East Renfrewshire's soils are an important natural resource. They play an essential part in our lives, providing us with a range of benefits. Some of these benefits are obvious, like growing food, while others are less obvious like filtering water, reducing flood risk and influencing climate. They also support valuable habitats which provide homes for threatened plants and animals.

Peatland which is damaged in poor condition or eroded can have a significant impact on drinking water quality supplies of upland sources from increases in dissolved organic carbon (DOC). Scottish Water monitor drinking water quality and can determine if development proposals could impact on drinking water catchments.

East Renfrewshire's soils have been formed by the underlying geology, the local climate, the altitude and how they are managed. The most sensitive soils are the carbon rich soils found primarily in the higher moorland which borders East Ayrshire. These have formed slowly in cold and wet conditions leading to the formation of peat. There are smaller pockets of carbon rich soil found on the plateau of the Fereneze Hills above Neilston as shown by Figure 1

These carbon rich soils contain varying quantities of peat, from deep peat with associated peatland habitats to peaty soils which are carbon rich but may not support peatland habitats, in East Renfrewshire peaty soils are typically managed for livestock grazing. The [Scotland's Soils Database](#) (CD 091) classifies the peat soil resource using five classifications. There are no class 2 or class 4 peat soils in East Renfrewshire as shown by Figure 2.

Figure 1: location of carbon rich soils

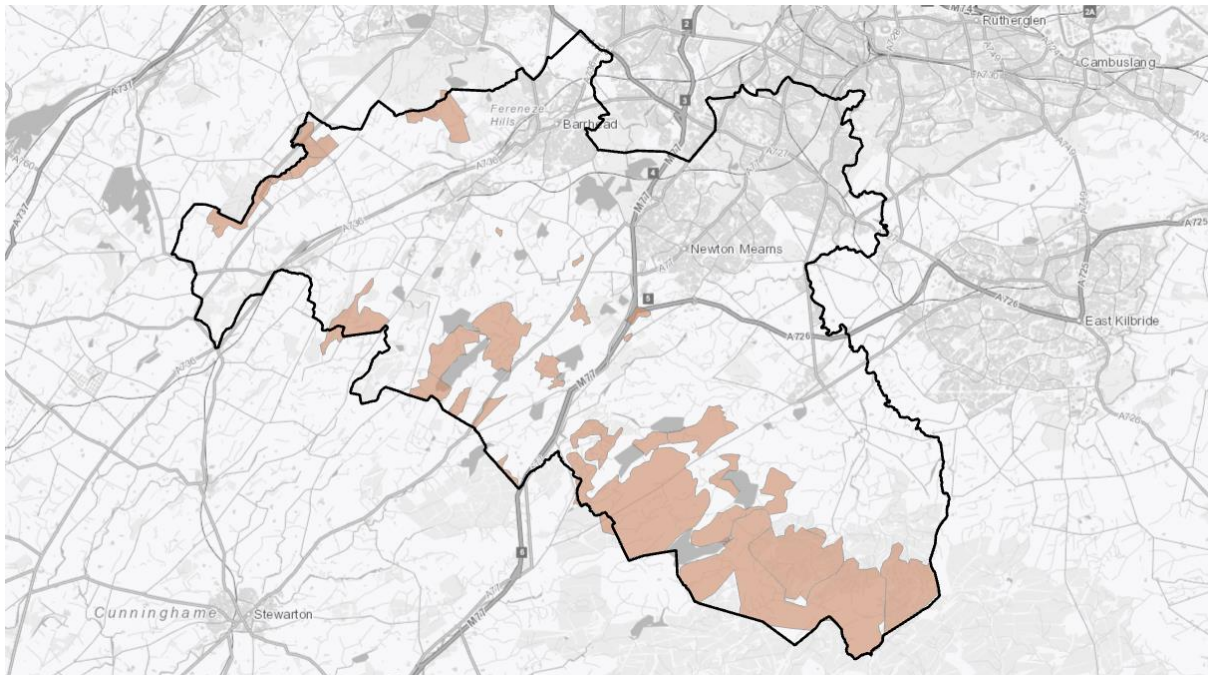
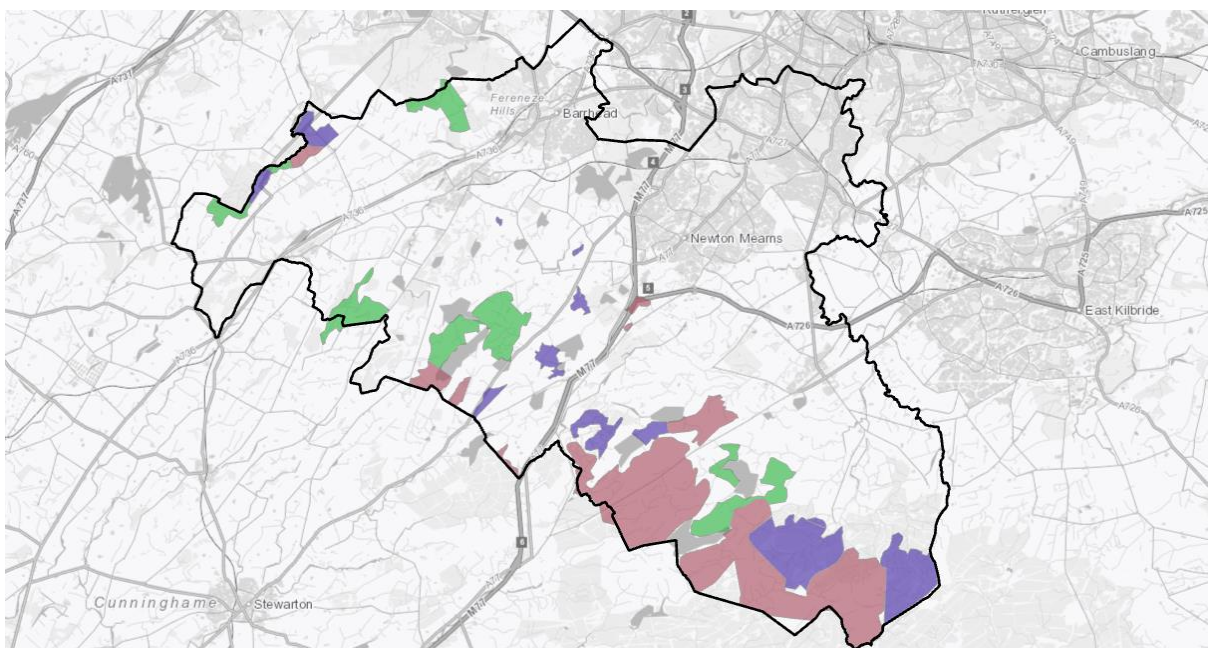


Figure 2: location of carbon rich soils by class



Key:

Class 1 nationally important



Class 3 peaty soils with some deep peat and peatland habitat



Class 5 peaty soil with no peatland habitat



Class 1 peat land classified as nationally important carbon rich soils, with deep peat and supporting priority peatland habitat.

Class 1 peatland at Whitelee



Class 3 peat land. The dominant vegetation cover is not priority peatland habitat but is associated with wet and acidic type soils. Within class 3 the occasional peatland habitats can be found. Most soils are carbon-rich soils, with some areas of deep peat.

Class 3 peatland at Dunwan



Class 5 peatland. Soil information takes precedence over vegetation data. No peatland habitat recorded. May also include areas of bare soil. Soils are carbon-rich with some areas of deep peat.

Class 5 peatland at Ardochrig



The carbon rich soil resource

The total area of carbon rich soil	3114 ha
Area of Class 1 - nationally important peatland	1646 ha
Percentage of East Renfrewshire land mass with carbon rich soils	18%
Number of Local Biodiversity Sites which occupy carbon rich soils	18
Area of carbon rich soil used for grazing	2455 ha
Area of carbon rich soil used for forestry	568 ha
Area of carbon rich soil used for windfarm	1810 ha
Estimate of the CO2 sequestration potential of peat soils	11,000 tonnes pa*

According to the [Office for National Statistics](#) (CD 065) peatlands in optimum condition can absorb 3.74 tonnes of CO2 per ha each year. The condition of East Renfrewshire's peatlands is not fully known, but the majority are thought to be in unfavourable condition. The 11,000-tonne figure is crude estimate of the maximum potential for CO2 storage if all peatland was in peak condition.

Agricultural Land

All undeveloped land in Scotland is given a classification for its [Capability for Agriculture](#) (CD 090) using 7 grades of land starting at 1 for the best agricultural land with minimal constraints to grade 7 the least favourable farming land with severe constraints.

There is no land classified as prime agricultural land classes 1 to 3.1 in East Renfrewshire, therefore NPF4 Policy 5 b) *development proposals on prime agricultural land* will not be relevant to East Renfrewshire.

In East Renfrewshire the areas of peat soils are classified as non- prime agricultural land ranging from agricultural grade 5 to agricultural grade 6. Much of the class 5 peat land has historically been improved for grazing. The constraints on agriculture mean that most of the class 1 and 3 peat land is used for rough grazing or commercial plantation forestry. These activities can be damaging to peatlands, with drainage ditches dug for farming and forestry management lowering the water table leading to deterioration of peat soils. Over grazing can damage the surface of peat and lead to a change in moorland vegetation with a loss of the mosses which build peat and hold water keeping peatlands in good condition. When peatlands deteriorate, they start to release stored carbon, becoming a source of CO₂ emissions rather than a Carbon sink.

It is not known if East Renfrewshire's peatlands are damaged and emitting CO₂, but nationally we know that 80% of peatlands are degraded.

Peatlands and Biodiversity

Healthy peatlands are also home to an array of birds, plants, fungi, invertebrates and microorganisms making them an incredibly unique and biodiverse habitat. Peatlands are a UK and Scottish priority habitat.

East Renfrewshire's peatlands are home to several rare species of plants and animals. These include short eared owl, merlin, hen harrier and black grouse; all are Red listed species from Schedule 1 of listed species of [The Wildlife and Countryside Act 1981](#) (CD 157). Almost 2500 ha, 78% of the total area of peat soils, are designated in the LDP2 as Local Biodiversity sites. This matter is described further in the Biodiversity and Natural Places Topic Paper.

Whitelee is the UK's largest onshore wind farm. As part of the Whitelee development the site owners, ScottishPower Renewables, committed to restoring 900 hectares of previously forested blanket bog and 1700 hectares of drained blanket bog. Restoration techniques included ground smoothing the deforested areas and wave damming (blocking) drained areas to encourage peatland species to recolonise. Over half of Whitelee's peatlands are on the road to restoration with the rest planned for the next 5 years.

[Clyde Peatlands](#) (CD 172) is a peatland restoration initiative by the [Glasgow Clyde Valley Green Network](#) (CD 185) spanning the Glasgow City Region from Loch Lomond to the Southern Uplands, Clyde Peatlands covers the eight regional local authorities of East Dunbartonshire, East Renfrewshire, Inverclyde, Glasgow, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire. The Initiative has been endorsed by the Council Leaders of all eight authorities and aims to bring about a step change in peatland restoration across the region to deliver benefits for the climate, nature and people.

3) Implications for the LDP3

The location of peatlands and carbon rich soils in upland and plateau areas means the most likely development pressure will come from proposals for renewable energy, primarily wind. NPF4 policy 5 Soils c) states that *Development proposals on peatland, carbon-rich soils and priority peatland habitat will only be supported for:*

- i) *Essential infrastructure and there is a specific locational need and no other suitable site.*
- ii) *The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets*
- iii) *Small-scale development directly linked to a rural business, farm orcroft;NP*
- iv), *Supporting a fragile community in a rural or island area; or*
- v) *Restoration of peatland habitats.*

The Whitelee area which contains East Renfrewshire’s largest and best quality area of peatlands also hosts the UKs largest onshore wind farm. The two land uses co-exist and the windfarm farm operator has restored over 1000 ha of degraded peatland in the heart of the windfarm area.

LDP2 includes a Spatial Framework for Wind energy which identifies land where wind energy development is likely to be acceptable. The spatial framework was prepared within the context of policy 10 in the former [Clydeplan \(2017\)](#) (CD 176) and informed by the Council’s Wind Energy Study 2012 (CD 274).

The LDP2 Spatial Framework for Wind Energy gives “significant protection” to areas of Class 1 nationally important peatland habitat from wind energy development. There is therefore a divergence between the LDP2 and NPF4 Policy 5c which supports the generation of renewable energy on peatland, carbon-rich soils and peatland habitat, subject to a site specific assessment to identify the quality and condition of carbon rich soils, the likely effects of the proposal on peatlands and the likely net effects of the development on climate emissions and loss of carbon.

There will be a need to amend LDP3 to align with NPF4 and review the Spatial Framework to include Class 1 areas of peatland. To ensure that peatland and carbon rich soils are protected, the LDP3 should link to guidance detailing the information required when a development proposal is proposed on carbon rich soil. This guidance should include Nature Scot’s Developing with Nature Guidance with a focus on the *mitigation hierarchy*, peat management plans, and the production of assessments calculating the net carbon emissions from any development on a peat soil.

Where development is on mineral soils Construction Environment Management Plans (CEMP) are an important tool in safeguarding onsite natural resources during construction works.

There are strong cross overs with Policy 3 *biodiversity* and Policy 2 *climate*. LDP3 should ensure these are connections are clear and not contradictory. Peatlands which are currently local biodiversity sites should be considered for inclusion as part of the wider nature networks which are in the process of being identified across the Glasgow City Region.

LDP3 Evidence Report

Topic Paper 004: Woodland and Forestry

September 2024



Topic Paper 004: Woodland and Forestry

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of the location, area and number of woodlands, including ancient woodlands, and protected trees in East Renfrewshire. In recent years woodlands and forestry have become an increased area of interest for local development plans. The 2019 Planning (Scotland) Act requires local authorities to prepare a forestry and woodland strategy, placing woodlands at a juncture where environmental policy, forestry policy and planning policy converge.

Woodlands take centuries to mature, a mature woodland is an irreplaceable resource. Woods and trees of any age trees provide us with environmental and social health and well-being benefits; storing carbon emissions, supporting the nature recovery, managing rainfall, cleaning air pollution, providing shade and shelter and providing timber, jobs and places for outdoor recreation.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to assess the principal physical and environmental characteristics of the district.

The principal purpose of this report is to:

1. Outline the Policy Context;
2. Provide information on location, area and number of woodlands and protected trees in East Renfrewshire; and
3. Set out implications for LDP3.

1) Policy Context

This section sets out an evaluation of the main policy drivers.

Planning (Scotland) Act 2019

The Planning (Scotland) Act 2019 includes important amendments in relation to Forestry and Woodland Strategies. The Act requires the planning authorities to prepare a forestry and woodland strategy, setting out their policies and proposals for the development of forestry and woodlands in their area, with a specific focus on:

- Woodlands of high nature conservation value;
- Protection and enhancement of existing woodlands;
- Climate change resilience; and
- The expansion of woodlands to deliver multiple benefits.

As part of the Glasgow City Region area East Renfrewshire uses the '[Forestry and Woodland Strategy](#)' (2020) (CD 182) for the Glasgow City Region to guide decision making. Used in conjunction with the detailed Opportunities for Increasing Canopy Cover on Local Authority Land Holdings, East Renfrewshire Council (March 2024) (Summary Report) (CD 198), Tree Protection Areas and nature designations these documents fulfil the role of a local Forestry and Woodland Strategy.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 6 Woodlands and forestry

Policy Intent:

To protect and expand forests, woodland and trees.

Policy Outcomes:

- Existing woodlands and trees are protected, and cover is expanded.
- Woodland and trees on development sites are sustainably managed.

Role of LDP

LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks. The spatial strategy should identify and set out proposals for forestry, woodlands and trees in the area, including their development, protection and enhancement, resilience to climate change, and the expansion of a range of types to provide multiple benefits. This will be supported and informed by an up-to-date Forestry and Woodland Strategy.

SEPA's Handbook of Natural Flood Management

The [Handbook of Natural Flood Management](#) (CD 146) provides a practical guide to the delivery of natural flood management. Woodland and trees reduce the amount of precipitation reaching the ground. Land management practices such as those associated with agriculture and forestry also bring about changes to soils which affect water holding and the rate of infiltration. Well-sited and well-managed floodplain, riparian and catchment woodlands can contribute to a range of outcomes.

East Renfrewshire Adopted Local Development Plan 2 (LDP2)

Policy D7 'Natural Features' of [LDP2](#) (CD 206) seeks to protect trees and woodland from removal. The Plan is clear that the loss of ancient or semi-natural woodland, or trees covered by Tree Preservation Orders will not be supported. Ancient woodland is an irreplaceable resource and should be protected from adverse impacts arising from development.

2) Woodlands and Forestry in East Renfrewshire.

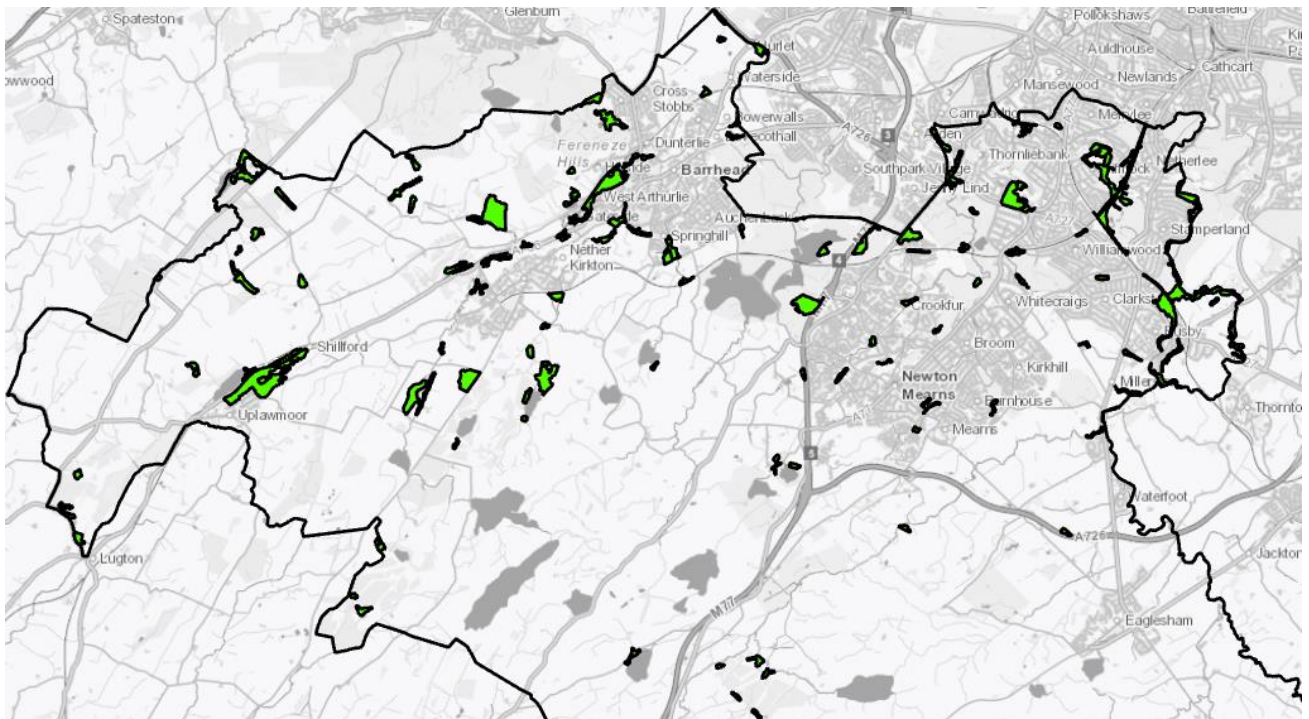
East Renfrewshire has one of the lowest levels of native woodland cover in Scotland, with less than 1% of the district supporting native woodland cover, this compares unfavourably with other authorities in the Clydeplan area which average 3.5% native woodland cover. The [Scottish Native Woodland Survey](#) (CD 129) identifies 146 native woodland sites in East Renfrewshire covering 369 ha.

Native woodlands are adapted to local conditions, making use of natural colonisation. They are managed mostly using low intensity or minimum intervention systems with an emphasis on developing the structural and species diversity appropriate to the woodland type.

In East Renfrewshire over half of all native woodlands are found growing in urban areas, where naturally colonising stands have established themselves on disused features like old railway lines or quarries. Longer established native woods can be found on urban golf courses with major plantations in Rouken Glen and Eastwood parks. Native woodlands are rare in the rural area, where intensive agricultural systems have restricted woodland growth to land too difficult to manage or farm shelterbelt plantations which have naturalised over time.

East Renfrewshire's native woodlands are small and fragmented, their average size is 2.5 ha and 90% are under 4 ha as shown by Figure 1. Only five native woodlands are larger than 10 hectares. When woodlands are small and isolated, they become vulnerable to external pressures such as grazing, fires, development, invasive species and plant disease. If damaged, their ability to renew themselves can be limited when there is no near-by source of seed or woodland species to repopulate. The best examples of native woodland are in the river valleys along the Whitecart Water.

Figure 1: Native Woodlands (CD 283)

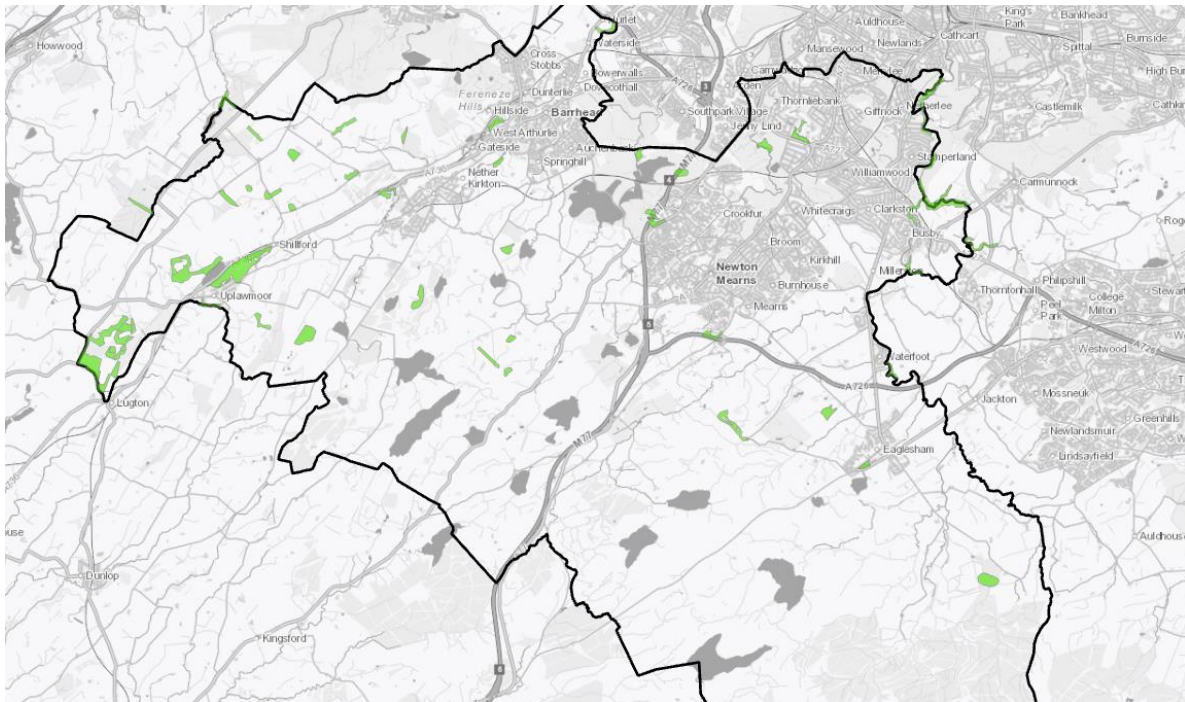


Ancient woodland

Ancient Woodland is woodland which has been in continuous existence since before or since before 1750 in Scotland as shown in Figure 2. There are 63 ancient woodland sites in East Renfrewshire covering 249 ha and 0.3% of the Council area.

Surviving ancient woodland can be found as long-established woodlands planted around the large houses at Eastwood House, Pollock Castle and Caldwell House. The most valuable ancient woodland is semi natural in origin surviving on the steeper banks of the Whitecart and Levern Waters. This irreplaceable resource represents remnants of Scotland's original woodland. It is notable that only fourteen of the sixty-three ancient woodland sites in East Renfrewshire have been designated as local biodiversity sites, suggesting that many are in a degraded condition, particularly isolated woods descended from plantations in rural areas which have been subject to decades of overgrazing.

Figure 2: Ancient woodland sites (CD 208)



Commercial Forestry

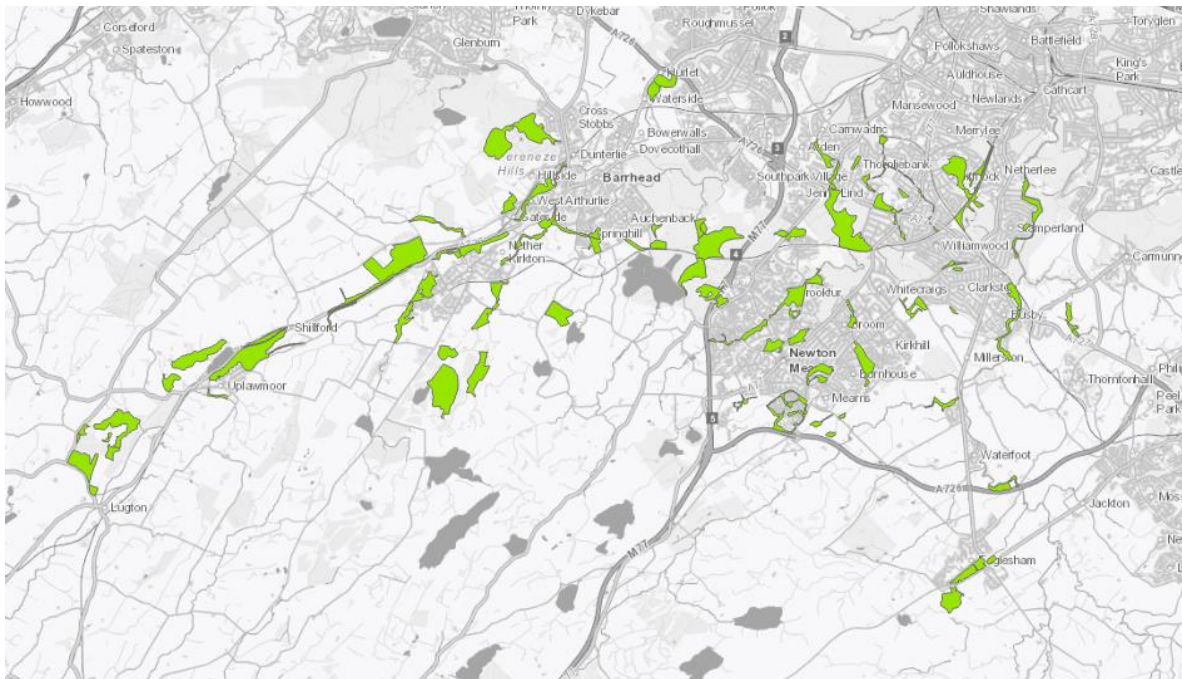
East Renfrewshire has extensive commercial forestry concentrated on the moorland plateaux and hills to the south of Eaglesham and Neilston. These forests make an important contribution to the rural area, as well as contributing to a sustainable timber supply to meet the needs of Scotland's growing timber processing sector. There 1100 ha of commercial forestry in East Renfrewshire covering 2.5% of the Council area.

Whitelee Forest is East Renfrewshire's largest commercial forest and is part of Whitelee Windfarm one of the largest in the UK. The area which has a visitor centre and ranger service is a major destination for outdoor recreation with 200,000 visitors a year.

Local Biodiversity Sites with Woodland Interest

There are 119 Local biodiversity sites designated in the adopted LDP2, these protected sites have been identified as having elevated ecological interest providing wildlife refuges and repositories of biodiversity. Where they are located in proximity to each other they act as nature networks allowing species to move. Sixty two of the 119 biodiversity sites have some woodland interest within their boundary as shown by Figure 3.

Figure 3: Local biodiversity sites with some woodland component (CD 284)



Gardens and Designed Landscapes

The [Inventory of Gardens and Designed Landscapes Gardens](#) designates grounds that are consciously laid out for artistic effect and are an important element of Scotland's historic environment and landscape. Historic Environment Scotland select nationally important sites for the Inventory under the terms of the Ancient Monuments and Archaeological Areas Act 1979.

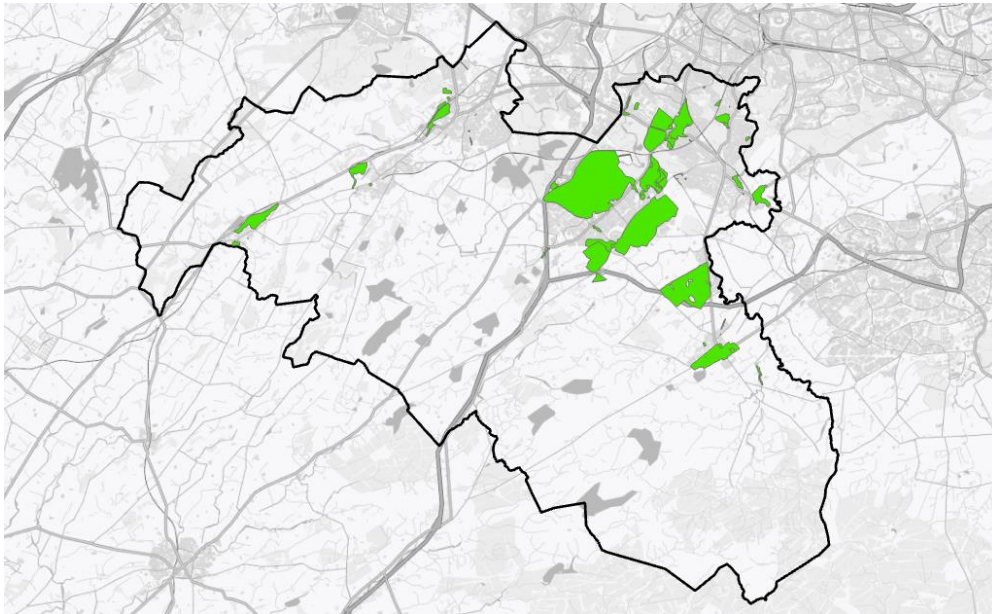
There are two inventory sites designated in the East Renfrewshire Council area. The Inventory of Gardens and Designed Landscapes was first published in 1987. Greenbank Garden was first included on the Inventory at this time. Rouken Glen Park was added later in 2006 as part of a project to extend the Inventory. Rouken Glen and Greenbank Garden incorporate substantial areas of native and ancient woodland and are both designated as Local Biodiversity sites.

Further information is set out in Topic Paper 005: Historic Assets.

Tree Preservation Orders

There are 73 Tree Protection Orders in place to protect individual trees or groups of trees which make a significant contribution to the landscape and character of the area as shown in Figure 4. Tree work within these zones requires permission, as does tree work within the five Conservation Areas.

Figure 4: Tree Preservation Orders (CD 273)



Clydeplan Forestry and Woodland Strategy 2020

The Forestry and Woodland Strategy provides a framework to guide production of the Glasgow City Region local authorities' Local Development Plans and associated guidance. It provides broad spatial data and environmental advice to inform the planning authorities' development management decisions that include proposals for woodland removal or creation, and in developing locally focussed action plans for woodland expansion and management.

The Regional Forestry and Woodland Strategy sets out priorities for woodland expansion and management by identifying broad landscape 'zones.' It presents a breakdown of the potential for expansion in each zone and describes the principal opportunities and constraints that should be considered for new planting proposals.

The Regional Forestry and Woodland Strategy highlights the following priorities for woodland expansion in East Renfrewshire:

- Reinforcing existing urban edge and river corridor woodlands to enhance their contribution to the setting of settlements
- Identifying areas of under-managed and/or under-performing areas of amenity grassland – ideally through Open Space Audits and Strategies, and locally-specific woodland policy and guidance – that could be partially converted to woodland. This can both reduce

management and maintenance bills for local authorities and create attractive, flexible resources that can be managed to produce an income from biomass and other forest products.

- Continuing to identify ‘stalled’ development sites where woodland, including appropriate planting for biomass, can play a positive role in temporary greening solutions, contributing to green network objectives and improving local environments for communities
- Contributing to sustainable water management and flood attenuation through appropriate planting in the upper catchment of rivers to help intercept runoff and slow flow rates
- Delivering new woodland in parallel with new housing development
- Promoting new, smaller-scale farm woodlands.

Opportunities for Increasing Canopy Cover on Local Authority Land Holdings. East Renfrewshire Council (March 2024) (Summary Report)

The broad priorities identified in the Regional Woodland Strategy are given sharper focus in the woodland opportunities report produced for the Council. The report identifies opportunities for tree planting on local authority owned or controlled land. The Summary of the woodland opportunities shows potential for 61 ha of woodland planting on the Council estate as shown in Table 1.

Table 1: woodland opportunities

Ward No.	Electoral Ward	Area (hectares)			
		High	Medium	Low	Total
1	Barrhead, Liboside and Uplawmoor Ward	15.75	11.94	8.3	35.99
4	Clarkston, Netherlee and Williamwood Ward	1.28	0.07	0.07	1.42
3	Giffnock and Thornliebank Ward	6.95		1.46	8.41
2	Newton Mearns North and Neilston Ward	12.4	1.61	0.22	14.23
5	Newton Mearns South and Eaglesham Ward		0.3	0.83	1.13
Grand Total		36.38	13.92	10.88	61.18

The Report identified opportunities to plant 1,233 individual trees on Council owned land as shown in Table 2.

Table 2: Tree Planting Opportunities

Planting Type	No. of Trees			
	High	Medium	Low	Total
Individual tree planting	126	82	11	219
Individual trees (avenue)	320	161	82	563
Individual trees (successional planting)	110	109	56	275
Individual tree planting (feature tree)	28	45	6	79
Individual trees (orchard)		97		97
Grand Total	584	494	155	1233

Clyde Climate Forest

The [Clyde Climate Forest](#) (CCF) (CD 171) is an ambitious initiative that aims to increase woodland cover in Glasgow City Region over the next decade. With a target of planting 18 million trees in both urban and rural areas, the CCF aims to build on current enthusiasm for tree planting and encourage new planting projects that will deliver a broad range of climate and ecological benefits.

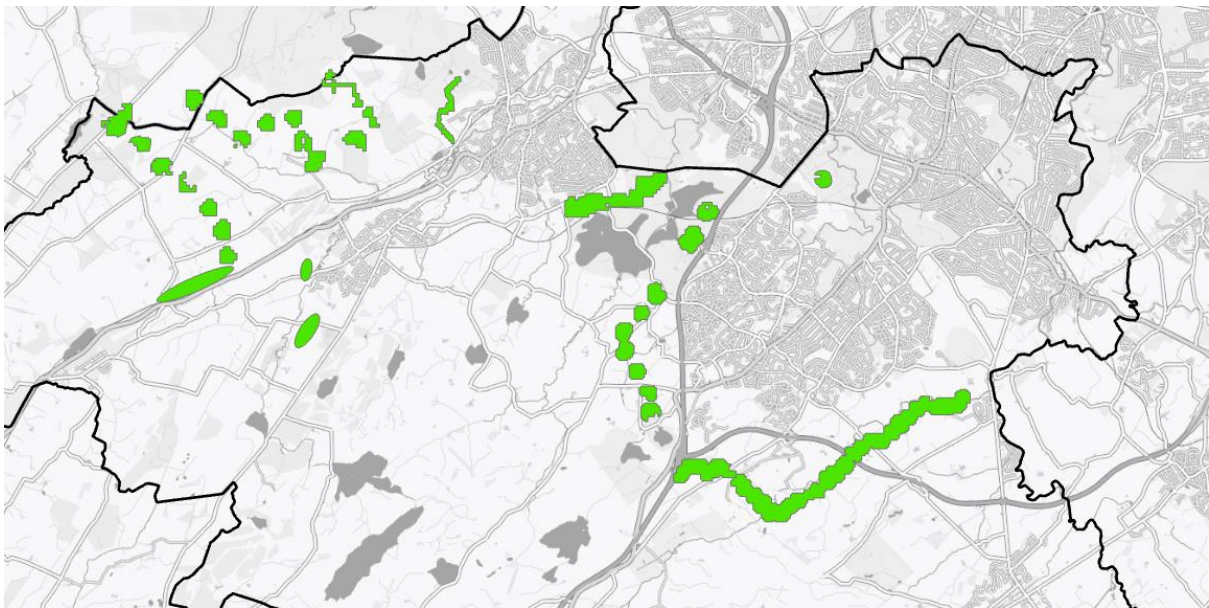
The CCF area covers the Glasgow City Region including East Renfrewshire, East Dunbartonshire, Glasgow City, Inverclyde, Renfrewshire, North & South Lanarkshire and Renfrewshire. The CCF is seeking to increase tree planting in three areas:

- Canopy - street trees in urban trees,
- Connectivity - native woodlands for habitat connectivity and to reverse fragmentation,
- Carbon - planting for sequestration and to reduce downstream flooding

East Renfrewshire has collaborated with CCF to plant two community woodlands in the Dunterlie area of Barrhead.

Figure 5 shows priority areas for CCF planting. The areas shaded green identify where woodland could form a network, this woodland network tracks the green belt along the edge of the built-up area.

[Figure 5: connectivity areas for Clyde Climate Forest \(CD 285\)](#)



Scotland's Forestry Strategy 2019-2029

[Scotland's Forestry Strategy](#) (SFS) (CD 077) sets the Scottish Government's vision, objectives and priorities for the expansion of the nation's woodland and development of the forestry sector to 2070.

Critically, it establishes ambitious targets for woodland expansion, in the context of Scotland's commitments to tackle climate change. Refining the target set in the 2016 Scottish Forestry Strategy, SFS establishes the following aspiration for new woodland:

- 12,000ha per year from 2020/2114,000ha per year from 2022/23
- 15,000ha per year from 2024/25

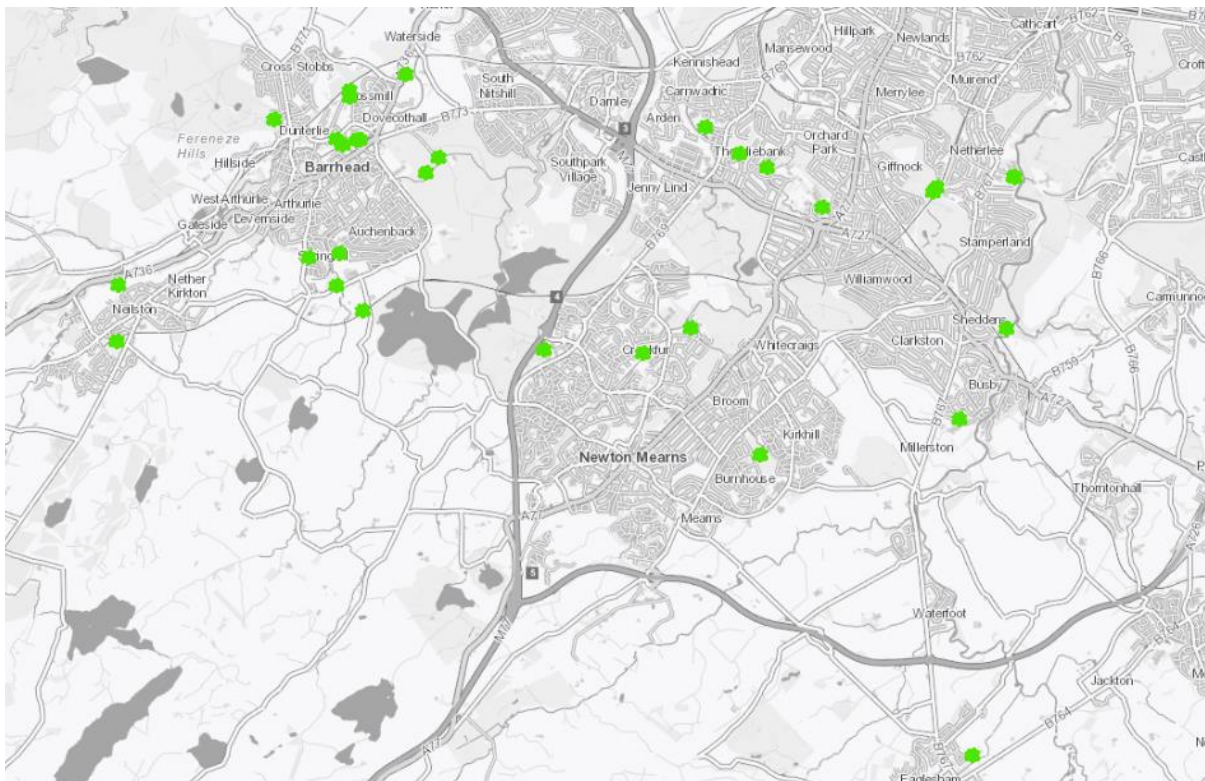
This is intended to contribute to increasing woodland cover to 21% of land area nationally by 2032. It is in this context that the Regional Forestry and Woodland Strategy seeks to establish an appropriate regional target which makes a sustainable and achievable contribution to national aspirations

Scottish Water have guidance on [Forestry Activities Near Water Assets](#) (CD 135) with details on precautions which should be taken to protect water quality.

East Renfrewshire Tree Planting Programme

The Council has planted or facilitated the planting of 33 "Wee Woods" as shown by Figure 6, starting with a programme of planting to co-coincide with Glasgow hosting COP26 in 2021. Over 10,000 trees have been planted by 500 school pupils and community volunteers.

Figure 6: location of Wee Woods



There has been growth in the number of private landowners planting marginal farmland with woodland under the Forestry Grant Scheme. Since 2015 there have been 14 approved schemes for new woodlands. These new schemes have created 442 ha of new woodland, including 211 ha of broadleaved trees which substantially increases the area of broad leaf tree cover. Over time it will develop into native woodland significantly increasing native woodland cover to 580 ha, a 60% increase on the existing area of 369 ha of native woodland. The Levern Valley has been a hotspot area for farmland being transferred into new woodlands.

New woodland since 2015	442 ha
Broadleaved woodland	211 ha
Conifer woodland	231 ha

3) Implications for LDP

NPF4 provides a robust suite of policies to enhance, expand and protect woodlands. These policies are largely compatible with the equivalent policies in LDP2. NPF4 does introduce some new policy dimensions.

NPF4 introduces a requirement that development on land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported when there is an enhancement and improvement of woodlands and planting of new trees on the site. This requirement could have implications for any development on greenbelt release as much of the green belt falls within the area identified as the Strategy's preferred area for new woodland. New development and new woodland are not mutually exclusive, new development is an opportunity for woodland creation, and where it is designed and delivered well it produces the "positive effects" for biodiversity required by NPF4 Policy 3.

LDP3 should identify where new woodland associated with development can create and strengthen nature networks. NPF4 proposes nature networks as a key tool to reverse biodiversity loss. The site assessment process could consider using a criterion which evaluate what potential a site has for new woodland creation and strengthening nature networks.

The intention that new style LDP's move to content displaying masterplans and design briefs creates an opportunity to provide design guidance that ensures woodlands are fully integrated into new development areas and contribute to nature networks where possible.

LDP3 should ensure that the policy overlaps with Policy 1 and 2 Climate change and Policy 3 and 4 biodiversity and natural places are explicit and synergies are maximised.

LDP3 should identify woodland projects on Council owned land that contribute to nature networks, the creation of new habitats and the restoration of degraded habitats. This work could be combined with a revised open space strategy and production of an updated local biodiversity action plan.

LDP3 Evidence Report

Topic Paper 005: Historic Assets and Places

September 2024



Topic Paper 005: Historic Assets and Places

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of the historic environment context and sets out the key conservation designations in East Renfrewshire. The historic heritage brings many social, cultural, educational and economic benefits to our communities; contributing to our history and education, local distinctiveness, placemaking and quality of life and helps to support the growth of tourism and leisure. LDP3 has a key role to play in the overall protection of the historic environment and ensuring that it's other policies and proposals do not lead to negative direct or indirect impacts on such designations.

The following sections provide an overview of the historic environment in the area.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the principal-built heritage characteristics of the district.

The principal purposes of this report are to:

1. Outline the Policy Context;
2. Provide an overview of the historic environment context and set out the key conservation designations; and
3. Set out implications for LDP3.

1) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 states that LDPs should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.

Policy 7: Historic assets and places

Policy Intent:

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Policy Outcomes

- The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change. Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

Historic Environment Scotland Strategies, Guidance and Tools

The [Historic Environment Policy for Scotland \(HEPS\)](#) (CD 028), was published in 2019 and sets out the principles and policies for good decision making where decisions will affect the historic environment.

Our Past, Our Future

Scotland's new strategy for the historic environment [Our Past, Our Future \(OPOF\)](#) (CD 035) was published in April 2023. The strategy sets the direction of travel for the historic environment sector and identifies the priority areas of action to focus work to support this mission. The 3 priorities are *Delivering the transition to net zero*, *Empowering resilient and inclusive communities and places* and *Building a wellbeing economy*. The importance of the contribution that the maintenance, reuse and adaptation of our historic environment can make in preventing waste and reducing carbon emissions is recognised under the transition to net zero priority.

Pointing the Way to the Future

[Pointing the Way to the Future](#), (CD 036) HES' climate and nature crisis statement recognises that the historic environment is part of a just transition to net zero. It contributes to our places, communities and identities and the reuse of historic assets is central to sustainable development.

Your Historic Place Lens

The [Your Historic Place lens](#) (CD 037) is designed to be used with the Place Standard Tool. It can help to spark and support conversations which explore the connections between people, place, and our historic environment. The lens has been developed by Historic Environment Scotland, supported by the Place Standard Implementation Group. It follows the successful launch of other Place Standard Tool lenses which focus on climate change and air quality.

Historic Environment Scotland Managing Change in the Historic Environment

[Managing Change in the Historic Environment](#) (CD 034) is a series of guidance notes about making changes to the historic environment.

Asset Management Guidance and the Sustainable Investment Tool

[Managing Change Guidance Note on Asset Management](#) (CD 033) sets out the principles that apply to the management of the historic environment as part of an overall asset management approach to land and property portfolios in public and private ownership. Furthermore, Built Environment Forum for Scotland (BEFS) and Historic Environment Scotland have also released a new [Sustainable Investment Tool \(SIT\)](#) (CD 007). The SIT enables visualisation around decision-making for projects and investment in built heritage and will help organisations as well as community and interest groups with heritage assets to explore sustainability, enabling greater resilience for Scotland's places.

East Renfrewshire adopted Local Development Plan 2 (March 2022)

[LDP2](#) (CD 206) aims to safeguard and enhance the historic and built environment. LDP2 seeks to ensure that the area's historic environment is sustainably managed, enhanced and protected, while supporting appropriate and sensitively managed development that respects and promotes the distinctive local heritage and will retain its special character.

2) Context

East Renfrewshire is an area of rich environmental quality in terms of both the natural and historic environment. This brings many social, cultural, educational and economic benefits to our communities; contributing to our history and education, local distinctiveness, placemaking and quality of life and helps to support the growth of tourism and leisure. The historic environment also contributes to sustainable development and regeneration through adaption and reuse of buildings.

East Renfrewshire's historic environment is made of ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes and other features, and comprises both statutory and non-statutory designations.

All designations can be viewed on the [HES Portal \(CD 027\)](#)

Listed Buildings

Listed buildings are those of special architectural or historic interest that have been designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed buildings help to create distinctive character, are a highly visible and accessible part of our rich heritage and contribute significantly to our sense of place. Listed buildings cover a wide range of buildings and structures such as those for education, recreation, housing, worship and our infrastructure. East Renfrewshire contains 137 listed buildings, including 5 Category A listed buildings which are of national importance.

- Category A - 5
- Category B - 92
- Category C – 40

Category A

- LB14255 - [Caldwell House, Gleniffer Road](#)
- LB18523 - [Capelrig House, Capelrig Road, Crookfur, Newton Mearns](#)
- LB18537 - [Greenbank House, High Flenders Road, Whitecraigs](#)
- LB18536 - [Church of Maxwell, Mearns Castle, Broom Road, Newton Mearns](#)
- LB51186 - [Waulkmill Glen Reservoir Including Draw-Off Tower, Self-Activating Sluice And Regulating House](#)

There are currently no open listing cases in East Renfrewshire.

Whilst most of the Listed Buildings are well maintained, some are considered to be at risk and are included in the [Buildings at Risk Register for Scotland \(CD 005\)](#). A Building at Risk is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- vacant with no identified new use
- suffering from neglect and/or poor maintenance
- suffering from structural problems
- fire damaged

- unsecured and open to the elements
- threatened with demolition

In the area there are 9 buildings which are deemed to be at risk, either through neglect or decay, or vulnerable to becoming. This comprises:

- 3 A Listed (Waulkmill Glen Reservoir Including Draw-Off Tower, Self-Activating Sluice And Regulating House, Mearns Castle and Caldwell House)
- Most (4) are classified as residential buildings, these are empty homes, from cottages to country houses, and their associated buildings. Three are associated buildings, forming part of the water supply system constructed at Waulkmill Glen Reservoir. The remainder are industrial or farming buildings;
- Are in, or near, to 5 settlements - Newton Mearns (5) Busby (1), Hall (1) Lugton (1) and Thornliebank (1);
- The majority are split between urban (4) and rural (4) locations, with an addition building in a rural settlement;
- All are located outwith conservation areas;
- Most are assessed at Poor condition;
- Across BARR rural buildings are more likely to be in poorer condition than settlement ones, this pattern is not replicated in East Renfrewshire as both location types have mostly been assessed at Poor;
- Across BARR the percentage of At-Risk buildings in areas of comparatively more deprivation (SIMD Deciles 1-3) is around 17%. None meet this criterion in East Renfrewshire;
- There is a cluster (4) in SIMD data zone S01008328, Crookfur and Fruin – 01;
- Busby Lower Mill Associated Building also appears on the Vacant and Derelict Land Register; and
- All are now long-term At-Risk as they have featured on the Register for 10 years or more.

Overall 2% of Listed Buildings are on the register. There remains a need to reduce the number of A Listed Buildings at Risk.

Since 1990, 14 At-Risk buildings have been saved and 6 demolished in East Renfrewshire, of these:

- The comparative saved to lost rate is slightly below the 3:1 BARR average at 2.3:1;
- All the demolished buildings were in urban locations – Barrhead, Newton Mearns, and Busby. All but one were undesignated buildings;
- 3 conservation area buildings have been saved (Eaglesham) and none lost;
- 65% (9) of those saved and 50% (3) of those demolished were residential buildings; and
- 33% (2) of demolished buildings but only 14% (2) of saved, were in areas now assessed as SIMD Deciles 1-3.

Forthcoming vacant buildings

The Church of Scotland are currently undergoing an estate review that will likely lead to a number of buildings to be disposed of. For example, around 13 places of worship are being considered for disposal within East Renfrewshire by 2027. Six of these proposed disposals are listed and some may have already closed.

Conservation Areas

Conservation areas are an essential tool for recognising the historic context of an area. Conservation areas are defined an area of architectural or historic value, the character or appearance of which it is desirable to preserve or enhance. Conservation areas usually feature buildings of high architectural value. The designation is based not only on these buildings but also the overall character of an area, taking into account the layout of buildings and open spaces such as squares, private gardens, parks and designed landscapes. As well as appearance, the present and historic uses of the area are also important. There are five Conservation Areas within East Renfrewshire:

- Busby Conservation Area
- Eaglesham Conservation Area (Scotland's first conservation area)
- Giffnock Conservation Area
- Lower Whitecraigs Conservation Area
- Upper Whitecraigs Conservation Area.

LDP2 proposed a further two at Netherlee and Crookfur Cottage Homes. Conservation area appraisals have been prepared for these areas which provide the basis for future guidance, specifically relating to design and enhancement.

Data from Historic Environment Scotland identify that listed building consent consultations from the area often include proposed rear extensions/alterations, particularly to buildings in Eaglesham Conservation Area. There are also a number of Conservation Area Consent consultations for the demolition of unlisted buildings in conservation areas.

Historic Environment Scotland encourage the production of conservation area appraisals, preferably in conjunction with a management plan, because they play an important role in managing change.

Gardens and Designed Landscapes

Gardens and Designed Landscapes are defined as grounds that are consciously laid out for artistic effect and are an important element of Scotland's historic environment and landscape. This broad definition includes many different kinds of sites ranging from the grounds around historic country houses, to botanic garden collections, urban parks, small parks and gardens and even some cemeteries. Historic Environment Scotland are currently undertaking a project called [Designed Landscapes of the Recent Past](#) (CD 031). Begun in 2021, this is an initiative to identify, recognise and celebrate Scotland's modern garden and designed landscape heritage. It focuses on sites dating from 1945 to the early 2000s in Scotland. It aims to improve their representation in our publicly available records through photographic survey and recording for the National Record of the Historic Environment, updating information and images in our online records and considering a select number for designation on the Inventory of Gardens and Designed Landscapes.

East Renfrewshire has two designations under the Gardens and Designed Landscape Inventory:

- GDL00332 - [Rouken Glen Park](#); and
- GDL00203 - [Greenbank Garden](#).

For a garden or designed landscape to be included in the inventory, it must be considered to be of national importance. Sites are selected and assessed using the following criteria:

- Value as an individual work of art in their own right
- Value as an individual work of art in their own right
- Historic Value
- Horticultural, arboriculture or silvicultural value
- Architectural value
- Scenic value
- Nature conservation value
- Archaeological value

Greenbank Gardens

Greenbank Gardens is described as being '*Famous for its daffodil collection, this garden also forms an impressive setting for the category A listed Greenbank House*'. The importance of the site is categorised below and indicates its importance is closely linked to the preservation of Greenbank House. The continued inclusion of this site on the inventory since 1987 suggests that the site is being sufficiently protected.

Work of Art: Some
The parkland and gardens provide some value as Work of Art
Historical: Some
There is a survey plan of 1772, but little subsequent information, and this gives Greenbank some Historical value.
Horticultural : Some
The plant material at Greenabnk is largely composed of species which are generally available in order that the public may learn from or even copy the displays and this has some horticultural value.
Architectural: Outstanding
The landscape provides the setting for a Grade A listed building (Greenbank House) and therefore has outstanding architectural value.
Scenic: Some
The designed landscape has some value within the surrounding area.
Nature Conservation: Little
The site has a little Nature Conservation value due to the habitat it provides for wildlife in the suburban landscape

Rouken Glen Park

Rouken Glen Park was included in the inventory in 2006 and is described as '*a very successful conversion of a private estate into a public park. The integrity of the 19th-century design is still well-preserved, particularly the dramatic qualities of the picturesque Glen providing a foil to the more benign parkland layout*'. The importance of the site is categorised below and shows that its designation as a Site of Scientific Interest (SSSI) holds high importance for the conservation of the underlying geology. Recent works have been undertaken at Rouken Glen Park to clear vegetation from banks, exposing the underlying rock formations.

Work of Art: Some
The picturesque Glen which forms the focal point of the site gives it some value as a work of art.
Historical: Some
The known historical development of this site gives Rouken Glen some historical value.
Horticultural : Some
The bedding displays in the walled garden combined with those on the rest of the site give Rouken Glen some horticultural interest. The specimen parkland trees are of value too.
Architectural: Little
There are no listed buildings at Rouken Glen but the walled garden, the robust stone retaining walls along the Glen path and the stables provide a little architectural value.
Scenic: Some
The presence of Rouken Glen Park in the largely suburban area gives the site some scenic value.
Nature Conservation: Outstanding
The area around the burn has been given Site of Special scientific Interest (SSSI) status for its geological structure. The site therefore has outstanding nature conservation value.
Archaeological: Some
The cup and ring marked rocks on this site give Rouken Glen some archaeological value.

Scheduled Monuments

Scheduled Monuments are monuments that have been designated as being of national importance under the Ancient Monuments and Archaeological Areas Act 1979. The aim of scheduling is to preserve our most significant sites and monuments as far as possible in the form in which they have been passed down to us today.

East Renfrewshire also contains many important archaeological remains, with a number of both nationally and locally important sites, including scheduled monuments. A total of 11 Scheduled Monuments are designated across East Renfrewshire containing a mix of prehistoric features and the medieval Polnoon Castle.

Ref	Location	Description	Designated
SM1654	Arthurlie Cross, cross shaft, Springhill Road, Arthurlie, Barrhead	Crosses and Carved stones	29/06/1925
SM4339	Duncarnock Fort, South of Barrhead	Hillfort, Prehistoric domestic & defensive	25/11/1981
SM5259	Polnoon Castle, near Eaglesham	Remains, Secular	09/03/1992
SM5645	North Kirktonmuir, Cairn 330m South West of, near Eaglesham	Prehistoric Ritual & Funerary	03/03/1993
SM12805	Deils Wood, Cairn 350m East of Bonnyton	Prehistoric Ritual & Funerary	11/08/2010
SM12882	Dunwan Hill, Fort, Eaglesham	Prehistoric domestic & defensive	24/02/2011
SM12816	Hut Circle and enclosure, 540m West South West of Middleton	Prehistoric domestic & defensive	24/02/2011
SM12815	Bannerbank, Hut Circle 965m West North West of	Prehistoric domestic & defensive	01/03/2011
SM12856	Moyne, Cairn 930m East of, near Neilston	Prehistoric Ritual & Funerary	07/06/2012
SM12804	East Revoch, cairn 420m N of and cup-marked stone 485m N of	Prehistoric Ritual & Funerary	05/10/2011
SM12899	Busby Upper Mill, Cotton Mill, 60m N of 1 Cartview Court	Industrial: mill, factory; textiles; weir / dam / sluice	04/07/2014

Grants, tourism and economy

Between 2014 and 2023, one grant has been awarded, this grant was for £90,400 and was towards repair works at Giffnock South Parish Church, this project is now completed. There are currently no live projects or projects pending offers in the Council area.

The Council's Economic Development team has a Place based Investment Programme, offering a pot of £385k pa (funded with SG Capital Fund) to support community place focused projects. There is a focus on Town Centres as part of this. There are other individual place focused heritage projects highlighted, such as the Cowan Park Bandstand and a shop front scheme running in Neilston.

Historic Environment Scotland has no Properties in Care in East Renfrewshire.

3) Implications for LDP3

This section sets out the implications for LDP3 for East Renfrewshire Council and its partners for the sustainable management of the historic environment. These recommendations have been informed by the analysis and outputs in this report and consideration of how LDP3 can help to address local priorities most effectively.

LDP3 has a key role to play in the overall protection of the historic environment and ensuring that its other policies and proposals do not lead to negative direct or indirect impacts on such designations. It is vital that the area's heritage assets continue to be protected from inappropriate development and improved through policies.

LDP3 should continue to seek to ensure development proposals address how the historic environment adds to the sense of place for new development. Development should respond to and support valued local historic character. The LDP should continue to promote and reinforce local distinctiveness through high quality design.

It is critical that the historic environment is fully integrated in the site assessment framework (SD 001) and that proposals demonstrate explicitly, a clear understanding of the significance of heritage assets and their setting.

Climate change and a focus on energy efficiency is inevitably leading to changes to the historic environment. It is also widely recognised and accepted that the historic environment should play its part in meeting these current and future challenges. However, it is vital that changes are consistent with the aims of heritage protection and reflect the global climate and nature crises of Policies 1 and 2 of NPF4. In accepting that some change will be necessary it is critical that this is carefully managed so that the historic environment and its heritage assets are sustained.

LDP3 Evidence Report

Topic Paper 006: Green Belts and Landscape Character

September 2024



Topic Paper 006: Green Belts and Landscape Character

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of current and previous Green Belt studies, outlines how the landscape was analysed and evaluated and what this revealed in terms of constraints and opportunities. An overview of key issues identified for rural homes is also discussed. The East Renfrewshire Green Belt has been a successful strategic management tool in guiding new development and ensuring that the landscape setting and identity of settlements has been protected.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to assess the principal physical and environmental characteristics of the district.

Section 15(5) also requires the Evidence Report to set out the housing needs of the population of the area, including the desirability of allocating land for the purposes of resettlement; and the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population.

The principal purposes of this report are to:

1. Provide an overview of the East Renfrewshire Green Belt;
2. Outline the Policy Context;
3. Provide an overview of Green Belt Reviews;
4. Provide an overview of Landscape Character;
5. Provide an overview of Scottish Government Urban Rural Classification 2020;
6. Provide an overview of the approach towards Rural Homes;
7. Provide a summary of Green Belt Monitoring; and
8. Set out implications for LDP3.

1) Green Belt Overview

East Renfrewshire covers an area of approximately 17423 hectares and exhibits a diverse range of environments. The north of the area comprises the urban areas of Giffnock, Newton Mearns, Clarkston, Busby, Thornliebank and Barrhead. These areas have a distinctive and largely suburban character which forms part of the southern conurbation of Glasgow.

There is also an extensive rural hinterland to the south which provides an attractive setting for the urban areas and within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located.

The landscape of East Renfrewshire, immediately to the south of Scotland's largest city, faces a contrasting set of pressures. Most of the landscape within East Renfrewshire is designated as Green Belt or countryside. This is in recognition of the importance and inherent sensitivity of this landscape as a setting for the urban area. In addition to this sensitivity there is the value of this landscape offering recreational opportunities and a contrast of landscape in relation to the adjacent urban landscape. It comprises a range of land uses including farmland, woodland and water bodies. In addition, it forms part of the green network and provides significant recreational opportunities including Dams to Darnley Country Park, Rouken Glen Park, access routes and golf courses and contrast in relation to the adjacent urban landscape, including Glasgow. Opposing this there is the requirement for developable land to meet housing and economic needs.

East Renfrewshire is an area of high housing demand in close proximity to Glasgow. There is therefore pressure on the Green Belt and countryside for new development, particularly residential development. Services, transport and necessary infrastructure are primarily located in urban areas making development here broadly more acceptable than in the countryside. The Council does recognise, however, that not all new development will be located within the urban area. The Council remains committed to preventing spread of urban areas into the open countryside and the green network. The Green Belt is a key planning tool that is instrumental in guiding planned growth to the most appropriate locations and assisting the process of regeneration through encouraging the re-use of urban brownfield land.

All undeveloped land in Scotland is given a classification for its Capability for Agriculture using 7 grades of land starting at 1 for the best agricultural land with minimal constraints to grade 7 the least favourable farming land with severe constraints. There is no land classified as prime agricultural, classes 1 to 3 land in East Renfrewshire. In East Renfrewshire the areas of peat soils are classified as non- prime agricultural land ranging from agricultural grade 5 to agricultural grade 6. Much of the class 5 peat land has historically been improved for grazing. More detail on peat and soils is set out in the Soils Topic Paper.

2) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 outlines that Local Development Plans should consider using Green Belts, to support their spatial strategy as a settlement management tool to restrict development around towns and cities. Green Belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside.

Green Belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as Green Belt. Detailed Green Belt boundaries should be based on evidence and should be clearly identified in plans.

Policy 17 outlines that LDPs should be informed by an understanding of population change over time. LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth.

Policy 8: Green Belts

Policy Intent:

To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.

Policy Outcomes:

- Development is directed to the right locations, urban density is increased, and unsustainable growth is prevented.
- The character, landscape, natural setting and identity of settlements is protected and enhanced.
- Nature networks are supported and land is managed to help tackle climate change.

Policy 17: Rural Homes

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

Policy Outcomes:

- Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.
- Homes are provided that support sustainable rural communities and are linked with service provision.
- The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.

East Renfrewshire adopted Local Development Plan 2 (March 2022)

[LDP2](#) (CD 206) aims to seek to ensure that the green belt continues to protect the character, identify and setting of the urban areas. Within the green belt and countryside, limited development is only permitted and should complement and protect the rural character. There is continued emphasis on protecting rural communities and diversifying the rural economy.

Policy D3 seeks to restrict development in the green belt and countryside around towns to appropriate uses. This includes agriculture; forestry; equestrian; countryside recreation and active travel; outdoor leisure and tourism, including holiday accommodation; economic and farm diversification; and renewable energy and infrastructure such as minerals, digital communications infrastructure and electricity grid connections that have a site specific and operational need for a rural location.

3) Green Belt Reviews

Most of the land within East Renfrewshire is designated as either Green Belt or countryside around towns as shown on the [interactive map](#). (CD 242) A Green Belt review was carried out in 2002 in advance of the East Renfrewshire Local Plan (2003). This study surveyed the entire length of the inner Green Belt boundary and allowed the release of Green Belt for urban expansion at Barrhead and Newton Mearns.

A further Green Belt review was undertaken to inform the preparation of the 2011 adopted Local Plan. A Green Belt Landscape Character Assessment (LCA) was prepared for the Council by Land Use Consultants (LUC) in 2005 and reflected the growing awareness of the value of the countryside adjoining settlements, and the contribution that these landscapes make to the quality of life.

A key aim of the study was to develop a fuller understanding of the character and quality of these areas, providing the basis for measures to conserve, enhance or restore the landscape. At the same time, it is recognised that there is often a need to control and manage future development pressure. An understanding of the landscape resource, and its interaction with existing urban areas, is critical in developing policies which promote the most sustainable patterns of development. The 2005 LCA resulted in a few minor boundary changes.

The East Renfrewshire adopted Local Development Plan (LDP1) (June 2015) also reviewed this boundary utilising the 2005 LCA. This review provided opportunities for significant new development through Strategic Development Opportunities to meet housing needs but also put in place a robust and defensible boundary, providing a defence to unplanned growth and reflecting a long-term settlement strategy. Several sites were released from the Green Belt in LDP1, both larger master plan sites such as Maidenhill and Barrhead South and smaller individual proposals such as at Neilston. This boundary and approach were supported by the Reporter at the Examination to LDP1.

An updated Green Belt and Landscape Character Assessment (CD27) was undertaken in 2016 by LUC and informed the Strategy and Green Belt boundary for LDP2. The key aspects of this are summarised in the remainder of this topic paper in tables (1-3) and figures (1-3) and the [interactive map](#).

The Development Strategy of the adopted [LDP2](#) provided the framework for managing change and shaping how the area will develop in the future. LDP2 promoted a compact strategy of consolidation and regeneration of existing places and communities, with a focus on brownfield and vacant sites. LDP2 also identified a sufficient and generous long term housing land supply to meet the housing land requirements of Clydeplan (2017) and Scottish Planning Policy (2014). The Plan carried forward development opportunities identified in LDP1 but did not propose any new housing sites or amendments to the Green Belt boundary.

Consequently, LDP2 did not result in any additional impact on the Green Belt and landscape character of the area. The LDP2 strategy sought to ensure that the Green Belt continued to protect the character, identity and setting of the urban areas. Only minor amendments were made to the Green Belt boundary in this Plan.

The Green Belt shown in LDP2 covers the majority of the land outside the urban area in East Renfrewshire, with remaining areas (concentrated to the south of the authority) covered by a countryside around towns designation. The Reporter to the [LDP2 Examination](#) (CD 248) supported the Council's position that there was a sufficient housing supply to meet the housing land requirement and, consequently, there was no need to release any further Green Belt land for

housing in or around settlement edges. The Reporter also concluded that *'I find that the form of the Green Belt boundary tightly drawn around urban areas is reasonable in these circumstances'*.

As LDP2 did not make any additional allocations into the Green Belt and as there have been no major proposals granted that would impact upon the Green Belt or landscape character it is viewed that the 2016 LCA remains relevant and the most up to date evidence base to inform LDP3 and potential spatial growth options.

From the above, it can be seen that the Green Belt in East Renfrewshire has evolved and changed since 2002. Successive development plans have undertaken reviews of the boundaries of the Green Belt and releases have been promoted to allow for long term development where deemed necessary. There has been a large degree of continuity in the purpose and objectives of the Green Belt locally, and success in achieving those objectives. It is considered that Green Belt remains an important element of the Proposed Plans Development Strategy for LDP3.

4) Landscape Character Assessments

The landscape character of East Renfrewshire has been assessed through three landscape character assessments, the Glasgow and Clyde Valley Landscape Assessment (1999) which was further augmented by the East Renfrewshire Landscape Character Assessment (2005) and in turn by the review of this assessment in 2016. These are summarised below.

Glasgow and Clyde Valley Landscape Character Assessment (1999)

The East Renfrewshire LCA broadly reflects the characterisation and delineation of landscape character types as defined in this regional Assessment (1999) prepared by LUC.

The Glasgow and Clyde Valley Landscape Assessment provides a broad consideration of landscape character covering the East Renfrewshire Council area. At this level the landscape of East Renfrewshire has been classified into 5-character types of:

- LCT3 Urban greenspace – landscapes under stress, such as the Hurllet;
- LCT5 Plateau farmland – rural character is suffering, tree cover declining, such as areas around Barrhead;
- LCT6 Rugged upland farmland – Rugged landform, dominance of pastoral farming. This is seen in areas around Neilston;
- LCT12 Upland River valley – distinctive character requiring conservation and enhancement. This can be seen in Neilston, around Loch Libo;
- LCT18 Plateau moorland – a sense of apparent naturalness and remoteness. This is typified by the Ayrshire rim, north of Barrhead.

However, key characteristics relate to the landscape of the much wider Glasgow and Clyde Valley area, and as such some characteristics and issues noted may not be found in the East Renfrewshire landscape.

These landscape character types can be viewed at: [NatureScot National Landscape Character Assessment](#) (CD 058)

Green Belt Landscape Character Assessment Review (November 2016) (CD 243)

The review of the 2005 Green Belt Landscape Character Assessment retained the format and sections of the original document and provided updated information where required and includes some additional sections:

- Amendments to the landscape character area descriptions to reflect new development since 2005, including Green Belt release;
- Minor changes to the evaluation framework of landscape character areas against Green Belt objectives to reflect the updated policy framework since 2005;
- Revised and updated text on the existing inner Green Belt boundaries, including categorisation of features, definition, strength and robustness;
- Settlement based descriptions of the key features and characteristics that define the landscape setting of the settlements and urban areas of East Renfrewshire and their importance;
- Collation of the assessment values for landscape sensitivity, visual sensitivity, landscape value, and the combined effect of these factors;

- Identification and discussion of the visual quality of key gateways into and out of the urban area;
- Identification of areas with opportunity and constraints for development in landscape terms;
- Consideration of the potential cumulative impact of development on the landscape and settlements;
- Recommendations on measures for improving the defensibility of the Green Belt boundary and landscape setting of settlements; and
- Recommendations for improving accessibility to the Green Belt and the green network.

The landscape has been classified into 18-character types based on distinct combinations of characteristics. The character types typically draw out the more subtle differences in topography and physical features across the landscape of East Renfrewshire and have been subdivided into 52 unique character areas, each with a specific geographical location.

Landscape Character

Several visual gateways were identified within East Renfrewshire which highlight the movement from one type of landscape to another such as from urban to rural, or from upland to lowland.

Gateways which are particularly pronounced are those which highlight a transition in more than one aspect such as from urban to rural and upland to lowland, and as such are key features in signifying arrival at a certain place or landscape and are important in contributing to first impressions of a settlement or landscape.

Identifying and maintaining the clarity of the steps in separating areas of settlement is of paramount importance to the setting of the urban areas and individual settlements. This also provides opportunities for reinforcing the strong visual interrelationships between the urban and rural landscape and between settlements.

Landscape Evaluation

The landscape of the Green Belt has been evaluated to inform the assessment of sensitivity in terms of opportunities and constraints for development. The landscape and visual sensitivity criteria are based upon the 2005 report. In addition, the evaluation has also sought to consider the Green Belt landscape both in terms of the robustness of the inner Green Belt edge and the extent to which the landscape and visual character reflect the aims and objective of Green Belt designation and current policy as shown in Table 3.

The following tables and figures (CD 243a) identify the three main classifications for evaluation namely: Landscape Sensitivity (Table 1 and Figure 1), Visual Sensitivity (Table 2 and Figure 2) and overall Green Belt Sensitivity (Figure 3).

Table 1: Landscape Sensitivity Criteria

<p>Landscape Sensitivity</p> <p>Scored in terms of High, Medium to High, Medium, Low to Medium, or Low.</p>	<p>Overall classification of the inherent sensitivity of the landscape resource in terms of landscape character as a whole and individual elements contributing to character, considering the robustness of the landscape and the extent to which it can accommodate change without adverse impacts on character.</p>
<p>Strength of Typical Character</p>	<p>The individual elements that contribute to character, their significance and their vulnerability to change.</p>
<p>Condition/Intactness</p>	<p>The overall quality and condition of the landscape in terms of its intactness, representation of typical character and condition or state of repair of individual elements contributing to character.</p>
<p>Scenic qualities</p>	<p>Landscape experience discussing attributes such as the scale, level of enclosure, diversity, colour, form, line, pattern and texture of the landscape.</p>

Source: Table 4.1 LCA (2016)

Table 2: Visual Sensitivity Criteria

<p>Visual Sensitivity</p> <p>Scored in terms of High, Medium to High, Medium, Low to Medium, or Low.</p>	<p>Overall classification of the inherent sensitivity of the visual resource in terms of the views within the character area, and the intervisibility of the character area within the wider rural and urban landscapes.</p>
<p>General Visibility</p>	<p>Primarily a function of the landform and presence of potentially screening land cover, especially trees and woodland.</p>
<p>Population</p>	<p>Numbers and types of people who are likely to perceive the landscape and any changes occurring within it.</p>
<p>Mitigation Potential</p>	<p>The potential scope to mitigate the visual effects of any change that might take place, using appropriate methods.</p> <p>(Therefore, the scoring system here is actually the converse in meaning to the above criteria, with a score rated 'High' indicating reduced visual sensitivity and a greater scope for landscape mitigation to create a landscape that could support development). For example, in an historic landscape the visual sensitivity may be High due to the strong lines of trees, but the mitigation potential may be Low as it would be difficult to replace mature tree lines that are of historical importance. This aspect has been taken into consideration in the evaluation of visual sensitivity.</p>

Source: Table 4.2 LCA (2016)

Table 3: Revised Green Belt Criteria

Primary criteria	Secondary criteria	2005 report Green Belt criteria
Green Belt criteria scored in terms of Strong, Moderate to Strong, Moderate, Weak to Moderate or Weak		
Role in protecting and enhancing character of the settlement	What is the relationship between the scale and form of the settlement and the landscape, landscape patterns and landscape features? How important is the LCA to the character of the settlement? (score)	Provision of containment
Role in protecting and enhancing the landscape setting of the settlement	How important is the visual relationship between the LCA and the settlement? (score)	Contribution to settlement setting
Role in protecting and enhancing the identity of the settlement	How important is the LCA in preventing coalescence? (score)	Clarity of separation
	How important is the LCA in providing strong gateways to the settlement, particularly in relation to transport routes? (score)	
	What are the inner Green Belt boundaries composed of, and how robust are these? (score) What opportunities are there for enhancing the boundary to increase robustness?	Robustness of boundaries
Role in protecting and providing access to open space.	How important is the LCA in providing recreational open space or access routes? (score) What opportunities are there to increase accessibility of the Green Belt?	Contribution to Green Corridors

Source: Table 4.3 LCA (2016)

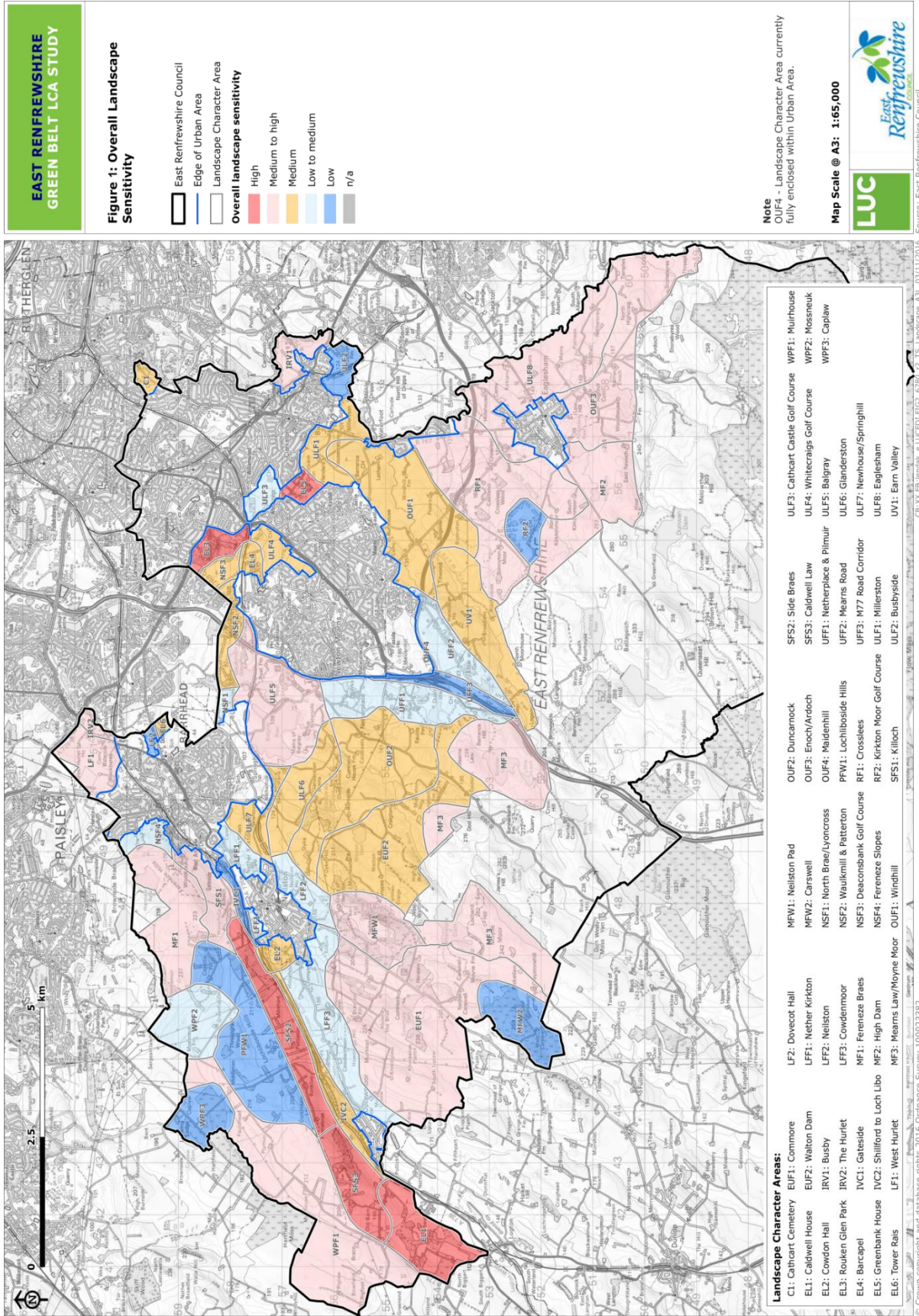
The following three Figures are sourced from the LCA (2016) Figures 2, 3 and 4.

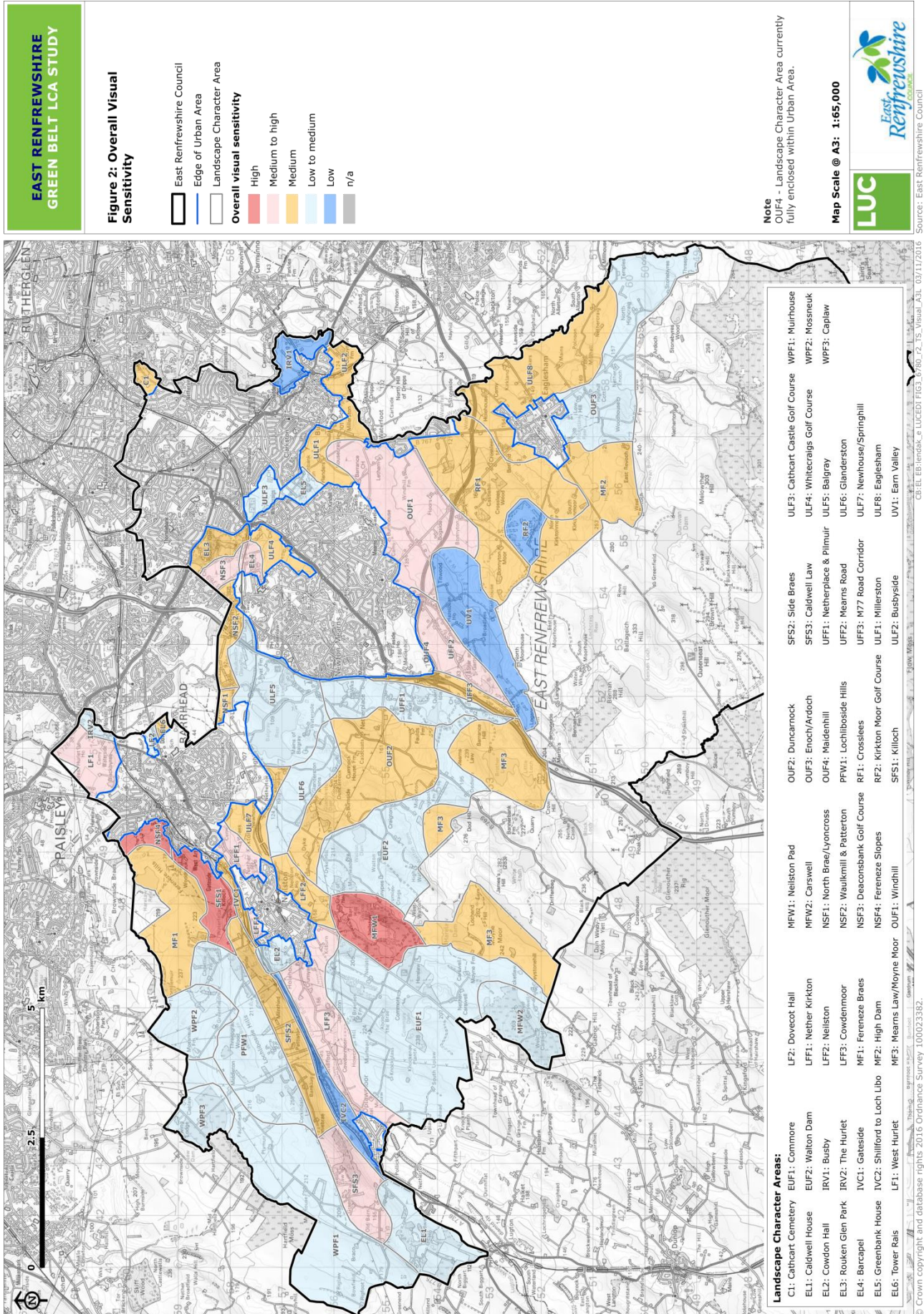
Figure 1: Overall Landscape Sensitivity

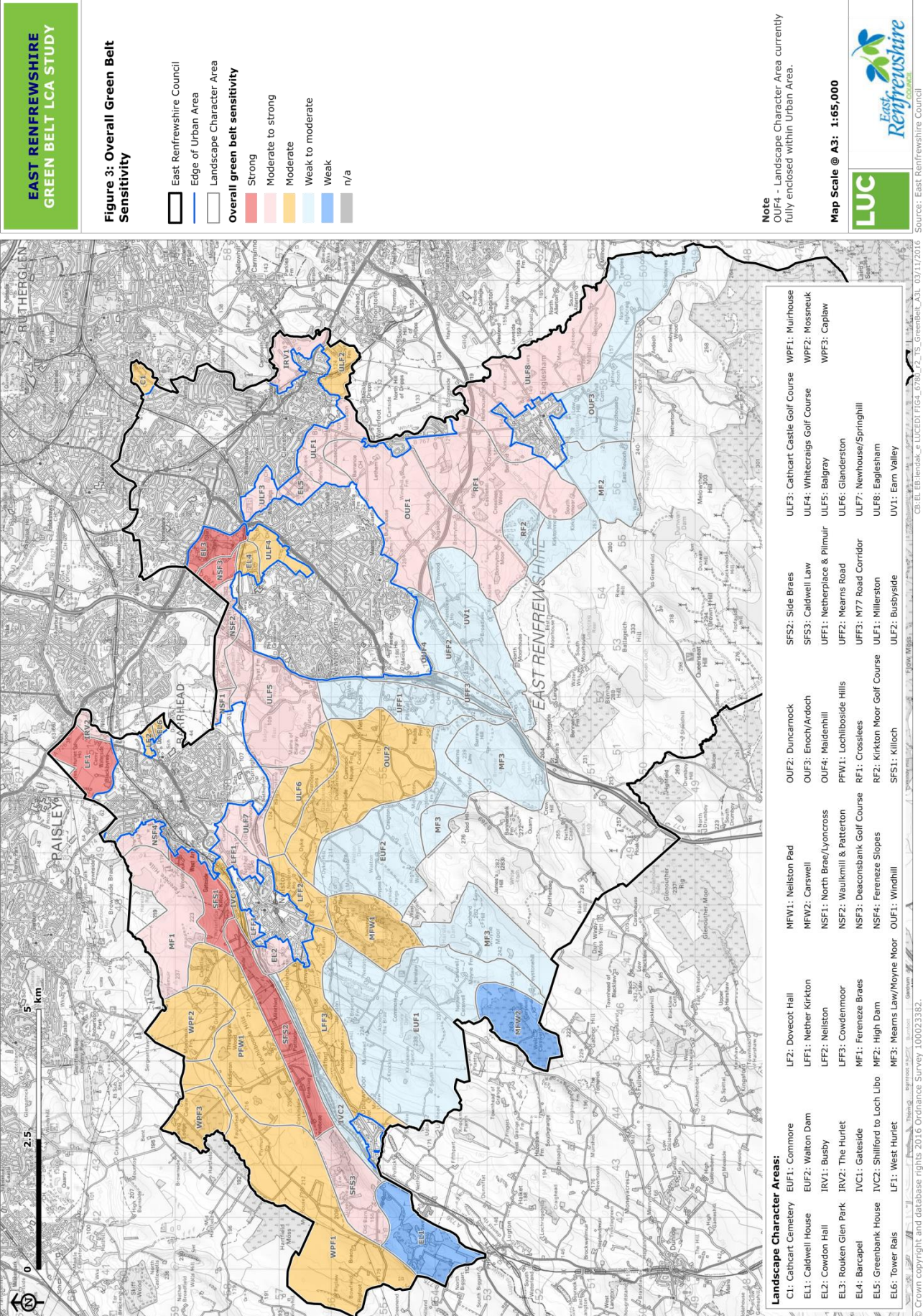
Figure 2: Overall Visual Sensitivity

Figure 3: Overall Green Belt Sensitivity

These figures can also be viewed on the [interactive map](#).







Area Summaries

The LCA sets out a summary for each settlement identifying the key features and characteristics of its landscape context. This is summarised in section 5 of the report. The report draws together the findings from the updated LCA and evaluation and provides:

- A summary for each settlement / urban area setting out the key features and characteristics of its landscape context;
- Analysis of the ZTV to identify the visual relationship of which LCA and which parts of each LCA are important to the settlements and why;
- Description of the key gateways into and out of the urban area;
- Analysis of inner Green Belt boundary and its relationship with the surrounding Green Belt land including mapping of the robustness of the inner Green Belt boundary and description of opportunities for enhancement;
- Description of areas with possible landscape capacity for development, and possible landscape enhancement measures; and
- Mapped thematic presentation of key access opportunities by LCA.

A summary of Areas with opportunities for development in landscape terms is set out in table 4

Table 4: Settlement Summaries

Location	Settlement Summaries – Areas with opportunities for development in landscape terms
Barrhead North	The northern edge of Barrhead is influenced by the long views from the Grahamston Road and the rising land at St Conval's cemetery. This landscape area plays a key role in providing separation with Glasgow to the north and as part of a wider network of green space between the settlements.
Barrhead East	The eastern boundary is formed by the Lavern Water, the local authority boundary and the new settlement boundary. As such it is relatively constrained in landscape terms, as the new settlement boundary extends east onto the north facing slopes at Dams to Darnley Country Park.
Barrhead South	The full extent of this settlement edge is defined by the railway line which provides a robust physical feature between the settlement and the rising ground to the south.
Barrhead West	In landscape terms the western edge of the settlement is constrained by the steepness of the slopes and the prominence of development beyond the existing settlement boundary. To the south in the valley landscape development would result in visual coalescence between the new development within the new settlement at Neilston and any development to the north.
Busby	To the east of Busby, the incised valley landform provides physical and perceptual separation between Busby and Carmunnock, and has a strong rural character. To the south of Busby, the boundary edge for the settlement which extends alongside the White Cart Water is delineated by a thick tree belt which reinforces the form of the watercourse. Parts of the settlement edge are

	weaker to the immediate east of the railway, but become more robust closer to East Kilbride Road where they are reinforced by woodland. Views into the landscape area from the East Kilbride Road are limited by the rise of the landform before it drops into the valley, however this area is perceived from the railway, where the undulating lowland farmland forms part of the landscape providing separation between Busby and Thorntonhall.
Clarkston	The boundary edge at Williamwood High School is formed by a belt of maturing trees and the landscape to the south of this area is strongly constrained in landscape terms by its role in providing physical and perceptual separation between Clarkston and Waterfoot. Between the B767 and High Flenders Road the settlement boundary is relatively weak, being formed by rear gardens and field boundaries. However, the settlement boundary also adjoins a small-scale shallow valley which provides a change in slope and aspect to the south, effectively providing a clear landscape change from the settlement edge. This would mean development beyond this would relate poorly to the existing settlement. The landscape area also forms part of a larger green wedge which extends between Clarkston and Newton Mearns, providing separation between the two areas.
Eaglesham	To the north of Eaglesham the distance to the GSO and beyond to Waterfoot is relatively short, and the landscape here is significant in maintaining the physical and perceptual separation of the two settlements. To the south and east adjacent to Strathaven Road the settlement boundary is weak and would benefit from enhancement. Although landform does not provide a natural boundary edge and there is no alternative existing landscape feature which could form an alternative boundary. Small scale development could be accommodated in this area. A new settlement edge which was aligned with the settlement edge to the west of Strathaven Road would enhance the southern boundary of the settlement. Potential landscape capacity for development was identified to the south of Holehouse Road extending to the Eaglesham Burn. Development within this area would be contained within the existing settlement form as it extends to the northeast. Riparian enhancement along the route of Eaglesham Burn could be implemented to form a new settlement edge.
Neilston	To the northeast of the settlement, LFF1 Nether Kirkton plays a significant role in the visual and physical separation of Neilston and Barrhead and is sensitive to development which reduces this gap. To the south, the landform rises and becomes more complex, making this area more visually sensitive to development. There are potentially small-scale opportunities for infill development at the settlement edge.
Newton Mearns North	Part of the northern boundary is formed by the strong feature of the railway line, and to the north of this, a low rise further contains the visibility of the settlement edge. Beyond, the north facing slopes at Patterton are relatively prominent, although the Park and Ride facility introduces urban elements into the landscape. The new housing development at Patterton is contained by the woodland and landform which surround the settlement lying within the shallow south facing slopes. South of Barcapel, woodland boundaries are a feature of the landscape pattern and settlement edge and reduce the

	overall visibility of this landscape and small-scale development could potentially be accommodated in some locations, within the shallow valley landform of the Auldhouse Burn.
Newton Mearns East	The settlement edge adjoins an area which forms an important green wedge extending into the settlement and providing separation between Newton Mearns and Clarkston. The landscape also provides the setting for Greenbank Garden, although this is largely defined by the peripheral tree planting.
Newton Mearns South	The A726 provides a strong boundary feature. To the east of this, the landform undulates and falls towards the shallow valley of the Earn Water, which is an indistinct landscape feature within the varied landform. Small pockets on the settlement edge may be able to accommodate development in landscape terms, however there is a lack of clear alternative boundary features which could form a new settlement boundary.
Newton Mearns West	The entirety of the settlement boundary is defined by the M77 motorway which forms a robust boundary.
Thornliebank/ Williamwood	The settlement edge for this area is constrained in landscape terms by the important landscape feature of Rouken Glen Park. Cathcart Castle Golf club forms part of a relatively narrow landscape providing physical separation between Newton Mearns and Williamwood. The low hills to north of Flenders Farm provide a natural edge to the settlement at Clarkston, along with the rising ground to the south.
Uplawmoor	The settlement of Uplawmoor is located above the steep valley sides to the northwest and bounded by the dismantled railway and shallow valley of the Cast Burn to the east. To the south the wooded course of the Pollick Burn also provides a robust boundary feature. The settlement edge is constrained by landform, watercourses and woodland.
Waterfoot	To the south of Waterfoot the separation with Eaglesham is particularly relevant in relation to the prominent southern boundary of Waterfoot, and the significant urban influences of the roundabout and GSO. These features have the effect of reducing the perceptual separation between the two settlements. In the south of the settlement, the western boundary of Waterfoot along the B767 is clearly delineated by the estate wall, which enhances the perception of Waterfoot as a linear settlement. The northern area of Waterfoot north of Floors Road does not follow the linear settlement pattern, extending out to the west. However, this area is located within the broader landform of the valley of the White Cart Water. Development to the west of the existing settlement would begin to rise up from the constraining edge of the valley landform, affecting the perception of the settlement form.

5) Scottish Government Urban Rural Classification 2020

The [Scottish Government Urban Rural Classification](#) (CD 118) provides a consistent way of defining urban and rural areas across Scotland. The classification is based upon two main criteria:

- population, as defined by the National Records of Scotland (NRS); and
- accessibility, based on drive time analysis to differentiate between accessible and remote areas in Scotland. The classification is available in multiple forms, including a 6-fold classification which distinguishes between urban, rural, and remote areas through six categories.

The population criteria are derived from the Settlements dataset produced by NRS, which defines areas of contiguous high-density postcodes that make up a Settlement. Using the population thresholds of 125,000, 10,000 and 3,000 people, Settlements can be grouped into the following categories:

1. Large Urban Areas - populations of 125,000 or more
2. Other Urban Areas - populations of 10,000 to 124,999
3. Small Towns - populations of 3,000 to 9,999
4. Rural Areas - populations less than 3,000

Accessibility is measured in terms of drive times to an urban area. This is done by calculating 30- and 60-minute drive times from the population weighted centroids of Settlements with a population of 10,000 or more (i.e. Large and Other Urban Areas). The results allow areas to be classified in terms of accessibility by the following categories:

1. Accessible - Areas within a 30-minute drive time of a Settlement with a population of 10,000 or more.
2. Remote - Areas that are more than a 30-minute drive time (6-fold classification), from a Settlement with a population of 10,000 or more.

Table 5: Scottish Government Urban Rural Classification, 6-fold

Class	Class Name	Description
1	Large Urban Areas	Settlements of 125,000 people and over.
2	Other Urban Areas	Settlements of 10,000 to 124,999 people.
3	Accessible Small Towns	Settlements of 3,000 to 9,999 people, and within a 30-minute drive time of a Settlement of 10,000 or more.
4	Remote Small Towns	Settlements of 3,000 to 9,999 people, and with a drive time of over 30 minutes to a Settlement of 10,000 or more.
5	Accessible Rural Areas	Areas with a population of less than 3,000 people, and within a 30-minute drive time of a Settlement of 10,000 or more.
6	Remote Rural Areas	Areas with a population of less than 3,000 people, and with a drive time of over 30 minutes to a Settlement of 10,000 or more.

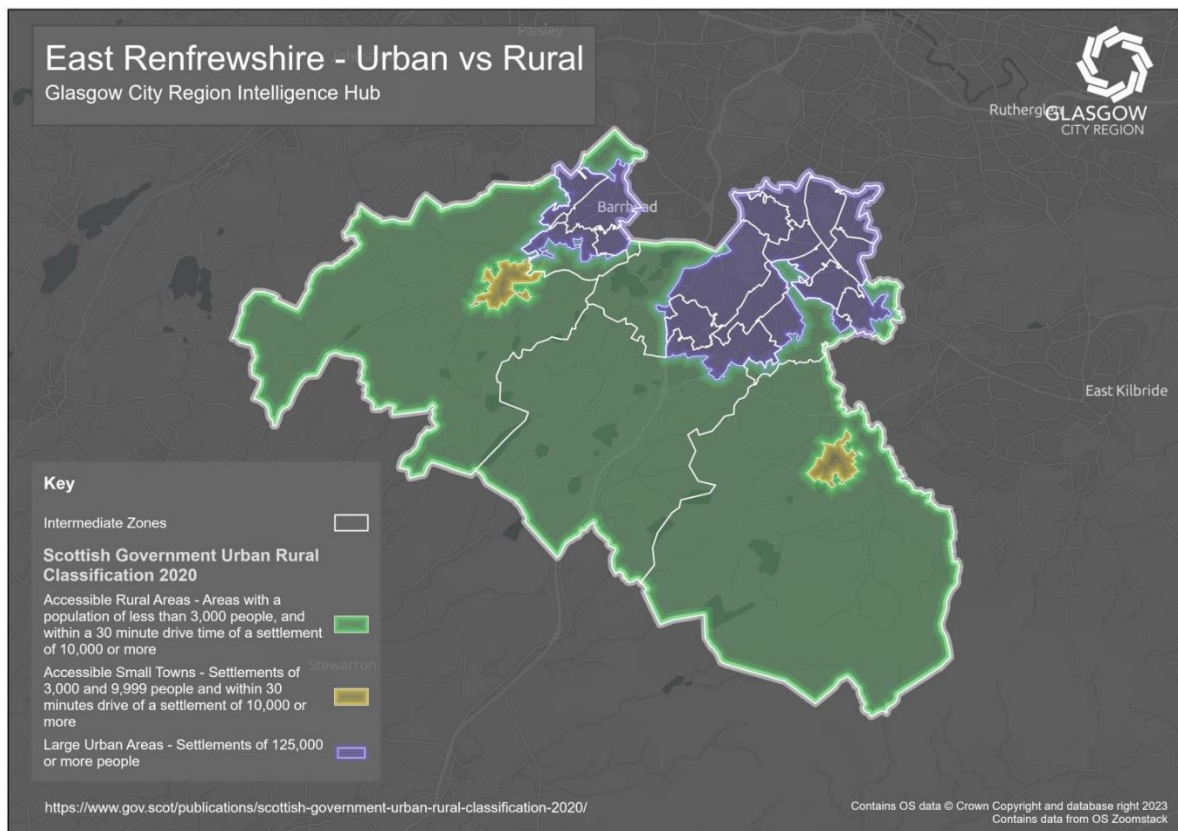
Figure 4 and the [interactive map](#) shows that the majority of East Renfrewshire falls within the accessible rural areas category. However, the majority of the population is located within the large urban areas category. This pattern reflects the split in urban and rural land in the area. The Percentage of population in each Urban Rural Classification at 2016 and 2020 is shown in Table 6.

Table 6: Percentage of population in each Urban Rural Classification

Class	Class Name	% Population 2016	% Population 2020
1	Large Urban Areas	68.6	87.2
2	Other Urban Areas	18.8	0
3	Accessible Small Towns	9.1	9
4	Remote Small Towns	0	0
5	Accessible Rural Areas	3.5	3.8
6	Remote Rural Areas	0	0

Source: Percentage Population Estimates by Urban Rural Classification – NRS Mid- 2016 and mid - 2020

Figure 4: Urban Rural Classification



6) Rural Homes

The rural hinterland to the south of East Renfrewshire comprises the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham which perform a valuable role providing services and facilities for their local communities. The local services and facilities offered by each settlement differ; where some provide key everyday services and facilities, often complimenting the larger urban areas to settlements with limited services or facilities. LDP2 promotes infill development compatible with local character and function within these settlements to maintain or enhance existing services and facilities.

The Rural Settlement Profiles (SD 005) and the 'Local Living' Topic Paper provide an overview of the level of services and facilities in each settlement and issues highlighted through the Place Survey Engagement.

NPF4 Policy 17 states that '*LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas*'. As shown in Tables 1.5 – 1.7 of the Socio-Economic Topic Paper, and summarised in table 7 below, there has been a general trend of increasing population in the rural settlements, although the population in Neilston has marginally reduced. None of the rural settlements have experienced a significant reduction in their population. Table 1.7: of the Socio-Economic Topic Paper, shows the breakdown for each settlement. All communities have experienced an increase in people aged 65+.

As highlighted earlier in this paper, the main pressure within the Green Belt and countryside comes largely from the desire for new homes in a rural setting and from those who wish to work and live in the countryside. Policy D3 'Green Belt and Countryside around Towns (CAT)' of the current LDP2 deals with development in both the Green Belt and wider rural area, setting out the circumstances in which it may be allowed. The policy is clear that within the Green Belt and countryside, limited development will only be permitted and should complement and protect the rural character. The restrictive approach to housing development in the rural areas was justified because the plan area is subject to ongoing development pressures.

The sustainability of the rural economy is also important, and the Council will seek to support appropriate development in the Green Belt and rural areas. There is a continued emphasis on protecting rural communities and diversifying the rural economy.

Annual monitoring of applications in the Green Belt since 2019 is shown in Table 8 below.

The Local Living Topic Paper highlights that the challenges of providing additional services and facilities in rural areas and that locating services strategically to serve a group or cluster of settlements needs to be considered through LDP3. Additionally, the provision of additional housing to support the viability of services and the delivery of new services through limited expansion of rural settlements also needs to be considered through the spatial options for LDP3.

Table 7: Rural Settlement Population Change 2011-2022, all ages

Settlement	2011 Population	2022 Population	% Change
Rural population	1660	1677	1.0
Eaglesham	3000	3401	13.4
Neilston	5335	5284	-1.0
Uplawmoor	526	731	39.0
Waterfoot	1315	1350	2.7

Source: 2011 and 2022 Census

7) Green Belt Monitoring

The council covers a total area of approximately 17,423 hectares. The area classified as urban in the Local Development Plan 2 spans approximately 2,810 ha (approximately 16% of the council area) with the total area of land identified as Green Belt as 9077 has (52%).

Past trends since the adopted 2003 Local Plan show an increase in the urban area. Since 2011 there has been an increase in urban area and loss of Green Belt due to the urban expansion around Newton Mearns, Barrhead South and Neilston where land was released from the Green Belt for development, resulting in a reduction of the Green Belt approximately 176ha.

Annual monitoring shows that since 2019 114 applications for development have made in the Green Belt area in accordance with the strategies of LDP1 and LDP2. Of this total 16 applications for residential development were approved and 11 refused. The number of applications received and granted in the Green Belt are given in Table 8 below.

Table 8: Planning Applications in the Green Belt

Year	Number of applications in the Green Belt*	Number of applications granted permission in the Green Belt	Number of applications refused permission in the Green Belt
2019/20	14	12 (3)	2 (0)
2020/21	24	18 (4)	6 (4)
2021/22	27	25 (3)	2 (1)
2022/23	34	29 (4)	5 (4)
2023/24	15	13 (2)	2 (2)
Total	114	97 (16)	17 (11)

** Types of application ranges from new residential development, erection of extension to existing development, wind turbines and agricultural uses. These applications do not result in loss of Green Belt at the urban edge.*

The majority of residential applications approved have been for single houses of which 3 were specifically for agricultural workers' homes. One application was approved for 3 plots. Major applications approved include a retirement village at Newton Mearns on the site of a former dye works; erection of a cycle hub/hire centre and 8 bothys, tourism proposal foreco-pods; Indoor golf facility at Whitecraigs Golf Club; and the upgrade and realignment of Aurs Road to be delivered as part of the City deal project.

Of the 11 applications refused, 4 were for single homes, and 3 applications were for 2 plots each. Major applications refused included 2 proposals at Hazelden Riding School, a proposal for 17 flats following the demolition of the equestrian centre and stables and a subsequent application for 5 dwellings; the restoration, alteration and conversion of Caldwell House to form a care home, assisted living flats and ancillary facilities which was also refused on appeal; and remodelling works to alter Eastwood Golf course to 12-holes, development of woodland retreat and erection of 6 houses (a revised application has subsequently been submitted reducing the number of houses to 3 but to date no decision has been issued).

8) Implications for the LDP3 Proposed Plan

The East Renfrewshire Green Belt has been a successful strategic management tool in guiding new development and ensuring that the landscape setting and identity of settlements has been protected. Its integrity has been assessed and tested through successive LDP examinations, with adjustments made when required to meet housing requirements. As LDP2 did not make any additional allocations into the green belt and as there have been no major proposals granted that would impact upon the green belt or landscape character it is viewed that the 2016 Landscape Character Assessment (LCA) remains the most up to date evidence base to inform LDP3 and potential spatial growth options.

The housing topic paper sets out the Housing Land Requirement for the East Renfrewshire area over a 10-year period. The Green Belt continues to be subject to development pressure at the urban fringe. The Landscape Character Assessment (LCA) and other supporting landscape studies, Site Assessment Framework and SEA will be crucial in identifying potential spatial options for the Proposed Plan to meet these housing requirements and will be used, if growth cannot be fully accommodated in the urban area, to identify opportunities on the land most suitable and capable of accommodating development on land out-with the urban area. Assessment will be undertaken alongside the availability of infrastructure and meeting Local Living requirements.

The LCA forms form a critical component of the Site Assessment Framework (SD 001) and will be used to assess proposals submitted as part of the 'call for sites' process that will be undertaken after the evidence report has been through Gate Check stage. This includes landscape and visual sensitivity, coalescence and long-term integrity of the Green Belt.

NPF4 identifies Green Belt areas under Policy 8 and the wider rural area under Policy 17. Through LDP3 we will amend the references used to reflect NPF4 and the policy approach to be taken within each to align with NPF4.

The Local Living Topic Paper highlights that rural areas generally have poorer access to public transport and more limited access to services and facilities. Application of the concept of Local Living is also more challenging in the rural areas and that locating services strategically to serve a group or cluster of settlements needs to be considered through LDP3. The paper notes that provision of additional housing in rural settlements to support the viability of existing services and the delivery of new services also needs to be considered. The sustainability of the rural economy is also important, and the LDP3 should seek to support appropriate development in the Green Belt and rural areas. Further information on each rural settlement is set out in the Rural Settlement Profiles (SD 005).

LDP3 Evidence Report

Topic Paper 007: Brownfield, Vacant, Derelict and Contaminated Land

September 2024



Topic Paper 007: Brownfield, Vacant, Derelict and Contaminated Land

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information about Vacant and Derelict Land (VDL) in relation to the development of East Renfrewshire. This topic paper provides the location of vacant and derelict sites, data on the make-up of VDL, identifies trends in the re-use of VDL and places this information within the framework of policies and guidance regarding brownfield sites. An overview of contaminated land and major accident Hazard establishments and / or pipelines is also shown.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to:

- set out the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and the principal purposes for which the land is used.

Regulation 9 of the Act requires the Evidence Report to:

- have regard to the location of Major Accident Hazard establishments and / or pipelines.

The principal purposes of this report are to:

1. Outline the Policy Context;
2. Provide data on vacant and derelict land in East Renfrewshire;
3. Provide an overview of contaminated land;
4. Provide an overview of Major Accident Hazard establishments and / or pipelines; and
5. Set out implications for LDP3.

1) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is the key document that will inform the next LDP with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 states a renewed focus on reusing vacant and derelict land to help limit the new land that we build on. Where derelict land is in urban areas, its development supports sustainable futures for towns and the principles of 20-minute neighbourhoods. This strategic aim of NPF4 is particularly relevant to Barrhead and Thornliebank where there are large areas of derelict land within a short distance of facilities and public transport.

The LDP Guidance requires the Evidence Report to provide details of areas of brownfield land including vacant and derelict land and empty buildings; Vacant and Derelict Land Survey returns; and Buildings at Risk Strategies. This Topic Paper focuses upon the vacant and derelict land theme. Buildings at Risk are also addressed within the Historic Assets and Places Topic Paper.

Policy 9: Brownfield, vacant and derelict land and empty buildings

Policy Intent:

To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Policy Outcomes:

- Development is directed to the right locations, maximising the use of existing assets and minimising additional land take.
- The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive greenspace are realised where appropriate.
- Derelict buildings and spaces are regenerated to improve wellbeing and transform our places

Policy 23: Health and safety

Policy Intent:

To protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

Policy Outcomes:

- Health is improved and health inequalities are reduced;
- Safe places protect human health and the environment; and
- A planned approach supports health infrastructure delivery.

This theme is explored in detail under the Health and Well Being Topic Paper with discussion on the location of Major Accident Hazard establishments and / or pipelines set out under Section 4 of this paper.

East Renfrewshire Adopted Local Development Plan 2 (LDP2) (2022)

'Policy E10: Vacant, Derelict, Contaminated and Unstable Land' of the adopted [LDP2](#) (CD 206) supports the redevelopment of vacant and derelict land and buildings stating this as a key theme in the overall development strategy. Bringing vacant sites back into productive use will support regeneration, improve the surrounding environment and reduce the need for developing greenfield sites. The Council has been proactive in promoting vacant and derelict sites (approximately 92%) are identified for development or have a current planning consent and are therefore already counted as part of the existing housing and employment land supplies.

LDP2 is supportive of the temporary greening of vacant and derelict sites to bring about environmental improvements and kick start site regeneration.

East Renfrewshire Economic Development Delivery Plan 2023-2025

The Delivery Plan (CD 230) aims to accelerate and support economic activity, helping support both the short-term recovery from the adverse impacts of Covid-19, and in the longer-term improvements to the appeal of our towns and neighbourhoods. The Delivery Plan is a mechanism for focussing activity and defining the scope and priorities for regeneration over the period 2023-2025.

Specifically, the Plan aims to develop new opportunities to revitalise and support Community Wealth Building in our town centres; and Increase number of key capital regeneration projects across our town centres our neighbourhoods.

The Delivery Plan is described in detail in the Economic Topic Paper.

Other Relevant Documents**East Renfrewshire Economic Baseline Report (Feb 2024)**

A baseline report of the East Renfrewshire economy (CD 232) was prepared by The Glasgow City Region Intelligence Hub. This report provided a spatial analysis of the local economy, provided an overview as to how East Renfrewshire could enhance its economy and outlined some key challenges and opportunities.

The report highlights weaknesses in East Renfrewshire economy and suggest ways economic performance could be improved through greater diversification. One means to diversify would be changing vacant and derelict land allocated in LDP2 for housing to a commercial use designation. The rationale for this policy shift is that the VDL sites are clustered in proximity to the urban areas of the GCR which produce the most GVA. The potential economic impact from using these sites for economic purposes could be magnified if the commercial use aligned with the GCR's existing/emerging specialisms.

The report proposes that VDL sites on the Glasgow and Renfrewshire boundaries could be utilised for in-demand spaces such as lab space for the life sciences sector and provide the right type of workspace for the regions emerging specialisms of the future. The report suggests that some VDL sites could be candidates for foreign direct investment, East Renfrewshire's educated workforce and good standard of living could make it an attractive investment prospect.

The report calculates that on the VDL which is currently allocated for commercial use there is potential to create over 2000 sqm of commercial space and 350 full time equivalent jobs.

Glasgow City Region - Vacant and Derelict Land Assessment (CD 184)

Ryden was appointed in February 2024 by the Glasgow City Region Programme Management Office to report on the supply and condition of commercial and industrial buildings and land in Glasgow City Region (GCR). Output D of the study is focused on VDL. Output D will assess economic and commercial opportunities to develop vacant and derelict land sites in the GCR. The GCR's existing work is well advanced, and sites have been prioritised via an options appraisal exercise to create a list of 295 priority sites.

In East Renfrewshire the priority site is the Shanks site in Barrhead. Shanks site was selected as a priority site for the study because of its size (14 ha), its proximity to surrounding homes and length of time, over 20 years, it has lain in a derelict state.

The Scottish Land Commission are currently undertaking a review looking at progress with VDL re-use and have appointed Rydens to provide an updated baseline on VDL in Scotland. As part of their research Rydens will survey local authorities on the status of VDL in their areas.

At the time of writing this study is ongoing, and the findings will be incorporated at the appropriate points in the LDP3 process.

2) Vacant and Derelict Land Context

The Scottish Vacant and Derelict Land Survey (SVDLS) is a survey undertaken to establish the extent and state of vacant and derelict land in Scotland. The survey has been operating since 1988 and is managed by the Scottish Government Communities Analysis Division. Local authorities update their information and submit survey returns annually.

The SVDLS includes detailed information on what should be classified as derelict and what should be classified as vacant land. These classifications are abbreviated in this report as:

- Land is considered derelict if on previously developed land which has a physical constraint caused by its previous use which hampers its redevelopment or naturalisation.
- Vacant land is previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment. Or if future development is proposed for previously undeveloped open space, the site should have been prepared in anticipation of this future development (i.e. there should at least have been basic ground preparatory works to create a development platform)
- Derelict buildings have their own definition and classification but there are no sites with derelict buildings in East Renfrewshire.

Data on the breakdown of the VDL is set out in Tables 1-4 and Figures 1-7.

Table 1: VDL in East Renfrewshire March 2024

Type	Number of Sites	Total Size (ha)
Derelict sites	21	30
Vacant sites	12	13
Total Sites	33	43

Table 2: Breakdown of VDL by ownership

Ownership	Number of Sites	Total Size (ha)
ERC owned sites	8	7.5
Privately owned sites	25	34.5
Total Sites	33	43

Figure 1a: Derelict sites 2024



Figure 1b: Vacant sites 2024

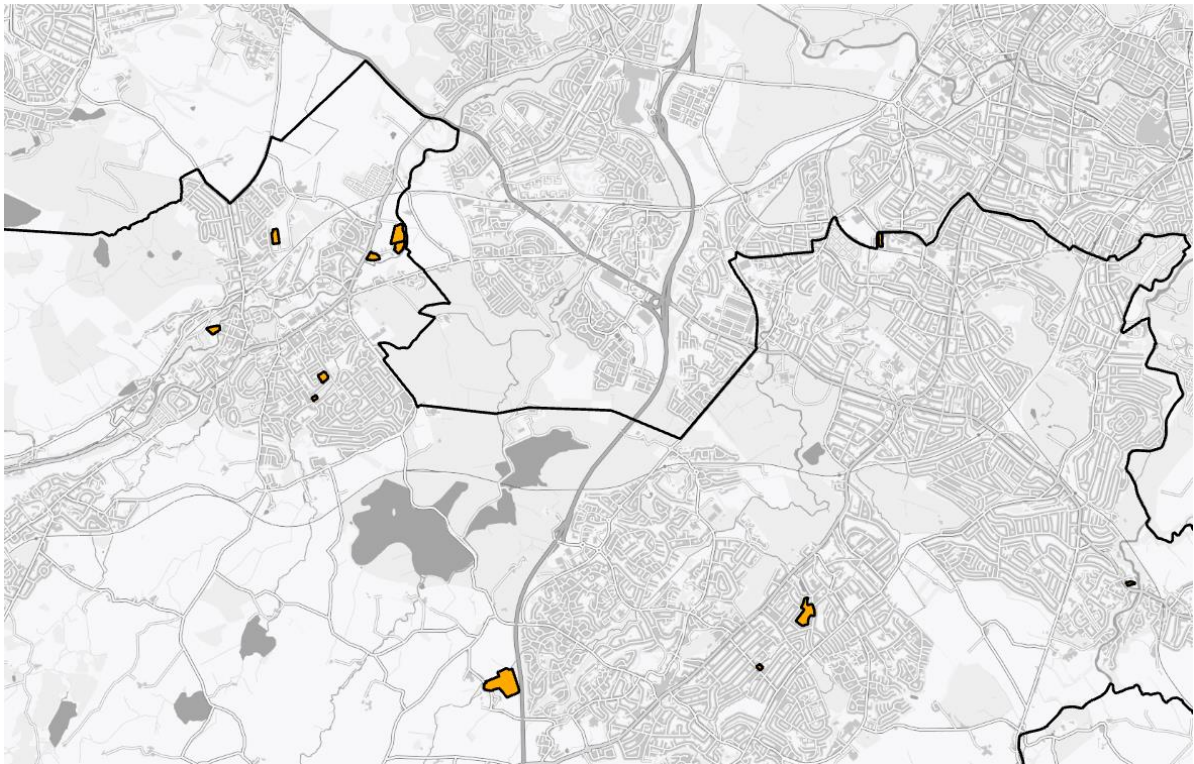
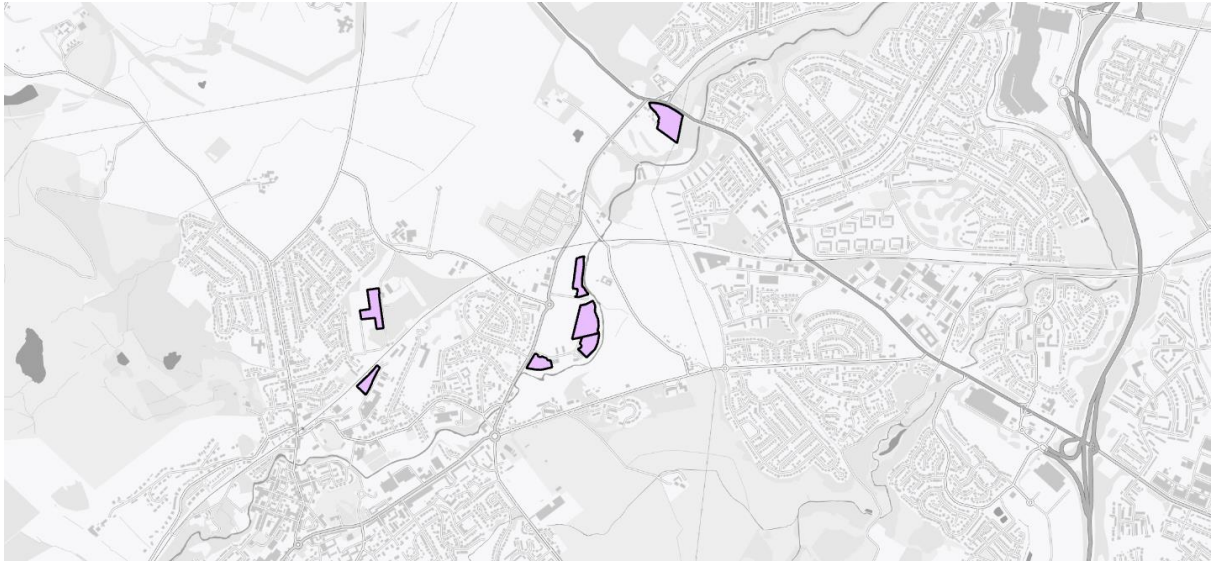


Figure 2: East Renfrewshire owned VDL sites in Barrhead 2024

The area and number of vacant and derelict sites in East Renfrewshire has been gradually reducing over the past ten years. This reduction has been driven by different mechanisms depending on site location. In Newton Mearns vacant sites have been developed with private finance, in Barrhead the development of derelict land for housing has also been privately financed but redevelopment of derelict land for business or community use has required public intervention. It should be noted that the vacant and derelict land register is always in a state of flux, with new sites being added just as some long-standing sites are removed.

This fluctuation is demonstrated by comparing the 48 sites on the vacant and derelict land register in 2014 with the 33 sites on the register in 2024 as shown by Table 3.

Table 3: VDL Comparison over 10-year period (2014-2024)

Year	Area (ha)	Number of sites
2014	59	48
2024	43	33

Of the original 48 sites 23 had been removed from the register by 2024 totalling 18ha, however, 8 new sites have emerged over the same period totalling 8 ha, as detailed in Table 4 and Figure 4.

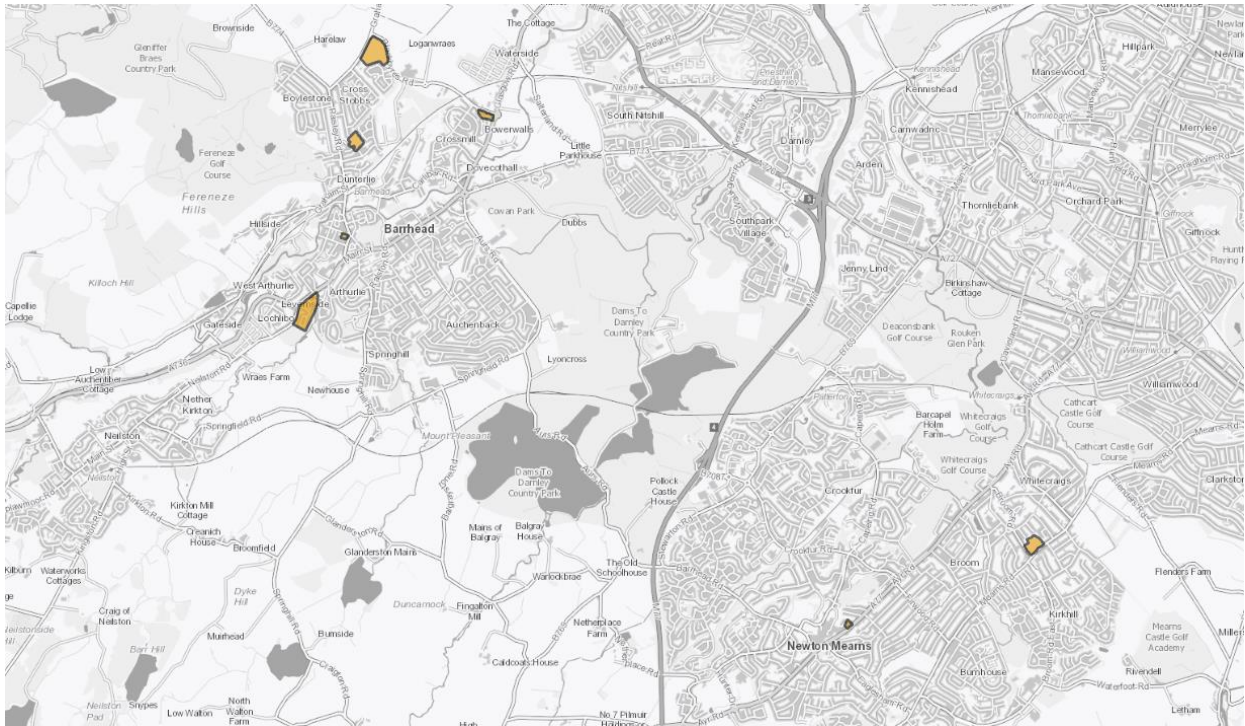
Table 4: Comparison of sites by ownership over 10-year period (2014-2024)

East Renfrewshire Sites removed from VADL register	11
Private sites removed from the VADL register	13
Sites added to VADL register	8 (8 ha)

Figure 3: Location of sites added to the VDL register in the last 10 years**Development on VDL since 2014**

The following section provides a summary of development on VDL sites since 2014:

- Number of homes built on VADL sites 341
- Retail Park with three fast-food restaurants 4 ha
- Health Centre 1.6 ha
- Business Units 10
- Retail Units 3
- Storage facility 0.3 ha
- Outdoor open space 1 ha
- Community garden 1 ha

Figure 4: Location of VDL sites developed for housing since 2014**Current Status of development on VDL March 2024**

Development activity on derelict land is limited to two sites. On vacant land five of the twelve sites are currently subject to some degree of activity. Figure 6 illustrates the locations of vacant sites where there is some development activity. Development Activity is defined as a site with a planning application under consideration or approved. Sites shown green have activity, orange indicates no activity.

- Muriel Street

VDL sites with other LDP2 designations

- Patterton Farm - Greenbelt and Countryside Around Town
- Hurler Depot – Greenbelt and Countryside Around Town
- Firwood Road – General Urban Area

Long Term Derelict Urban Sites (DUSTEs)

The Scottish Land Commission have created a data base of DUSTE sites. These sites are Scotland's 'stuck sites', areas of land (over 0.1 hectares) located in urban areas, and which have been registered as derelict sites since the 2000 – in some cases even earlier. There are four DUSTEs in East Renfrewshire. A fifth DUSTE was removed from the list in 2023 following environmental restoration work to the Levern Water funded by the Scottish Government's Low Carbon Fund.

The map of DUSTE sites can be viewed here: [Transforming Vacant and Derelict Land - Housing & Development - Our work - Scottish Land Commission \(CD 128\)](#)

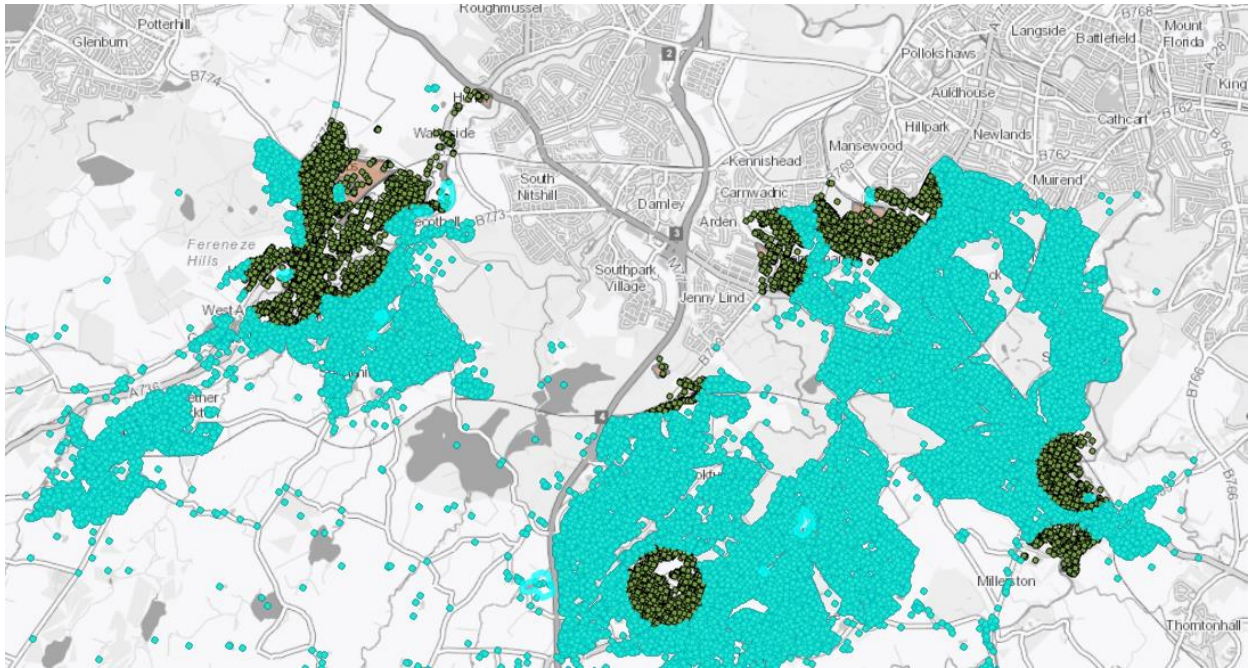
Table 4: Long Term Derelict Urban Sites (DUSTEs)

DUSTE site	Area Ha	Derelict since	Ownership	LDP2 designation
Spiersbridge	0.5	1980	ERC (part) Private part	Safeguarded business Local biodiversity Site
Robslee East	1.34	1986	Private	Housing
Robslee Sewage Works	1.47	1990	Private	Housing
Shanks	15	1996	ERC part Private part	Housing
Barrhead Sewage works	0.85	1991	ERC	Green Network Project

Source: [Scottish Land Commission](#)

Derelict land can have a negative impact on surrounding communities. In East Renfrewshire 19 % of homes are within 400m of a derelict site, the homes affected are concentrated in Barrhead, Thornliebank and Busby as shown in dark green in Figure 7. There is one site located in Newton Mearns which is subject to a live planning application for 17 flats. In Barrhead derelict land is centred through the town centre reflecting the town's industrial history.

Figure 7: Homes within 400m of VDL



Buildings at Risk Register

The [Buildings at Risk Register](#) (BARR) (CD 005) catalogues heritage buildings that are vacant or fallen into a state of disrepair. It produces information to understand threats to the historic environment and opportunities for building and community regeneration.

An At-Risk building is typically a disused heritage structure building in need of repair and reuse or repurposing. While the entries on the Buildings at Risk Register are focused on heritage assets it is also an evidence source for data on empty buildings. There are nine BARR buildings in East Renfrewshire. One of these buildings, [Busby Lower Mill](#), (CD 006) is on the VADL register.

Further information is set out in Topic Paper 005: Historic Assets

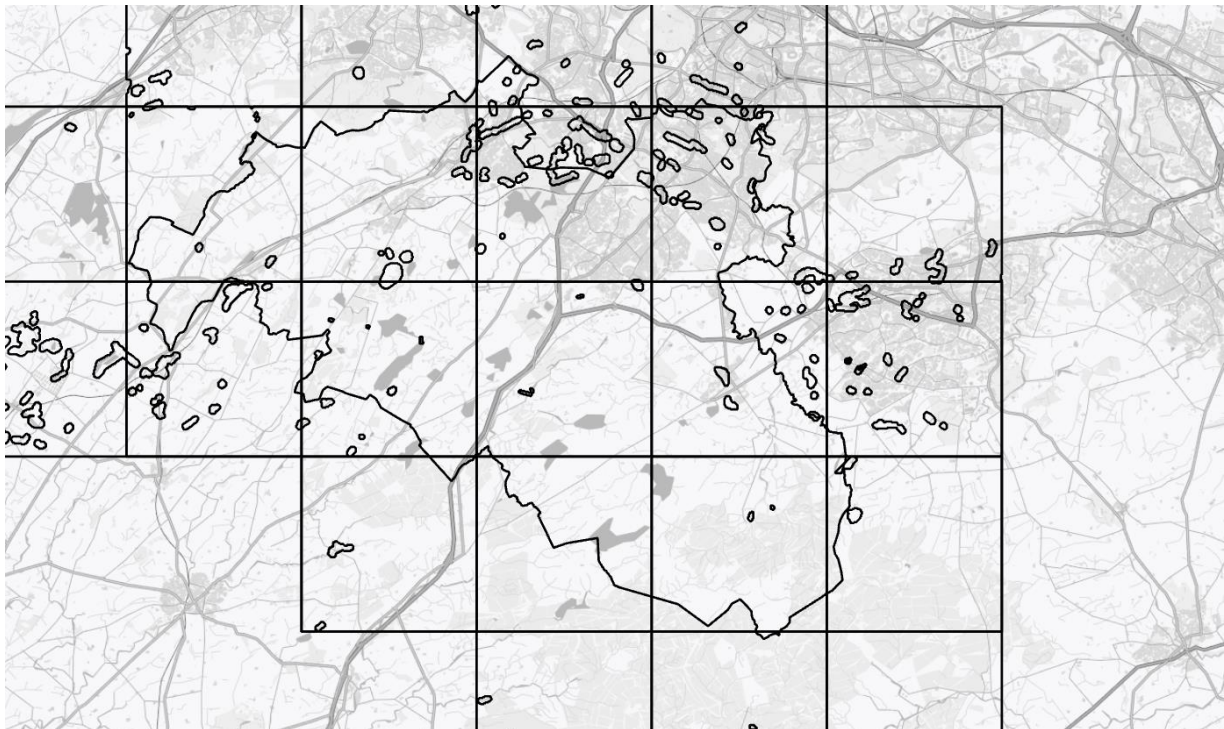
3) Contaminated Land and other hazards

There are no formally identified contaminated land sites in East Renfrewshire. The Environmental Health team hold a database of sites which have been identified as having the potential to be contaminated due to previous uses. There are 833 sites covering a total area of 519.23 ha which have been identified as having the potential to be contaminated. Since 2009 no sites have been investigated or remediated under Part IIA of the Contaminated Land Regulations.

Radon Gas

There are pockets of radon gas across the Council area. Radon is a naturally occurring, radioactive, colourless and odourless gas that is formed where uranium and radium are present. Where this gas occurs under a dwelling, the external walls contain it and the containment of radon can build up inside the dwelling over the long-term posing a risk to health. Where the gas is present appropriate building regulations must be followed. Figure 8: shows the location of radon gas pockets

Figure 8: Radon Gas



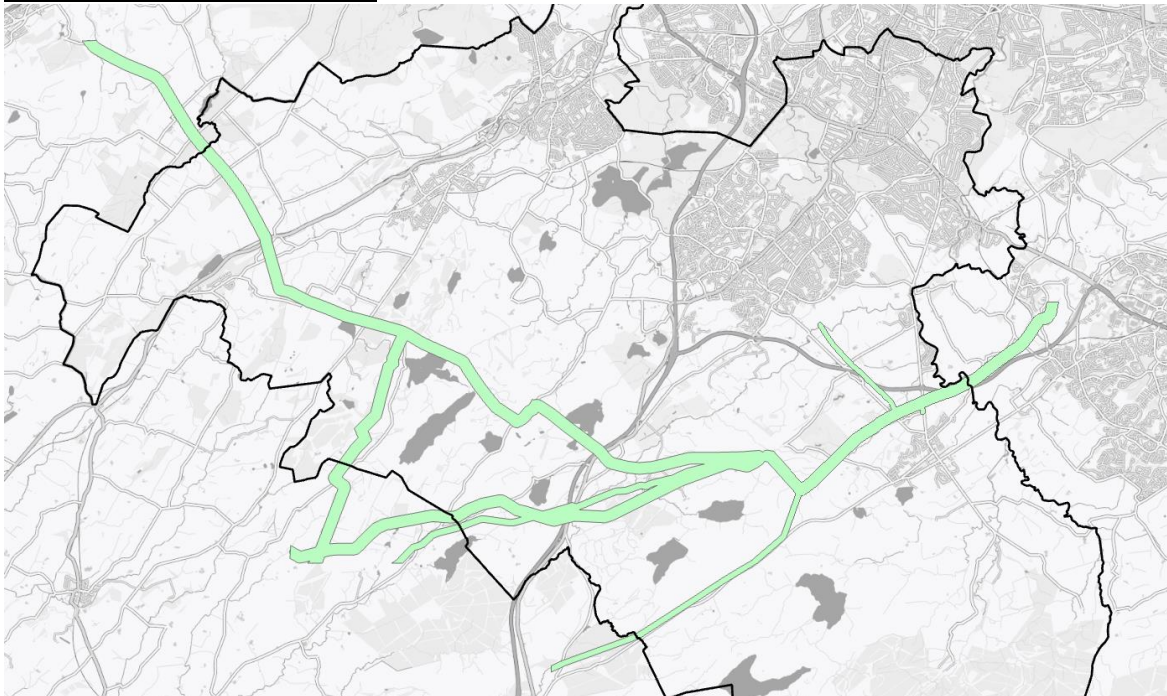
4) Major Accident Hazard establishments and / or pipelines

Regulation 9 of the Planning Act requires the Evidence Report to consider any additional, recently granted Hazardous Substances Consents and any expansion plans for new or existing sites, of businesses / operators using hazardous substances.

There are no premises which meet the HSE threshold for the Major Control of Accident Hazard Regulations.

There is a network of major Transco gas pipelines which traverse the southern half of the authority area. Figure 9: shows the route of these pipes and their buffer zones.

Figure 9 Major gas pipelines



5) Implications for LDP3

There is a positive trend that the area of VDL is declining with a good probability that some of the seven sites (6 vacant, 1 derelict) with planning consent or in the process of getting planning consent will be developed before adoption of LDP3. If these developments are realised the number of vacant sites will drop to six and three of these six are currently be marketed as development ready platforms in Crossmill Business Park. Redevelopment of brownfield land should also remain a priority through the Site Assessment Framework (SD 001).

The development of flats on the derelict site in Newton Mearns will remove one derelict site, however the remaining derelict land is a challenge for LDP3. The NPF4 emphasis on Local Living also increases the pressure to achieve housing on derelict land allocated for housing. The derelict sites which remain on the register are those sites with the greatest obstacles for development. It is becoming apparent that allocating a site for housing is not in itself a sufficient catalyst for development. Three derelict sites are designated in LDP2 for housing and are major contributors to the housing Land supply in LDP2. These are Shanks (notional capacity of 400 units) Robslee (notional capacity of 126 units) and Chapellfield (notional capacity of 120 units). LDP2 recognises the challenges of developing these sites and this is reflected in the longer timeframes for development.

The Council will continue to explore the effectiveness of all housing sites currently included within the 2023 Housing Land Audit (SD 004). This includes exploring alternative approaches to unlock sites that have been designated in several plans, including the use of compulsory purchase powers or the potential use of masterplan consent areas (MCAs). This will be informed by a Call for Sites and Ideas exercise. We will prepare a housing pipeline setting out programming of sites over the short-, medium- and longer-term periods to meet the 10-year indicative Housing Land Requirement. Only sites that are deliverable will be identified in LDP3. Sites will not automatically be rolled forward from LDP2.

The application of MCAs could front-load consideration of design, infrastructure and environmental matters at an earlier stage in the planning process. This would allow the Council to take a leadership role rather than waiting for application to be submitted. An MCA could incentivise the developer by providing a streamlined consent process.

Shanks presents the largest challenge given its size, previous use and fragmented ownership. An application for planning permission in principle for housing was submitted in 2017 but the applicant has not been able to take forward plans to construction. LDP3 will consider how obstacles can be overcome and the preferred end use whether that be mixed, residential or economic. A partnership approach is one option, offering the potential to realise the additional funding and resources that will be necessary to make Shanks a viable proposition.

Robslee is another large derelict site in a prime location on the edge of Giffnock. The site has been included in the Housing Land Supply total since 2012. It is known that there is developer interest in the site, but no proposals have been forthcoming with flooding and potential contamination constraints to be addressed.

The Hurlet site is the largest (1.8ha) derelict site owned by the Council and is allocated in the current LDP2 as greenbelt land. The site is located beyond the current urban edge of Barrhead on the shared boundary with Glasgow City Council and Renfrewshire which might explain why it has attracted less attention than the more central sites. LDP3 could be more pro-active in envisaging a future for a valuable Council asset.

Derelict land at Glen Street in Barrhead Town Centre is in a key location and capable of meeting multiple NPF4 objectives around Local Living neighbourhoods, town centre vitality and sustainability. The Chapellfield site is programmed in the 2023 HLA post 2030. The southern area of the site has substantially naturalised as woodland and there could be justification for removing it from the VDL completely using the naturalisation criteria. The site is also identified in the current Strategic Housing Investment Plan (SHIP) (2023-2028) for social rented housing together with market homes.

The Water Works derelict site has been reduced in size by a community growing project which has transformed derelict sewages tanks into usable community space. This is a productive use of land which lies on the flood plain and cannot be developed. LDP3 should continue to support the community use of the site and designate the site as part of a green network.

The priority sites for LDP3 to consider:

- Shanks
- Glen Street
- Robslee
- Hurlet
- Chapellfield

LDP3 should take cognisance of potential land contamination and possible risks from radon gas when identifying areas for development. While both issues can be remediated during construction, the early identification of potential hazards can help inform later design phases. There are no premises which present a major accident hazard.

LDP3 Evidence Report

Topic Paper 008: Energy Generation and Distribution

September 2024



Topic Paper 008: Energy Generation and Distribution

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information on the subject of energy generation and distribution. This topic paper looks at the issues which influence the energy sector and also discusses current policies and guidance relating to energy that will form the framework for the development of the LDP.

The planning system is fundamental in the transition to a zero-carbon place and economy and minimising the carbon emissions of development, in delivering new renewable energy systems, and of designing zero carbon places which support healthy and sustainable transport options. It will make a significant contribution to meeting the Scottish Governments overall aim of reducing Scotland's emissions of all greenhouse gases to net-zero by 2045.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out:

- the infrastructure of the district; and
- how that infrastructure is used.

Regulation 9 of the 2019 Planning (Scotland) Act requires the Evidence Report to have regard to:

- the national marine plan; and
- any regional marine plan.

The principal purposes of this report are to:

1. Provide an overview of the context for energy generation and distribution and the key challenges;
2. Outline the Policy Context;
3. Provide an overview of national, regional and local strategies;
4. Provide an overview of opportunities for renewable, low carbon and zero emission energy within East Renfrewshire;
5. Provide an overview of the Existing Grid Capacity within East Renfrewshire; and
6. Set out implications for LDP3.

1) Energy Generation and Distribution Context

East Renfrewshire Council has joined many local authorities in Scotland in declaring a climate emergency in October 2021.

The UK's energy mix is undergoing a process of rapid change in response to the global ambition to drastically limit global warming. The dependence on traditional methods of energy production is decreasing, and renewable energy is growing rapidly as a source of power generation. There is a need for stronger integration of key plans, policies and strategies to ensure that actions and investment in relation to housing, planning, economy, transport, natural resources and energy, are aligned towards promoting decarbonisation if carbon emissions are to reach net zero.

The Scottish Government's commitment to energy reduction and responding to climate change is established in the Climate Change (Scotland) Act 2009 as amended by the [Climate Change \(Emissions Reduction Targets\) \(Scotland\) Act 2019 \(CD 011\)](#). This introduces a legally binding target for Scotland to achieve net zero greenhouse gas emissions (GHG) by 2045, with interim targets for emission reductions of 75% by 2030, and 90% by 2040. Scotland's Climate Change Plan sets out the ambition to reduce emissions, particularly from heating buildings, which accounts for around 20% of Scotland's GHG emissions.

The main existing sources of renewable energy across East Renfrewshire include onshore wind turbines, concentrated to the south of the Council area. The electricity grid serving the East Renfrewshire area has seen a significant growth in renewable and low carbon energy generation as part of the strategic approaches set out in previous LDPs. Substantial additional renewable generation will be required to support the transition to net zero. The Council has published a Local Heat and Energy Efficiency Strategy (LHEES) (CD01), as a long-term plan to decarbonise heat and improve energy efficiency.

Potential future schemes appear to be predominantly for solar photovoltaics and battery storage proposals. However, as we make the switch to a more intermittent and less flexible low carbon generation mix, there is an emerging need to ensure that energy supply is resilient. Battery storage can provide an important emerging technology to support the diversification of the energy market.

Increasing the amount of energy generated from renewable and low carbon sources such as wind, water and solar will help the UK maintain a secure energy supply and reduce the cause and effects of climate change through the reduction of carbon emissions. It will also have economic benefits arising from business investment in renewable and low carbon energy technologies.

Energy use is changing because of the decarbonisation of energy networks and due to climate change. Presently in Scotland, only around 20% of energy supply is from electricity, with around the remaining majority (around 24% for transport and over 50% for heating) from carbon based fuels. A significant proportion of transport and building heating will need to be electrified.

Decarbonisation is the process to reduce the amount of carbon dioxide and other greenhouse gas emissions by introducing new low carbon alternatives and technologies. Much of the decarbonisation strategy is based on switching carbon energy usage (e.g. petrol and diesel for transport, and natural gas and oil for heating) to electricity, and then using renewable generation to provide zero carbon electricity. The move to zero-carbon energy generation increases the demand for renewable energy generation and energy storage. Electricity supply will need to expand at significantly faster rates than it has over the previous 100 years.

The transition to net zero carbon is also placing new pressures on electricity infrastructure, with the electrification of heat and transport all leading to a need for reinforcement and additional capacity on the grid. This may affect the phasing of new development as extra grid capacity needs to be introduced to support both the transition for existing buildings and transport as well as new development

Fuel poverty is a major issue for 24% of families in Scotland with an estimated 13% of homes in East Renfrewshire in fuel poverty (as shown in Figure 5.3 of the Socio-Economic Topic Paper). There continues to be some homes that suffer from dampness caused by poor ventilation and heating. In taking action to reduce emissions from heating homes through the Council's [Get to Zero Action Plan](#) and the LHEES, the Council will also ensure that fuel poverty and health outcomes for citizens are improved.

2) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 is broadly supportive of wind energy developments, subject to assessment against specific criteria relating to project design and mitigation. Policy 11 supports all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS). The policy expects LDPs to identify a range of opportunities for energy development. The requirement for planning authorities to produce a Spatial Framework for wind energy development has been removed following the revocation of Scottish Planning Policy.

Policy 11: Energy

Policy Intent:

To encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).

Policy Outcomes:

- Expansion of renewable, low-carbon and zero emissions technologies.

NPF4 National Developments

Eighteen national developments support the national spatial strategy of NPF4. Of relevance to this Topic paper is the Strategic Renewable Electricity Generation and Transmission Infrastructure project. This national development supports renewable electricity generation, repowering, and expansion of the electricity grid.

Heat Networks Act (2021)

The [Heat Networks Act](#) (CD 026) places a duty on local authorities to carry out a review to consider whether one or more areas in its authority is likely to be particularly suitable for the construction and operation of a heat network.

3) Strategies and Plans

This section outlines the key national and local strategies and programmes that inform LDP3.

Draft Scottish Energy Strategy and Just Transition Plan (2023)

The [Draft Scottish Energy Strategy and Just Transition Plan](#) (CD 013) sets out how Scotland will meet the challenge of reducing demand within main energy-using sectors such as heat in buildings, transport, industry and agriculture whilst using energy more efficiently, and becoming largely decarbonised by 2030.

Onshore wind: policy statement (2022)

The [onshore wind policy statement](#) (CD 103) outlines the Scottish Government's ambitions and aspirations for the Onshore Wind Sector, highlighting how these can be delivered. Key aims include:

- An onshore wind capacity target of at least 20 GW by 2030 - this will represent an additional 11 GW of capacity by the end of the decade, as Scotland currently has about 9 GW of operational onshore wind.
- Establishing an Onshore Wind Strategic Leadership Group (SLG) that will lead the delivery of the 2030 target and comprise members of government, industry, supply chain stakeholders and community groups.

UK Hydrogen Strategy

The [Hydrogen strategy](#) (CD 163) sets out the Government's approach to developing a thriving low carbon hydrogen sector in the UK, with the ambition for 5GW of capacity by 2030. The Strategy outlines the role of hydrogen in meeting net zero targets, the existing opportunity within the UK, a strategic framework, a roadmap for the economy, and the UK Government's commitments for a hydrogen economy.

Hydrogen Policy Statement (2020)

The [Hydrogen Policy Statement](#) (CD 109) outlines the Scottish Government's support for the strategic growth of a strong hydrogen economy in Scotland. A Hydrogen Action Plan (2022) sets out actions to implement the Policy Statement.

Hydrogen action plan (2022)

The [Hydrogen action plan](#) (CD 108) sets out the actions that will be taken over the next five years to support the development of a hydrogen economy. It addresses the key role that both the offshore and onshore wind industries could play in supporting and facilitating the development of hydrogen projects in Scotland. It also sets out how the steps taken in the plan will contribute towards a just transition to net zero. The plan explores the export opportunities which would become open to Scotland with the development of a hydrogen economy and considers Scotland's potential in this industry in the decades ahead. A key aim is for Scotland to have capacity to produce 5 GW of Hydrogen by 2030 and 25 GW of Hydrogen by 2045.

East Renfrewshire Get to Zero Action Plan (GTZAP)

The Council published its first [Get to Zero Action Plan](#) (CD 240)- a climate change plan for East Renfrewshire - in February 2024. The GTZAP provides a framework for East Renfrewshire to combat climate change and deliver net zero carbon emissions by 2045.

The plan is long-term - covering a period to 2045 (21 years) - and will require significant investment. Current estimates are that as much as £370m capital investment could be required in the period up to 2045.

East Renfrewshire Local Heat and Energy Efficiency Strategy (LHEES) (2024)

The [Local Heat and Energy Efficiency Strategy \(LHEES\)](#) (CD 253) is a long-term plan to decarbonise heat and improve energy efficiency. This new strategy is at the heart of the Scottish Government's heat transition, with the aim of removing natural gas or oil as the main means of heating homes and buildings. It will help identify potential energy efficiency and decarbonised heat interventions, including heat network opportunities. In November 2022, East Renfrewshire Council set a target for net zero carbon emissions by 2045.

East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022)

[LDP2](#) (CD 206) sets out a range of policies which contribute to tackling climate change through encouraging sustainable site selection; sustainable design, sustainable travel; integrated green infrastructure, electric vehicles, encouraging renewable energy proposals, reducing waste and pollution; encouraging recycling; promoting sustainable drainage and flood management; and the regeneration of vacant and derelict land. This approach will contribute towards reducing the areas carbon footprint, energy consumption and facilitating the transition to a low carbon economy and low carbon living.

New developments are required to demonstrate efficiency and sustainability, encompassing energy-efficient designs and effective carbon reduction measures. The LDP emphasises the importance of heat networks, including dedicated measures such as the potential to safeguard land for energy centre utilisation and ensuring that new proposals are designed to seamlessly connect to nearby heat networks.

4) Opportunities for renewable, low carbon and zero emission energy

The Council will seek to ensure that the area's potential to accommodate renewable energy technologies is realised and optimised, giving careful consideration to relevant environmental, community and cumulative impacts of proposals. Whilst wind energy is likely to make the most substantial contribution to renewable energy targets, the drive towards a low carbon future cannot be secured by wind energy alone and it is recognised that a diverse mix of renewable energy sources is required.

LDP3 should continue to explore opportunities for the development of electricity generation from a range of renewable energy technologies such as solar, geothermal, biomass, anaerobic digestion, district heating or hydroelectric if targets are to be met. An element that must be taken into account when considering new renewable energy installations is the ability to connect into the electrical grid. This is expanded upon under Section 5 of this report.

Wind Energy

In the East Renfrewshire area, wind energy developments have been the primary source of renewable energy. Several developments, including at Whitelee Windfarm, make a significant contribution to meeting the Scottish Government's targets. The Scottish Government Onshore wind: policy statement 2022 requires consideration of enabling additional wind generation as part of meeting the increased electricity demand. The scale of this development means there is limited capacity for additional wind energy development in East Renfrewshire.

LDP2 includes a [spatial framework](#) (CD 297) and identifies areas with potential for further wind energy development, mainly in the southern part of the council area. The spatial framework was prepared within the context of policy 10 in Clydeplan 2017 and informed by the Council's Wind Energy Study 2012. Further information is set out in the Council's [Renewable Energy Supplementary Guidance \(2017\) \(CD 264\)](#). Although the requirement for planning authorities to produce a Spatial Framework for wind energy development has been removed following the revocation of Scottish Planning Policy, the Council will continue to use the existing framework to inform future proposals.

The East Renfrewshire Wind Energy Study (2012) (CD 274) reviewed the land use and planning designations, leading to the identification of areas where wind farms might be sited, and those areas where there is less capacity for wind farm development in excess of 20 megawatts. Consideration of landscape character, views and cumulative impact was a key part of the project scope. The study focused on the broad area of search but considered constraints, local landscape character and views across the East Renfrewshire area, excluding the designated green belt which, due to its proximity to settlements, would be unlikely to be acceptable for wind farm development in excess of 20 megawatts. In order to allow a fuller understanding of cumulative development within the wider landscape, wind farm development within 10 kilometres of the study area boundary was also assessed.

The data collated through the Wind Energy Study was further supplemented by the Landscape Capacity Study carried out at the strategic level and which identifies specific capacity issues for East Renfrewshire and the wider Glasgow and Clyde Valley area. The Landscape Capacity Study focuses on sensitivity and capacity issues and identifies that residual capacity within East Renfrewshire is limited. Any remaining opportunities for larger scale developments are more likely in the Plateau Moorland (LCT18) in the south east of the council area. However, it is noted that this area already contains Whitelee Wind Farm which has a significant impact on the remaining available capacity. Smaller scale developments may be possible throughout other parts of the East Renfrewshire area,

including the Rugged Upland Farmland (LCT6) area, however potential cumulative impacts may limit the extent of these development opportunities.

However, the Spatial Framework gives “significant protection” to areas of Class 1 nationally important peatland habitat from wind energy development. There is therefore a divergence between the LDP2 and NPF4 Policy 5c which supports the generation of renewable energy on peatland, carbon-rich soils and peatland habitat, subject to a site-specific assessment. There will be a need to amend LDP3 to align with NPF4 and review the Spatial Framework to include Class 1 areas of peatland.

According to the [RenewableUK Wind Energy Database](#), (CD 074) East Renfrewshire has:

- 6 consented wind energy projects with a combined capacity of 4.155 MW (Table 1; and
- 13 operational windfarm projects comprising 199 turbines with a combined capacity of 468.28 MW (Table 2).

Table 1: Consented Wind Energy Projects

NAME	TURBINES	PROJECT (MW)	TURBINE (MW)	TYPE	YEAR
Carrot Moor Farm	1	0.5	0.5	onshore	2020
Commore Bridge	1	0.5	0.5	onshore	2023
Mossneuk Farm	1	0.33	0.33	onshore	2017
Myres Hill V27	1	0.225	0.225	onshore	2021
Neilston Additional Turbine	1	2.5	2.5	onshore	2015
Smiddyhill Farm (East Renfrewshire)	1	0.1	0.1	onshore	2016
Total	6	4.155	4.155		

Source: [Renewable UK](#)

Table 2: Operational Wind Energy Projects

NAME	TURBINES	PROJECT (MW)	TURBINE (MW)	TYPE	YEAR
Ardoch and Over Enoch Farm (Ardoch)	3	6.9	2.3	onshore	2014
Ardoch and Over Enoch Farm (Over Enoch)	2	4.6	2.3	onshore	2014
Carswell Hill	1	0.8	0.8	onshore	2017
Middleton	6	12	2	onshore	2013
Middleton Farm	1	0.33	0.33	onshore	2015
Myres Hill	2	1.9	0.95	onshore	2001
Neilston Community Wind Farm	4	10	2.5	onshore	2013
Neilstonside Farm	1	0.5	0.5	onshore	2013
Nether Carswell Farm	1	0.5	0.5	onshore	2013
Plymuir Farm	1	0.5	0.5	onshore	2016
South Uplaw	1	0.25	0.25	onshore	2015
Whitelee Phase I Extension	36	108	3	onshore	2012
Whitelee, Eaglesham Moor (Part 1)	140	322	2.3	onshore	2009
TOTAL	199	468.28	18.23		

Source: [Renewable UK](#)

Solar energy

It is likely that a large proportion of future growth in renewable energy generation across East Renfrewshire will be in the form of solar energy.

Solar/PV remains a viable option for domestic properties, and since the revision of the permitted development rights, many of these systems can be installed without planning permission.

It could be appropriate to co-locate solar pv with suitable existing wind farms, or within a wider rural setting. There is also potential to develop this technology in urban areas using existing Vacant and Derelict or underused land. Larger scale deployment of Solar PV would enable a more diverse supply of renewable energy, moving from an over reliance on wind energy, particularly in the summer months.

A potential solar farm is proposed on a former landfill site near Newton Mearns. The proposal would generate 100% renewable electricity at the 114-acre site. The 35 MWp solar farm would involve the installation of approximately 65,600 solar panels, each with a generating capacity of 535 Wp.

Heat Networks

The Scottish Government Heat Networks (Scotland) Act 2021 supports heat decarbonisation through creating heat networks and their management as a utility. The Council is required to develop Heat Network Zone proposals to guide this process. East Renfrewshire Council has identified areas that have the possibility of installing district heating systems through the LHEES.

LHEES will be an important building block for wider local energy planning. East Renfrewshire Council will work with distribution network operators (DNO) to understand where grid constraints may restrict the ability to install heat pumps. DNOs will also be able to use the outputs of LHEES to plan where they need to strengthen the grid in the future to support heat decarbonisation. Some local authorities are building on the analysis done as part of their LHEES to consider the wider energy system by producing a Local Area Energy Plan. Following publication of the final LHEES this will be progressed alongside the development of Local Development Plan 3.

Section 47 of the Heat Networks (Scotland) Act places a duty on local authorities to carry out a review to consider whether one or more zones in its area is likely to be particularly suitable for the construction and operation of a heat network. While the suitability and location of heat networks will be analysed, decarbonisation of heat for the majority of homes in East Renfrewshire is more likely to be delivered by utilising individual Air Source Heat Pumps (ASHP).

To assess the possibility of heat decarbonisation via heat networks, seven potential heat network zones were identified in the East Renfrewshire Council area to explore further. Initial feasibility reports on two of the identified zones, Eastwood Park and Barrhead Main Street, have suggested potential in terms of anchor loads and heat demand from nearby properties. Anchor loads are high heat demand buildings and key connections on a heat network that make the operation of a heat network economically viable. Detail on these heat networks is set out in the LHEES and the Heating and Cooling Topic Paper.

Hydrogen

Hydrogen could be an important contributor towards lowering greenhouse gas emissions and to minimise our impacts on the climate. Hydrogen provides a sustainable alternative to burning fossil fuels and can be used to decarbonise many parts of our economy, including industry, transport, power and heat. Transported through the gas grid it could help decarbonise commercial premises and make a contribution to decarbonising home energy use. Hydrogen is a rapidly evolving field and the Scottish Government reaffirmed its commitment to hydrogen through the 2022 Hydrogen Action Plan.

The Scottish Government's Hydrogen Action Plan proposes a regional approach, with Regional Hydrogen Energy Hubs (geographic locations where hydrogen producers are co-located with multiple users and potential exporters). Glasgow is identified as one of the potential locations for Regional Hydrogen Hubs (No8).

The Sustainable Glasgow initiative aims to make Scotland's largest city net zero by 2030, with projects including deploying hydrogen refuse collection vehicles and new refuelling infrastructure. The nearby Whitelee wind farm, one of Europe's largest onshore wind farms and which is predominantly located within East Renfrewshire, plans to have the UK's largest electrolyser at 20 MW, while the Hy2Go project proposes a renewable hydrogen production park off the M74 motorway.

Gas Infrastructure

92% of the domestic properties in the Council area are on gas, which is more than the average for Scotland (83%). The role of hydrogen within the energy mix poses a long-term challenge. Converting gas networks to deliver 100% hydrogen over time will require a long term and coordinated programme of investment through government, covering gas transmission and distribution, the production of low carbon hydrogen, and the replacement or adjustment of existing consumer and industrial equipment.

SGN are working on a 30-year programme to upgrade the gas network by replacing old metal pipes with new plastic pipe to ensure homes and businesses receive a safe and reliable gas supply for years to come. £382,000 investment was made in 2023 to upgrade the gas network in the Berryhill Drive area of Giffnock.

Battery Storage

Battery storage is expected to play an important role in the energy transition, allowing the storage of electrical energy from renewables for later use, and helping to balance grid load.

Battery storage energy plants, allow excess energy to be stored and released during peak demand, or when renewable sources are not generating enough energy to meet demand. Battery Storage schemes require a connection to the electricity grid, and normally will be sited within close proximity to an existing power plant or sub-station with spare capacity or brought forward alongside renewable energy infrastructure.

Electric Vehicle Charging Infrastructure

All new petrol and diesel cars and vans will be phased out by 2030. As such, the creation of a robust EV Charging network is vital to help contribute towards meeting this goal. East Renfrewshire has 31 charging points, the lowest of any Local Authority in Scotland as at 1st January 2024 with 32.1 charging points per 100,000 people ([Electric vehicle charging devices by local authority](#)) (CD 017). This issue is explored under the Transport Topic Paper.

5) Grid Capacity

Scottish Power Energy Network Development Plan (2022)

LDPs and their policies should encourage the integration of energy storage and smart energy technologies (which limit and move peak energy demand) within net-zero policies. This is a rapidly evolving area, with innovations being developed at a pace which will likely exceed plan and policy preparation.

The primary objective of the [Network Development Plan](#) (CD 130) is to provide information on available network capacity to accommodate demand and generation growth, and interventions which will increase network capacity (such as flexibility use and reinforcement). The NDP is a medium-term outlook and is designed to sit between short-term Long Term Development Statements (LTDS) and long-term Distribution Future Energy Scenarios (DFES) forecasts.

Forecasting and modelling showed that customer-led changes out to 2050 are far beyond what the network, our operational systems, and our internal processes are designed for. This creates four core areas SPEN must deliver:

- Create additional network capacity so we can accommodate our customers' EVs, heat pumps, and generation
- Manage increasing complexity to safeguard the distribution network and whole system, and to enable new markets and services to operate safely
- Respond to increasing network criticality as our customers become increasingly dependent on their electricity supply for all their activities.
- Manage deteriorating asset condition as utilisation and criticality increase due to greater levels of demand and generation.

Scottish Power Energy Networks (SPEN) have produced an interactive indicative map showing the main areas of constraint in terms of grid supply point and primary substations. Heat map distribution data for each substation and circuit can be viewed at on the [SPEN Open Data Portal \(CD 131\)](#).

The Council has liaised with Scottish Power Energy Networks (SPEN) in preparing this Topic Paper and will continue to work closely with them to plan for meeting the electrical supply needs for existing and planned development. SPEN are continuously monitoring the loadings on the network and putting forward assets for upgrade should the need arise.

Discussions with SPEN have identified that the loadings in East Renfrewshire are quite healthy and at this point there isn't a significant need for reinforcement as demonstrated in Table 3. However, once the spatial distribution of sites has been agreed through the Proposed Plan greater clarity can be provided as to actual energy requirements and the infrastructure required to support development. Further discussion will be required with SPEN to identify if grid reinforcements are required. This approach may also help to support the forward funding of such infrastructure. It will also help ensure timely delivery of infrastructure and support the achievement of policies related to net zero carbon and the electrification of transport.

Ongoing dialogue with SPEN will help to ensure that the programmed delivery of sites aligns with the investment plans of SPEN, ensuring sites are feasible for delivery. Furthermore, given the greater

electricity generation and consumption on new-build properties, due to electrification of heat and transport, and the provision of EV charging and heat pumps rather than gas boilers will also need to be factored into calculations. Under the Building (Scotland) Amendment Regulations 2023 (New Build Heat Standard), any new buildings applying for a building warrant from 1st April 2024 must use a 'zero direct emissions heating system', such as a heat pump or heat network.

Table 3 provides data on loading for each group of transformers on the SP Distribution system relevant to East Renfrewshire. Future loads are based on the best estimate from information presently available. The following comments should be considered in conjunction with the transformer load table. Generation is connected to a number of Primary substations and Grid Supply Points. This has the effect of supporting local load and therefore the stated maximum demands for these locations may be less than the connected load, if these generators were operating at the time of the maximum demand. Similarly, significant generation in the form of CHP schemes can be embedded within customer's installations, which can have the effect of reducing the demand at their supply point and consequently the demand of the corresponding Primary substation or Grid Supply Point.

SPEN LANIT Portal has been developed as a useful tool to aid Local Authorities in the development of their LHEES plans. The tool allows Authorities to simulate the effects of implementing their heat and energy strategies and low carbon technologies on the SP network, giving a view of current cable and substation capacity, network constraints, required reinforcement works and consequent costs.

The tool both assists Local Authorities in developing their LHEES plans and informs SPEN decision making on potential requirements in network reinforcement works and promotes a shared knowledge and strategy for future networks.

Table 3: expected / anticipated system loadings

Grid Supply Point	Substation	Voltage (kV)	Maximum Load of Previous Year		Forecast Load Information (MVA)					Firm Capacity (MVA)
			MW	Power Factor	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	
CROOKSTON A	CROOKSTON	11	11.1	1.00	12.1	12.3	12.6	13.1	13.1	21
	KENNISHEAD AVENUE	11	8.8	1.00	9.7	9.8	9.9	10.0	10.0	24
	RALSTON	11	12.7	1.00	14.9	15.1	15.3	15.9	15.9	21
CROOKSTON B	AURS ROAD	11	9.6	1.00	10.5	10.4	10.4	10.9	10.9	24
	BARRHEAD	11	6.2	0.99	6.3	6.4	6.6	7.0	7.0	21
	LINTHAUGH ROAD	11	6.4	1.00	8.5	8.5	8.4	8.6	8.6	24
GIFFNOCK	BERRYHILL ROAD	11	9.4	1.00	10.4	10.5	10.8	11.1	11.1	21
	BURNFIELD	11	8.6	1.00	8.6	8.6	8.7	9.0	9.0	21
	CASTLE	11	17.2	1.00	19.4	20.7	20.7	20.9	20.9	21
	CASTLEMILK	11	6.2	0.98	5.6	5.6	5.7	5.9	5.9	21
	CLARKSTON	11	9.9	1.00	11.7	11.7	11.7	12.3	12.3	24
	NEWLANDS	11	8.5	1.00	7.6	7.5	7.6	7.8	7.8	21
HAGGS ROAD	HAGGS ROAD	11	10.1	0.88	10.1	10.0	10.0	10.1	10.1	21
	LANGSIDE	11	15.5	1.00	16.0	15.9	15.8	15.9	15.9	21
	WESTFIELD AVE	11	10.3	0.99	11.4	11.3	11.3	11.4	11.4	21

Source: SPEN

6) Implications for LDP3

Although the current LDP2 provides a strong framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation, it will be critical to build upon this in the preparation of LDP3. The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The Climate Emergency declared by East Renfrewshire Council and the Get to Zero Action Plan requires the Council to take urgent action to address the risks of climate, change to meet key targets for reduction in carbon emissions.

National policy, including the National Planning Framework (NPF4) is supportive of renewable and low carbon energy development, in order to support a Just Transition to the low carbon economy.

The Plan will need to assess, describe and plan for the transition to a zero-carbon energy system that will be needed across the entire Council area and to ensure that new developments are planned in such a way as to fit within the decarbonisation strategy for the area. This is critical if the Council are to do full justice to achieving a zero-carbon place. Policies in LDP3 will be required to be adaptable to infrastructure demands, and the roll out of new technologies as they emerge.

There are a number of energy generating developments across the Council area, including wind energy developments. LDP3 will need to continue to consider how to realise the full potential of the area for opportunities for renewable, low carbon, and zero emission energy. The Plan will need to provide a positive policy framework for the development of renewable energy projects and energy storage including associated infrastructure and potential upgrades to grid capacity. LDP3 will continue to be explore opportunities for the development of heat networks as well as emerging technologies such as hydrogen, particularly as fuel poverty and requirement for heat networks continue to influence energy policy. Hydrogen continues to be an emerging technology, with delivery challenges around distribution within the gas network and viability.

Further studies may be commissioned to determine Areas of Greatest Potential for alternative energy sources, with a focus on locational/environmental considerations such as scale, visual impact, landscape features, carbon rich soils etc. Solar farms and battery storage are two examples of potentially viable renewable technologies that could be capable of delivering renewable energy at a commercial scale. There will be a need to amend LDP3 to align with NPF4 and review the current Spatial Framework to include Class 1 areas of peatland as highlighted in the Soils Topic Paper.

East Renfrewshire's just transition towards decarbonising heat will require the changing use of existing energy infrastructure. This will be influenced by where grid improvements and additional generation are required. The Council will work collaboratively with the SPEN to undertake energy infrastructure modelling that reflects agreed programming for mixed use and residential site allocations identified through the Proposed Plan stage to ensure comprehensive grid capacity solutions are implemented.

Following publication of the final LHEES a Local Area Energy Plan will be progressed alongside the development of Local Development Plan 3.

Energy planning will form a consideration of the site assessment framework (SD 001) by taking account of considering the proximity of and potential for heat network zone designation in designating proposed development sites.

LDP3 Evidence Report

Topic Paper 009: Zero Waste

September 2024



Topic Paper 009: Zero Waste

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide an overview on the subject of zero waste in relation to the development of East Renfrewshire. This topic paper looks at the issues of zero waste and looks at the key drivers for change that will minimise waste and adapt encourage, promote and facilitate development that is consistent with the waste hierarchy.

This waste topic paper provides an overview of the relevant national/local guidance that impacts on LDP3. It also provides a summary of the current waste evidence base and explains how it will be used to shape LDP3.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to:

- set out the infrastructure of the district; and
- how that infrastructure is used.

Regulation 9 of the 2019 Planning (Scotland) Act requires the Evidence Report to have regard to:

- the national waste management plan.

The principal purposes of this report are to:

1. Outline the Policy Context;
2. Provide an overview of Waste Plans and Strategies;
3. Outline the national and local waste context;
4. Set out Implications for LDP3

1) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) will be one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 supports the development of waste management facilities which support the circular economy. Policy 12 encourages development which is consistent with the waste hierarchy, and seeks to reduce and reuse materials used in construction. Local development plans should identify appropriate locations for new waste management infrastructure meeting identified needs as well as moving waste as high up the waste hierarchy as possible. Policy 12 also sets out the criteria for Energy from Waste (EfW) proposals. NPF4 also includes National Development 4 Circular Economy Materials Management Facilities. This applies to proposals which exceed 25,000 tonnes annually and are for managing secondary materials or for recycling facilities.

Policy 12: Zero waste

Policy Intent:

To encourage, promote and facilitate development that is consistent with the waste hierarchy.

Policy Outcomes:

- The reduction and reuse of materials in construction is prioritised.
- Infrastructure for zero waste and to develop Scotland's circular economy is delivered in appropriate locations.

LDPs should identify appropriate locations for new waste management infrastructure to support the circular economy and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.

Waste Framework Directive

The [EU Waste Framework Directive \(Directive 2008/98/EC\)](#) ('The WFD')(CD 021) identifies the waste hierarchy and requires member states to establish an integrated and adequate network of waste disposal installations, and for member states to have a national waste management plan or plans. The Zero Waste Plan (ZWP) performs this duty, and development plans will be required to comply with the ZWP in addition to the national planning framework.

2) Plans and Strategies

Making Things Last: a circular economy strategy for Scotland (2016)

This [strategy](#) (CD 112) sets out the priorities for moving forward towards a more circular economy, where products and materials are kept in high value for as long as possible. It builds on Scotland's progress in the zero waste and resource efficiency agendas befitting the environment, economies and community.

Zero Waste Plan 2010

The [Scottish Government's Zero Waste Plan](#) (CD 124) provides the strategic direction for waste policy within Scotland. The ZWP vision states that the management of waste within Scotland should be guided by the 'Waste hierarchy' whereby waste is sorted, reused, remanufactured, reduced, recycled, processed and value recovered (including energy) as we move away from our reliance on landfill.

The Plan describes a Scotland where all waste is seen as a resource; through application of a waste hierarchy which ensures prevention, reuse, recycling and recovery before considering waste disposal to landfill. The Zero Waste Plan sets out a target of 70% recycling and a maximum 5% to landfill for all Scotland's waste by 2025. Achieving zero waste will make a positive contribution to Scotland's climate change and renewable energy targets. Proposals should accord with the Zero Waste Plan and SEPA's position statement on Planning, Energy and Climate change.

The Zero Waste Plan sets out the waste hierarchy, which was introduced through the European Waste Framework Directive. The hierarchy focuses on prevention of waste as the highest priority followed by reuse, recycling, recovery of other value (eg energy), with disposal as the least desirable option.

Stop, Sort, Burn, Bury?

The Scottish Government commissioned a review on the decarbonisation of residual waste infrastructure in 2021. The report ([Stop, Sort, Burn, Bury?](#)) (CD 105) was issued in May 2022 and led to the Scottish Government's decision to ban new EfW plants in the country, noting that an excess in infrastructure capacity was likely. The report makes 12 policy recommendations for the Scottish Government, local authorities and the wider waste industry, including proposing that no further planning permission should be granted to EfW infrastructure within the scope of the review, 'unless balanced by an equal or greater closure of capacity'.

NPF4 is only supportive of new Energy from Waste proposals under limited circumstances where a national or local need has been sufficiently demonstrated (e.g. in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and subject to specific criteria such as being connected to a heat network.

East Renfrewshire Adopted Local Development Plan 2 (LDP2)

Local Development Plans have a part to play in minimising the impact that waste has on the public and the environment, ensuring that developments consider waste needs from the outset.

Policy E11: Waste Management of [LDP2](#) (CD 206) requires proposals to minimise waste at source during construction. Where appropriate all waste material arising from construction of the development should be retained on-site and recycled for use as part of the new development.

Existing waste management facilities are safeguarded for waste management use.

East Renfrewshire Fleet Asset Management Plan (RAMP)

The Council's [Fleet Asset Management Plan \(2023-2028\)](#) (CD 266) was approved by Cabinet in January 2023. East Renfrewshire Council has an extremely high performing fleet management service. There are a number of challenges, particularly in relation to climate change and the steady move away from fossil based fuels, the introduction of Low Emission Zones to improve air quality, increasing number of homes within the area to be serviced and the development of alternative fuels for both light and heavy goods vehicles. Capital planning will be required to assess future fleet requirements, ongoing workplace infrastructure and how these vehicles will be powered in the future.

The Council approved a new Fleet Purchasing Policy in September 2023 to transition from diesel to zero-emission vehicles from 2027-2030. The report noted that this is estimated to cost an additional £2.3m in capital costs over that period.

The Council has signed up to a long term, 25 year from 2020, contract in conjunction with Clyde Valley Local Authority partners, for the treatment of residual waste, and there should be no further requirement for capital investment in residual waste handling facilities at Greenhags, until that contract concludes. This is discussed further in section 3.

The fleet requires enhanced depot facilities to operate from and there will be a major infrastructure challenge ahead to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.

The Council's only depot in Thornliebank is facing significant challenges in relation to meeting the targets for net zero. With high demand on space within the depot, the challenge of moving to an electric fleet means that an overall review of the depot requires to be undertaken to determine how best this challenge can be met. The fleet requires enhanced depot facilities to operate from and there will be a major infrastructure challenge ahead to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.

Through the Fleet Asset Management Plan an assessment will be made of current users' requirements and will assess the utility capacity in the area alongside exploring options to redevelop the depot, relocate the fleet to another location or build a new larger depot within East Renfrewshire.

The Council however, has other waste and recycling handling facilities, including Household Waste Recycling Centres, Bring Sites and recycling reception sheds / bays which will require future

investment to enhance assets and be responsive to legislative changes and public demand, and this may impact on the type of fleet required to service these centres.

3) Waste Context

Achieving carbon reductions to 'Get to Zero' (i.e. Net zero emissions of carbon each year) requires a good understanding of the emissions that are being generated. The Council holds information on its own operations, which must be reported to Scottish Government each year, with data widely available to complete this. Local community emissions (i.e. from houses, business properties and transport) are more difficult to calculate given the data available. Improvements must be made on how we collect, analyse and publish data, with a particular need to better understand the community emissions being generated and how these might change over time.

Local context for Waste in East Renfrewshire

The Council is starting from a position of progress. Emissions have reduced in the last decade, mainly through actions such as: street-lighting LED replacement programme; lighting improvements for energy efficiency in properties; investment in council housing; and a new waste contract diverting most waste from landfill to energy recovery.

There are two waste management facilities in East Renfrewshire: Carlibar Road, Barrhead and Greenhags, Newton Mearns.

There has been a reduction in greenhouse gas emissions with waste being diverted from landfill to energy recovery. A 49% reduction estimated, as a result of the [Clyde Valley residual waste contract \(CD 173\)](#). The Clyde Valley residual waste is a partnership with Viridor where black bag household waste collected is diverted away from landfill and used to produce energy that goes back into the national grid.

In East Renfrewshire, 41,421 tonnes of household waste was generated in 2022 with 23,193 tonnes recycled. 3,261 tonnes of waste was landfilled or 7.9%. The % landfilled is the 9th lowest nationally with the Scottish Borders the lowest at 0.4%. ([SEPA – Scottish Household Waste 2022](#)) (CD 142). The national figure for landfill was 25.1%.

In 2022/23 56% of household waste was recycled. This is a decrease of 2.1% from 2021/22 when 58.1% of household waste was recycled. Prior to this household waste recycling rates were steadily increasing since 2010/11, with a peak of 68% in 2019/20. However, the East Renfrewshire figure compares favourably with the national average of 43.3% in 2022/23 ([Improvement Service Benchmarking](#)). (CD086)

The Council, like all public bodies, sets the boundaries for what it measures in terms of carbon emissions. The Council measures the following emissions:

Figure 1: Scope boundary for carbon emissions

Scope	Definition	Sources
Scope 1	All direct emissions from sources that are owned or controlled by the Council	<ul style="list-style-type: none"> The gas supply and water supply and treatment for: <ul style="list-style-type: none"> The council's own buildings Buildings operated by East Renfrewshire Culture and Leisure Trust (ERCLT) Offices in Domestic property Sheltered housing Petrol and diesel vehicles in the council fleet
Scope 2	Energy-related indirect emissions from generation of purchased electricity, steam and heating/cooling consumed by the Council	<ul style="list-style-type: none"> Generation of purchased electricity for: <ul style="list-style-type: none"> The council's own buildings Buildings operated by East Renfrewshire Culture and Leisure Trust (ERCLT) Domestic property – close lighting and offices Sheltered housing Un-metered supply (i.e. street lighting, traffic signals, CCTV, bollards etc.) Electric vehicles
Scope 3	All other indirect emissions that are a consequence of the activities of the Council	<ul style="list-style-type: none"> Council business travel Waste disposal and processing <ul style="list-style-type: none"> Landfill Recycling Incineration Composting Supply chain emissions (e.g. purchased goods/services)

Figure 1- Scope boundary for Council emissions

The Council’s latest report on its own emissions is published on our website. A summary of the main emissions is shown in Figure 2.

Figure 2: Council Emissions 2022/23

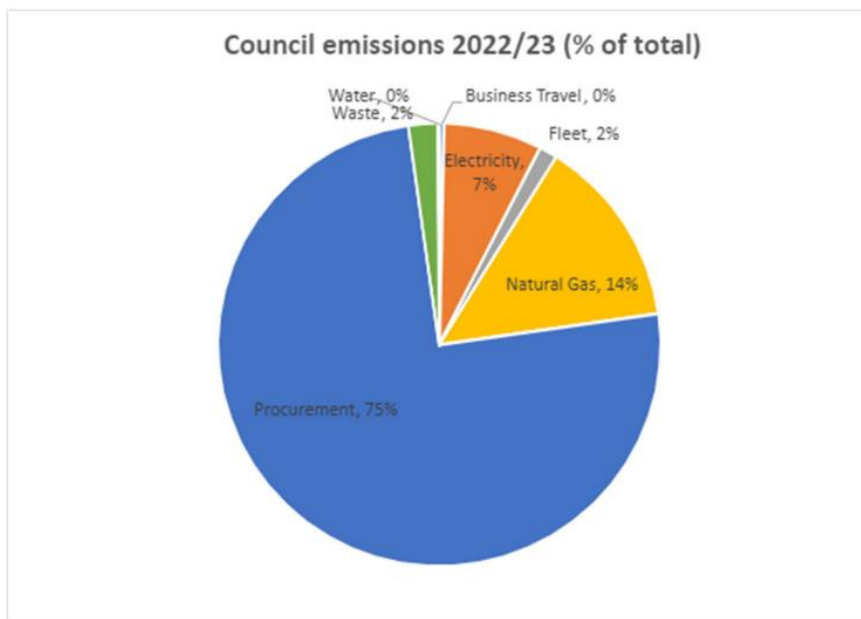


Figure 2- Council Operational Emissions 2022/23

Circular economy

Circular Economy aims to keep resources in circulation for as long as possible, use them to their maximum potential, then recover and recycle the materials at the end of the product life: closing the loop. The movement towards a Circular Economy has very positive implications for waste planning and waste management. The UK as a whole is re-using far more waste than is being sent to landfill for final disposal. However, further reducing, and eventually ceasing, the final disposal in landfill will relieve pressure from local authorities to provide sufficient capacity for waste disposal.

Construction products often involve complex supply chains and can have a wide range of additional environment impacts. Promoting a circular economy involves prioritising the reuse of materials at their highest value for as long as possible, helping to prevent the over extraction of natural resources and minimising the amount of material sent to landfill. In the UK, construction, demolition and excavation account for 60% of material used and waste generation ([UKGBC](#)). (CD 165)

A more circular economy will benefit:

- The environment – cutting waste and carbon emissions and reducing reliance on scarce resources;
- The economy – improving productivity, opening up new markets and improving resilience; and
- Communities – more, lower cost options to access the goods we need with opportunities for social enterprise.

Whilst much of the significant progress is expected to be shaped by Scottish or UK policy interventions, the Council will support local actions. The actions we will take will support food waste reduction in schools and communities; remove single-use items from catering facilities; and identify ways to support businesses that encourage repair, refill and sharing. We will consider what actions the Council can take to support more local food growing to build food supply-chain resilience.

Food

School catering is a very significant category spend for the Council, which is likely to grow with increased school meal provision being forecast. Food production, manufacture, packaging, transport and waste have huge carbon impacts. Reducing emissions in this area will require meticulous assessment of data at a product level, more than any other spend category, to understand where emissions can be reduced. It is likely that considering the dietary requirements, with more plant-based choices, as well as improved energy efficiency in manufacture, low-carbon/reduced transport, reusable packaging and reduced waste will offer solutions to reducing emissions.

Waste and Recycling

The Clyde Valley Residual Waste contract has already provided significant reductions in carbon emissions from the management of residual waste. The Council has one of the highest recycling rates in Scotland (56.6%, 2020; 2nd highest in Scotland). A revised Extended Producer Responsibility system is expected in coming years and the Council will consider what further actions are appropriate to maximise recycling, particularly of food and textiles waste, which have significant carbon impacts.

East Renfrewshire Waste Sites and Capacity

SEPA's waste sites and capacity tool (CD 151) lists licenced waste management facilities in the Council area which include landfill sites, transfer stations and waste recycling facilities.

Table 1 provides a picture of waste capacity within East Renfrewshire. The table shows that overall waste accepted is well below annual capacity.

There are 2 existing [waste transfer station and household waste recycling centres](#) (CD 293) in East Renfrewshire:

- Carlibar Road, Barrhead
- Greenhags, Newton Mearns

Table 1: Waste Sites and capacity 2022

Waste sites and capacity summary table				
Site Activity	Year	Number of Sites	Annual capacity (tonnes)	Waste accepted (tonnes)
Civic amenity	2022	1	7,400	4,319
Landfill / Transfer station	2022	1	90,000	720
Metal recycler	2022	1	1,720	
Other treatment	2022	2	17,200	21,369
Transfer station	2022	3	117,999	27,260
Grand total		8	234,319	53,668

Source: <https://www.sepa.org.uk/data-visualisation/waste-sites-and-capacity-tool/>

Every year SEPA provides an estimate of the national shortfall in waste management infrastructure capacity required to meet the targets set out in Making Things Last: a circular economy strategy for Scotland. These estimates are intended to help authorities collectively plan for the waste management infrastructure.

The capacity shortfall is allocated to groups of local authorities or strategic development plan areas across Scotland. The data for the GCV region is set out in Tables 2 and 3.

Table 2: Additional operational waste management infrastructure capacity required to meet the Making Things Last targets (tonnes)

Total additional diversion capacity needed	535,000
Additional capacity needed to manage source segregated recyclables	230,000
Additional capacity needed to manage unsorted waste	305,000

Reported to nearest 5,000 tonnes.

(CD 150) (Source: <https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/waste-site-information/>)

Table 3: Ten year rolling landfill capacity required (tonnes)

10 year capacity of existing landfill infrastructure	5,700,000
10 year landfill required capacity	4,000,000

Reported to nearest 10,000 tonnes

Source: <https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/waste-site-information/>

4) Implications for LDP3

This section sets out the implications for LDP3. These recommendations have been informed by the analysis and outputs in this report.

LDP3 should

- Continue to work in partnership with national and regional agencies, including our neighbouring councils within the Glasgow City Region, will be necessary to achieve our Get to Zero and Zero Waste ambitions. The partnerships we have formed and will help the Council and its staff by learning from others, sharing examples of where we are making progress and in the delivery of actions that require a regional approach.
- Promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.
- Explore opportunities for enhanced waste depot facilities to operate from whilst recognising there will be a major infrastructure challenge to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.
- Support the development of new waste management facilities and infrastructure facilities for the management of all types of waste.
- Safeguard the existing waste management facilities
- Encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products;
- Design developments with adequate, flexible and easily accessible storage space and collection systems
- Move waste management away from landfill and towards sustainable waste management.
- Incorporation of waste minimisation principles within local development plan policies to minimise waste generation during construction and provide adequate space/provision for waste and recycling facilities within new developments.
- Ensure that new development proposals are enabled to connect to any adjacent existing or new heat networks, Energy from Waste facilities, or other heat providers.

LDP3 Evidence Report

Topic Paper 010: Transport

September 2024



Topic Paper 010: Transport

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information on the subject of transportation in relation to the development of East Renfrewshire. This topic paper looks at the issues which influence the transportation needs of local residents. The Topic Report explains the current transport network across East Renfrewshire focusing upon the road, rail and bus networks and upon active travel and outlines the Council's commitment to produce a transport appraisal to support the Proposed Plan. The topic paper also discusses current policies and guidance regarding transport and active travel.

The provision of appropriate transport infrastructure is important to ensure that new developments have access to sustainable means of transport to provide access to work, schools and local facilities. Improving local access, providing more sustainable and inclusive transport choices, influencing land use patterns around existing transport infrastructure and providing reliable, convenient connections between places should be key requirements of a future transport network.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out:

- the infrastructure of the district (including transport systems); and
- how that infrastructure is used.

Regulation 9 of the 2019 Planning (Scotland) Act requires the Evidence Report to have regard to:

- any regional transport strategy; and
- any local transport strategy.

The principal purposes of this report are to:

1. Provide an overview of the changing context for transportation and the key transport challenges;
2. Outline the Policy Context;
3. Provide an overview of national, regional and local transportation strategies;
4. Provide an overview of the Existing Transport Network within East Renfrewshire; and
5. Set out implications for LDP3.

1) Transport and Connectivity Context

This section outlines the transport context and some of the key challenges that require to be considered in LDP3 and the emerging Local Transport Strategy. Travel behaviour is influenced by factors such as settlement pattern, economic and social factors, technology and available infrastructure. People undertake travel for a variety of reasons, with trips being made to access employment, essential services, healthcare, education, and leisure destinations. Consequently, any approach looking to understand the connectivity of an area needs to incorporate a wide variety of trip purposes. A series of key facts and projections and data on travel patterns and behaviour is set out in the Socio-Economic Topic paper and are summarised below.

Transport investment in Scotland is changing with a focus on sustainability, transitioning towards a net zero future and supporting people to make better, more informed choices about how they travel.

There is a need for a change in approach, where the transport network is rebalanced in favour of sustainable modes. This means a lot less emphasis on accommodating private car usage than has been the case historically, which has led to car-reliant communities, and the domination of our places by cars. We cannot continue to 'Predict and Provide' for worst-case traffic levels with increased traffic capacity, enabling further growth in car usage. A 'Decide & Provide' approach that addresses the wide range of transport issues and opportunities people face across the area requires a holistic approach, delivered through the LDP and a range of supporting transport plans and programmes.

Although CO2 emissions have reduced over recent years, transport remains the largest emitting sector in the area with reductions largely stagnating over the last decade. Transport is also the most significant source contributing to reduced air quality in urban areas. With the Scottish Government aiming to phase out the sale of new petrol and diesel cars by 2030 (and in addition to travel demand measures), it is vital to consider alternative fuels and environmentally friendly technologies as a key component of local and national 'Get to Zero' ambitions. These alternatives include: Electric Vehicles; Hydrogen; and Biofuels. Hydrogen provides a sustainable alternative to burning fossil fuels and can be used to decarbonise many parts of our economy, including industry, transport, power and heat. In the transport sector, for example, hydrogen can provide the zero-carbon energy-dense fuels that will help decarbonise key parts of the sector, such as some heavy road vehicles and parts of the rail network.

East Renfrewshire is largely suburban and residential in character with dispersed settlement patterns influencing travel behaviours. East Renfrewshire possesses a high proportion of younger and older age groups with this trend set to continue in the future. A growing population will also generate more trips and place additional pressure on the area's transport infrastructure. Outward commuting patterns and high rates of car use for all journeys, with associated travel implications, indicates challenges to enable a shift to more sustainable travel in the future. Continued traffic growth is also resulting in slow and unreliable journey times on some key routes.

Overall, car ownership and usage is increasing within the area. Over 81% of residents in East Renfrewshire own a car/ van compared to only 69.5% across Scotland. The percentage of households with 2 or more cars/vans is also significantly higher in East Renfrewshire than Scotland.

[Transport Scotland](#) statistics (CD 159) show that the percentage of driver journeys delayed due to traffic congestion has fallen from a peak of 23.6% in 2015 to 11% in 2021.

Analysis of travel to work patterns shows that the vast majority of residents travel out-with the authority to work. Just 18% of residents work in East Renfrewshire with 52% travelling to Glasgow. 9% of the population travel to work using trains which is more than double the figure for Scotland. The proportion of residents who walk or cycle to work is lower than across Scotland.

Travel behaviour has been changing as a result of social and technological trends, some of which were accelerated by the Covid 19 pandemic. Key changes included increased home working or hybrid working patterns, increased online meetings and the increase in digital shopping.

Generally, there are good rail and bus connections from most of the larger settlements into Glasgow City Centre itself, however the key issue arises when people wish to travel across East Renfrewshire between the Lavern and Eastwood areas or to other local authority locations. There is also a lack of frequent services to those living in outlying peripheral or rural areas. Within the east of the Council area frequent bus services are focused within the north of the authority serving Glasgow. In many instances, public transport connectivity does not provide effective links to key health, employment, education, and retail service destinations. Public transport seen as unreliable, inflexible and unattractive mode of transport.

In 2019 66% of adults reported that they were Very or Fairly Satisfied with Public Transport in East Renfrewshire. This is slightly lower than the national figure of 68% according to [Transport Scotland](#) (CD 132) statistics.

The lack of a well-connected active travel network and infrastructure is a barrier to the uptake of more cycling within the area. The current network generally does not provide links to key services, facilities and destinations, thus limiting any significant modal shift. Walking mode share remain below regional and national averages, suggesting less journeys being undertaken by more active means relative to other areas. In addition, the legacy road network is designed to manage conveyance of vehicles rather than active travel users.

Transport Scotland statistics on the average number of reported road casualties, 2017-2021 shows East Renfrewshire has the 7th lowest Local Authority figure (82) with Orkney the lowest at 17 and Glasgow the highest at 999. This equates to 1 casualty per 1185 persons in East Renfrewshire, 1 casualty per 623 persons in Glasgow and 1 casualty per 1295 persons in Orkney.

Although active travel among pupils is generally increasing (with pupils driven to school decreasing), car use continues to have a disproportionate impact around schools.

The Local Living neighbourhood concept will be a key element in transport policy going forward. The Local Living Topic Paper provides a high-level assessment of the analysis of the services and facilities that currently exist across our communities. This is the case across both urban and rural settlements. However, there are also trends working against this, such as the outward suburban growth of our urban areas and the recent tendency to centralise some facilities and services such as GP infrastructure.

2) Policy Context

Transport policies are aimed at encouraging sustainable travel by reducing dependence on motorised transport and encouraging the use of sustainable alternatives. This is to reduce the negative environmental impacts of transport, particularly road transport, which is a significant and growing source of carbon emissions. There is also a renewed emphasis on 'Local Living', recognition of transport's role in our health and wellbeing, and its wider contribution to place-making.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and wellbeing, and securing positive effects for biodiversity and nature recovery.

NPF4 reinforces the Climate Emergency and the need for a fundamental shift in the way people travel, promoting the National Transport Strategy 2 sustainable travel and investment hierarchies and the need to reduce the dominance and reliance of the private car to reduce emissions and seek modal shift. They promote place based planning, ensuring places are well connected to each other and to local amenities and services by sustainable travel modes.

There is a greater focus on the identification and delivery of infrastructure, ensuring the spatial strategy can be facilitated with appropriate and deliverable infrastructure. These are vital concepts that should be embedded within plan decision making from the outset and with the appropriate delivery information included within the plan.

NPF4 promotes an Infrastructure first approach, which puts infrastructure considerations at the heart of placemaking. Local Development Plans should be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure. They should set out infrastructure requirements, priorities and arrangements for delivery, including any expectations for Development Contributions.

Key Policies:

Policy 13: Sustainable Transport

Policy Intent:

To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

Policy Outcomes:

- Investment in transport infrastructure supports connectivity and reflects place-based approaches and local living.
- More, better, safer and more inclusive active and sustainable travel opportunities.
- Developments are in locations which support sustainable travel.

NPF4 states that LDPs should prioritise locations for future development that can be accessed by sustainable modes and emphasises using the 'place principle' to facilitate the delivery of sustainable development within the local built environment. The spatial strategy should reflect the sustainable travel hierarchy and sustainable investment hierarchy by making best use of existing infrastructure and services. The LDP must consider the relationship between an area's land use supply and transport network.

Policy 13 requires LDPs to be informed by a transport appraisal undertaken in line with relevant transport appraisal guidance. The Proposed Plan will be supported by a full Transport Appraisal in line with [Development Planning and Management Transport Appraisal Guidance \(DPMTAG\)](#) (CD 158) to shape the spatial strategy. The appraisal will consider how an area's transport network enables or impedes the ability of people to reach everyday destinations; and how existing service provision interacts with this transport network and in turn identify development sites for the Proposed Plan.

Plans should be informed by evidence of the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. This should identify any potential cumulative transport impacts and deliverable mitigation proposed to inform the plan's infrastructure first approach. The guidance highlights the importance of a sound evidence based and robust appraisal framework for considering land use and transport together and will assist in the delivery of the LDP3 spatial strategy. The appraisal will provide an understanding of changes in travel demand arising from changes in land use, population and economic activity and the resultant changes in transport supply and will help inform investment decisions. The guidance states that approaches should be tailored to planning authority's requirements and their specific land use scenarios, proposed scales of development and nature of the transport network and whether or not the current Strategic Transport Network and planned enhancements are capable of accommodating future land use proposals.

Transport Scotland's Appraisal Guidance is to be updated in line with NTS2, NPF4 and the LDP Guidance. It will become DPTAG once published with a greater focus on the NTS2 sustainable travel and investment hierarchies and multi modal impacts and mitigation.

Policy 15: Local Living and 20 minute neighbourhoods

Policy Intent:

To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

Policy Outcomes:

- Places are planned to improve local living in a way that reflects local circumstances.
- A network of high-quality, accessible, mixed-use neighbourhoods which support health and wellbeing, reduce inequalities and are resilient to the effects of climate change.
- New and existing communities are planned together with homes and the key local infrastructure including schools, community centres, local shops, greenspaces, health and social care, digital and sustainable transport links.

NPF4 states that Local Development Plans should support local living, including 20-minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. This policy is also critical to future transport policy and investment. This issue is explored further within the Local Living Topic Paper.

Policy 18: Infrastructure First

Policy Intent:

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

Policy Outcomes:

- Infrastructure considerations are integral to development planning and decision making and potential impacts on infrastructure and infrastructure needs are understood early in the development planning process as part of an evidenced based approach;
- Existing infrastructure assets are used sustainably, prioritising low-carbon solutions; and
- Infrastructure requirements, and their planned delivery to meet the needs of communities, are clear.

This issue is explored further within the Infrastructure First Topic Paper.

NPF4 National Developments

Eighteen national developments support the national spatial strategy of NPF4. Of relevance to this Topic paper are the:

- ‘Urban Mass/Rapid Transit Networks’ project;
- ‘Central Scotland Green Network’ project; and
- ‘National Walking, Cycling and Wheeling Network’ project.

Central Scotland Green Network

This national development will play a key role in tackling the challenges of climate change and biodiversity loss including by building and strengthening nature networks. A greener approach to development will improve placemaking, can contribute to the roll-out of 20 minute neighbourhoods and will benefit biodiversity connectivity.

Impact:

- Would improve active travel provision within the area; and
- Help reduce travelled car kilometres and initiate wider modal shift for shorter journeys.

Urban Mass / Rapid Transit Networks

This national development supports low carbon mass/rapid transit projects for Aberdeen, Edinburgh and Glasgow. To reduce transport emissions at scale, NPF4 states that this will require low carbon transport solutions for these three major cities that can support transformational reduction in private car use. It will help reduce transport related emissions overall, improve air quality, reduce the demand for private vehicle use, support the roll out of 20 minute neighbourhoods and improve transport equity.

The Development of mass transit is also a recommendation of STPR 2. The STPR2 recommends that Transport Scotland continues to work with Glasgow City Council, Strathclyde Partnership for Transport and other regional partners in the development of Clyde Metro including the business case, design and governance. This would address the gap in public transport provision in the Region, allowing more effective rail operations, creating capacity for longer-distance high speed rail connections and providing connectivity between areas of deprivation and education, employment and leisure opportunities. Priority would be given to those solutions that can connect unserved and underserved areas. By integrating with the Region’s current bus and heavy rail networks, as well as links with active travel, it would provide much improved connectivity between the city and the surrounding communities, and between the communities themselves. This would tackle deprivation

issues in the Region and encourage a switch from private car use to public transport and other more sustainable travel options.

Impact:

- Enhancements in transport connectivity
- Transformational in nature. It will contribute to the City Region's ambitions to improve the health and wellbeing of its communities by delivering an inclusive, net zero and climate resilient economy and capture the place-making, environmental, sustainable, social and economic benefits.

National Walking, Cycling and Wheeling Network

This national development facilitates the shift from vehicles to walking, cycling and wheeling for everyday journeys contributing to reducing greenhouse gas emissions from transport and is highly beneficial for health and wellbeing. The upgrading and provision of additional active travel infrastructure will be fundamental to the development of a sustainable travel network providing access to settlements, key services and amenities, employment and multi-modal hubs.

Impact:

- Would improve active travel provision within the area; and
- Help reduce travelled car kilometres and initiate wider modal shift for shorter journeys.

3) Strategies and Plans

This section outlines the key national, regional and local transport strategies and programmes that inform LDP3.

a) National

Climate Change Plan Update (2020)

[Scotland's Climate Change Plan update \(2020\)](#) (CD 106) set out a world-leading commitment to reduce car kilometres by 20 per cent by 2030 to achieve the net zero emissions target by 2045. This is discussed further under the Climate Mitigation and Adaptation Topic Paper.

National Transport Strategy 2 (NTS2) 2020

The new [National Transport Strategy for Scotland \(NTS2\)](#) (CD 052) was launched in February 2020. The NTS sets out the Government's strategy and objectives for the transport network in Scotland. The NTS has an increased focus on the social, economic and environmental impacts of transport, as well as an emphasis inclusive growth and greater equality

The priorities of the NTS are to:

Reduce Inequalities;

- Tackle Climate change;
- Help deliver inclusive economic growth; and
- Improves our health and wellbeing

A key feature of NTS2 is the Sustainable Travel Hierarchy which promotes walking, wheeling, cycling, public transport and shared transport options in preference to single occupancy private car use as shown in Figure 1. The sustainable investment hierarchy ensures transport options maintain and safely operate existing assets, taking due consideration of the need to adapt to the impacts of climate change as shown in Figure 2.

Figure 1: Sustainable Travel Hierarchy

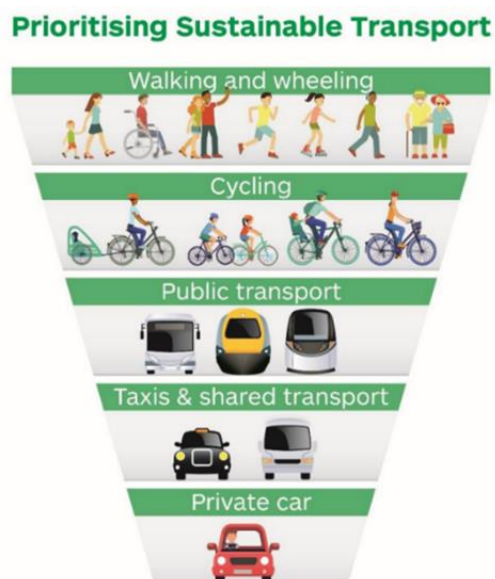


Figure 2: Sustainable Investment Hierarchy**Strategic Transport Projects Review 2 (STPR2)**

Transport Scotland's second [Strategic Transport Projects Review \(STPR2\)](#) (CD 161) sets out a high-level, strategic programme for national level investment in major transport projects over the next 20 years (2022-2042) to deliver NTS2.

The Review makes 45 recommendations under 6 key themes which seek to make transport in Scotland more sustainable and support people to make better, more informed choices on how they travel. The 6 key themes are:

- Improving active travel infrastructure;
- Influencing travel choices and behaviours;
- Enhancing access to affordable public transport;
- Decarbonising transport;
- Increasing safety and resilience on the strategic transport network; and
- Strengthening strategic connections.

Delivery of the ambitions set out in STPR2 will also require locally developed approaches. It will be important to take cognisance of STPR2 to identify those transport interventions or infrastructure improvements that could influence future travel across East Renfrewshire.

Key measures in the STPR2 relevant to East Renfrewshire include the Clyde Metro and measures to stimulate growth in bus and rail.

Clyde Metro

As per Clyde Metro description described under NPF4 section.

Provision of strategic bus priority measures

Transport Scotland would build on the current work progressing plans for the M77.

Impact:

- Would improve reliability of bus journey times along the area's main travel corridor.

Rail decarbonisation

Decarbonisation of the East Kilbride and Barrhead lines.

Impact:

- Would contribute to the further decarbonisation of the area's transport network, helping achieve net zero targets, as described in the Infrastructure Investment Plan section below.

Infrastructure Investment Plan (IIP) 2021-22 to 2025-26

The Scottish Government is firmly committed to infrastructure investment as a key factor in securing inclusive economic growth and our focus is on stimulating growth, protecting and creating jobs and promoting Scotland as a great place to do business. The [Infrastructure Investment Plan \(IIP\)](#) (CD 110) sets out how the Scottish Government will deliver the National Infrastructure Mission and sets a long-term vision of infrastructure supporting an inclusive, net zero carbon economy in Scotland. The IIP is described in more detail within the Infrastructure First Topic paper.

The following regional or sub-regional projects that relate to East Renfrewshire Council area are as follows:

a) East Kilbride Rail Enhancement

Full funding authority of £139.8m was announced by the Minister for Transport on 6 September 2023. The project will deliver 22.4 single track kilometres of electrification between Busby Junction and East Kilbride and will complete in December 2025. Delivering the East Kilbride project allows decarbonisation in the form of electrification on this region of the network, which will be enabled through the deployment of existing electric rolling stock.

In addition to the electrification of the route the following will be delivered as part of the project:

- New two-platform Hairmyres Station with accessible station building and footbridge with lifts
- New accessible station building at East Kilbride Station with enhanced passenger facilities and platform extension
- New accessible station footbridge with lifts at Giffnock Station and platform extension
- New footbridge and additional station entrance at Clarkston Station
- New footbridge at Busby Station
- 1.4km extension of Hairmyres Loop, to improve performance, capacity and timetable flexibility.

The project aligns with Scotland's 2018-2032 Climate Change Plan update. It also takes climate action; helping to deliver the net-zero target, adapting to the effects of climate change and promoting greener, cleaner choices. Decarbonised corridors will help to deliver the net-zero target.

b) Barrhead Rail Enhancement

The £63.3m project to electrify the route from Glasgow Central to Barrhead was competed with first electric services running on the route from 11 December 2023.

In addition to electrification works the following scope elements were also delivered as part of the project:

- Extension of Platform 3 at Barrhead to enable longer 4 car units
- Station access ramp at Barrhead re-configured
- New access ramp at Nitshill station

- Platform surfacing works at Priesthill and Darnley, and Kennishead stations.

The project aligns with Scotland's 2018-2032 Climate Change Plan update. It also takes climate action; helping to deliver the net-zero target, adapting to the effects of climate change and promoting greener, cleaner choices. Decarbonised corridors will help to deliver the net-zero target. Achieving broader transport decarbonisation, through mode shift resulting from increased service frequency between Barrhead and Glasgow, will further help to deliver the net-zero target.

The electrification of the Glasgow to Barrhead corridor is required to:

- Deliver on STPR2 commitments;
- Act as a key enabler to the wider decarbonisation strategy;
- Support East Kilbride route decarbonisation;
- Enable interim decarbonisation to Kilmarnock via battery electric trains;
- Greener, quieter, comfortable, reliable electric trains;
- Increase in passenger capacity via new Strathclyde Fleet (arrives 2026/27); and
- Enhanced accessibility opportunity across all stations.

Programme for Government

The [Programme for Government](#) (September, 2023) (CD 114) outlines the Government's priorities for the year ahead. This is updated on a yearly basis. In relation to transport this includes:

- Publish the Fair Fares Review on both the cost and availability of bus, rail and ferry services, and introduce a pilot for the removal of ScotRail peak-time fares;
- Implement the Active Travel Transformation Project to help realise our commitment to £320 million in active travel investment;
- Lay secondary legislation to enable bus franchising and partnership options to be developed, providing even more powers to Councils;
- Progress smart, digital and integrated ticketing and payment with operators and authorities and sponsor the new National Smart Ticketing Advisory Board; and
- Publish a refreshed Rail Services Decarbonisation Action Plan, as well as electrifying the Glasgow to Barrhead Line.

The Route Map to Achieve a 20 per cent Reduction in Car Kilometres by 2030

The [Route Map](#) (CD 160) is a strategic document that details the interventions that will be put in place to achieve this ambitious target. The publication of the route map supports a national conversation on sustainable travel and the document is aimed at national, regional and local stakeholders. The Routemap sets out ways to achieve 4 key behaviour changes shown in the diagram below; reducing the need to travel, living well locally, switching modes and combining trips or sharing journeys.

Paths for All National Survey of Attitudes to Walking and Wheeling in Scotland (2023)

Paths for All undertook a [National Survey of Attitudes to Walking and Wheeling in Scotland](#) (CD 070) in 2023. The survey concluded that there are high levels of participation and recognition of the benefits of walking but inequalities exist. Younger age groups, people who are working and those in more affluent groups more likely to have increased participation than those in the oldest age groups or people with poor health or a disability. There is also a high demand to walk or wheel more and support for changes which make this easier Most Scots would like to walk or wheel more often than

they currently do (69% for leisure and 60% for routine purposes) but a number of barriers make it harder. Some of these barriers relate to personal circumstances, most significantly physical health limitations which are most common amongst older age groups but also practical issues such as busy lifestyles restricting the amount of time available to walk or use public transport instead of driving. Other barriers relate more to attitudes towards walking and wheeling and include concerns over safety, the suitability of pavements, knowledge of walking routes and other factors which can impact upon an individual's confidence. The survey has also identified a number of specific local factors which can make walking and wheeling a less positive experience or even create a barrier to walking at all. These include a lack of local amenities within a distance felt to be accessible, a lack of suitable or appealing places to take part in walking or wheeling and problems such as pavement parking or poorly maintained pavements which make it harder for some groups.

Regional

Strathclyde Partnership for Transport (SPT) Regional Transport Strategy (July 2023)

An outcome of The Transport (Scotland) Act 2005 placed a statutory duty on the seven Regional Transport Partnerships to produce a Regional Transport Strategy (RTS) for their region. SPT have developed its second RTS which provides important context for the Council's proposed LTS. The SPT area covers 7,000 sq. km and is home to 2.2 million people (around 42% of Scotland's population).

The new [Regional Transport Strategy](#) (CD 190) and the Delivery Plan which flows from it will set the policy framework, targets and strategic programme of projects and initiatives for all partners in the west of Scotland for the next 20 years. The RTS supports the principles of the NTS 2 Sustainable Travel Hierarchy.

The new RTS vision outlines that the west of Scotland will be an attractive, resilient and well-connected place with active, liveable communities and accessible, vibrant centres facilitated by high quality, sustainable and low carbon transport shaped by the needs of all. RTS priorities are:

- a healthier environment, supported by a transport system that helps our region become a low carbon place with healthier natural and built environments for the benefit of all;
- inclusive economic growth, supported by a transport system that supports the regional economy to develop and grow with better opportunities and fairer outcomes for all; and
- improved quality of life, supported by a transport system that helps everyone to have better health and wellbeing and lead active, fulfilling lives.

The RTS sets targets for the transformational change in regional travel behaviour required to achieve its vision and objectives. These are:

- Car kilometres in the region will be reduced by at least 20% in line with national targets;
- Transport emissions will be reduced by at least 56% from the 1990 baseline in line with national climate change targets for transport; and
- At least 45% of all journeys will be made by means other than private car as the main mode of travel.

Regional Active Travel Strategy & Network Plan

SPT are in the process of developing a Regional Active Travel Strategy (ATS) and Network Plan. The ATS and Delivery Plan will help guide and co-ordinate strategic, cross-boundary active travel

infrastructure projects and investments in the region, providing active travel delivery partners and funders with an improved understanding of the region's level of ambition and investment requirements, priorities, and timescales for achieving a step change in active travel provision and quality.

Approval for the draft Strategy will be sought from SPT's Partnership in June 2024, with public consultation thereafter. Following this, SPT will aim to have the strategy completed and finalised early 2025.

The Draft ATS sets out a network consisting of pre-existing established routes, planned and proposed routes, and previously unidentified gaps where infrastructure is required to deliver a well-connected, continuous network across the region. To complement this, the ATS also details a minimum standards hierarchy for active travel infrastructure in the region. This has been developed utilising existing policy and guidance for walking, wheeling, and cycling infrastructure to seek to facilitate consistent standards on cross-boundary, strategic routes across the region to aid confident utilisation.

A range of policies detailing additional non-infrastructure related interventions, including consideration of behaviour change and access to bikes interventions, have also been developed and form a delivery framework for the ATS. These, paired with the Network Plan, form an integrated, complementary package of measures that will collectively incentivise modal shift to more sustainable modes of transport across the region.

Following public consultation in the summer, SPT aim to have the strategy completed and finalised early 2025.

Strathclyde Regional Bus Strategy

In 2023, SPT commenced work on the Strathclyde Regional Bus Strategy (SRBS). The SRBS is SPT's process to investigate the use of the provisions in the Transport (Scotland) Act 2019 within the SPT area and to determine a preferred strategy to improving the bus network in the region.

The availability, accessibility and affordability of bus services for everyone who wants to use them alongside improving the overall attractiveness of services is essential to encourage new users onto bus and for bus to be seen as an alternative to the car.

SPT has considered a number of options, that could deliver a better bus network, including Voluntary Partnerships, Bus Service Improvement Partnerships, Franchising and Municipal Bus. In addition, a Business As Usual option has also been considered.

In March 2024, SPT Board approval was granted to commence public consultation on the recommended approach to achieve a better bus network. Specifically, the approach recommends commencing work on local [bus] services franchising, in line with the requirements of the Transport (Scotland) Act 2019 and, for the medium term, to progress with Bus Service Improvements Partnership (BSIP). BSIP can provide a firm basis for private and public sector commitments to arrest further passenger decline, stabilise and improve the bus network whilst franchising is developed. It is estimated that franchising could take between 5 and 7 years to establish. The public consultation has taken place during April and May 2024 and results will be reported later this year. The bus strategy is due to be completed in 2025

Clyde Metro

As set out above, Clyde Metro was a key recommendation of STPR2 and a National development in NPF4. In line with the STPR2 recommendations the project partners responsible for taking forward the Clyde Metro are Glasgow City Council on behalf of Glasgow City Region, Strathclyde Partnership for Transport (SPT) and Transport Scotland.

In November 2023 it was announced that SPT would act as the lead partner for the development of the Case for Investment (CFI) for the Clyde Metro.

The CFI will develop the programme level business case and is an essential first step towards setting out the programme of projects which will make up the Clyde Metro over years to come. It will be prepared over ~2 years between March 2024 and January 2026 and includes the following work packages:

- CFI Stage 1a – Case for Change & Initial Option Development
- CFI Stage 1b – Client Advisory Services
- CFI Stage 2 – Programme Business Case

The CFI is being delivered drawing upon funding provided through the Glasgow City Region City Deal. CFI Stages 1 a and 1b are underway and Stage 2 will commence later in 2024.

The CFI process will be informed by a range of workstreams including a STAG based appraisal, business case development, technical assessments, audit, assurance, engagement and consultation with the public and key stakeholders as well as statutory impact assessments.

As part of the STPR2 proposals, Transport Scotland published an indicative plan for a potential Clyde Metro network. It identified a potential network map predominantly based around:

- Conversion of parts of the Heavy Rail network to Metro Rail
- Extensions to those converted Metro Rail routes to serve new destinations
- Creation of new Light Metro lines

The STPR2 network map was developed to enable more detailed analysis to be undertaken and, whilst it represents an indicative potential Clyde Metro network, there are a number of potential network options which will be explored through the CFI process.

Whilst still in the early stages of development, the high-level scope of Clyde Metro can initially be defined as:

- ✓ Mass public transport system which could include a variety of modes
- ✓ Long-term programme likely to span decades
- ✓ Combination of infrastructure / services and complementary measures (e.g., integrated ticketing)
- ✓ Transformational in nature and more than just a transport project by delivering a wide spectrum of complementary benefits to society
- ✓ Regional in scale, extent and impact across the Glasgow City Region
- ✓ Multi-disciplinary

There are a number of things that Clyde Metro is not, including:

- ✗ The STPR2 network map which is purely indicative
- ✗ A 'tram project' as it encompasses a wide variety of modes
- ✗ An individual route / standalone transport infrastructure project as it constitutes a long-term programme
- ✗ Being considered in isolation – it needs to be considered alongside the transformational impacts it can deliver

Clyde Metro offers potential for a step-change in transforming the life chances of communities stymied by the greatest inequality challenges caused by unaffordable, unreliable and poorly connected local public transport. It will target improving connectivity whilst contributing to the City Region's ambitions to improve the health and wellbeing of its communities by delivering an inclusive, net zero and climate resilient economy. The programme will equally capture the place-making, environmental, sustainable and economic benefits whilst also facilitating greater social inclusion, health improvements and equality by delivering truly integrated transport infrastructure, services and supporting measures.

SPT Investment in East Renfrewshire

Over the 5-year period between 2019 and 2024, SPT has provided £2.75 million of capital funding to East Renfrewshire Council to support a range of sustainable transport projects.

Bus Infrastructure

Since 2019, SPT has invested £340,000 to help deliver a series of targeted bus improvements. Funding has helped deliver new and upgraded bus shelters; high access kerbs; buildouts and laybys to help the bus movement and Real-Time Passenger Information displays to provide bus users with timetable information. SPT's investment has benefitted a number of local areas, creating a more attractive environment for bus passengers, helping encourage more sustainable travel choices.

Pedestrian and Cycle Improvements, including A77 Strategic Cycle Corridor

Since 2019, investment of £1.88 million by SPT has supported the delivery of active travel routes including A77 Strategic Cycle Corridor project as well as wider pedestrian and cycle improvements across the area.

Glasgow City Region Growth Deal

In August 2014 East Renfrewshire Council confirmed participation within the Glasgow City Region City Deal initiative. East Renfrewshire is benefiting from a £44 million investment package and a programme of ambitious projects has been designed to stimulate economic growth, improve transport links, increase leisure opportunities, support business development, unlock residential land and generate economic benefits measured as additional Gross Value Added (GVA) and employment. Further information on the [City Deal project](#) (CD 215) is set out in the Infrastructure First Topic Paper.

The programme will support and accelerate investment and development activity within a number of strategic locations within the M77 corridor. City Deal funding will assist with unlocking the development potential of key sites and will deliver the infrastructure to support and enhance the LDP's Development Strategy, improve the economic and tourism potential of the area and enhance connectivity.

Current transport-related City Deal projects within East Renfrewshire include:

- Balgraystone Road Improvements: Network improvements to unlock residential / regeneration opportunities within Barrhead South master plan and improve access to the Dams to Darnley Country Park and proposed new rail station. Improvements were completed in 2020.
- Aurs Road Upgrade and realignment- enhancements to Aurs Road to improve local connections and create a new site for developing visitor facilities at Dams to Darnley Country Park. Will create a 2km active travel link between Newton Mearns and Barrhead including new promenade. Works also include a 4km circular walking and cycling route around Balgray Reservoir. Works commenced on 8th January 2024 with an estimated completion by January 2025.
- New Rail Station - A new rail station and bus interchange at Barrhead South, on Glasgow to Neilston line will provide improved access to jobs, health and other services for existing community and new residents from the new housing developments. The project is well advanced with an estimated completion 2026. The station will also provide an improved public transport link to the Country Park.

Transport Scotland is working closely with the Council, as they continue to progress the Business Case for a new Balgray Rail Station in South Barrhead. Officials at Transport Scotland meet regularly with East Renfrewshire Council alongside Network Rail and ScotRail to consider the new station proposals. Discussions are ongoing to ensure that the future needs of Barrhead and the wider region are fully captured in the assessment of these station proposals to ensure that the station provides the necessary “value for money” and serves the needs of all existing and future users of this rail line.

The outcomes of the Regional City Deal can influence investment and travel demand in the area. These will be considered within the development of the LDP3 and through the emerging LTS and how these may best support necessary modal shift while facilitating inclusive and sustainable economic growth.

Local

East Renfrewshire adopted Local Development Plan 2 (LDP2)

Transport is a cross cutting theme and has a major influence on the [adopted LDP2 \(CD 206\)](#). Reducing the need to travel and improving opportunities for public transport and active travel for residents, visitors and businesses will assist in reducing carbon emissions and improving public health and well-being, as well as road user safety. LDP2 seeks to maintain and improve connectivity both within East Renfrewshire and linking to the wider Clydeplan Region and beyond.

Transport issues were fully assessed in the preparation of LDP1 which sets out a Development Strategy comprising of two key strands, regeneration and consolidation of urban areas and controlled urban expansion. 3 Strategic Development Opportunities (SDOs) were allocated at Maidenhill, Barrhead South and Barrhead North and carried forward to LDP2. Transport assessments formed an integral component of the master plan areas. Strathclyde Partnership for Transport (SPT) and Transport Scotland were fully involved in the preparation of LDP1 and the master plans.

East Renfrewshire Local Transport Strategy

The Council is developing a refreshed Local Transport Strategy (LTS). The LTS will replace the previous LTS (2008-2011) and will provide a framework for transport decision making and investment over the next 10 years.

The council have recently completed a 'Main Issues' consultation (March 2023) and are in the process of developing the new LTS, which will outline policies and related actions for consultation.

The [LTS Case for Change Report](#) (CD 256) represents the first stage of LTS development. This draws on available evidence and considers issues, opportunities and experiences relating to transport in East Renfrewshire. This identifies problems faced by residents and visitors and establishes initial transport planning objectives and strategic goals. Emerging strategy objectives include:

- Reduce carbon emissions and other harmful pollutants
- Enable more walking, wheeling and cycling
- Improve Public Transport connectivity and accessibility
- Support liveable, resilient and connected communities
- Sustainable management of local road and path networks

The LTS 'Main Issues' consultation Transport Survey (completed autumn 2023) and supporting engagement sought to better understand community sentiments and experiences relating to transport in East Renfrewshire. This included views on moving around, personal travel habits and capacity for change, as well as priorities for the future.

Findings from the Main Issues consultation seeks to ensure emerging LTS recognises both the wider social, environmental and economic and environmental contributions of transport as well as ensuring emerging policy priorities adequately reflect the needs and aspirations of local communities.

The emerging LDP3 will require to be consistent with, and contribute to, the implementation of the transport strategies and priorities set out in the LTS. Given the relatively small geographic extent of East Renfrewshire and the cross-boundary nature of the local transport network, the LTS and LDP3 will also consider the wider context aligned with Glasgow City Region aspirations.

Active Travel Projects

The following projects are being or have the potential to be funded by Transport Scotland, through the Sustrans Places for Everyone programme.

A77 Active Corridor

To consider how to integrate pedestrian crossing improvements, separated cycle ways, bus priority measures and vehicle parking/loading on Ayr Road and Fenwick Road. Phase 1 and Phase 2 complete. These projects have delivered significant improvement of the active travel infrastructure in the south of Newton Mearns. Further phases will provide a continuous segregated active travel route between Maidenhill and Newton Mearns town centre.

Clarkston -Muirend Active Corridor

To propose improvements for active travel on Clarkston Road alongside two new foot/cycle bridges across railway lines in the area.

Clarkston - Thornliebank Active Corridor

To consider how to integrate improvements for active travel with vehicle parking/loading on Eaglesham Road, Busby Road, Eastwoodmains Road and Rouken Glen Road. This would provide for a coherent active travel network in the area.

Lower Whitecraigs Community Link

To develop proposals to improve the public realm on Davieland Road and surrounding streets to enhance the gateway to Rouken Glen Park and to upgrade core path through Rouken Glen Park.

Wytch Wood Community Link in Patterton

To investigate how to complete a 'missing link' off-road path to improve access to Patterton railway station.

Other projects include:

- Cycling Walking & Safer Routes (CWSR)
Programme of works for local cycling, walking and safer routes projects with cognisance of the active travel outcomes set out in Transport Scotland's Active Travel Framework
- Neighbourhood Traffic Management Zones
Identification of 74 'Neighbourhood Zones' (encompassing local residential streets). Aim is a rollout of lower speed communities (20mph zones), empower communities to identify local priorities for action, reduce negative impact of vehicle traffic & parking, address barriers to access / active travel and support good quality, accessible & safe routes.
- Neilston – Uplawmoor Community Link
To facilitate development of a quality active travel link route between Neilston and Uplawmoor.
- Netherlee to Stamperland Walkway
Upgrading of walkway. Estimated completion March 2025.

East Renfrewshire Roads Asset Management Plan (RAMP) 2024

The [Roads Asset Management Plan \(RAMP\)](#) (CD 266) covers the period 2024 – 2029 and seeks to provide an overview of the Council's approach to the management and maintenance of the assets of the Roads Service. East Renfrewshire Council has an extensive road asset worth over £1 billion which is the most valuable asset owned by the Council. These important infrastructure assets are extensively used by the whole community, are essential for the strength of the local economy and are intrinsically linked to supporting the delivery of all 5 key strategic outcomes that inform the Capital Investment Strategy. The asset management plan informs upon the asset base, its current condition and investment required to maintain and improve the asset portfolio.

Demands

The Road Asset grows each year with the adoption of new roads, mainly serving new housing developments and the construction of new road or footway links. The carriageway asset has increased by 0.94% over the last 4 years which has resulted in an additional 4.54km of carriageway to be inspected and maintained. This level of growth is expected to continue for the term of the RAMP.

With additional lengths of carriageway being added to our network also comes associated footways, street lighting columns, gullies, signs and other associated infrastructure. Asset growth generates additional requirements in maintenance and management and a need for additional associated funding in future years as these new assets age.

Traffic Growth

Traffic growth places increased pressure on the existing road network, particularly increases in large commercial vehicles.

Finance

The ongoing additional capital investment of £3m per year for the 5 years since 2019 has resulted in a slight improvement in the overall road condition.

The headline backlog figure produced by SCOTS in May 2019 was £25.3m and in 2023 has been calculated to be £27.3m – this is the budget that would be required to remove all red or amber sections >10m in length in one year.

The estimated annual cost of maintaining ERC's Road carriageway assets in their current condition was estimated in May 2019 as being £2.71m per year and in 2023 this cost has increased to £3.171m. The £3.5m per year additional capital funding secured for 5 years will be targeted at our C and unclassified roads from 2024/25 to 2028/29, along with the £1.1m original capital allocation. A proportion of the additional capital investment is spent on footway reconstruction works.

The Councils Capital Programme 2023 outlines the Major capital investment in Roads projects which will total more than £38.2 million over the 10-year period, with the objective of achieving a significant improvement in the condition and safety of roads. This is in addition to the investment in roads through City Deal funding described above.

4) Existing Transport Network Within East Renfrewshire

This section outlines East Renfrewshire's [Transport Network](#). (CD 286) The local road network and associated infrastructure represents a critical component of East Renfrewshire's transport network, connecting people and places with services and opportunities, as well as the conveyance of goods necessary for growth and wellbeing.

East Renfrewshire is well placed in respect of the national transport network with the M77 motorway and the Glasgow Southern Orbital (GSO) passing through the area and with good accessibility to Glasgow and beyond by public transport routes. Glasgow airport is around a 30min drive and Edinburgh airport is around an hour's drive away. However, there remain limitations with public transport routes in certain parts of the Council area. Being within easy commuting distance of Glasgow and other areas also provides local communities with a wide choice of job opportunities, however this can also lead to out-commuting which places increasing demands on public transport and the road network.

The Transport Network within East Renfrewshire is well developed with linkages to surrounding areas, a key linkage being with Glasgow city centre to the north. The road network is segregated into a hierarchy of routes which all perform different functions. Principal roads cater for long distance traffic and are the main routes for freight, whilst also providing links to nearby centres of economic activity and other strategic routes. The key features of the Transport network are set out in the [interactive map](#) and [the Local Living map](#) (CD 255).

East Renfrewshire's adopted road network comprises 487km carriageway, 706km footway/footpath, 130 bridges, 51 culverts, and 317,808m² of verge.

The adopted road carriageways split is as follows:

- A class roads – 31.1km
- B class roads- 49.6km
- C class roads – 82.9 km
- Unclassified Roads – 323.6 km

Two Principal routes within East Renfrewshire include the M77 motorway and A726 Glasgow Southern Orbital (replacing the former A77 and A727 trunk routes) as key strategic road links between Ayrshire, Lanarkshire and Glasgow. These are maintained in discrete sections by Amey and Connect on behalf of Transport Scotland as the Roads Authority. These cater for long distance traffic and are the main routes for freight, whilst also providing links to nearby centres of economic activity and other strategic routes.

It is noted that there is a distinct lack of longitudinal orbital routes connecting population centres either side of the M77, with the latter acting as a major barrier to east – west connectivity within the area. This road structure heavily influences how people move within and beyond East Renfrewshire. It also has a role in dictating where and how future development occurs.

There are no major resurfacing schemes currently planned or any trunk road active travel schemes within East Renfrewshire. A programme of surface patching is undertaken out each year, with areas identified through pavement condition surveys, visual and detailed inspections. These works will be carried out over a short duration utilising overnight road closures which will be advertised in

advance. The network is subject to regular road safety audits and no capacity issues at junctions or hotspots have currently been identified or highlighted.

An overview of East Renfrewshire's strategic road network is summarised in Table 1. The remaining roads largely perform local functions connecting housing areas and providing local access.

Table1: Strategic road network

Principal / Primary Roads	Distributor Roads
M77 Motorway - linking Glasgow to Kilmarnock via East Renfrewshire	B764 linking Eaglesham to East Kilbride
A726 Glasgow Southern Orbital linking the M77 to East Kilbride	B767 linking Eaglesham, Waterfoot and Busby to the A726 GSO and to Clarkston and its surrounding areas in the north
A736 linking Glasgow to Irvine via Barrhead	B773 linking Barrhead to the A726 and the motorway network
A727 linking Busby and Clarkston to Lanarkshire and Renfrewshire	B769 linking Newton Mearns to Thornliebank and beyond.
A77 linking Glasgow to Kilmarnock via Newton Mearns and Giffnock, predominantly used for local access from East Renfrewshire to Glasgow	B771 linking Barrhead to Paisley via the A726

Road Condition Indicators

Whilst historically East Renfrewshire Council has ranked 1st or 2nd for the condition of our A class roads, our C and unclassified roads which make up the most significant part of our network have been in a poorer condition and so have had the effect of lowering our overall network rating as shown by Table 2. This is reflected in the RAMP described above.

Table 2: Road Condition Indicators 2015/16 to 2021/23

	Overall RCI with comparison to Scottish Average						
	2015-17	2016-18	2017-19	2018-20	2019-21	2020-22	2021-23
East Renfrewshire	39.2	37.4	39.1	35.5	36.4	37.3	35.4
Scottish Average	36.4	36.7	36.3	35.8	35.5	34.2	33.6
Comparison	+2.8	+0.7	+2.8	-0.3	+0.9	+3.1	+1.8
Overall Ranking	25th	22nd	26th	18th	21st	26th	26th

Source: East Renfrewshire RAMP 2024

Active Travel Network

East Renfrewshire's Active Travel Network includes 706km of adopted footway / footpaths to facilitate walking, wheeling, cycling and horse-riding. Documented cycling provision comprises 38km of facilities. This includes on road cycle lanes, segregated cycle tracks and shared use footway / footpaths. The following strategic cycle corridors are shown in the interactive transport map.

5 identified Strategic Cycle Corridors are:

- Barrhead to Uplawmoor (No. 1)
- Giffnock to Newton Mearns (No.2)
- Netherlee to Eaglesham & Whitelee Wind Farm (No.3)
- Busby to Barrhead (No. 4)
- Eaglesham to Barrhead (No.5)

In addition to Strategic Cycle Corridors a local cycle network is being developed mainly on quieter, low or traffic free roads. This will help make cycling more accessible for all, linking residential areas, to key trip generators, improving and redesigning access points, creating interesting routes through parks, utilising shared surfaces. These active links complement the 'Core Path' network. Core paths and Rights of Way (ROW) are as follows:

- 83 Core paths covering 91 miles
- 63 ROW covering 27 miles

Active travel has an important role in linking cycling facilities with public transport interchanges. Development of further facilities, at the 9 rail stations, will take advantage of the extensive commuter population within East Renfrewshire.

Public Transport

Bus

Public transport is managed by a number of different operators across the Glasgow City Region. Network Rail are responsible for rail infrastructure with ScotRail operating local and regional rail services. The majority of bus services are managed by private operators and include First Bus, McGills and Stagecoach.

In East Renfrewshire there are 389 bus stops, 207 bus shelters and 24 real time passenger information units (RTPIs). The maintenance of bus shelters and bus stops in East Renfrewshire is covered by contracts managed by Strathclyde Partnership for Transport (SPT) on behalf of the 12 authorities within the SPT area. There are around 200 supported bus services across Strathclyde run by around 20 operators on behalf of SPT, of which 8 supported services are operating in East Renfrewshire. 33 my bus services operate across the west of Scotland with 38,000 trips scheduled on MyBus in East Renfrewshire since 2019.

Recent SPT funded bus infrastructure improvements are described under Section 3 of this report.

Analysis set out in the LTS Case for Change Report shows that that overall service frequency is particularly low between the more urban and rural areas, specifically, links to Uplawmoor and Eaglesham. With the exception of the A77, other north-south corridors only show increased frequency numbers towards the northern extent of the local authority boundary in the east serving Glasgow City. In the west, Barrhead has a good frequency level but this is heavily focused along the B771 corridor towards Paisley, and not north-east towards Glasgow. Alternative routes linking Newton Mearns to the rest of the local authority area show low levels of service frequency, while one of the main east-west transport corridors along the A727 (Rouken Glen / Eastwoodmains Road) displays minimal service provision. There are no direct bus services between Barrhead and Newton Mearns, the two largest settlements in the local authority area it is evident that north south routes (and particularly those north of A727 Eastwoodmains / Rouken Glen Road) have higher frequencies

than east-to-west routes and outlying areas. This creates disparities in bus service provision both within and between areas of East Renfrewshire.

Community Transport

Traditional forms of public and private transport are sometimes unable to provide suitable services to vulnerable, rural, and hard to reach groups. Community Transport often plays a vital role in plugging these gaps. Community Transport normally comprises of a variety of public, private, statutory, and third sector services including My Bus (SPT), Driving Miss Daisy and other private and voluntary organisations.

Rail

There are nine train stations within East Renfrewshire. These are located on three rail lines operating from Glasgow Central to Neilston, East Kilbride and Barrhead (and beyond to Kilmarnock and Carlisle).

From 2004, the number of rail journeys within East Renfrewshire gradually increased until 2020, following dramatic reduction with the onset of the COVID-19 pandemic.

Barrhead is the busiest station within East Renfrewshire, indicating high demand for rail within the western side of the authority area. Clarkston and Patterton are second and third busiest stations, again highlighting strong demand within these areas.

A key element of the Barrhead South Master plan area is creation of a new rail station at Barrhead South to be delivered via the City Deal project (More detail on the City Deal project is set out in the Infrastructure First Topic Paper). The station, once operational will add a further important element to the rail network provision within East Renfrewshire, and Greater Glasgow, without adverse impact upon operational timetables.

Park and Ride

Park and Ride facilities play an important role in encouraging train use, with many stations operating over capacity. In 2009 the Council, supported by Strathclyde Partnership for Transport (SPT), carried out a feasibility study into possible expansion of Park and Ride opportunities across East Renfrewshire. This led to a number of improvements in recent years including an extension to Barrhead Park and Ride and new Park and Ride facilities at Patterton and Neilston Stations. Giffnock, Patterton and Whitecraigs as the main Park and Ride train stations within East Renfrewshire.

There are 7 park and ride facilities within East Renfrewshire as shown in Table 3. The location of all Park and Ride facilities can be found on the [SPT website](#). (CD 189)

Table 3: Park and Ride

Location	No Of Spaces
Neilston	77
Barrhead	88
Patterton	130
Whitecraigs	174
Giffnock	114
Williamwood	52
Clarkston	80

Source: SPT

Parking

East Renfrewshire has possessed Decriminalised Parking Enforcement (DPE) powers since 2013. DPE powers provide the Council with control over parking enforcement including implementation of parking charges, Controlled Parking Zones (CPZs), Residential Parking Zones (RPZs) and Residential Parking Permit schemes. None of these mechanisms currently exist within the area. Additionally, the council do not currently have any 'Pay & Display' parking charges in force.

The fragmented nature of parking provision means that it is sometimes difficult to ascertain the level of parking provision within an area, especially on-street parking.

Table 16 of the [Local Transport Strategy Case for Change Report](#) highlights that Newton Mearns has the highest overall number of off-street parking spaces. This can be attributed to the large proportion of Private – shopping centre (39%) and Private – other (29%) spaces within the area (a total of 1918 spaces).

Barrhead also has a high number of off-street spaces, although their split is much more evenly spread across the various categories. Thornliebank and Giffnock have the highest number of off-street parking spaces per person, indicating good levels of parking provision within those areas. Alternatively, Netherlee and Busby have more limited offstreet parking provision. Generally high occupancy rates are recorded at all East Renfrewshire's train Park & Ride facilities. There are currently no bus Park & Ride facilities within East Renfrewshire.

Available parking data for Clarkston, Giffnock, Newton Mearns and Thornliebank suggests the highest onstreet occupancy rates are located nearby business premises. This corresponds with a demand for various services as well as perceptions regarding lack of parking availability. Although pressures on limited on street parking are evident in areas of high demand, there is generally a sufficient parking supply in the area overall to meet baseline demand, albeit a short distance from intended destination(s).

The Council's [Good Practice Guide for Residential Development Roads \(CD 222\)](#) sets out guidance for developers and designers for the provision of roads infrastructure and parking. This includes the design and construction, of all new roads associated with residential development proposals within The East Renfrewshire Council area.

The guide embraces the principles of the [Scottish Government's policy document Designing Streets](#) , (CD 121) and the Society of Chief Officers of Transportation in Scotland (SCOTS) [National Roads Development Guide](#), (CD 051) offering interpretation of those policies within a local context.

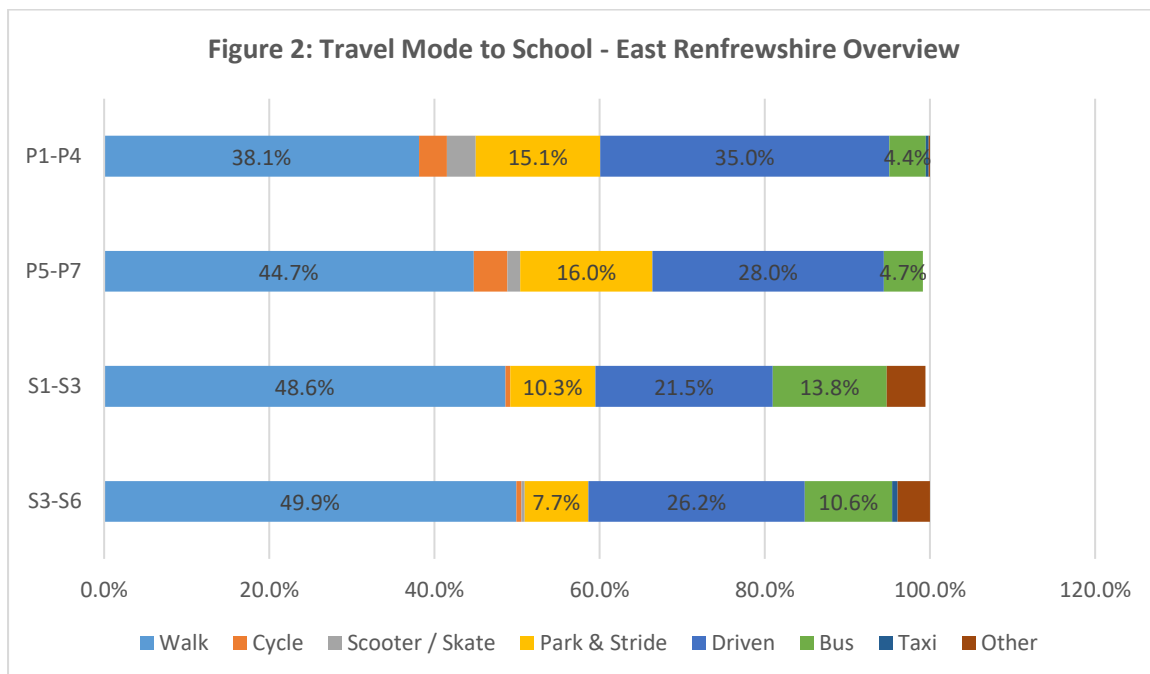
The principal aims of the guide are to ensure that all roads are functional and safe for all users whilst, at the same time, setting out principles to be considered to ensure that appropriate road design/layouts are obtained to enable subsequent adoption by the Council as public roads.

Taxi

East Renfrewshire Disability Action Group (ERDA) highlighted the important role of taxis as a transport option for people with a disability, particularly taxis adapted to carry wheelchairs. Currently there are only two taxis capable of carrying wheelchairs, there are an estimated 1400 wheelchair user households in East Renfrewshire.

School Travel

The [2022 Sustrans Hands Up Scotland Survey \(HUSS\)](#) (CD 154) looks at how pupils across Scotland travel to school and nursery since 2008. The 2022 survey shows that both younger (P1-P4) and older (S4-S6) age groups are more likely to be driven / drive to school, although the proportion of Park & Stride is higher for Primary pupils when compared to Secondary as shown in Figure 2. Walking is the most popular mode of travel for all pupils. Figures suggest that younger pupils are more likely to cycle / scoot / skate. Bus share is higher for Secondary pupils and likely to be attributed to longer travel distances.



Source: Sustrans Hands Up Scotland Survey (2022)

Electric Vehicle Charging Infrastructure

All new petrol and diesel cars and vans is intended to be phased out by 2030. As such, the creation of a robust EV Charging network is vital to help contribute towards meeting this goal. East Renfrewshire has 31 charging points, the lowest of any Local Authority in Scotland as at 1st January 2024 with 32.1 charging points per 100,000 people ([Electric vehicle charging devices by local authority](#)) (CD 017). This is the 2nd lowest figure nationally. Table 4 outlines the existing Council owned charging infrastructure within East Renfrewshire. However, locations of all council owned and commercially owned chargers can be found on [ChargePlace Scotland's](#) website (CD 009). The Council is continuing to work with Glasgow City Region on an EV infrastructure strategy expansion plan.

Table 4: East Renfrewshire Council Owned Charging Network

Area	Address	Charger type	Charge Speed	Number of sockets/cables
Barrhead	Barrhead Foundry Sports Centre, Water Road, Barrhead, G78 1SW	Standard charging	22kW	2
Barrhead	Cochrane Street, Barrhead, G78 1RF	Rapid charging	50kW	3 (2 x 50kW cables, and 1 x 43kW cable)
Busby	Mary Young Place Car Park, Busby, G76 8DU	Standard Charging	7kW	2
Clarkston	Clarskston Road, Goods Yard car park, G76 8NE	Rapid charging	50kW	3 (2 x 50kW cables, and 1 x 43kW cable)
Clarkston	Busby Road, Clarkston, G76 8BH	Rapid Charging	50kW	3 (2 x 50kW cables, and 1 x 43kW cable)
Eaglesham	Gilmour Street, Eaglesham G76 0AY	Standard charging	22kW	2
Giffnock	Eastwood Park, 46 Rouken Glen Road, Giffnock, G46 7JS	Standard charging	22kW	2
Giffnock	Merryvale Car Park, Giffnock, G46 6AT	Standard charging	22kW	2
Neilston	Neilston Park and Ride, Kingston Road, Neilston, G78 3DY	Standard charging	7kW	2
Neilston	Neilston Leisure Centre, Main Street, Neilston, G78 3NN	Standard charging	22kW	2

Area	Address	Charger type	Charge Speed	Number of sockets/cables
Newton Mearns	Broomburn Shops car park, 21 Broomburn Drive, G77 5JQ	Rapid charging	50kW	3 (2 x 50kW cables, and 1 x 43kW cable)
Thornliebank	Rouken Glen Road, Giffnock, G46 7HT	Rapid charging	50kW	3 (2 x 50kW cables, and 1 x 22kW cable)

Connectivity Analysis

SPT have developed a 'Connectivity Index' indicator approach which aims to replicate the methodology used to develop the Scottish Government's Scottish Index of Multiple Deprivation (SIMD).

Two sets of analysis have been prepared which classify areas into 'high', medium' and 'low' connectivity.

Table 5: Connectivity Indexes Overview

Domain	Description
Strategic Connectivity	An area's level of connectivity to regionally significant land use destinations.
Local Connectivity	An area's 'local' connectivity – aligned to local living and compact urban growth NPF4 ambitions.

Table 6: Strategic Connectivity Index Overview

Domain	Description
Employment	Connectivity to employment by the number of jobs, including industry specific analysis.
Strategic Land Use	Connectivity to regionally significant destinations, including health and education.
Strategic Transport	Assesses the ability to reach the region's significant public transport interchanges.
Overall	Combines the above to present a composite indicator of Strategic Connectivity

Table 7: Local Connectivity Index Overview

Domain	Description
Leisure	Connectivity to destinations which make a place more 'liveable'.
Local Land Use	Ascertains an area's ability to reach 'everyday' destinations such as healthcare, retail, education etc.
Local Transport	Evaluates travel times to the local transport network.
Overall	Combines the above to present a composite indicator of Local Connectivity

The Strategic Connectivity map (CD 227) and Local Connectivity map (CD 228) show the spatial connectivity scores results for East Renfrewshire. The strategic connectivity shows high connectivity in the Giffnock/Thornliebank area. Large parts of the Council area score low connectivity including Eagleseam, Waterfoot, Busby, the southern fringe of Newton Mearns, the southern fringe of Barrhead and Neilston and Uplawmoor. Similar patterns can be found for the local connectivity scores although more areas have a higher connectivity score at this geography.

5) Implications for LDP3

This section sets out the implications for LDP3 for East Renfrewshire Council and its partners for improving transport outcomes. These recommendations have been informed by the analysis and outputs in this report and consideration of how LDP3 can help to address local transport priorities most effectively.

This topic paper has been discussed with Transport Scotland who were in general agreement with the evidence presented. The Topic Paper has been amended to reflect Transport Scotland's initial comments.

Transport is a key contributor to wider societal benefits such as health and well-being, placemaking and economic growth. The choices that are made at the Proposed Plan stage are integral to the sustainability of our area as a whole, such as where development is located, and how we choose to accommodate travel demand.

We recognise there are a range of challenges and opportunities for transport across the Council area, and that there is significant variation in levels of connectivity and car reliance. However, it is clear that in order to accommodate housing and other growth sustainably, we must provide transport opportunities that enable people currently making trips by car to choose a more sustainable alternative. LDP3 will seek to ensure that growth is delivered as part of the drive to decarbonise our transport network. Our approach will follow the sustainable transport hierarchy.

Through LDP3 the Council will develop a place-based approach to support infrastructure requirements and work collaboratively with Transport Scotland, SPT and other partners to implement this approach. The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered. However, delivering the housing growth identified in the Housing Topic Paper presents a core challenge to accommodate increased mobility needs of the population whilst supporting progress towards our Climate and nature recovery commitments. Furthermore, the economic aspirations set out within the Economic Topic Paper and their impact upon the transport network need to be considered in LDP3.

The Plan will link with the emerging Local Transport Strategy (LTS) to improve east-west public transport connectivity, enhance public transport service connectivity between settlements and essential services, reduce car dependency, enhance coverage of electric vehicle charging infrastructure and facilitate a transition from car-based design in order to support wider place and wellbeing outcomes. However, further investment across the area is needed in public transport and active travel infrastructure including improvements to existing active travel networks to make them safer and more attractive, thereby encouraging greater use.

The Plan will seek to ensure that the spatial approach does not compromise the ability to deliver equitable and inclusive transport for all, by providing people with a range of travel opportunities, enabling those that can travel sustainably to do so, potentially reducing congestion and freeing up existing road capacity for those that do still need to use it. This is reflective of the fact that rural areas generally have poorer access to public transport and more limited access to services and facilities. It is not always possible to provide easy walking and cycling distances to all everyday services and facilities in rural areas so there will be some reliance on private vehicles.

The Council will work collaboratively with Transport Scotland, SPT and partners to undertake transport infrastructure modelling through a Transport Appraisal that reflects agreed mixed use and residential site allocations identified through the Proposed Plan stage to ensure comprehensive transport solutions are implemented, including the requirement for any development contributions. The Council will agree the scope, nature and scale of the Transport Appraisal with Transport Scotland, including the potential use of the LATIS model (Land Use and Transport Integration in Scotland). Following this, transport strategies to support the Plans spatial approach will be developed. The Council will also continue to work in partnership with Network Rail and Transport Scotland to ensure the area has an excellent rail service and improve services within and beyond the Council boundary.

Transportation evidence forms a core component of the Site Assessment Framework (SD 001) and will also be crucial in identifying potential spatial options for the proposed plan.

The potential for improving the economic prospects through longer term improvements to the M77 Road corridor should be investigated within the Plan period. This corridor is well placed for access to the central Scotland economy and regional job market and is attractive for business investment. However, potential future growth would need to be balanced with the approaches identified within NPF4, i.e. a focus on local living with investment moving away from locations that can only be reached by car towards more accessible areas that are connected by low-carbon and active travel options. Strengthening strategic transport connections remains a high priority however this needs to be balanced with decarbonising transport and improving active travel. From a business perspective, it is also recognised that transport/distribution represents a large percentage of costs and are responsible for significant emissions.

The cross-council boundary nature of transport and travel across the Glasgow and Clyde Valley region and beyond, requires travel needs and behaviours to be understood and planned for, at a regional level. The Council will work with Transport Scotland, SPT and neighbouring authorities to support the implementation of transport schemes that will improve linkages across the region and the transition towards a net zero future.

The 'Local Living' concept provides people with the opportunity to meet most of their daily needs within a reasonable distance of their home, either on-foot/wheelchair, or by bike. This reduces the need to travel which in turn cuts down on private car usage and the consequent need for more road infrastructure and is a key consideration for LDP3. The concept promotes a focus on good design and placemaking, sustainable travel, enhancing green space and biodiversity and mixed-use development including local employment and community opportunities. This is explained in more detail within the 'Local Living' Topic Paper.

The Planning (Scotland) Act 2019 states that in preparing local development plans, planning authorities 'are to have regard to the desirability of preserving disused rail infrastructure for the purpose of ensuring its availability for possible future public transport requirements'. LDP2 aims to safeguard the solums of any former railway lines as future access routes. Many are currently in use or proposed for paths and active travel routes. The LDP will continue to safeguard such routes, and consider active travel options for their future use, as and when resources allow. The solums are shown on the [transport network map](#).

LDP3 Evidence Report

Topic Paper 011: Placemaking

September 2024



Topic Paper 011: Placemaking

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of the concept of placemaking and describes placemaking engagement activities undertaken to inform LDP3.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to assess the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.

Section 15(2A) requires the Evidence Report to provide a statement of the planning authority's policies and proposals as to the provision of public conveniences.

Section 15(2B) requires the Evidence Report to provide a statement of the planning authority's policies and proposals as to the provision of water refill locations.

Local Place Plans (LPPs)

Before preparing an LDP, section 15A (a) the 2019 Planning (Scotland) Act requires a planning authority to invite local communities to prepare LPPs. Section 16B (3) (d) requires the Evidence Report to set out how the authority have invited local communities to prepare LPPs, and what assistance they have provided

The principal purposes of this report are to:

1. Describe the Placemaking context;
2. Outline the Policy Context;
3. Describe Placemaking Engagement activities undertaken to inform LDP3;
4. Provide an overview of the Council's approach towards public conveniences and water refill locations; and
5. Set out implications for LDP3.

1) Placemaking Context

Placemaking is a design-led approach to development at all scales. This approach allows the creation of quality places that people want to live, work, play and learn in. Creating good quality places will promote people's health, happiness and wellbeing whilst concerning the environment we live in; the people that inhabit these spaces; and the quality of life that comes from the interaction of people and their surroundings.

Placemaking ultimately is about the people and is for the people. Involving local community and local children and young people in the outset helps to develop a shared vision for the place to be created and to ensure a successful, sustainable outcome in the long run. Placemaking focusses planning and design decisions around the creation of a distinctive, welcoming sense of place.

Place is increasingly at the heart of addressing the needs and realising the full potential of towns and communities across Scotland. Place is where people, location and resources combine to create a sense of identity and purpose. Place-based approaches to development are therefore an important way of enabling local communities to influence, shape, and deliver long-term solutions – to environmental protection, wellbeing, economic development, and much more.

The [Place Standard tool](#) (CD 069) provides a simple framework to structure conversations about place. It allows you to think about the physical elements of a place (for example its buildings, spaces, and transport links) as well as the social aspects (for example whether people feel they have a say in decision making).

The Place Standard Tool has 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and assess the quality of new and existing places and identify issues for improvement. The Tool informed the Council's 'Your Place' Surveys described later in this report.

Local Living is a place-based method of achieving connected and compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle (within approx. 800m) of their home. The Council has developed a [Local Living GIS interactive online mapping toolkit](#) (CD 255) to support preparation of LDP3 and decision making across multiple service areas and council processes to inform interventions and decision making to help make the area more sustainable and healthier. This is supported by connectivity analysis undertaken by Strathclyde Partnership for Transport (SPT) (CD 227 and CD 228).

Delivering Local Living neighbourhoods requires an understanding of the challenges and assets of a local place. It is crucial that Local Living neighbourhoods are not considered in isolation but with the surrounding places and services as part of a network of distinctive places, each with their own offers, requirements, and identity. Through an active involvement in the design process, communities and individuals can raise aspirations and improve communities. The concept is discussed in detail under the Local Living Topic Paper.

2) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

With climate and nature forming the foundations of NPF4's vision, there is emphasis on the commitment to tackling the climate crisis, to minimise emissions and to enhance biodiversity; and on place-based approaches, especially the embedding of the Local Living and the Local Living approach through the 'Six Qualities of Successful Places' (as set out in Policy 14 'Design, Quality and Place' and Annex D of NPF4), namely Healthy; Pleasant; Connected; Distinctive; Sustainable; and Adaptable.

An emphasis on placemaking in NPF4 gives communities and developers the tools to plan together and allows for the creation of more liveable and inclusive neighbourhoods.

Key Policies include:

Policy 14: Design, quality and place

Policy Intent:

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy Outcomes:

- Quality places, spaces and environments.
- Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

Policy 15: Local Living and 20 minute neighbourhoods

Policy Intent:

To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

Policy Outcomes:

- Places are planned to improve local living in a way that reflects local circumstances.
- A network of high-quality, accessible, mixed-use neighbourhoods which support health and wellbeing, reduce inequalities and are resilient to the effects of climate change.
- New and existing communities are planned together with homes and the key local infrastructure including schools, community centres, local shops, greenspaces, health and social care, digital and sustainable transport links.

Policy 15 'Local living and 20-minute neighbourhoods' of NPF4 and the supporting draft [Local living and 20 minute neighbourhoods - planning guidance \(April 2023\)](#) (CD 111) sets out the policy context

for considering the Local Living concept and how this links with the Scottish Governments Place Standard Tool.

East Renfrewshire adopted LDP2 (2022)

[LDP2](#) (CD 206) prioritises the importance of design and placemaking in order to protect and enhance East Renfrewshire's existing built and natural environment, cultural heritage, and biodiversity. Good design can make places more attractive, sustainable, safer and well connected through access to a range of active travel options and transport networks. It can also help tackle climate change, aid transition to a low carbon place and promote equal access to facilities services, jobs and opportunities, with increased social interaction.

The Council is preparing a draft Placemaking Supplementary Guidance to support LDP2. This supplementary guidance will promote a place-based approach to create sustainable, liveable and productive places. It will set out the Council's expectations for the design of new development and the process to be followed, to integrate placemaking principles within development. The Guidance will also set out the Council's ambitions and the requirements that proposals should follow to respond to the wider climate change and biodiversity crisis.

3) LDP3 Placemaking Engagement

The following section outlines place making engagement and activities that the Council has undertaken to inform the Evidence Report.

a) LDP3 Pre-Engagement Survey

The first stage in the preparation of LDP3 was finding out how communities and other stakeholders wanted to engage on LDP3 and receive updates. Two pre-engagement surveys (CD 249) were published to gather views, a 'Participation Survey' and a 'Youth Engagement survey'. The surveys were also used as a mechanism to raise awareness of LDP3 and the future timeline for the preparation of the Plan. The results also informed the Participation Statement in the [Development Plan Scheme \(CD 235\)](#).

A 4-week consultation commenced on 3rd May 2023 and ended on 31st May 2023. The surveys were published on the Council's Local Development Plan Hub on Commonplace, through the Council's LDP3 website, Facebook and X accounts and email notifications were also sent to individuals and organisations listed on the LDP contact database.

In total, we received 221 responses from a range of organisations and members of the public to the Participation Survey; and 14 responses were received to the Youth Engagement Survey.

The Youth Engagement Survey gathered data on place-based themes. Respondents were asked to: detail how they felt about where they lived; features of East Renfrewshire they were satisfied and dissatisfied with; and what they thought are the biggest issues were where they live.

b) Your Place Surveys

The Council wants communities and young people to be at the heart of the plan making process. Increasing involvement will provide communities and groups with a central role in the creation of our future places.

A Your Place consultation commenced on 11th September 2023 and ended on 16th October 2023. The survey was structured upon a series of questions using the Place Standard Tool. The Place Standard tool provides a simple framework to structure conversations about place and allows the user to think about the physical elements of a place as well as the social aspects.

3 surveys were published:

- Your Place Children's Survey (specifically for ages 5 – 12) in partnership with ERC Education Services (33 responses received). (CD 276)
- Your Place Survey (for all ages) (309 responses received) (CD 277).
- Your Place Young People Survey (specifically for ages 13 – 25) (20 responses received). (CD 278)

An analysis of the responses, a summary of each survey and the breakdown of results by settlement was produced:

- Barrhead
- Busby

- Clarkston
- Eaglesham
- Giffnock
- Newton Mearns
- Neilston
- Netherlee
- Stamperland
- Thornliebank
- Uplawmoor
- Waterfoot

c) Local Action Plans (ongoing)

[Local Action Plans](#) (LAPs) (CD 250) are being developed using a place-based approach and will help identify and develop short, medium and long term projects.

Taking a place-based approach will assist the Council and partners to understand localised issues and the interconnections and relationships across our town centres and neighbourhoods. It will also allow the coordination of action and investment to improve the quality of life for our communities.

There are 8 LAPs in development for the following areas: Barrhead, Busby, Clarkston (including Netherlee and Williamwood), Eaglesham, Giffnock, Neilston, Newton Mearns and Thornliebank.

The initial survey in 2022 asked people across East Renfrewshire to identify improvements that could be made to the places they visit regularly and changes they would like to see happen in their neighbourhoods. There were over 6,000 responses from nearly 1,500 individuals.

These ideas have been ranked according to the priority given by each community and then discussed with the relevant Council departments to produce a shortlist of 460 priority options for improvement.

Following a final review of each Local Action Plan by the Council Departments who will be involved in developing the projects and the establishment of eight Local Action Plan Groups, the final Local Action Plans are expected to be submitted to the Councils Cabinet Committee for approval by March 2025.

d) Local Place Plans

[Local place plans](#) (CD 196) are intended to be community led and collaboratively produced plans setting out proposals from communities about how land is used in their area. Proposals can include community facilities, new homes, better streets, greenspaces and action to support well-being and community activity. Once Plans are registered with the Planning Authority, they help inform the new Local Development Plan (LDP).

A Local Place Plans (LLP) webpage with a response form went live on the Council's website in June 2023 inviting groups interested in producing a Local Place Plan to submit a note of interest. The webpage provided information on LLPs, their purpose and who might consider preparing one. A

deadline of March 2023 for registration of LPPs was set for LLPs to be fully considered during preparation of the Local Development Plan, but this deadline was not absolute, and the guidance invited LPP submission after this date with the understanding they would have less influence on Local Development Plan content.

Following the launch of the webpage individual emails inviting notes of interest were sent to potential groups including community councils, community trusts and Voluntary Action East Renfrewshire an independent charity with connections across the voluntary sector. A follow up email was sent to the same list of contacts in January 2024, again inviting notes of interest and the offer to discuss ideas further. To date there have been no notes of interest, but the webpage remains active, and any future request will be responded to positively even though the ability of an LPP to inform the LDP will diminish in the later stages of the LDP process.

e) Transport and Place School Engagement Workshops

A series of Transport and Place Workshops (CD 272) were undertaken throughout April and May 2023 with local Primary Schools to gather evidence for both the new LDP and the Local Transport Strategy. The aim of the workshops was to ensure future plans and policies adequately reflect sentiments of young people, so were child-led to allow for qualitative information to be gathered on the lived experience of those who live there, their aspirations and any type of issues the LDP or Local Transport Strategy (LTS) could address. By doing so the workshops focussed on “place” and looked at elements of the Place Standard Tool/the six principles of a successful place for prompts and young people’s experiences moving around and interacting with their local environment.

f) Play Sufficiency Assessment

In preparing the Play Sufficiency Assessment (CD 260) the Council has consulted:

- Children and young people;
- Parents and carers;
- Community councils; and
- The public

This was undertaken using the following methods:

An online Quality Assessment. The survey was designed to establish the baseline level of satisfaction for play spaces at neighbourhood and district level.

This generated:

- Number of responses: 145
- Number of comments: 988

A Children and Young People’s Quality Assessment. A series of classroom workshops were undertaken at:

- Mearns Primary school P3 and P6
- Carlibar Primary School P7 and P6
- Total Number of children participating : 114

The schools were selected to ensure representation from the east and west sides of the district. Carlibar Primary School is located in a SIMD zone which experiences disadvantage. Mearns Primary serves an affluent catchment.

A Community Councils Quality Assessment Consultation. Four Community Councils responded by completing the survey.

The results are reported in Section 2 of the Play Sufficiency Assessment.

4) Public Conveniences and Water Refill Locations

Public Conveniences

The Planning (Scotland) Act 2019, requires local development plans to include a statement of the planning authority's policies and proposals as to the provision of public conveniences.

There are three public toilets in East Renfrewshire – down from five since 2007 which are located at Rouken Glen Park, in Giffnock. The two which have closed since 2007 were in Clarkston and Neilston. Other toilet facilities can be found in Barrhead and Eastwood Health and Care Centres and in other private sector facilities including supermarkets and garden centres.

Work is ongoing to improve community access and inclusion through enhancing the availability of [Changing Places Toilets](#) (CPT) (CD 008) across the Council area. As of 2023, there were four CPTs in the area.

Water Refill Locations

The Planning (Scotland) Act 2019, requires local development plans to include a statement of the planning authority's policies and proposals as to the provision of water refill locations. At present, there is a [Scottish Water refill point](#) (CD 136) in Rouken Glen Park. Otherwise there are private refill points at a number of cafes, restaurants and shops in the area.

5) Implications for LDP3

LDP3 will seek to embed strong placemaking principles within its policy framework. Separate topic papers on carbon mitigation and adaptation, flood risk, green infrastructure, transport and active travel, housing and infrastructure first all link with good 'placemaking'. LDP3 will also seek to promote the concept of Local Living and incorporate this into future master plans and development briefs.

LDP3 provides the opportunity to ensure that the principles of place making are front and centre in the Plan and underpin all the thematic/technical policies.

The Council will seek to publish a draft Placemaking Supplementary Guidance during summer/autumn 2024 to provide further context on this matter and to help inform the approach for future master plans and development briefs.

LDP3 Evidence Report

Topic Paper 012: Local Living

September 2024



Topic Paper 012: Local Living

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of the 'Local Living' concept and the Council's interactive mapping toolkit.

1) What is a Local Living Neighbourhood?

The concept of local living was identified as one of the overarching spatial principles in [National Planning Framework 4 \(NPF4\) \(CD 102\)](#). Policy 15 'Local living and 20-minute neighbourhoods' of NPF4 and the supporting draft [Local living and 20 minute neighbourhoods - planning guidance \(April 2023\)](#) (CD 111) sets out the policy context for considering the Local Living concept and how this links with the Scottish Governments Place Standard Tool.

NPF4 states that Local Development Plans should support local living, including 20-minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. This approach will help the Council address challenges of reducing carbon emissions to achieve net zero emissions by 2045, whilst meeting the need for new development.

Local Living is a place-based method of achieving connected and compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle of their home. This includes access to shopping, recreation and leisure activities, schools and local services such as GP practices.

The draft guidance shows that 20 minutes (roughly 10 minutes out and the same to return home) is generally the threshold time-period that people are willing to walk to access key destinations. The distance covered in a 20-minute round trip, by walking, will vary according to multiple conditions and factors. The quality of surrounding environment, the different circumstances, age and ability of individuals and their communities, the location, and the topography, are contributory factors in the distance people are willing or able to travel actively to access service. The 20-minute timeframe is an approximate guide and does not rigidly define or limit local living in any context.

However, Local Living neighbourhoods are not simply about accessing amenities; they can have real benefits for health, the environment and the local economy, with people working more from home, in local hubs or in local businesses. Housing will be planned together with local infrastructure including schools, community centres, local shops, greenspaces and health and social care, to significantly reduce the need to use unsustainable modes of travel and to help to build connections and a positive sense of community and belonging. It will also reduce inequalities, increase levels of health and wellbeing and respond to the climate emergency. A Local Living neighbourhood is a place where people want and can afford to live therefore, importantly, housing is affordable with a mix of size and tenures and allows ageing in place.

Delivering Local Living neighbourhoods requires an understanding of the challenges and assets of a local place. It is crucial that Local Living neighbourhoods are not considered in isolation but with the surrounding places and services as part of a network of distinctive places, each with their own offers, requirements, and identity. Through an active involvement in the design process, communities and individuals can raise aspirations and improve communities.

The application of this concept will vary across different sites and will need to be adjusted to suit local circumstances and needs. The features suitable to each community will depend on the local context, however the principle can be adjusted to include varying geographical scales, from cities and urban environments, to rural communities.

The Council has developed a [Local Living GIS interactive online mapping toolkit](#) (CD 255) to support the preparation of LDP3 and decision making across multiple service areas and council processes. The toolkit is described in Appendix A and can be viewed from the link above.

This is supported by connectivity analysis undertaken by Strathclyde Partnership for Transport (SPT) (CD 227 and CD 228). Other key supporting sources of information include the [AHAH \(the index of 'Access to Health Assets and Hazards'\)](#) (CD 296) the [Priority Places for Food Index](#) (CD 295) and the [Residential Mobility Index](#) (CD 050).

The Residential Mobility Index provides an estimate of residential neighbourhood changes between the beginning of 2023 and the end of each of each year going back to 1997. The estimates were built from linking administrative and consumer data, including electoral registers, consumer registers and land registry house sale data. This data enables researchers to explore annual variations in neighbourhood change at a small area geography. Datazones within Barrhead, Neilton and Newton Mearns have experienced the largest changes.

2) What are the Key Features of a Local Living Neighbourhood?

Local Living neighbourhoods can support the transformative social and economic change that will be needed to tackle some of the key challenges we face around climate, health, green recovery and the resilience of our communities.

This approach strongly links with the Councils emerging Vision for the Future 'A Place to Grow' and the 3 pillars of 'Our Children & Young People will flourish; 'Our Communities & Places will thrive'; and 'We all live well' with a particular focus on the environment/climate change and building communities. The core priorities of the Place to Grow include maintaining excellent educational standards; closing the poverty related attainment gap; improving young people's mental health and wellbeing; creation of environmentally and socially sustainable communities and places; protection of green spaces; better public and active transport connections; a vibrant local economy; high quality housing; and promotion of health and well-being for our communities.

Diagram 1 illustrates the key outcomes of a Local Living neighbourhood. The key features and characteristics of a Local Living neighbourhood include:

- a safe, accessible, and well-connected movement network for pedestrians and cyclists;
- high-quality public spaces, streets and open space;
- good access to services that support local living;
- a variety of housing types, of different sizes, levels of affordability and tenure, that supports diversity, the ability to age in place, and housing densities and that can support local services;
- inclusive and easy access to public transport that caters for different needs, connecting people to jobs and other services further afield;
- high quality green spaces for people to enjoy and opportunities for local food production;
- thriving local economies with employment and opportunities for community wealth building;
- good digital connectivity to enable flexible working, business opportunities, and remote access to public services;
- formal and informal play spaces for children; and
- community participation and local engagement opportunities.

Diagram 1: Key Outcomes of a Local Living Neighbourhood



3) Application of the Local Living concept through LDP3

The Council recognise that the area faces significant challenges that must be addressed including: adapting to climate change; economic change brought about by the COVID-19 pandemic; delivering quality homes and places; high car dependency with movements biased towards travel by car; under-provision of services and facilities in some areas; pockets of deprivation and the need to tackle inequalities; and an ageing population. There is also the need to identify growth options to meet our housing requirements through LDP3.

In response to proposed growth requirements and to address the associated challenges, the Council have developed a Local Living toolkit which will be used to inform interventions and decision making to help make the area more sustainable and healthier. The successful delivery of Local Living neighbourhoods will need input from many public agencies and private business.

The Local Living toolkit is a data-led approach to holistically deliver growth, infrastructure and services at the local level. This concept sets out the need for land use, infrastructure and transport decisions to be considered together so that new growth knits new development into the existing urban fabric whilst re-thinking the quality of streets, spaces, public transport provision and connection. There is a focus on good design and placemaking, sustainable travel, enhancing green space and biodiversity and mixed-use development, including local employment and community opportunities.

Neighbourhood scale interventions are seen as key in helping to address some of these challenges and the Council are developing ideas to create a network of liveable neighbourhoods where, communities can live in a more sustainable way. However, a strict adherence to a '20-minute' travel time is not always suitable for the rural nature of parts of East Renfrewshire and a flexible approach will be applied in these areas when assessing the relative sustainability of a place or a cluster of settlements. In addition, not all services will be accessible by sustainable transport within a '20-minute' travel time such as universities or A&E provision and some facilities such as swimming pools will not be found in all settlements. The features suitable to each community will depend on the local context, however the model can be adjusted to include varying geographical scales from urban areas to rural communities and to reflect the challenges associated with different areas.

The toolkit also strengthens the links between other Council plans and strategies including those on green infrastructure, sustainable transport, infrastructure delivery, and development contributions.

How do we use the guidance to inform decision making?

The guidance can be used to support the following processes:

- Asset management – supporting and informing land/building disposal strategies to accompany land sales;
- Funding applications – to support funding bids e.g. for Vacant and Derelict land sites;
- Development Proposals – to inform layouts of development to better support design, access, connectivity and permeability and to support Planning Officers in determining planning decisions;
- Council Services e.g. HSCP - to understand the correlation between access to services and health indicators;
- Link with other Council Plans and Strategies – Community Plan; Place to Grow; Community Wealth Building; Locality Plans; Local Place Plans; and Local Action Plans; and

- LDP3 - to assist with the assessment of future land use allocations against Local Living indicators and in turn help to inform master plans and development briefs.

4) Key Findings and Implications for LDP3

Across East Renfrewshire there is a mixture of larger urban areas, smaller rural villages and a large rural hinterland to the south of the Council area which raises challenges in implementing the concept of Local Living. The urban areas comprise established built-up areas with limited vacant land and buildings (as evidenced through the Brownfield, Vacant, Derelict and Contaminated land Topic Paper), where the provision of new services and infrastructure cannot easily be delivered.

A high-level assessment of the analysis shows that some communities across East Renfrewshire have the required services and infrastructure that would allow them to be classified as Local Living neighbourhoods. This is the case across both urban and rural settlements. However, this high-level assessment does not conclude whether the required quality of services or infrastructure is currently in place. Information gathered through the LDP3 Place Surveys and Local Action Plans will assist with gathering community's views on the quality and provision of services and facilities.

The analysis shows that the communities within the established parts of East Renfrewshire have access to a good range of services and facilities. It shows that those living within Neilston; central Barrhead; central parts of Newton Mearns; Giffnock; Stamperland; central Clarkston; Thornliebank; and Busby are all within walking distances of East Renfrewshire's services and facilities. Those living within these areas possess high levels of accessibility to the transport network.

However, infrastructure delivery has generally not kept pace with the delivery of housing provision in newly established communities located towards the urban fringe. The lower density of housing and limited-service provision in these areas tends to lead to an increase in walking, wheeling, and cycling travel distances for communities and greater reliance on the private car(s). Limited access to rail and less frequent bus services to some of these areas can also exacerbate the issue.

This is a topic future plans will need to consider through master plans and development briefs. The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a phased planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered.

Rural areas generally have poorer access to public transport and more limited access to services and facilities. It is not always possible to provide easy walking and cycling distances to all of the everyday services and facilities that people require to access in rural areas, so there will continue to be some reliance on private vehicles. The Local Living concept will therefore be more challenging in the rural areas and would require the broadening of the definition to a scale greater than 20 minutes. The viability of providing additional services and facilities in rural areas is challenging and locating services strategically to serve a cluster of settlements needs to be considered through LDP3 such as a larger settlement providing the services and facilities for the settlements around or near it. Applying the Local Living approach in rural areas needs to capitalise on rural assets and strengths, such as the sense of community; culture and history; the capacity to produce food and energy; and social enterprises, as part of the solution to delivering the agenda. Further information is set out in the Rural Settlement Profiles (SD 005).

LDP2 supports infill residential development compatible with local character and function, however, the provision of additional housing to support the viability of existing services and the delivery of new services, through limited expansion of rural settlements, also needs to be considered through the spatial options for LDP3. This approach would help meet wider housing needs and the indicative Housing Land Requirement as described in the Housing Topic Paper.

The Local Living toolkit will be a key factor when developing master plans or development briefs for new sites brought forward through LDP3 and will inform the Site Assessment Framework (SD 001). This will help identify gaps in service provision and ensure new sites are well integrated and connected within existing communities, whilst recognising that this will not address all issues. New development can provide an opportunity to shape and improve places, for example by providing infrastructure needed by existing communities and creating environments that promote health and well-being.

Evidence gathered through the LDP3 Place Surveys, the Local Action Plans and other relevant place-based studies will also help to inform the approach for LDP3.

Appendix A: Local Living Mapping Toolkit

The [Local Living GIS Toolkit](#) and interactive dashboard can be accessed from the link shown.

The list of daily indicators has been prepared by considering the requirements for Local Living as set out within NPF4 and the supporting Local living and 20-minute neighbourhoods - planning guidance.

The mapping can be used to give an indication of areas which currently have the features of a Local Living neighbourhood and those which do not. This information can be used as a starting point for more detailed analysis of the quality of the services and facilities and how accessible they are to the people in their communities.

The tool measures access to each Indicator based on a 20 mins return journey and therefore an average of 10 mins each way. The purpose of Local Living neighbourhoods is not to try to achieve access to every single daily need. The colouring and the scoring will give a general indication of how well an area is performing as a Local Living neighbourhood (green performing well – red performing poorly).

The individual theme maps can be used to see each Daily Need Grouping in isolation to help show particular strengths and weaknesses. The layers can be switched on and off depending on which indicator(s) is/are of most interest. The information mapped is as up to date as possible, but it will be necessary to keep this updated and under review.

Information has been mapped for the following indicators.

Table 1: Indicators

Transport	<ul style="list-style-type: none"> Bus Stops Railway Stations Strategic Cycle networks Core Paths EV Charging Park and Ride facilities
Education	<ul style="list-style-type: none"> Early Years Facilities/ Family Centres Non-denomonational and Denomonational Primary Schools Non-denomonational and Denomonational Secondary Schools Additional Support Needs School
Retail	<ul style="list-style-type: none"> Town Centres Supermarkets Local/Neighbourhood Shops Petrol Stations
Health and social care facilities	<ul style="list-style-type: none"> GP surgeries Health Centres Pharmacies Dentists
Parks and Greenspace	<ul style="list-style-type: none"> Leisure Centre

	Swimming Pool Sports Facility Allotment Open Space Playparks
Community Facilities	Village/Community Halls Community Hubs Religious Facility Recycle centre Libraries
Housing	Care Homes Affordable Housing opportunities Registered Social Landlords (RSLs) Affordable Housing opportunities Council Housing Retirement Homes Allocated Affordable Housing Sites

LDP3 Evidence Report

Topic Paper 013: Housing

September 2024



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This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of:

- The Housing Need Estimates that emerged from the Glasgow City Region Housing Need and Demand Assessment 3 (HNDA3); and
- The minimum all-tenure housing land requirement (MATHLR) set via the adopted National Planning Framework 4 (NPF4); and
- How these were translated into the setting of a Housing Land Requirement (HLR) for the Proposed Plan.
- Additionally, this report provides a summary of the key issues identified for Specialised housing provision (e.g. housing designed for specific needs such as wheelchair users).

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the housing needs of the population of the area, including in particular, the needs of persons undertaking further and higher education, older people and disabled people; the availability of land in the district for housing, (including for older people and disabled people).

An overview of key issues identified for rural homes (NPF4 Policy 17) is included with the Green Belt and Rural areas Topic Paper.

The principal purposes of this report are to:

1. Provide an overview of the East Renfrewshire Housing Profile and demographic and social trends;
2. Outline the Policy Context;
3. Provide a summary of Housing Need and Demand, and the mix of housing across tenures required in response to this;
4. Provide a summary of the key issues identified for Specialised housing provision;
5. Establish an indicative all tenure Housing Land Requirement (HLR) for LDP3; and
6. Set out implications for LDP3.

Delivering an adequate supply of housing and the timely release of the land required for this, is a key component of the current [LDP2](#) (CD 206) and emerging LDP3. The challenge will be to plan for sustainable growth, to continue to address housing needs whilst ensuring the protection and promotion of East Renfrewshire's built and natural environment, including the protection of the most sensitive and important areas of green belt. We must do this in the context of the climate and ecological emergencies we are facing, alongside ensuring that community infrastructure is sufficient to support growth in communities. Through the preparation of LDP3, we also have an opportunity to accelerate the supply of affordable homes and provide a clearer framework for required housing mix. It is vital these considerations underpin the whole process of planning for housing even at the earliest stages of setting the Housing Land Requirement.

1) East Renfrewshire Housing Profile

East Renfrewshire is a highly desirable place to live, work and visit with high quality schools and leisure opportunities. This drives a particular set of housing challenges. There is a very high rate of owner occupation (82%); the largest household size of any Local Authority in Scotland (2.44 persons per household); a significant shortage of affordable housing (social housing represents only 12% of all homes in East Renfrewshire); private renting is around 6% with many of these in the luxury bracket); and the authority has an expensive housing market that is inaccessible to many residents with some of the highest house prices in Scotland.

Though average incomes are high, the challenge in East Renfrewshire is finding an affordable and suitable home for many residents. Young people, families and 1st time buyers in particular struggle to find a home because of high demand and housing costs. With the population projected to increase in the coming years due to inward migration of people into the area, in both the young and elderly age groups, the Council will face a number of different housing challenges over the LDP plan period and beyond. The net migration rate for 2020/21 was 7.1% in East Renfrewshire compared with 5.1% across Scotland.

These challenges include delivering sufficient good quality homes of the right type and size and tenure; delivering a greater number of good quality affordable and specialist accommodation options; across all tenures to cater for a range of needs, including those of older and disabled people; and providing more affordable options for people who wish to downsize into suitably equipped homes (which would have a knock-on benefit of freeing up much needed family-sized homes into the market). There remains a significant unmet need for affordable homes in East Renfrewshire, despite strong delivery by the Council, RSLs and developers

In addition, East Renfrewshire is facing unprecedented challenges in preventing homelessness and meeting the needs of residents facing housing crisis. This is the case nationally, however exacerbated locally due the issues outlined above. The Scottish Government also called a National Housing emergency on 15th May 2024 in recognition of the housing issues faced by communities across Scotland.

New housing is an important part of the area's socio-economic infrastructure, with an important inter-relationship with labour market dynamics. Residential developments make an important contribution to the local economy through the creation of short-term employment for construction workers; longer term skills development associated with the development industry; contract opportunities for the local small to medium-sized enterprises (SME) supply chain and also generates increased retail expenditure in the local community. New housing needs to support a growing and improving local labour pool, including a diversity of types and tenure.

Demographic and social trends

Demographic factors such as population size, age distribution, and household composition significantly influence housing demand and supply and housing and infrastructure delivery. A series of key facts and projections is set out in the Socio-Economic Topic paper.

The projections highlight that there will be a significant change in the demographics of East Renfrewshire with an increase in the young and old population. This will have associated land-use impacts. These projections will have implications for local service provision such as health care facilities for the elderly and also housing provision. The changing demographics are likely to put new

strains on housing supply and house type provision. There will be a greater need for more accessible and affordable housing.

East Renfrewshire's older population are more likely to have accumulated money and stability necessary to own a home, however options for those wishing to downsize are limited. Availability of housing for first time buyers and prospective migrants is also limited, which can drive up house prices and impact on affordability. This additional demand can also lead to higher rental prices and further contribute to challenges of housing affordability. The [Registers of Scotland Property Market Report](#) (CD 073) provides a comprehensive overview of the property market and highlights key findings for East Renfrewshire.

Student Accommodation

Across Glasgow City Region there are twelve further and higher education institutes with campus locations in seven of the eight Glasgow City region local authorities. The largest concentration is in Glasgow, which hosts five higher education institutes. There are no accommodation units within East Renfrewshire. However, the Economic Topic Paper recognises that due to the highly skilled and educated workforce opportunities for a university, satellite campus, college, skills academy or lab space should be investigated further through LDP3 to utilise the skills available within the area.

2) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 16: Quality Homes

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

Policy Outcomes:

- Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.
- Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.
- More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

This policy refers to Annex E which sets out the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR) for each local authority area. For East Renfrewshire the MATHLR is shown as 2800 homes over a 10-year period which averages at 280 per annum. In addition, the concept of 'Local Living and 20-minute neighbourhoods' (NPF4 Policy 15) is further referenced; development proposals of more than 50 residential units will now require to be accompanied by a Statement of Community Benefit; and that proposals for market homes are to be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where a higher or lower contribution is required. In addition to NPF4, the regional [Housing Need and Demand Assessment \(HNDA3\)](#) (CD 177) provides a key evidence base for the preparation of LDP3 as explained in this topic paper.

East Renfrewshire's growth agenda is driven by the requirements of these Plans and strategies which provide a clear direction in terms of the nature and scale of demand for development. The regional HNDA3 and the MATHLR included in National Planning Framework 4 have informed the setting of firm housing supply targets (HSTs) for the emerging Local Housing Strategy (LHS) and the housing land requirement (HLR) for the LDP. The key issues identified within the HNDA will be considered further and locally specific issues will be evidenced and addressed within the LHS and LDP.

Housing to 2040

[Housing to 2040](#) (CD 107) outlines how the Scottish Government will take housing policy forward over the long term. A vision for - “More homes at the heart of great places” - establishes that the Scottish Government will make changes so that the housing system works well to deliver affordable and good quality homes for everyone. Housing to 2040, through Action 5, seeks to shift the planning system to be more directive about the quality of places, including where new development should happen and how those developments can deliver more for new and existing communities, including for 20-minute neighbourhoods.

Key actions are to:

- Implement new planning policies to discourage development in unsustainable locations and actively encourage new homes where they are close to local services, supported by sustainable transport connections, and designed with green infrastructure, health and wellbeing in mind.
- Discourage Greenfield development and instead promote reuse of vacant and derelict land.
- Adopt an infrastructure-first approach to neighbourhood planning to improve access to services and reduce overall car mileage.
- Support the development of quality homes that meet people's needs.
- Tackle the question of housing land requirements up front, so that planning can focus more on quality and delivery.

Housing to 2040 set out a target for delivery of 50,000 affordable homes across Scotland by 2021/22. More recently [A Fairer, Greener Scotland: Programme for Government 2021-22](#), (CD 097) confirms the ambition to deliver an additional 100,000 affordable homes by 2032, of which at least 70% will be available for social rent and 10% will be in remote, rural and island communities. It also looks to accelerate funding going forward to bring more existing homes into this programme, as well as building new ones.

3) Understanding Housing Need and Demand

An understanding and assessment of the need and demand for additional homes within the area forms the basis for setting housing supply targets in the local area, and in turn the overall housing land requirement for the Local Development Plan 3 (LDP3).

Regional and Local Housing Assessments and Strategies

Glasgow and Clyde Valley Housing Need and Demand Assessment 3 (HNDA3)

Local authorities are required to develop a Housing Need and Demand Assessment (HNDA), providing an evidence base for housing policy decisions and directing housing investment via Local Housing Strategies and land allocation decisions in the Local Development Plan. A core function of the HNDA is to produce a 'Housing Estimate' of the number of additional homes required. This is the sum of two elements: Existing Needs; and Newly Arising (future) Needs. The HNDA carried out for the Glasgow City Region identifies the housing requirements for each of the 8 local authorities in the area and estimates the need for both affordable and market housing. HNDA3 provides a refresh of the housing requirements set out in HNDA2 (May 2015) to inform LDP3.

The Glasgow City Region [Housing Need and Demand Assessment 3 \(HNDA3\)](#) (CD 177) received Robust and Credible status on 7th June 2024 from the Centre for Housing Market Analysis (CHMA) at Scottish Government.

The HNDA is designed to give long-term estimates of the number of additional housing units that may be required to meet existing and future housing need and demand in the Glasgow City Region over the next 20 years and beyond. This is based on household projections and economic scenarios produced by the National Records of Scotland (NRS) with housing estimates broken down by housing market area, tenure and based on a range of scenarios. This includes analysis of demographic, affordability and wider economic trends and projections, which are key drivers of local housing markets, helping partners to understand housing market dynamics and make evidence-based choices on meeting housing need and demand.

Future housing estimates for East Renfrewshire identified a requirement for 5876 new homes over the next 19 years (310 homes per year), with around 700 (37 homes per year) of these needed for social renting, and a further 600 (32 homes per year) for mid-market rent or alternative affordable housing tenures.

East Renfrewshire Market Areas

Understanding Housing Market Areas (HMAs) and the dynamic of them is important. East Renfrewshire is not a discrete housing market area. Cross boundary movements for the private sector are part of the normal functioning of the wider strategic market which operates over the Glasgow and the Clyde Valley region.

Different analytical approaches were developed in HNDA3 to reflect the different geographical frameworks for private and social sector housing. The social sector is based on Local Authority boundaries, which is the geography within which this housing need generally presents and is met. The private sector is based on a Housing Market Area framework which reflects how housing choices are exercised across administrative boundaries.

The East Renfrewshire Council local authority area is covered by two distinct housing sub-market areas (HSMA): the Renfrewshire HSMA, which comprises the entire Levern Valley part of East Renfrewshire, the whole of Renfrewshire, and parts of Inverclyde; and the Greater Glasgow South HSMA, which includes the entire Eastwood part of East Renfrewshire and parts of Glasgow City and South Lanarkshire Council local authority areas. The Eastwood and Levern Valley parts of the Council area are known as 'Local Authority Sub Areas' and are used to inform the Housing Land Audit process.

The context in each varies in terms of development opportunities and profile, however there is a clear need and demand for additional affordable and market homes across both areas.

East Renfrewshire Local Housing Strategy

Regulation 9 of the 2019 Planning (Scotland) Act requires the Evidence Report to have regard to the local housing strategy (LHS). The LHS is the statutory housing plan for the area, setting out a strategic vision for the delivery of housing and housing related services across all tenures and types of housing provision. The LHS details the framework of actions the Council and its partners will take to make sure this vision becomes a reality.

The emerging [Local Housing Strategy \(2024-29\)](#) (CD 254) builds on the progress of the 2017-22 strategy and sets out the vision, priorities and actions that will give strategic direction to housing and housing related services in East Renfrewshire for the next 5 years.

The results of the regional HNDA, amongst other evidence, inform the approach to housing needs and demands in the Local Housing Strategy. The Local Housing Strategy provides the strategic direction for addressing housing need and demand and informs the approach to be taken in the proposed LDP3. This includes the setting of agreed Housing Supply Targets and the priorities for housing investment.

The strategic priorities identified in the LHS are:

- Enough of the right homes to rent or buy, in the places where we need them;
- Homes that meet a lifetime of needs, supporting residents to live independently;
- Working together to deliver the advice and support people need, when they need it;
- Good quality homes (and neighbourhoods) - improving standards across East Renfrewshire; and
- East Renfrewshire's carbon footprint - making improvements to our homes and reducing energy usage

As already noted, supporting residents who are homeless, or at risk of losing their home is a significant priority for the Council. It's also an area of national concern at the present time. Households presenting as homeless has increased from 340 in 2019/20 to 445 in 2022/23, with continuing upward pressure. The availability of affordable homes to respond to this acute pressure has a knock-on effect for other residents seeking affordable housing options.

East Renfrewshire Strategic Housing Investment Plan (SHIP) (2024 - 2029)

The [Strategic Housing Investment Plan \(SHIP\)](#) (CD 200) is the key document that sets the priorities for investment in housing in East Renfrewshire. This is reviewed annually, and the current SHIP covers the 5-year period from 2024 to 2029. It outlines how the affordable housing priorities identified in the Local Housing Strategy (LHS) will be delivered by the Council and Registered Social

Landlords (RSLs), as well as the projected level of Affordable Housing Supply Programme (AHSP) grant required to deliver them. Projects included reflect the sites available through the established housing land supply set out in the LDP.

It is anticipated that the SHIP 2024-29 could deliver:

- Up to 613 units of affordable housing (including slippage projects), primarily focused on new build provision of social rented housing; and
- At least 10% of the new affordable units as wheelchair accessible or adaptable to lifetime needs, as evidenced through the LHS and the accessible housing needs research (with potential to deliver up to 150 units).

The SHIP also includes options to purchase housing from the open market. However, this option will generally be utilised where slippage in the new build programme occurs, or to target types of properties that are in short supply. Additional unsubsidised affordable homes for sale are also expected, but will largely be delivered out with the SHIP, via development contributions.

Of the 613 affordable homes, 175 are programmed in Eastwood; and 268 in Levern Valley with the remaining 170 to be delivered by Rent off the Shelf, Mid-Market Rent and various Town Centre projects across the area.

However, cuts of the Affordable Housing Supply Programme Budget over future years will impact upon delivery of affordable homes.

East Renfrewshire Housing Asset Management Plan (HAMP)

There is a high pressure on housing stock across East Renfrewshire, this presents the Council with a key area for focus. Asset management will be embedded into Housing service delivery to maintain and improve current core stock, as well as enabling decision making for new homes across the area. Furthermore, East Renfrewshire Council will continue to make strong progress in ensuring all housing stock is at optimal levels of energy efficiency.

East Renfrewshire Affordable Housing

NPF4 defines affordable housing as “housing of a reasonable quality that is affordable to people on modest incomes”. The requirement for at least 25% affordable housing on a site through NPF4 Policy 16 complies with the Council’s approach through LDP2 and its supporting [Affordable Housing Supplementary Guidance \(June 2023\)](#) (CD 202). The desired outcome is to increase delivery of affordable homes, to increase tenure choice and to respond flexibly to changes in the wider economy and the residential market. The emerging LHS and SHIP demonstrate the need for additional affordable homes across both the Eastwood and Levern Valley areas of all sizes and types, but with most acute need in Eastwood.

House prices have risen significantly, making home ownership less attainable or not affordable for many residents, especially older people, one person households and young families. Demand for new social rented housing, especially new council housing, also continues to significantly outstrip available supply.

HNDA3, the LHS and LDP2 identify ongoing significant pressure for affordable housing throughout the Council area, particularly for social rent. Since 2013/14 there have been 618 affordable housing completions at an average of 62 homes per annum over the 10 year period.

One of the key objectives of the LHS is to increase access to housing. The emerging LHS sets out what has been achieved over the past 5 years:

- The target of 45 additional affordable homes (average) per annum to 2022/23, has been exceeded, with 321 achieved by end 2022.
- This includes new build homes for social rent; but also 24 homes purchased on the open market by social landlords or through the LIFT scheme; and 25 other affordable homes for low-cost sale built by private developers.
- The initial commitment to deliver 120 new build Council Homes has been exceeded; with 179 delivered by end 2022.
- Major developments are either complete or progressing well at the Maidenhill and Barrhead North and South masterplan development areas, including housing, school provision and infrastructure.

With the majority of land for housing development in private ownership in East Renfrewshire, the delivery of affordable housing through the private sector remains crucial. The Council accepts there is a need to be flexible regarding the delivery of affordable housing and acknowledges that financial viability is an important consideration for housing developers.

To address the lack of affordable and particular needs homes as evidenced by HNDA3 and the LHS, it is considered appropriate to propose that the percentage of affordable housing required is increased on specific sites through LDP3. For example a higher percentage could be required if there were a decision to release a significant area of green belt land. Site specific details will be considered as part of the LDP3 process, in order to determine the most appropriate affordable housing provision to meet local circumstances and housing needs in particular locations. Affordable housing requirements will be clearly specified in any master plan or development brief. The provision of at least 25% of the total number of homes to be affordable, as specified by NPF4, will remain for all other sites. Viability and the availability of funding will remain key considerations.

Where it is proposed to increase percentage requirements for specific sites, any additional percentage, over and above the 25% affordable housing requirement, is likely to include a requirement for the provision of intermediate tenures (e.g. If a min of 30% affordable housing was required on a specific site, this may include a requirement for 25% social rented homes plus 5% intermediate affordable homes). This reflects the identified need and demand for other affordable options to be made available, such as mid-market rent and homes for discounted market sale, whilst continuing to address the acute need for social rented homes.

Increasing the affordable housing requirement on specific sites would help to deliver an ambitious number of new homes, with a focus on:

- 1- and 2-bedroom homes that meet the needs of 1st time buyers, single people and downsizers;
- Larger family sized homes, including bungalows and single storey homes;
- A wider range of homes to rent; and
- New homes across all tenures which are built to wheelchair-adaptable standards (as referenced by the Accessibility Research Report).

It is appropriate to set higher requirements on specific sites in order to deliver sustainable communities and maximise the provision of new affordable homes to address the identified need within East Renfrewshire, including tackling homelessness.

Further details on the past delivery of affordable homes is set out in the Housing Land Audit Report.

East Renfrewshire Mid-Market Rent Research Study (CD 258)

Through the new LHS, research is underway to identify the detailed need, market and location for mid-market rent (MMR) homes in East Renfrewshire. This will help identify who may be best placed to deliver this type of intermediate housing. A marker for mid-market rent delivery has been set out in the SHIP programme.

The study aims to:

- Assess gaps in housing options across the private, intermediate and social housing sector
- Define the extent and type of need and demand for MMR or alternative intermediate housing
- Define a realistic target/s for use within the SHIP and LHS for the delivery of MMR housing
- Test MMR delivery mechanisms including new build and the use of existing stock
- Calculate benchmark MMR rent levels required by Housing Market Sub-Area

East Renfrewshire Housing Affordability Outcomes (as evidenced through the MMR Study)

- 85% of households in East Renfrewshire would be able to afford social renting without support from housing benefit;
- To afford to rent social housing, households would need to earn between £15,303 – £18,813. This is below lower quartile incomes which averages at £26,038 when looking at East Renfrewshire as a whole;
- Whilst social housing is affordable to 85% of households, it accounts for just 11% of the total housing stock in East Renfrewshire;
- Households would require to earn £41,850 to afford the cost of market rents (often referred to as private rent) with 44% able to afford this option without support from housing benefit;
- Households would require to earn £78,300 to afford to buy a home at the average house price in East Renfrewshire (£276,352) with 36% able to afford this option

At the time of writing this study is ongoing, and the findings will be incorporated at the appropriate points in the LDP3 process.

Private Sector Housing Assessments and Reports

Shared Voice Report: Housing attitudes of residents living in East Renfrewshire - Prepared on behalf of Mac Mic Group (May 2024) (CD 287)

The Shared Voice Report explores the current housing situation and housing challenges faced by local people. It cross refers to the findings of the Diffley Report and sets out the following recommendations:

1. East Renfrewshire Council should establish a credible and robust Housing Land Requirement that exceeds the MATHLR and addresses the stark findings of local housing need contained within this report
2. East Renfrewshire Council should hold consultation workshops with young people and renters - the groups that face the highest levels of housing need but who are universally unheard in Local Plan and formal planning consultations.

3. The East Renfrewshire Local Plan should incorporate a powerful strategy to support all types of housing including affordable - to help residents find quality housing that meets their needs.

The report states that respondents want the council to prioritise building more homes of all types in the Local Development Plan to...

- provide affordable housing
- address the local housing shortage
- support the younger generation onto the property ladder
- allow existing residents to stay in the area
- allow older residents the opportunity to downsize
- provide economic and community benefits

The Diffley Partnership and Rettie & Co (on behalf of Homes for Scotland) Report (January 2024) (CD 288)

Homes for Scotland (HFS) commissioned The Diffley Partnership and Rettie & Co to undertake a primary research-led approach to understand housing need across Scotland, looking to provide estimates at the national level as well as at individual local authority areas (where possible).

The survey comprised 13,690 people and found that, overall, 28% of Scottish households currently have some form of housing need. The report concludes that this equates to around 693,000 households in Scotland. Of the total people surveyed there is a sample size of '197' residents in East Renfrewshire or 1.44% of the total sample.

For East Renfrewshire, the report estimated that around 22% of households are in some form of need, which equates to around 9,000 households. This includes c.700 households in temporary accommodation and overcrowded households that have at least one concealed family household, which they conclude is higher than the Scottish Government's MATHLR figure for existing need in East Renfrewshire. When accounting for those who can make in-situ repairs, this reduces the overall need figure to around 7,900 households. Based on secondary data analysis, the report estimates that c.4,700 of these households require affordable housing, with the remainder (c.3,200) able to afford a market housing solution.

The survey concludes that:

- levels of existing housing need in East Renfrewshire are more complex and much higher than is currently being accounted for through the HNDA tool.
- there is a straightforward, robust and efficient approach available to local authorities and the Scottish Government, or to anyone seeking to gather data on existing housing need beyond the secondary data already incorporated in the HNDA tool.

The implications for the East Renfrewshire Housing Land Requirement is shown under Section 5 of this Topic Paper.

4) Specialised Housing Provision

This section of the report outlines the approach towards specialised provision and current and future needs, requirements and issues.

The framework for considering applications for specialist residential and supported accommodation is set out under Policy SG3 ‘Specialist Residential and Supported Accommodation’ of LDP2. This covers all housing types with an element of care and support such as, extra care housing, housing for people with learning disabilities and nursing homes, sheltered housing and residential care homes with on-site home and medical care. The policy states that proposals should be located within the urban area with easy access to services and facilities and public transport, allowing residents to lead an independent lifestyle and socialise easily with other residents.

Section 16B(3)(b)(i) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out a summary of the action taken to support and promote the construction and adaptation of housing to meet the housing needs of older people and disabled people in the authority’s area, and an analysis of the extent to which the action has helped to meet those needs.

Accessible and Adapted Housing

Accessible and adapted housing covers the physical dimensions and attributes of a home and how these may be altered to meet particular need(s) of a household. This type of housing may be suitable for people and families with disabilities or long-term conditions, as well as for older people or people who are frail.

Key findings from HNDA3 were as follows:

- It is anticipated that demand for purpose-built, accessible housing to meet the particular needs of an ageing population will increase;
- Most older households are likely to remain within their own homes therefore improving the condition of existing homes, for example retrofitting with energy efficiency measures and adaptations to aid accessibility, will be a strategic priority;
- There is a need for further engagement with private housing developers to stimulate the owner occupation market to deliver homes that meet the needs of a changing population, including options suitable for older households wishing to down-size and households with disabled people;
- An increasing older population presents implications for the type, size and location of homes across all tenures. Improving accessibility and suitability of both new and existing homes across all tenures is a key priority; and
- There will be a continuing need for equipment, adaptations, care and support, and technology given the projected population growth amongst older households, and in health improvements and life expectancy of people with learning disabilities and other health conditions.

The Council recognises that it is important that a proportion of new homes are suitable for wheelchair users to provide the opportunity for households with disabilities to move to more suitable accommodation and allow them to remain within their local area, or at the very least, the wider Council area. The current and emerging LHSs have a commitment that at least 10% of all new affordable homes should be built or adaptable to a lifetime of needs, including for wheelchair users. LDP2 currently reinforces this commitment by encouraging new housing to be built to ‘lifetime homes’ standards to support independent living, to be accessible and allow the potential for future

adaptation. An "all tenure" housing target for wheelchair and accessible homes is a requirement of Scottish Government and is required to be reflected in both LHS and LDP3.

The number of children being assessed as requiring an adaptation to their home to make it suitable for them is increasing year-on-year, from 14 in 2018 to 26 in 2022. Typical housing adaptations include wet floor showers, ramped access or bathroom adaptations. The majority of these referrals are for children aged 5 to 11 (almost 60%) (ERC Housing Data).

During the period 2021-2022, housing, health and other services worked jointly to commission the 'Housing Learning & improvement Network' to undertake research to quantify the need and nature of demand for wheelchair and accessible housing in East Renfrewshire (CD 201). The objective of the research was to support the setting of targets across all tenures for new build as well as adaptation of existing homes. This research provides a robust assessment of demand which will inform the development of a firmer housing mix policy within LDP3, to encourage delivery of accessible homes in private developments.

The research drew on existing evidence to provide a quantitative assessment of need for accessible housing over a 5year period, and over the longer term. This was refined and complemented with evidence from local qualitative research with local citizens and stakeholders, including older people and disabled people.

The findings of the report were as follows:

- The estimated number of households in East Renfrewshire that have, or are projected will have, a need for accessible housing is:
 - 2021: c.4,100 households (equivalent to approximately 11% of all households)
 - 2026: c.4,300 households
 - 2031: c.4,500 households
- There are estimated to be approximately 1,400 wheelchair user households in East Renfrewshire. Of these, the estimated number of households with a need for fully wheelchair accessible housing is projected to be:
 - 2021: c.280 households
 - 2026: c.290 households
 - 2031: c.300 households

To address this, need the report suggests a target of around 30 fully wheelchair accessible homes are required per year to 2031, either through adaptations of existing properties or new builds. Based on evidence from qualitative research with local stakeholders, including people with disabilities and older people, it is estimated that at least around 50% of the need for fully wheelchair accessible housing needs to be met through new build properties.

There are around 1,120 wheelchair user households who are most likely to need a range of adaptations to make their homes accessible, for example including wet-room conversions, level access, or ramps.

At the time of writing this study is ongoing, and the findings will be incorporated at the appropriate points in the LDP3 process.

Housing for Older People

The increase in older people will continue to present challenges in terms of ensuring that appropriate housing is available to meet everyone's needs. The relationship between housing quality, design and health is especially important for older people, and so providing suitable accommodation for them has much wider benefits. A key principle in meeting the housing needs of older people will be to maximise their ability to live independently for as long as they are able and wish to do so.

Although the majority of older people will live in mainstream housing, it is likely that additional accommodation will be required during the Plan period to help people to downsize to suitable accommodation with support and free up family houses for others. The precise amount and particular models of specialist accommodation required will depend on a range of factors including the choices of individual people and households. This will include a stronger focus on living independently with support and utilising technology. Incorporating such provision within larger housing developments will help to ensure a good range of housing for older people, in mixed communities with good access to local facilities and services.

As well as considering housing needs, it will also be important to ensure that the requirements of older people are appropriately reflected in terms of the design of public spaces and the type of recreation facilities that are provided. This will help to ensure that all areas embody the concept of "lifetime neighbourhoods" as far as practicable.

The emerging LHS sets what has been achieved over the past 5 years:

- 849 adaptations completed in Council homes;
- 317 grants awarded to owners to assist with the cost of home adaptations; and
- Around 50 new affordable homes built specifically to meet the needs of older or disabled people, and which are adapted or adaptable to a lifetime of needs.

The East Renfrewshire [HSCP Strategic Plan \(2022-25\)](#) (CD 246) sets out nine strategic priorities. One of the key priorities of the HSCP Strategic Plan is 'Working together with people to maintain their independence at home and in their local community'. The [Annual Performance Report 2022/23](#) (CD 244) provides a summary of performance against this priority.

Over 2022-23 HSCP continued to support people to live independently and well at home, despite additional demand pressures on services due to more people seeking support at home as well as increased levels of frailty and complexity.

Headline performance data includes:

- 64.4% of people aged 65+ with intensive care needs (plus 10 hours) receiving care at home (up from 62% in previous year).
- 65% of adults (18+) receiving personal care at home or direct payments for personal care, as a percentage of the total number of adults needing care.
- 80.4% of adults supported at home who agreed that they are supported to live as independently as possible
- 89% reporting 'living where you/as you want to live'
- 48% of people with reduced care need following reablement / rehabilitation (down from 60% for 21/22 but up from 31% for 20/21)

Further information is set out in the Topic paper 20: Health and Wellbeing.

Sheltered Housing

Sheltered housing gives people the independence of having their own home with the security of having an alarm system. The flats are within a complex which has communal areas and facilities which can include controlled entry; sheltered housing officer service; on call security; communal gardens; communal lounge for social activities; heating; and laundry facilities.

There are currently 29 [retirement homes & sheltered housing \(CD 015\)](#) options, of varying tenures, in the private and affordable housing sectors within East Renfrewshire.

East Renfrewshire Council currently provides 246 self-contained sheltered housing flats for social rent in:

- Barrhead;
- Busby;
- Eaglesham;
- Giffnock;
- Neilston;
- Netherlee; and
- Newton Mearns

There are also 3 [assisted living homes & extra care housing](#) (CD 014) options of different tenures at:

- Barrland Court, Giffnock;
- Hilltree Court, Giffnock; and
- Hugh Faser Retirement Estate, Newton Mearns

These options are shown on the [Local Living](#) interactive map (CD 255).

Care Homes

Most care home provision is delivered by either the Private or Voluntary or Not for Profit sectors in East Renfrewshire. Based upon the [2023 Scottish Care Home Census](#) (CD 095) there are currently 12 care homes in East Renfrewshire comprising 8 private, 1 local authority and 3 voluntary/non-profit.

As at 2023, the Scottish Care Home Census shows there were 275 residential care homes and 11,227 residents across the Glasgow City Region. East Renfrewshire and West Dunbartonshire (11) have the lowest absolute number of care homes with Glasgow the largest (96).

There has been a reduction of 69 care homes, and a 727 residents across the region since 2013.

There has been little change in the number of care homes operating in the East Renfrewshire area since 2013, with a maximum of 16 in 2016 and 2017 compared to 12 in 2023. The number of residents also peaked in 2017 at 668 residents compared to 484 in 2023.

3 recent applications have been submitted for new care homes, 2 of which have been approved and 1 refused:

- Drumby Crescent, Clarkston – 68 bed care home and 23 assisted living apartments – approved Feb 2022
- Eaglesham Road, Clarkston - residential care and nursing home – approved on appeal
- Caldwell House, Uplawmoor - the restoration, alteration and conversion of Caldwell House to form a care home, assisted living flats and ancillary facilities - refused on appeal

East Renfrewshire HSCP responses to recent applications raised concerns in relation to an oversupply of care home beds in East Renfrewshire and the additional pressures on existing health and care infrastructure resulting from new development. It was stated that oversupply in the market and high vacancy rates means that existing care homes are vulnerable to becoming unsustainable and requiring to close. As at March 2021 vacancy rates were 23%, compared with 33% post covid January 2021 and 18% pre covid January 2020.

Care home closures mean that some of our most vulnerable residents lose their long-term home and are forced to relocate causing significant disruption and distress. The HSCP also raised concerns about increased cost pressures resulting from the development of care homes leading to in-migration of residents. In addition, the demand for other universal services would potentially increase (e.g. GP, district nursing, physio, dental, social work etc.).

Supporting more people at home with appropriate levels of care remains the priority focus for HSCP and this is supported nationally not least through the findings for the recent Independent Review of Adult Social Care in Scotland.

Self-Build Register

Self-build housing can play a role in increasing housing supply and housing choice, as part of a wider package of measures to secure greater diversity in the housing market, as well as helping to deliver the homes people want. However, groups and organisations who want to bring forward such developments face a range of challenges, in particular they may struggle to access suitable land.

Section 16(2)(ab) of the 2019 Planning (Scotland) Act requires the planning authority to hold a register of individuals and associations of individuals seeking to acquire land in the authority's area for self-build housing. As of September 2024, there were 14 individuals on the council's register. Increasing the availability of self-build housing plots will help prospective housebuilders to develop their own housing, supporting the local economy by providing work for local builders and tradesmen, increasing the diversity of housing supply, and encouraging sustainable construction methods.

[Guidance and enquiry forms](#) (CD 267) for noting interest are available on the Councils website.

Gypsy and Travellers

The Evidence Report is required to provide a summary of the action taken by the planning authority to meet the accommodation needs of Gypsy Travellers in the authority's area, and an analysis of the extent to which that action has helped to meet those needs.

Within the East Renfrewshire Council area, there are no dedicated local authority owned sites or privately owned sites for 'Gypsy / Travellers'. The Glasgow City Region HNDA3 does not find evidence of unmet need for sites for the gypsy traveller community within the East Renfrewshire area.

Whilst there is no specific Policy provision within the adopted LDP2, the Local Housing Strategy position is noted within the Plan. The LHS provides further context on this matter and states that 'the needs of Gypsy / Travellers who live or migrate through East Renfrewshire, though low

numbers, will continue to be monitored. There is no site provision or significant demand for this. We will work with neighbouring Councils to address emerging needs, and ensure our approach to managing encampments is in line with national guidance, and responsive to changing requirements. Similarly, there is no identified site provision or demand in East Renfrewshire from the Travelling Show persons community, but we will continue to monitor this to ensure we can be responsive to changing requirements’.

The views of the Gypsy and Traveller Community have been actively sought through the development of the Participation Statement for LDP3, the Your Place Based Surveys, and engagement on this Topic Paper including with Minority Ethnic Carers of People Project (MECOPP). No responses were received at any of these previous stages.

5) Establishing the Indicative All Tenure Housing Land Requirement (HLR)

This section explains the methodology and justification for calculating an Indicative All Tenure Housing Land Requirement (HLR) for the Proposed Plan and what has been considered.

East Renfrewshire's Housing Land Requirement (HLR) is established through the Housing Need Estimates set out in the Glasgow City Region HNDA3; the minimum all-tenure housing land requirement (MATHLR) set out in the adopted NPF4; and the LHS Housing Supply Targets which reflect the strategic vision and housing priorities for the area. The HLR is the translation of these requirements together with other factors influencing housing growth and delivery including National Guidance, other key housing strategies, environmental (including the Green Belt) and infrastructure constraints, financial constraints and market conditions. The purpose of setting a HLR in the LDP is to ensure that enough homes are allocated to meet projected needs, and to deliver the required housing mix within this.

NPF4 and the Development Plans Guidance require the Council to set an indicative HLR that is greater than the MATHLR, however, the Development Plans Guidance is clear that the same evidence can be used by the planning authority to inform their indicative HLR as that used to inform the MATHLR if appropriate.

In setting the indicative HLR the following factors were considered:

- a) HNDA3 Housing Need Estimates;
- b) The MATHLR included in the adopted NPF4, and the evidence used to inform this requirement at draft NPF4 stage;
- c) LHS Housing Supply Targets;
- d) The Council's Vision for the Future 'A Place to Grow' strategy;
- e) Monitoring of the 2023 Housing Land Supply as evidenced through the Housing Land Monitoring Report (SD 004);
- f) Infrastructure Capacity as evidenced through separate LDP3 Topic Papers;
- g) Performance of the spatial strategies and housing delivery of LDP1 and LDP2; and
- h) Other housing studies.

a) HNDA3 Housing Need Estimates

Establishing the likely household growth over the plan period is a critical starting point for developing the indicative HLR. The HNDA provides the factual evidence on which the HLR for LDP3 is based. While it is expected that there is a clear alignment between the HNDA and the HLR the two are not the same and are therefore are not expected to match.

Future housing estimates calculated for HNDA3 for East Renfrewshire identified a requirement for 5876 new homes or 310 homes per year over a 19-year period.

Understanding Housing Market Areas (HMAs) and the dynamic of them is important in understanding Local Authority levels of self-containment, the effect of mobile demand across boundaries and in turn how this informs the setting of the HLR. Adjustments of the housing estimates to reflect mobile demand was undertaken to support the regional submission on the draft NPF4 as set out in the following section.

b) Draft NPF4 Minimum All-Tenure Housing Land Requirement (MATHLR) Consultation

This section of the report provides a summary of the Councils response to the review and subsequent reduction of the initial MALTHR requirement included in the draft NPF4 from 4050 to 2800 homes over a 10-year period.

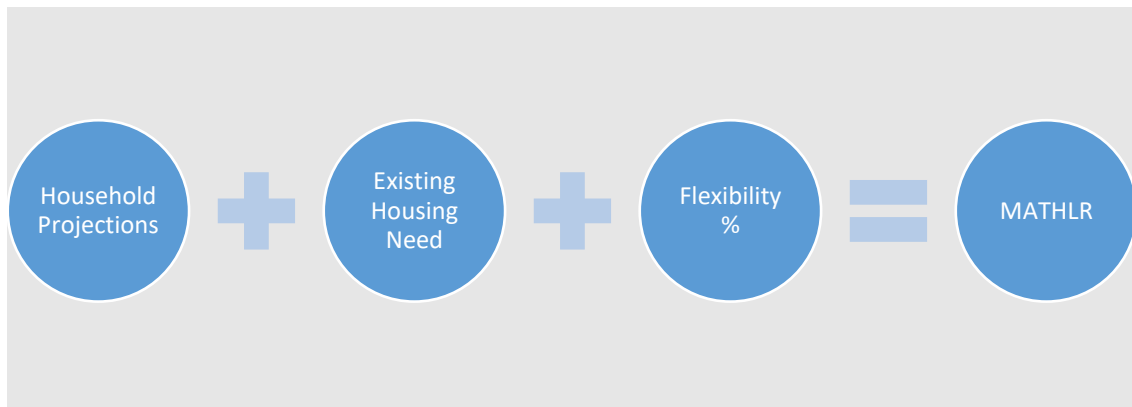
To inform the draft NPF4 the Scottish Government prepared draft minimum all tenure housing land requirements (MATHLRs) for each Local Authority to be delivered over a 10-year period. The Scottish Governments methodology aimed to simplify the process and set out requirements at a Local Authority level.

The methodology was similar to the starting point of the HNDA methodology, using the 2018 National Records of Scotland household projections as its main source and adding in existing unmet needs. A 25% flexibility allowance was added to set the minimum default figure for NPF4 for a 10-year period. The 25% flexibility was a change from the previous Scottish Planning Policy (SPP 2014) which refers to a margin of generosity.

Advice to Local Authorities was that consideration of the initial estimates should be informed by local input and evidence, and factor in policy ambitions. They represented the beginning of the process and were, in general, a statistical and policy neutral figure to build on.

The calculation for arriving at the MATHLR is set out in Figure 1 below.

Figure 1 - Inputs for Establishing Housing Land Requirements



The initial 10-year default estimates proposed by the Scottish Government for East Renfrewshire were as follows:

Table 1 – East Renfrewshire MATHLR, Default Estimates

Housing Estimate - Existing Housing Need plus Newly Forming Households	Flexibility 25%	Minimum All Tenure Housing Land Requirement	Housing Completions 2010-2019 (as provided by Scottish Government)
3,250	800	4,050 (405 homes per annum)	2999*

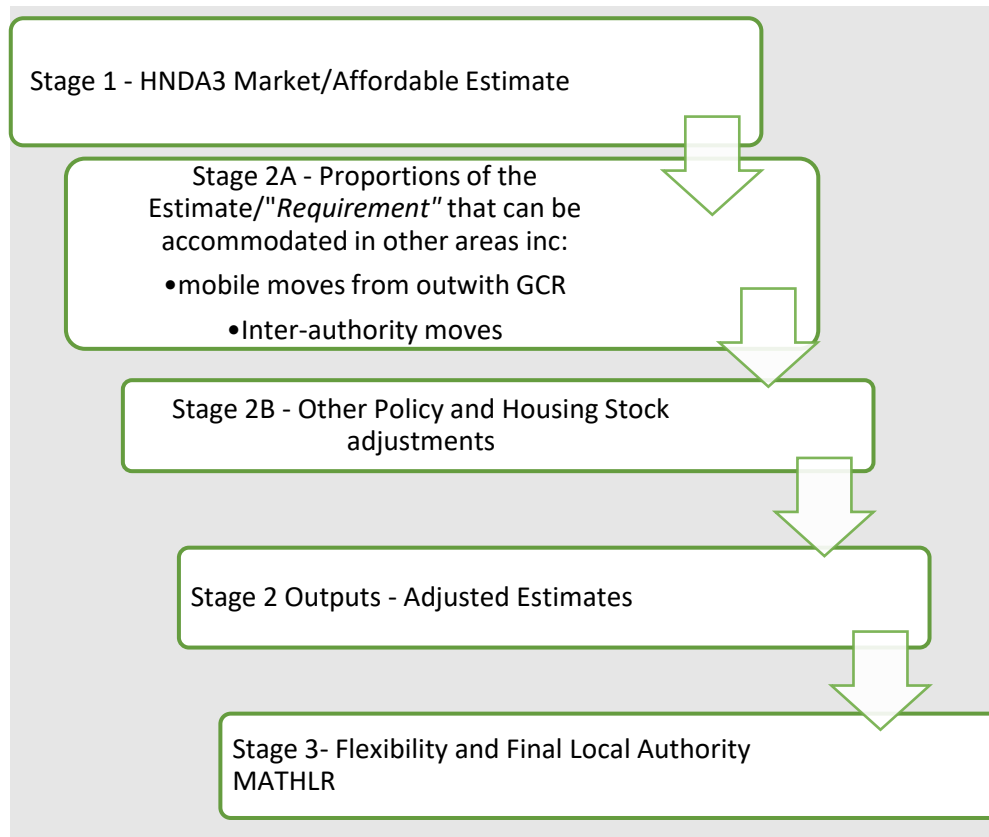
**Completions based upon NB2 returns and which differ from the Councils housing land audit yearly monitoring. This is explained in the criteria-based template.*

The Council's initial view was that the draft MATHLR was too high and not achievable over a 10-year period. To inform the consultation on the draft NPF4 the Council therefore worked collaboratively with all Glasgow City Region Local Authorities to prepare a joint response.

The GCR Housing Market Partnership developed a template response to capture policy and evidence considerations relevant to the development of local authority MATHLRs. The Partnership utilised the HNDA Tool to produce default tenured Housing Estimates at the Local Authority geography (Stage 1). These Stage 1 estimates were then adjusted to take account for mobile demand across Local Authority boundaries (Stage 2) and within the context of the housing market area framework. The impact of planning and policy assumptions were also considered. Each Local Authority completed a [criteria based template](#) (CD 265) outlining local policy issues and considerations and the impact each criterion would have upon the MATHLR. Consideration was also given to relevant national drivers. A 25% flexibility allowance was added to the stage 2 adjusted results to produce an indicative MATHLR for each Local Authority (Stage 3). These figures were presented to the Scottish Government as the Glasgow City Region's agreed position.

The process undertaken was similar to that for HNDA2 'Beyond the HNDA' stage to set Housing Supply Targets for the Councils respective current LHS and LDP2, and as described in the [HNDA Managers Guide \(December 2020\)](#) (CD 101) Section 13. The process is represented in Figure 2. The following criteria were considered:

- economic factors which may impact on demand and supply;
- capacity within the construction sector;
- the potential inter-dependency between delivery of market and affordable housing at the local level;
- availability of resources (in particular to deliver social housing);
- likely pace and scale of delivery based on completion rates;
- recent development levels;
- social factors;
- environmental factors;
- planned demolitions; and
- Planned new and replacement housing or housing brought back into effective use.

Figure 2: MATHLR Process

The key conclusions reached as part of this assessment for East Renfrewshire were:

- That the environmental quality and sensitivity of the East Renfrewshire green belt posed a significant constraint to the capacity of the area to accommodate significant levels of development and would impact on what future housing requirements were achievable.
- Meeting the default MATHLR would result in development being directed to the green belt and suburbs and potentially away from brownfield urban areas and away from existing local services and existing infrastructure.
- The MATHLR and the default Housing Estimate were both well above past 10-year completion levels and did not factor in the operation of the wider housing market area and cross boundary movements.
- There remains a reliance locally on private sites to deliver accessible/ adaptable affordable housing (via the Affordable Housing Policy and Supplementary Guidance), due to low levels of Local Authority land ownership.
- Rising build/ material costs and high land values may impact upon the viability of existing and future proposals. Capital investment in infrastructure may also struggle to keep pace with rising costs.
- High residential land prices will continue to cause issues in securing land for affordable housing and other infrastructure needs such as schools. This is compounded by the lack (and scale) of land options in Council ownership.
- The level of resources required to deliver the MATHLR and required new infrastructure would be significant and potentially unmanageable in the 10-year period. Particularly for East Renfrewshire the impact that this level of delivery would have on our existing education estate (much of which is already at capacity) and the number of new schools, early years and

ASN facilities that would be required. When added together, the number and level of different infrastructure needs associated with this size of release could create viability issues. Health and care facilities are also under pressure.

- Lead in times for larger sites with phased affordable housing delivery from LDP adoption to delivery on the ground can be substantial - this can be circa. 4-5 years or more for larger, more complex sites which require significant upfront infrastructure and capital investment.

The Scottish Government accepted the combined Clydeplan response resulting in the East Renfrewshire Council's MALTHR reducing from 4050 to an indicative figure of 2800 homes. This figure was carried forward to the adopted NPF4.

Table 2: MATHLR Analysis

SCOTTISH GOVERNMENT DEFAULTS			GCR HMP Indicative View			
Stage 1			Stage 2a	Stage 2b	Stage 3	
Housing Estimate - Existing Housing Need plus Newly Forming Households	Flexibility 25%	Minimum All Tenure Housing Land Requirement	Adjusted Housing Estimate (Mobile demand adjustments applied)	Locally Adjusted Housing Estimate (Policy Adjustments)	Flexibility 25%	Indicative Minimum All Tenure Housing Land Requirement (rounded)
3,250	800	4,050	2254	2254	564	2800

The analysis and outcomes of this analysis and the reapportion of the mobile demand within the housing market area framework have been key factors in setting the indicative HLR for LDP3.

c) LHS Housing Supply Targets

During the 5-year LHS period, a need for 1,545 new homes are estimated across East Renfrewshire. The emerging LHS promotes a housing supply target of an average of 65 affordable homes for rent and sale per annum. 10 % of these will be adaptable to lifetime needs or fully wheelchair adapted.

To achieve these targets the LHS will:

- Continue to prioritise the delivery of new social housing through the Council and RSL partners
- But use acquisitions and other models of housing delivery in boosting provision in the immediate term to reduce significant pressure from waiting lists and homelessness.
- Build on work to date with private developers, landlords and home owners to secure provision of other affordable homes for sale or rent to meet identified local needs, as well as with owners of long term empty homes to bring these back into use.
- Promote a delivery programme that provides a broader range of affordable homes for rent and sale, in a local housing market dominated by owner occupation.

d) East Renfrewshire Vision for the Future 'A Place to Grow'

The Councils emerging Vision for the Future 'A Place to Grow' comprises the 3 pillars of 'Our Children & Young People will flourish; 'Our Communities & Places will thrive'; and 'We all live well' with a particular focus on the environment/climate change and building communities. The core priorities of the Place to Grow include maintaining excellent educational standards; closing the poverty related attainment gap; improving young people's mental health and wellbeing; creation of environmentally and socially sustainable communities and places; protection of green spaces; better public and active transport connections; a vibrant local economy; high quality housing; and promotion of health and well-being for our communities.

The 3 pillars will help inform the strategic approach to be included in LDP3 and the approach to 'Local Living'.

e) Monitoring of the Housing Land Supply

The next stage of the process was to assess and compare the current housing land supply based upon the 2023 Housing Land Audit against the requirements of NPF4 and HNDA3. The land supply includes all commitments (i.e. sites with a current planning consent including those under construction) and Adopted LDP2 sites without consent and has been agreed with Homes for Scotland as a realistic approach to future levels of delivery. Both private and affordable sites are included. Detailed monitoring information is set out within the Housing Land Audit Report. The LDP Guidance also requires the Council to explore the effectiveness of sites included within the current HLA in significantly more detail than has previously been required.

It is useful to take account of the 10-year trend in completions as a comparative benchmark in setting the HLR. Past completions provide evidence of trends in the delivery of new housing, but do not in themselves, create demand for new housing. The information is therefore not a determinant of future housing requirements but is a helpful factor to use as a comparative benchmark to sense check whether the HLR is reasonable.

The following key points and conclusions have been drawn:

- Over the 10-year period 2013 to 2023 the average build rate has been 329 homes per year. Completions have been above both the per annum MATHLR (280) and HNDA3 (310) requirements;
- The average number of affordable homes being delivered since 2013 at 62 per annum is above the 45 per annum target included in the current and emerging LHS targets.
- There is an established land supply of 2074 units (all tenures) of which 1536 are programmed during the period 2023-2033 and 538 homes post 2033;
- The current all tenure land supply within East Renfrewshire is therefore not sufficient to meet the 10-year MATHLR figure from 2026 onwards. Based upon the 2023 HLA there is a shortfall of 1264 homes against MATHLR;
- The majority of vacant and derelict sites are currently allocated for either housing or employment use in the current LDP or have a current planning consent and are therefore already counted as part of the existing supplies;
- 12 windfall sites with a capacity of 417 units have been added to the housing supply after gaining planning permission at an average of 42 units per annum during the 10-year period 2013 to 2023. The Development Plans Guidance states that any assessment of the expected contribution of windfall sites to the indicative HLR must be realistic and based on clear evidence of past completions and sound assumptions about likely future trends. If this trend

were to continue then windfall sites could contribute approximately 420 new homes towards the HLR over the 10-year plan period. Previous LDPs did not include an allowance for windfall sites due to the unpredictable nature of when sites would be proposed or developed. The Council intends to follow the same approach for LDP3 but will continue to monitor the delivery and contribution of such sites.

- Currently small sites i.e. those comprising sites of 1-3 units are not included within the HLA. The revised Scottish Government HLA guidance requires small sites to be included in the audit and states that these sites can contribute towards meeting the Housing Land Requirement set out in the LDP. An assessment of small sites over the previous 5 years was undertaken to identify the number and location of this type of proposal. 46 homes gained permission over this 5-year period of which 28 were located in the Eastwood sub area and 18 in the Levern Valley sub area. Of this total 24 have been completed with 16 in Eastwood and 8 in Levern Valley. A number of other sites have commenced. If this trend were to continue then small sites could contribute approximately 50 new homes towards the HLR over the 10-year plan period.
- The average density over the period 2013 to 2023 is 19.22 dwellings per Hectare. Density assumptions will be looked at for master plans sites to maximise the efficient use of land.

f) Infrastructure Capacity

Section 15(5) of the 2019 Planning (Scotland) Act sets out the main types of infrastructure for which the LDP should include. The Infrastructure First Topic Paper focusses on understanding the current, planned and committed infrastructure provision across the Council area, whether it is adequate to meet the needs of the current population, and whether it would be sufficient to meet the areas future needs and demands in line with potential spatial options for the proposed plan. It highlights where additional infrastructure may be required to support growth and is supported by a series of other topic papers.

Through LDP3 the Council will develop a place-based approach to support infrastructure requirements and work collaboratively with partners to deliver this.

Key infrastructure issues to highlight are:

- Education – The Education Topic Paper calculates updated Pupil Product Ratios, outlines existing education pressures, provides an overview of an audit of school condition, and sets out the projected impact of LDP3 on the School Estate. The paper concludes that through LDP3, education solutions will be required in order to provide for further housing expansion and potential spatial options for the proposed plan. Education solutions will need to be provided in advance of housing construction to physically enable the delivery of housing growth.
- Health care infrastructure – The Health and Well-being Topic Paper highlights that although the East Renfrewshire health infrastructure benefits from a majority of good/very good buildings, in strategically important delivery locations, all GP facilities are currently operating at or near capacity and are likely to be impacted in space terms by potential future LDP3 housing developments as well further planned housing units emerging through LDP2. Future health care infrastructure modelling will be undertaken to ensure comprehensive healthcare solutions are implemented if new health facilities are required to accommodate additional requirements resulting from the spatial options for the Proposed Plan.

- **Flooding** - A Strategic Flood Risk Assessment (SFRA) has been prepared to assist the preparation of LDP3, particularly in regard to making decisions about preferred site allocations and potential spatial options for the proposed plan. It identifies where flood risk exists in the plan area, and therefore areas where new development should be located or avoided at the Proposed Plan stage. Within East Renfrewshire there are small pockets of surface water flooding spread across the rural and urban parts of the Council area. Surface water is a potentially significant issue and various watercourses have and will continue to cause flooding issues and potentially impact development such as the White Cart Water, Capelrig Burn, Broom Burn, Auldhouse Burn and Lavern Water. These areas are at a 0.5% (or medium likelihood of flooding) or a 10% risk (or a high likelihood of flooding) each year. Areas at risk of river flooding are mainly limited to the immediate river floodplain and are surrounding a reservoir. In addition, whilst there may not be a record of flooding in other areas this does not mean it has not been subject to flooding in the past or may be prone to flooding in the future. Areas of significant flood risk shown on the [SFRA Map](#) (CD 268) include pockets within Barrhead, Thornliebank, Newton Mearns, Busby and Giffnock and will be avoided when identifying site allocations for LDP3.
- **Water Management** – It is a requirement of Scottish Water to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development forecasted by East Renfrewshire Council. Scottish Water will continue to work with the Local Authority to provide the required capacity to meet known growth requirements, just ahead of need. Factors such as the total number of proposed developments, their scale and their distance from the Treatment Works may result in potential future growth investment being required. Where so, Scottish Water will engage with East Renfrewshire Council to gain a better understanding of the future proposed developments (scale and location) which will inform strategic plans to identify where future growth investment priorities are and support a flourishing Scotland.

Scottish Water has assessed its water resource systems for Climate Change risk. An initial high level vulnerability assessment concluded that Scottish Water supplies from Glasgow were not vulnerable to climate change in the future. Full climate change modelling is planned in 2024 to confirm this initial finding. Through the water resource planning process, Scottish Water will continue to model and assess water availability against future demands for water, to ensure options are available to continue to access the water and maintain public water supplies. Further information is set out in the Strategic Flood Risk Assessment (SFRA) and Water Management Topic Paper).

- **Transport** - LDP3 is required to be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. This will evidence the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. The Proposed Plan will be supported by a full Transport Appraisal. There also remains a need to provide a well-connected active travel network and infrastructure linking to key services, facilities and destinations. Further information is set out in the Transport Topic Paper.
- **Communications and Digital Infrastructure** – The Communications and Digital Infrastructure Topic Paper highlights that East Renfrewshire has the 3rd highest levels of Full Fibre coverage within Glasgow Region with coverage increasing since 2020. The Council will continue to work with providers to secure investment and accelerate the rolling out of

ultrafast connectivity in the area in accordance with the spatial strategy and growth promoted through LDP3.

- Energy Generation and Distribution – The Energy Generation and Distribution Topic Paper highlights that the Council will continue to work closely with Scottish Power Energy Networks (SPEN) to plan for meeting the electrical supply needs for existing and planned development. Discussions with SPEN have identified that the loadings in East Renfrewshire are quite healthy and at this point there is no significant need for reinforcement. However, once the spatial distribution of sites has been agreed through the Proposed Plan then further discussion will be required with SPEN to identify if grid reinforcements are required.

g) Performance of LDP1 and LDP2 Spatial Strategies

Monitoring of the performance of the LDP1 and LDP2 spatial strategies are useful indicators of what will be required to be considered in developing the spatial approach for LDP3. This is outlined in the Plan Outcomes section and summarised below.

LDP1 promoted a strategy of a controlled master-planned ‘Urban Expansion’ growth approach. Monitoring of the lead in times and completions for the master planned sites identified through LDP1 is a useful indicator as a comparison for future delivery rates for LDP3. This has clearly shown that lead in times for larger sites from planning application stage to delivery on the ground can be substantial - this can be circa. 4-5 years or longer for larger, more complex sites which require significant upfront infrastructure and capital investment such as new schools. However, as discussed within the Education Topic Paper completions have come forward more quickly than the agreed programming at Maidenhill which may indicate that once infrastructure is in place the rate of delivery can increase significantly.

LDP2 promoted a strategy of regeneration and consolidation of the urban areas and the enhancement of existing places. As a result of the housing and educational analysis and the fact that the Plan already provided a generous supply of land in excess of the housing requirements of Clydeplan, no new housing sites were identified for release. The analysis revealed that further housing releases would have major impacts upon the existing education infrastructure with a lack of suitable solutions available. Delivery of the Plan’s development strategy and housing requirements was to be achieved through a continued focus upon development within the urban areas, together with the established housing sites within the land supply (including the three master plan areas).

The strategy of LDP2 has been successful in resisting new windfall sites coming forward where there are significant education infrastructure constraints. Whilst this approach has been effective in ensuring East Renfrewshire’s education estate can continue to be developed in a planned and phased way to ensure sufficient places are available to meet increasing demand, it has consequently resulted in a year on year reduction in the housing land supply as displayed by Figure 5 of the Housing Land Audit Report (as new windfall sites have not added to the supply in some areas). It is acknowledged that this trend will continue until comprehensive education solutions are implemented to create the additional Education capacity required. A range of solutions may be utilised including a catchment review, remodelling of school buildings, use of temporary accommodation in the short term, phasing conditions, and if necessary, possible identification of new school sites. This infrastructure constraint, the lead in times and availability of funding (including local authority financial pressures) has had a significant impact upon the setting of the HLR for the Proposed Plan. This is compounded by the lack (and scale) of land options in Council ownership. Further detail on the current issues, the capacity of the school estate and requirements for LDP3 are set out within the Education Topic Paper.

As explained above, monitoring of the current housing land supply has demonstrated a shortfall against the MATHLR. On this basis a continued reliance upon the LDP2 strategy of regeneration and consolidation of the urban areas will not be sufficient in meeting our long-term housing and infrastructure requirements.

h) Other Housing Studies

The Council acknowledges that the LDP guidance (pg. 63) states that where more recent evidence is available this should be used as it enables the Evidence Report to be more up to date. Homes for Scotland refer to a report by the Diffley Partnership / Rettie (2024) as evidence which needs to be considered reflecting the most up to date data. The Shared Voice report (prepared on behalf of the Mac Mic Group) explores the current housing situation and housing challenges faced by local people. In line with the local development plan guidance, HFS stated that this more recent evidence should be used as it postdates the 2023 regional HNDA.

The Council acknowledges the findings and recommendations of these additional studies, however, the HNDA is a recognised Scottish Government housing tool and combined with the Scottish Governments MATHLR provides the evidence base for the LDP and the Council's Local Housing Strategy. The three Housing Need and Demand Assessments (HNDAs) undertaken for the Glasgow and Clyde Valley Region have informed previous Structure/Strategic Development Plans and each Local Authority LDPs and on each occasion been signed off as robust and credible by the Scottish Governments Centre for Housing Market Analysis (CHMA).

The Council has had no involvement in developing the Diffley Partnership / Rettie report and it is not a recognised evidence source identified within the LDP Guidance, unlike the HNDA. The small sample size '197' residents or 1.44% of the total national figure of 13,690 people, also raises questions over the robustness of the findings at the local level. The outcomes from this report combined with the response from HFS to the Topic Paper engagement demonstrate a revised MATHLR figure of 13,834 for East Renfrewshire, which is 11,034 or 5 times greater than the figure included in the adopted NPF4 of 2800. Although some of this requirement could be provided by non-new build options the majority would remain to be delivered from new sites. This revised MATHLR would require completions of approx. 1380 per annum or the equivalent of a Maidenhill masterplan sized development each year for 10 years. When compared to the current build rate of 329 per annum over the previous 10 years this figure is unrealistic and unachievable when lead in times, infrastructure, funding and other constraints are also factored in. The Council also has reservations that there would be capacity within the development industry to deliver this level of development per annum. In addition, this revised MATHLR is only a minimum figure and if the Council accepted this MATHLR the indicative HLR would be required to be greater still. For example, a further 10% increase would result in an indicative HLR of 15,217 homes over a 10-year period.

Although we disagree with the overall level of need identified, one of the key findings is that there is a strong need for increased affordable housing delivery, which aligns with the Council's aspirations. In addition, this may suggest that the development industry should provide a greater housing mix with a focus on the provision of smaller properties to meet wider housing needs.

Setting an Indicative Housing Land Requirement for LDP3

The 2024 Development Plan Scheme identifies a publication date of February 2026 for the Proposed Plan. To provide a HLR over a 10-year period 2026 to 2036 and based on the outcome of the analysis in this report it is estimated that a HLR of 3100 homes be set for this period. This equates to 310 homes per annum, though delivery is unlikely to be evenly spread each year.

Table 3 below provides a summary of the indicative HLR and how this compares to the housing requirements identified in LDP2, HNDA3, the MATHLR and average completions since 2013. The indicative HLR exceeds the previous LDP2 requirements and the MATHLR but is set lower than past completion levels.

Table 3: Indicative HLR Comparisons

	Household Projections 2018*	LDP2 HLR **	HNDA3	NPF4 MATHLR ***	Completions 2013 to 2023	LDP3 Indicative HLR (2026-2036)
10-year figure	3031	2527	3100	2800	3291	3100
Per annum	303	253	310	280	329	310

**NRS household projections 2018*

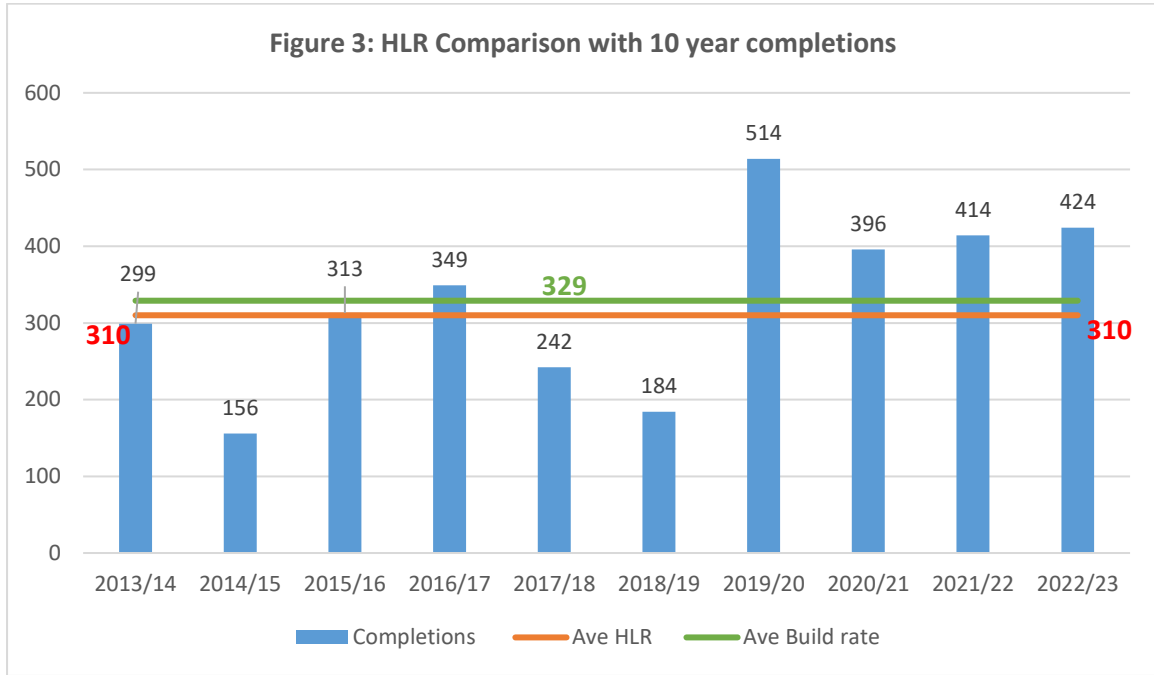
***Average 2012 to 2031 (4802/19 = 253)*

****including 25% flexibility with-out which the MATHLR would be 2254 (Table 2)*

The Indicative HLR is:

- Marginally greater than the [2018 household projections](#) (2018-2028) (CD 043);
- 573 homes or 18% greater than the LDP2 HLR;
- Equal with the average HNDA3 requirements (310 homes per annum);
- 846 homes or 27% greater than the adjusted housing estimates (Table 2);
- 300 homes or 11% greater than the NPF4 10-year MALTHR (including generosity) of 2800; and
- Is set 5 %lower than the average 10 year all tenure build rate since 2013 (329) - this is to allow for infrastructure solutions to be implemented

Figure 3 illustrates the 10-year LHLR in the context of the MATHLR and previous completions. The level of annual completions exceeded the indicative HLR figure on 5 occasions. Each of the last 4 years the figure has been exceeded which reflects the increase in completions from the master plan sites and again clearly demonstrates the longer lead in time from such sites. The 2019/20 and 2020/21 figures were gathered during COVID and due to national restrictions in place at the time the annual survey date was later than usual resulting in an inflated figure for 2019/20. Audits from 2021/22 onwards were undertaken as normal in April of each year.

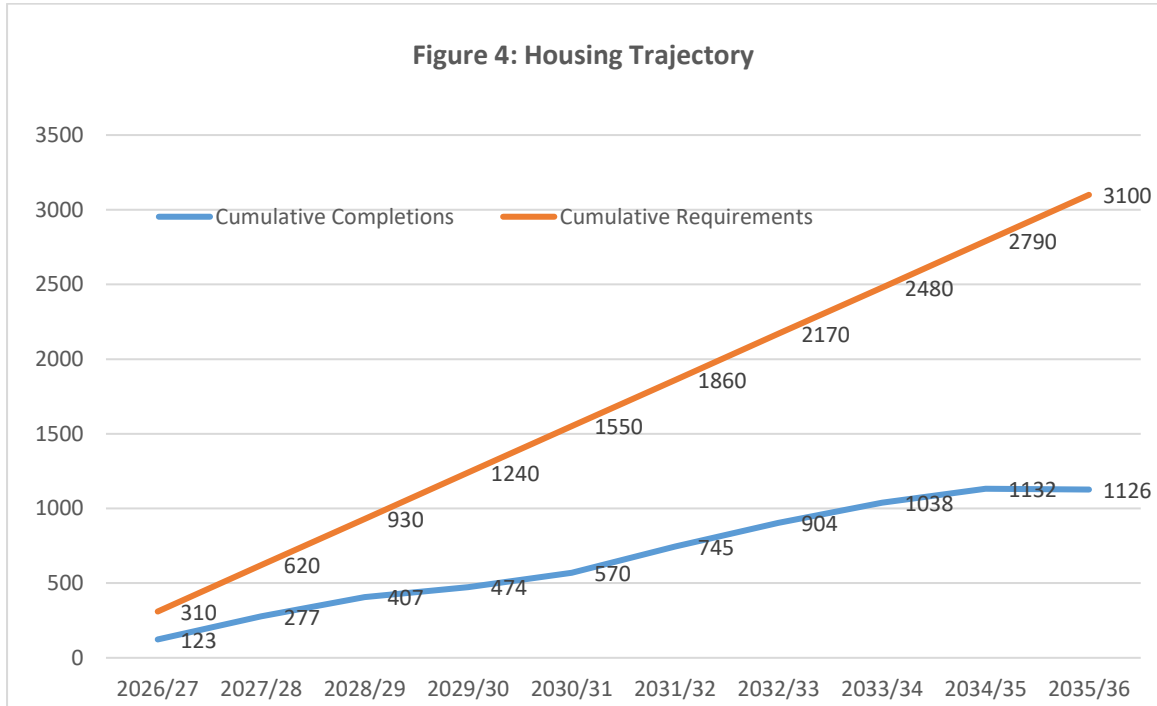


Source: 2023 HLA

Table 4 shows the deficit between the land supply programmed over the 2026 to 2036 period and the indicative HLR and the resultant potential land requirements for LDP3. Based upon an indicative HLR of 3100 homes over a 10-year period the Proposed Plan would need to identify land to provide an additional 1874 homes to meet in full the HLR. As shown in Figure 4 completions for each year would currently fall below the annual requirement.

Table 4: Comparison of HLR with the Housing Land Supply

A) LDP3 HLR (2026-2036)	B) Housing Land Supply (2026 -2036)	C) Surplus/Shortfall (B-A)
3100	1226	-1874



While the HLR needs to reflect the current aspirations of the Council and the strategic objectives of NPF4 for meeting housing and infrastructure needs and growing the local economy, as evidenced through the emerging Place to Grow strategy, it must also reflect what can realistically be delivered considering environmental, infrastructure and funding considerations and the timing for both. The HLR is ambitious and if it is to be achieved, the council and its partners must respond proactively and creatively to the opportunities to increase the housing supply. The Council notes the findings of the Diffley Report, however, concludes that a revised MATHLR figure of 13,834 or 1380 per annum as proposed is unrealistic based upon the wider findings of this topic paper. The Council also notes the findings of the Shared Voice report and will work with partners to deliver the housing mix, type and tenure requirements identified.

The analysis in this report clearly shows that there is a shortfall in the current housing land supply against the MATHLR and the indicative LDP3 HLR and on this basis additional land will need to be identified through the Proposed Plan stage. The reliance on a range and choice of location and scale of sites across both the Levern Valley and Eastwood sub-areas is therefore critical to ensure a continuous effective supply over a 10-year period.

Although the indicative HLR is set below the current 10-year average build rate this is to allow for lead in times for new sites and infrastructure delivery, particularly with education infrastructure. Completions over the short term will be likely to continue to come from sites within the current housing land supply with new sites contributing to the medium- and longer-term periods. Completions will therefore be lower in the short term than the annual requirement but increase as the plan period progresses and infrastructure solutions are found and implemented, and requirements are met. Funding availability will be a critical factor in this given current financial pressures.

The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered. While

windfall sites may contribute towards meeting the HLR and provide added flexibility to the supply, they are unplanned sites whose impact upon infrastructure provision has not been considered at the early plan stages. On this basis the Council will seek to identify sufficient land through the Proposed Plan to meet in full the indicative HLR and not include a windfall allowance in the calculations. This planned approach provides greater certainty to all stakeholders.

The Green Belt Landscape Character Assessment, (CD 243) [the Local Living Toolkit](#), (CD 255) the Site Assessment Framework (SD 001) and the Strategic Environmental Assessment will also be crucial in identifying potential spatial options for the Proposed Plan to meet the indicative HLR. They will be used to direct growth opportunities (where they cannot be accommodated in the urban area) to the land most suitable and capable of accommodating development in the Green Belt, alongside the availability of infrastructure and meeting Local Living requirements. The Council will also continue to investigate and identify opportunities within the existing urban areas together with an asset and disposal review of its own properties as part of this process. The Councils asset review is described further within the Infrastructure First Topic Paper.

The Council recognises the benefits of using land efficiently, not just in terms of built structures but also with the incorporation of green infrastructure. The appropriate minimum density for new sites will be determined on a site-by-site basis and clearly specified in any LDP3 master plan or development brief, responding to the local context and character of an area. Making the most efficient use of land will also help to minimise, both now and in the future, the need to release further parts of the Green Belt to meet development requirements for housing.

6) Implications for LDP3

This section sets out the implications for LDP3 in delivering the indicative HLR. These recommendations have been informed by the analysis and outputs in this report. This topic paper is robust and supported by evidence and reflects the wider Infrastructure considerations addressed in separate topic reports.

The Proposed Plan will set out a strategy to address the housing and infrastructure issues identified through this and other topic papers and ensure growth is delivered under a planned and phased approach whilst directing future development away from the most sensitive and environmentally important areas of the Green Belt. LDP3 will seek to ensure that an appropriate level of housing is being planned for to meet identified needs now and in the future and align with the 3 pillars of the Council's Place to Grow strategy. This will support the sustainable development of the area and reduce risks of homelessness, unaffordability etc

Sites will require to be allocated over a range of geographies and settlements and include a range of site sizes and tenures. This needs to be accompanied by higher standards of placemaking and delivery of the infrastructure requirements to support planned growth, while recognising the competing land interests (such as commercial/leisure/community etc) for larger master planned sites as demonstrated through separate topic papers and establishing required densities as a minimum on specific sites. It is also worth noting that new growth areas will inevitably be greenfield sites as East Renfrewshire has a very limited vacant/ derelict/brownfield land supply or land of a sufficient scale within its ownership. As part of the consideration of appropriate sites for development, the Council will give consideration to the potential for a new settlement, although this will form one of a range of possible ways to meet future housing need. A new settlement would have a long lead in time and would likely only contribute to housing needs in the long term and post LDP3.

The Council will continue to explore the effectiveness of all housing sites currently included within the 2023 Housing Land Audit. This includes looking at alternative approaches to unlock sites that have been designated in several plans, including the use of compulsory purchase powers to bring sites forward. This will be informed by a Call for Sites and Ideas exercise. We will prepare a housing pipeline setting out programming of sites over the short-, medium- and longer-term periods. Only sites that are deliverable will be identified in LDP3. Sites will not automatically be rolled forward from LDP2.

The Council will continue to apply a flexible policy approach to the provision of affordable housing and work actively with developers to find and apply appropriate solutions to affordable housing delivery on a case-by-case basis. At least 25% of homes will require to be for affordable housing as set out in LDP2, and it's supporting Supplementary Guidance and NPF4 for the majority of sites. Opportunities to increase the affordable housing percentage on specific sites (likely to include an additional requirement for intermediate tenures) will also continue to be explored. This higher requirement will be clearly set out in relevant master plans or development briefs.

The plan will seek to ensure a proportion of accessible housing is provided on new developments in line with local need, and that includes a mix of housing types, sizes and tenures to cater for all population groups, including the ageing population in accordance with the LHS and other supporting strategies. This will help to reduce inequalities faced by those with disabilities and ensures that accommodation is suitable for residents as they age. It is also with the aim of creating necessary movement within the housing market to help residents secure a suitable home for their needs over different life stages.

The Council will also continue to monitor the provision and distribution of care homes and the impact upon GP practices and HSCP accommodation, uptake of self-build registrations and any future requirements for the Gypsy and Traveller Communities.

LDP3 Evidence Report

Topic Paper 014: Infrastructure First

September 2024



Topic Paper 014: Infrastructure First

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This Infrastructure First Topic paper has been produced to form an evidence-based assessment of existing infrastructure provision; identify future infrastructure requirements to support new development over the plan period and beyond. Evidence-led and infrastructure planning and asset management is vitally important and is crucial to the daily lives of the area's growing population.

This Topic paper is supported by a series of other Papers which outline the infrastructure evidence base for other topics. The infrastructure evidence base will continue to be reviewed over time through the LDP3 Delivery Programme, the Development Contributions Supplementary Guidance and updated LDP Evidence Reports.

The Evidence Report also takes into account East Renfrewshire Council's decision to declare a Climate Emergency, and pledge to become carbon neutral by 2045. There is a need to enable low carbon living across the Council area and our communities through changes to infrastructure plus transport in all forms, policies and plans. The effects of a changing climate on future infrastructure needs and delivery will be far reaching, extending to impacts on health, resources and biodiversity.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to:

- set out the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities);
- as well as how that infrastructure is used; and
- the education needs of the population of the district; and the capacity of education services in the district.

Regulation 9 of the Act requires the Evidence Report to:

- have regard to the national waste management plan; any regional transport strategy; and any local transport strategy.

The national waste management plan is discussed under the Zero Waste Topic Paper with the regional transport strategy and the local transport strategy discussed under the Transport Topic Paper.

The principal purposes of this report are to:

1. Outline the Policy Context;
2. Identify key bodies with responsibility for delivering infrastructure and partnership working;
3. Provide an overview of Finance and Funding opportunities;
4. Provide an overview of National and Regional Infrastructure Context;
5. Provide an overview of the Council's Asset Management Plans;
6. Outline the current baseline of provision in relation to physical and social infrastructure types to inform and determine infrastructure need across the area to support planned growth (Table 1); and
7. Set out Implications for LDP3.

- Appendix A: Sources of Funding
- Appendix B: Asset Management Plans

It will also link to the Council's asset management strategies which provide an overview of the condition of existing Council owned buildings; whether any are programmed for refurbishment or replacement; timescales; whether funding is allocated in the capital programme or from another source; and identify gaps in provision of facilities, services or amenities.

The provision of functional, serviceable, safe and maintainable infrastructure, to support East Renfrewshire's growing and ageing population and address the impacts of future growth and development, is a key element in delivering successful sustainable communities. Across the Council area there are networks of existing infrastructure which are important to safeguard, maintain and where necessary improve. Infrastructure considerations should be at the heart of planning and place making. Plans, strategies and delivery programmes should promote a more sustainable use of infrastructure, making better use of existing assets and prioritising low carbon infrastructure.

The LDP needs to reflect the current aspirations of the Council for meeting housing and infrastructure needs and growing the local economy. It must also reflect what can realistically be delivered, taking into account infrastructure and funding considerations and the timing for both. With growth and demographic changes comes the pressure on existing infrastructure and the need for additional infrastructure to be delivered in the right place and at the right time. It requires a planned and coordinated view of priorities across the Council area and requires allocating and utilising existing and new sources of funding that can deliver infrastructure projects.

The purpose of this report is to set out the infrastructure that will be required to deliver the planned level of growth over the next 10 years and beyond.

The Planning Service has engaged with other Council services, statutory consultees and external infrastructure providers to assess the current infrastructure evidence base, including identifying potential gaps and limitations; to understand constraints from their perspective; and the extent to which any constraints will have implications for future growth in the area. This Topic Paper considers the infrastructure items set out under Section 6, the level of current provision and capacity reflecting the existing population and their needs. It uses anticipated population, housing and economic growth forecasts to inform the assessment of future needs.

1) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 requires LDPs to positively plan for development and the infrastructure required in the area to meet spatial objectives. Local planning authorities must progress a proportionate evidence base for infrastructure which assesses the quality and capacity of various forms of infrastructure.

NPF4 promotes an Infrastructure First approach, which puts infrastructure considerations at the heart of placemaking. Local Development Plans should be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure. They should set out infrastructure requirements, priorities and arrangements for delivery, including any expectations for Planning Obligations.

Policy 18: Infrastructure First

Policy Intent:

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

Policy Outcomes:

- Infrastructure considerations are integral to development planning and decision making and potential impacts on infrastructure and infrastructure needs are understood early in the development planning process as part of an evidenced based approach;
- Existing infrastructure assets are used sustainably, prioritising low-carbon solutions; and
- Infrastructure requirements, and their planned delivery to meet the needs of communities, are clear.

East Renfrewshire Adopted Local Development Plan 2 (LDP2)

Strategic Policy 2 of [LDP2](#) (CD 206) requires new developments to be supported by the timely delivery of the required infrastructure to provide balanced and more self-contained communities. To assist with the delivery of development and the provision of necessary new and improved facilities and services, the Council prepared Supplementary Guidance (SG) on [Development Contributions \(June 2023\)](#) (CD 203).

The LDP is a mechanism for the development industry to gain clarity and certainty to inform decisions regarding land acquisition and development. It is a tool to facilitate the delivery of infrastructure and the creation of new places. Infrastructure Planning is an essential element in ensuring that the Plan's Strategy is robust and deliverable.

LDP2 was supported by an Action Programme which set out: how the Council proposed to implement the strategy, policies and proposals in the Plan; the infrastructure requirements including estimated costs where available, suggested delivery mechanisms and phasing schedules for infrastructure delivery. Action programmes have been replaced by Delivery Programmes under the 2019 Planning Act. A Delivery Programme will be prepared alongside the Proposed LDP3.

The Council has a fundamental role in facilitating and securing the delivery of the infrastructure requirements as identified in this Topic Paper. This includes:

- The delivery of infrastructure through the application of planning policies (e.g. by requiring the provision of necessary infrastructure that is phased in conjunction with development and allocating any necessary sites for infrastructure provision);
- Leveraging direct funding of infrastructure through enabling private sector investment, through the negotiation of planning applications, including the use of planning obligations (Section 75 legal agreements); and
- Facilitating, enabling and influencing third-party and public sector investment in statutory services that impact on spatial policies (such as education, public transport and health and social care).

2) Partnership Working

The Planning Service has liaised with relevant infrastructure and service providers operating in the area, alongside a review of existing evidence reports and strategies to identify and detail infrastructure projects.

Multi-agency partnership and collaborative working with Key Agencies; infrastructure and utility companies; education providers; the development industry; community organisations; other technical bodies; and stakeholders will assist with delivering the infrastructure required to support the Plan's emerging spatial strategy and informing this Evidence Report. This will ensure current and future demands for infrastructure are understood and met. Ensuring appropriate infrastructure is delivered in the right place at the right time to support ongoing development, presents a number of significant challenges including securing sufficient funding.

All agencies are pursuing the delivery of their particular service and the LDP provides a vital framework to guide their actions towards a common goal. However, if the required infrastructure is to be available to serve new developments, as and when they come on stream, there needs to be substantial joint working between agencies to ensure their individual plans and programmes are designed and funded. Early discussion with infrastructure and service providers is therefore important to help understand their investment plans. Partnership working can also support the alignment of knowledge, expertise and resources to deliver more efficiently and effectively against shared goals.

Although Key Agencies and other infrastructure providers regularly review their current strategies and assets, these reviews can vary greatly in terms of their scope, detail and time frames. At any one-time agencies are likely to be at very different stages in their planning processes. It can therefore be a challenge to ensure proper implementation of the LDP and its supporting infrastructure. One of the key approaches to improving efficiency of provision, is to identify opportunities for joint provision of services or the use of shared facilities in meeting future needs. Many agencies can gain from pursuing synergies in facility provision, both because of the potential economies to be made in capital and running costs, and because of the benefits to be gained in terms of the quality and convenience by linking their service provision.

Many of the infrastructure issues addressed in the LDP cross administrative boundaries. Working with neighbouring and regional partners will be essential to ensure the effective delivery of LDP3. This matter is discussed further under Section 5 of this report.

Key Agencies and Infrastructure Providers are as follows:

- Nature Scot
- Scottish Water
- Scottish Environment Protection Agency (SEPA)
- Scottish Forestry
- Historic Environment Scotland
- Transport Scotland
- Strathclyde Partnership for Transport (SPT)
- Health Boards
- Sport Scotland
- Scottish Power Energy Network (SPEN)
- Scottish Enterprise
- Mobile Phone/Broadband Providers
- Development Industry (Various)

3) Infrastructure Funding

Sources of Funding

There is a wide range of potential sources of funding for the provision of infrastructure. The role and relative contribution of these sources vary through time, according to national economic circumstances, government policy, and as new mechanisms are introduced, and older ones phased out.

Infrastructure delivery has previously been heavily reliant on funding from the public sector. There have been very significant cuts to public expenditure and in particular to local government funding in recent years and these cuts are expected to continue in the immediate future, creating a very challenging environment for the Council and infrastructure providers. Additionally, infrastructure needs evidenced in this Topic Paper have been prepared at a time of economic uncertainty associated with the ongoing impacts of the Covid19 pandemic which continues to have a significant impact on public sector finances, key funding routes, partners and delivery stakeholders.

It is acknowledged that Council funds alone, through capital programme allocation, are unlikely to meet the scale of investment required in the coming decades to meet our long-term infrastructure requirements. Therefore, additional sources of funding, whether this is in the form of government grants and loans, or through other forms of partnership and alternative delivery mechanisms, will be explored. However, going forward, in the context of public sector funding restrictions, there will be increased reliance on infrastructure and service providers and the development industry to finance the construction, operation and maintenance of infrastructure, required as a result of new development. Infrastructure delivery may also rely on an element of public sector front funding such as in the delivery of education infrastructure, with this regrouped through S75 agreements / other legal mechanisms (however options here may be more limited than in previous years). Funding availability and declining budgets will be a critical factor in implementing infrastructure solutions to meet longer term requirements given current financial pressures.

The main funding sources likely to be available to support the East Renfrewshire LDP include:

- Scottish Government Funding;
- East Renfrewshire capital funding;
- Planning Obligations;
- City Deal;
- UK Levelling Up Fund – UK Government;
- Place Based Investment Programme (PBIP);
- Regeneration Capital Grant Fund 2025 – 2026;
- UK Shared Prosperity Fund (UKSPF);
- East Renfrewshire Renewable Energy Fund (ERREF);
- Strategic Housing Investment Plan (SHIP);
- List of other funding sources can be found via [East Renfrewshire Council SCVO Funding Finder](#) (CD 225)

These sources are summarised under Appendix A of this report. Planning obligations and City Deal funding are set out in the following section.

The Council will also pursue opportunities to secure grant funding to support infrastructure delivery wherever possible.

It is worth noting that the detailed programming set out in the Council's General Fund Capital Plan at present doesn't include any planned infrastructure required as a result of the spatial options to be identified through LDP3. Any additional financial requirements would be included in subsequent revisions to this document.

Planning Obligations

New development should not adversely impact upon existing levels of service provision, infrastructure, or the quality of the environment. Therefore, through Strategic Policy 2 'Development Contributions' and its supporting [Supplementary Guidance \(June 2023\) \(CD 203\)](#), new developments which individually or cumulatively generate a requirement for new or increased infrastructure or services, will be required to deliver, or contribute towards the provision of, supporting services, facilities and enhancement of the environment. This ensures that the costs of such required mitigation is funded by the development and not the general public.

The Development Contributions Supplementary Guidance provides information on the type and level of obligations that developments of different sizes and types will be expected to deliver. It outlines how planning obligations are calculated and provides information on securing requirements by planning obligation or legal agreement. There are a wide range of facilities and infrastructure requirements that may be necessary in order to make a development acceptable in planning terms, such as Education; Community Facilities; Healthcare; Parks and Open Space; Transportation Infrastructure; Active Travel; and Green Infrastructure and Networks.

Where new developments either individually or cumulatively generate a requirement for new or enhanced infrastructure or services, as a matter of principle the Council will seek to secure the necessary mitigation on site through planning conditions. Where on site mitigation is not possible, mitigation or alleviation measures can take the form of planning obligations, being financial payments or other off site contributions. These can include contribution not only towards the provision of services, facilities and infrastructure but also, where appropriate, their on-going associated costs.

Planning obligations will form an important component of the overall funding package and the Council will seek to utilise legal/planning obligations, as appropriate, to ensure that development is acceptable in planning terms and that infrastructure is provided to support the development of the area.

In line with NPF4 and [Circular 3/2012 'Planning Obligations and Good Neighbour Agreements'](#) (or any replacement thereof) (CD 010), planning obligations entered into will meet the following tests: be necessary to make the proposed development acceptable in planning terms; serve a planning purpose; relate to the impacts of the proposed development; fairly and reasonably relate in scale and kind to the proposed development; and be reasonable in all other respects. Planning obligations required are to be proportional to the scale and kind of development and so closely related to the impact of the proposed development that it should not be permitted without them. In applying the policy, consideration will be given to the cumulative effect of development. Where a number of sites in an area would not in themselves create an impact on local infrastructure or services, but together would create an impact for which mitigation is required, the Council will proportion the relevant planning obligations requirements between the sites, rather than imposing the costs solely on the last application to be received. This will not be in order to resolve a pre-existing deficiency.

The Council's position through LDP2 was that planning obligations towards healthcare facilities could not be added to the policy's potential requirements, until there was a detailed evidence base and methodology in place to support this. The Council made a commitment through Strategic Policy 2 to carry out future analysis with partners to consider the capacity required to support future demand for healthcare infrastructure. Only if increased capacity is required in certain areas would consideration be given to requesting planning obligations for this purpose. Topic Paper 020: Health and Well Being provides an assessment of existing health care infrastructure; where gaps and pressurised areas currently exist and the potential for planning obligations towards health care infrastructures to be secured. The case for requiring planning obligations towards healthcare infrastructure will be determined through future analysis and modelling following the identification of agreed residential site options through the Proposed Plan stage.

The Council's Development Contribution guidance will be fully reviewed and updated for LDP3. This review will include an up-to-date assessment of existing infrastructure capacity and future requirements resulting from agreed development proposals in the Proposed Plan. Consideration will also be given to the thresholds and types of development to which the policy will apply.

Since the adoption of LDP1 in June 2015, the Council has received over £19.4million in planning obligations for infrastructure and service capacity enhancements to mitigate the impact of new development. Of that total the Council has spent over £9.8million on infrastructure capacity enhancements. The remaining sums will be utilised towards the following:

- Capacity enhancements to existing local catchment primary and secondary schools
- Provision of a new early year's facility
- Adding capacity to existing sports facilities
- Provision of new sport and leisure facility
- Capacity enhancements to existing Parks and Open Space
- Capacity enhancements to existing local community halls and libraries
- Off-site Roads and Transportation improvements Provision of Sustainable Transport
- Green Network and Access enhancements
- Capacity enhancements at Dams to Darnley Country Park

The Planning Act (Section 36) introduces a new requirement for Councils to prepare an annual Planning Obligations Report. Once this part of the Act is enacted, the Council will be required to prepare an annual report detailing the number of planning obligations (legal agreements entered into under section 75) that are entered into that year, entered into in a previous year and not yet expired, and entered into in previous year and not yet complied with. No firm information has been received to date on the likely timescales for the enactment of this requirement (other than the commitment in the Programme for Government 2023-24 to implement new infrastructure levy regulations by spring 2026).

Glasgow City Region Growth Deal

City Region and Growth Deals are a key tool for the Scottish Government in driving inclusive growth throughout Scotland. This is achieved by working together with local partners to identify and support projects that target and address unique regional needs and concerns. The Scottish Government committed to implementing Deals covering all of Scotland, allocating £1.9 billion to the programme. City Region and Growth Deals continue to fund a diverse range of successful projects.

Glasgow City Region's £1 Billion City Deal was the first City Deal in Scotland and is one of the largest and the most advanced in the UK. The Glasgow City Region City Deal will fund major infrastructure projects, drive innovation and growth through the support of key sectors such as life sciences, and address challenges in the Region's labour market. These projects will enable a programme of work which will greatly add to the value of the local economy over the next 20 years.

The programme will support the three main themes of Infrastructure, Skills and Employment, Innovation and Business Growth.

In August 2014 East Renfrewshire Council confirmed participation within the Glasgow City Region [City Deal](#) (CD 215) initiative. East Renfrewshire is benefiting from a £44 million investment package and a programme of ambitious projects has been designed to stimulate economic growth, improve transport links, increase leisure opportunities, support business development, unlock residential land and generate economic benefits measured as additional Gross Value Added (GVA) and employment.

The programme will support and accelerate investment and development activity within a number of strategic locations within the M77 corridor. City Deal funding will assist with unlocking the development potential of key sites and will deliver the infrastructure to support and enhance the LDP's Development Strategy, improve the economic and tourism potential of the area and enhance connectivity.

Investment will support the development of new recreational, tourism and leisure opportunities at the Dams to Darnley Country Park; new business infrastructure and development; employment; an enhanced road network; and a new rail station within the Barrhead South masterplan.

The Council will also continue to explore opportunities to identify projects that that will deliver additional economic and commercial opportunities and transport infrastructure, as a core component of its long-term strategic approach (should additional funding become available from a further round of City Deal and through future reviews of the LDP).

City Deal projects include:

- Balgraystone Road Improvements: Network improvements to unlock residential / regeneration opportunities within Barrhead South master plan and improve access to the Dams to Darnley Country Park and proposed new rail station. Improvements were completed in 2020.
- Levern Works - Crossmill Business Park – 10 commercial units, completed in 2016 and now fully let enabling a number of small businesses to grow.
- Greenlaw Works - New business centre created in Newton Mearns adjacent to Junction 4 of the M77 which meets a demand for quality office space in the area to boost small business growth.

- New Rail Station - A new rail station and bus interchange at Barrhead South, on the Glasgow to Neilston line will provide improved access to jobs, health and other services for existing community and new residents from the new housing developments. The project is well advanced with an estimated completion in 2026. The station will also provide an improved public transport link to the Country Park.
- Aurs Road Upgrade and realignment- enhancements to Aurs Road to improve local connections and create a new site for developing visitor facilities at Dams to Darnley Country Park. Will create a 2km active travel link between Newton Mearns and Barrhead including a new promenade. Works also include a 4km circular walking and cycling route around Balgray Reservoir. Works commenced on 8th January 2024 with an estimated completion by January 2025.
- Visitor Facilities - creating visitor facilities with potential for water sports at Dams to Darnley Country Park to make an underutilised public asset more appealing and accessible for visitors. Project remains at early stages. Development Brief and Design proposals to be prepared. Estimated completion by January 2026.

4) National and Regional Infrastructure Context

This section sets out the national, regional and sub-regional infrastructure that will support growth across Scotland, the wider Glasgow region as well as in East Renfrewshire. Whilst this infrastructure will support growth in the area, East Renfrewshire Council is not responsible for the delivery or funding of these projects.

Reforms to the planning system also include the introduction of a new duty for the Council to jointly participate with the other Local Authorities in the Glasgow and Clyde Valley Region to prepare a Regional Spatial Strategy (RSS). Regional Spatial Strategies will provide clear place-based spatial strategy and spatial priorities that will guide future development and infrastructure delivery across the region. The Council will continue to work closely with our neighbouring authorities to ensure that opportunities for economic growth and the creation of sustainable patterns of development and infrastructure needs are planned for collaboratively across boundaries.

RSS's are not part of the statutory development plan but have an important role to play in informing future versions of the NPF and LDPs. The 8 'Clydeplan' local authorities have continued to work together to prepare the first indicative RSS. East Renfrewshire Council will continue to play an active role in the preparation and alignment of a future RSS and Regional Economic Strategy for the Glasgow City Region. Once the Scottish Government has produced guidance for the preparation of RSS, the Council will start the process of transitioning the indicative RSS into a formal RSS. The benefits of continuing to work in partnership and the opportunity for shared resources to assist with a coordinated and comprehensive approach to LDP and future RSS preparation for the Glasgow City Region, are recognised.

Scotland's Infrastructure Investment Plan 2021-22 to 2025-26

The Scottish Government is firmly committed to infrastructure investment as a key factor in securing inclusive economic growth with a focus on stimulating growth, protecting and creating jobs and promoting Scotland as a great place to do business.

The Medium-Term Financial Strategy, published by the Scottish Government on 25 May 2023, sets out the current economic challenges that are facing the capital programme, including construction supply chain issues, sustained high inflation levels, and labour shortages which have resulted in an increased cost of borrowing and revenue financed investments being more expensive than forecasted. Alongside this, the trajectory for the capital grant allocation from the UK Government (excluding Financial Transactions) is expected to fall by 7% in real terms between 2023-24 and 2027-28, significantly eroding the Scottish Government's spending power.

The Scottish Government's [Infrastructure Investment Plan Progress Report](#) (CD 123) was published on 4 February 2021. The Plan covers the five financial years from April 2021 and includes details of around £26billion of major projects and national programmes.

The [Infrastructure Investment Plan \(IIP\)](#) (CD 110) sets out how the Scottish Government will deliver the National Infrastructure Mission and sets a long-term vision of infrastructure supporting an inclusive, net zero carbon economy in Scotland. It provides a pipeline of public sector infrastructure delivery, giving confidence to the construction sector and supporting our economic recovery from COVID-19. It shows how we will enhance our approach to choosing the right future investments and introduces a new infrastructure investment hierarchy.

Annex C of the IIC outlines Major Capital Projects, their climate change targets, strategic outcomes and contribution made to economic development as at March 2023.

The following regional or sub-regional projects that relate to East Renfrewshire Council area are as follows:

- Glasgow to Barrhead Rail Electrification; and
- East Kilbride Rail Enhancement Project.

These projects are described further within the Transport Topic Paper.

5) East Renfrewshire Asset Management Plans

Asset management ensures that assets are administered in the best way to meet the needs of the organisation and ensure the delivery of its corporate goals and objectives. The following section provides a summary of each of the Council's Asset Management Plans.

Corporate Asset Management Plan (CAMP)

The Council's [Corporate Asset Management Plan \(CAMP\)](#) (CD 221) is about the long term broad plan for our assets to support corporate goals and objectives and covers the 5 year period 2023 – 2028. There are six Asset Management Plans (AMPs) which are integral to the development of the CAMP:

1. Property (PAMP)
2. Roads (RAMP)
3. Housing (HAMP)
4. ICT (ICTAMP)
5. Fleet (FAMP)
6. Open spaces (OSAMP)

The CAMP prioritises retaining or acquiring assets that are necessary and appropriate to the Council's needs, and maximising utilisation of assets. Much of this work has been initiated in the last 12 months and further work is planned for the next 12- 18 months and is the basis of the Property Asset Management Plan (PAMP) (CD 262). The initial focus will be on schools, offices and leisure centres followed by community centres and libraries.

Cross departmental collaboration will be required to ensure the Land Asset Review, Asset Disposal Strategy and other project development inform and link with the LDP3 preparation process.

The Asset Management Plans are summarised below with a more detailed overview set out in Appendix B of this report.

Property Asset Management Plan (PAMP) (2024-2026)

The purpose of the Property Asset Management Plan (PAMP) is to set out the Council's plans for the management of its built nondomestic property assets in 2024 and 2025. Maintaining, adapting, and constructing new built assets accounts for a considerable proportion of the Council's revenue and capital expenditure. Therefore, the development of a property asset management plan is crucial to enable effective deployment of revenue and capital resources to ensure clear alignment to the Council's strategic goals.

Roads Asset Management Plan (RAMP)

The [Roads Asset Management Plan \(RAMP\)](#) (CD 266) covers the period 2024 – 2029 and seeks to provide an overview of the Council's approach to the management and maintenance of the assets of the Roads Service. The Council produced an updated RAMP in 2024, to provide a more local context to capital investment in the area, and as part of the Council's suite of AMP's. East Renfrewshire Council has an extensive road asset worth over £1 billion which is the most valuable asset owned by the Council. Further information on the RAMP is set out in Sustainable Transport Topic Paper.

Housing Asset Management Plan (HAMP)

There is a high pressure on housing stock across East Renfrewshire, this presents the Council with a key area for focus. Asset management will be embedded into Housing service delivery to maintain and improve current core stock, as well as enabling decision making for new homes across the area. Furthermore, East Renfrewshire Council will continue to make strong developments in ensuring all housing stock is at optimal levels of energy efficiency. Further information is set out in the Housing Topic Paper.

ICT Asset Management Plan (ICTAMP)

Investment in ICT assets is prioritised to enable the delivery of all ODP Outcomes and to ensure that the Council is modern and ambitious. The current ICT Asset Management Plan was reported to Cabinet in October 2018 and is programmed for review.

Fleet Asset Management Plan (FAMP)

The [Fleet Asset Management Plan 2023-2028](#) (CD 237) was reported to and approved by Cabinet in January 2023. The Council approved a new Fleet Purchasing Policy in September 2023 to transition from diesel to zero-emission vehicles from 2027-2030. The report noted that this is estimated to cost an additional £2.3m in capital costs over that period. The Council has signed up to a long term, 25 year, contract (from 2020) in conjunction with Clyde Valley Local Authority partners, for the treatment of residual waste. The fleet requires enhanced depot facilities to operate from and there will be a major infrastructure challenge ahead to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.

Open Spaces Asset Management Plan (OSAMP)

Continued investment is required to ensure that parks and open spaces are improved and provide a diverse range of visitor opportunities across the area. The [OSAMP](#) (CD 259) also includes information on woodland management, play areas and cemeteries. Asset management for open spaces will be focused on developing a common and consistent approach to management, maintenance, operation and delivery across the services, and outlines future capital needs in a 5 year plan. The Outdoor Space AMP was approved by Cabinet in January 2023.

6) Types of Infrastructure

Section 15(5) of the 2019 Planning (Scotland) Act sets out the main types of infrastructure which the LDP should include. This Topic paper focusses on understanding the current, planned and committed infrastructure provision across the Council area.

Once there is greater certainty over the spatial distribution of planned growth, further detailed analysis and modelling will be required in order to project the anticipated impact of new residential and other land use proposals upon infrastructure and services. Much may depend on location, planned densities and estimated timelines for delivery. Specific development-based infrastructure assessments will be carried out that will identify more accurately the actual infrastructure needs and costs based on greater detail and understanding of requirements and capacity at that point in time. This will be reflected in the LDP3 Delivery Programme and development briefs or master plans.

The Housing Topic Paper is clear that while the Housing Land Requirement (HLR) needs to reflect the current aspirations of the Council for meeting housing and infrastructure needs and growing the local economy it must also reflect what can realistically be delivered taking into account environmental, infrastructure and funding considerations and the timing for both.

One of the key issues facing the Council is that it has a very land or land of a sufficient scale within its ownership to help deliver infrastructure or facilities. This infrastructure constraint, the lead in times for development and availability of funding (including local authority financial pressures) has had a significant impact upon the setting of the HLR for the Proposed Plan.

The Scottish Government have also recently confirmed a 26% reduction in affordable housing supply programme funding nationally for 2024/25, with funding for future years currently unknown. This will have a significant impact on the ability of the Council and local RSLs to deliver much needed affordable housing locally and is likely to result in fewer new affordable homes being delivered in the next few years.

A number of sites allocated in the adopted LDP2 already have committed infrastructure provision identified or delivered, to support their development within the Plan period, such as the large master plan sites at Maidenhill and Barrhead South. The capacity of both existing and planned infrastructure to provide for the needs of the population will be considered when forecasting any additional future infrastructure requirements.

The 'Local Living' Topic Paper sets out the Council's approach to implementing this concept. The paper sets out the need for land use, infrastructure and transport decisions to be considered together and recognises the benefits in delivering housing together with local infrastructure including schools, community centres, local shops, greenspaces and health and social care to significantly reduce the need to use unsustainable modes of travel, help to build connections and a positive sense of community and belonging, reduce inequalities, increase levels of health and wellbeing and respond to the climate emergency.

The following key infrastructure types that are considered critical to the delivery of growth have been considered in the preparation of the Evidence Report as shown by Table 1.

Table 1: Key Infrastructure Requirements

Type	Key Infrastructure Requirements Summary
Education	<p>Topic Paper 015: Education provides current Pupil Product Ratios, outlines existing education pressures, provides an overview of an audit of school condition, and sets out the projected impact of LDP3 on the School Estate.</p> <p>At the heart of LDP3, will be the essential need to ensure that new residents are able to access excellent education provision across all sectors and to ensure that the Council is able to meet its statutory requirements.</p> <p>Whilst there is the opportunity to make better, more effective and efficient use of a small number of educational establishments, given the LDP3 Housing Land Requirements, accommodating the anticipated number of new service users within the current estate alone will not be possible. Furthermore, many existing schools in established areas are unlikely to be able to host the size of extension needed to accommodate significant new development (due to restricted site size or lack of available adjacent land). This may result in the need for catchment redesign and for a change to the current relationships between clusters of primary and secondary schools. Further expansion will not be possible in most areas of the Council, without extending current establishments or establishing new schools.</p> <p>The Topic Paper concludes that through LDP3, education solutions will be required to provide for further housing expansion and potential spatial options for the proposed plan.</p> <p>Education solutions will need to be provided in advance of housing construction to physically enable the delivery of housing growth.</p>
Health and Well-Being	<p>Topic Paper 020: Health and Well-being highlights that although the East Renfrewshire health infrastructure benefits from a majority of good/very good buildings, in strategically important delivery locations, all GP facilities are currently operating at or near capacity and are likely to be impacted in space terms by potential future LDP3 housing developments as well further planned housing units emerging through LDP2.</p> <p>Future health care infrastructure modelling will be required to ensure comprehensive healthcare solutions are implemented (if new health facilities are required) to accommodate additional requirements resulting from the spatial options for the Proposed Plan.</p> <p>The Council will also continue to monitor the occupancy rates, provision and distribution of care homes and impacts upon GP practices and existing HSCP existing health and care infrastructure.</p>
Transport	<p>Sustainable transport connectivity and potential linkages are critical in shaping the choice of locations for future development, and facilitating sustainable means of transport is vital in seeking to minimise carbon impact and address the</p>

	<p>climate emergency. LDP3 will continue to seek a reduction in car-based travel and encourage sustainable transport options that reflect the sustainable travel hierarchy and sustainable investment hierarchy and by making best use of existing infrastructure and services.</p> <p>LDP3 is required to be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. This will evidence the area’s transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. The Proposed Plan will be supported by a full Transport Appraisal.</p> <p>Transport Scotland have indicated that there are no major resurfacing schemes currently planned or any trunk road active travel schemes within East Renfrewshire. The network is subject to regular road safety audits and no capacity issues at junctions or hotspots have currently been identified or highlighted.</p> <p>LDP3 will link with the emerging local Transport Strategy with the aim to improve east-west public transport connectivity and enhance connectivity between settlements. There remains a need to provide a well-connected active travel network and infrastructure linking to key services, facilities and destinations.</p> <p>Further information is set out in Topic Paper 010: Transport.</p>
<p>Flooding and Water Management</p>	<p>A Strategic Flood Risk Assessment (SFRA) has been prepared to assist the preparation of LDP3, particularly with regard to making decisions about preferred site allocations and potential spatial options for the proposed plan. It identifies where flood risk exists in the plan area, and therefore areas where new development should be located or avoided at the Proposed Plan stage.</p> <p>Within East Renfrewshire there are small pockets of surface water flooding spread across the rural and urban parts of the Council area. Surface water is a potentially significant issue, and various watercourses have and will continue to cause flooding and potentially impact development such as the White Cart Water, Capelrig Burn, Broom Burn, Auldhouse Burn and Levern Water. These areas are at a 0.5% (or medium likelihood of flooding) or a 10% risk (or a high likelihood of flooding) each year. Areas at risk of river flooding are mainly limited to the immediate river floodplain and are surrounding a reservoir. In addition, whilst there may not be a record of flooding in other areas this does not mean it has not been subject to flooding in the past or may be prone to flooding in the future.</p> <p>Areas of significant flood risk shown on the SFRA Map (CD 268) include pockets within Barrhead, Thornliebank, Newton Mearns, Busby and Giffnock and will be avoided when identifying site allocations for LDP3.</p> <p>It is a requirement of Scottish Water to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development forecasted by East Renfrewshire Council. Scottish Water will continue to work with the Local</p>

	<p>Authority to provide the required capacity at the Water and Wastewater Treatment Works that serve the local catchment area to meet known growth requirements, just ahead of need. Factors such as the total number of proposed developments, their scale and their distance from the Treatment Works may result in potential future growth investment being required. Where so, Scottish Water will engage with East Renfrewshire Council to gain a better understanding of the future proposed developments (scale and location) which will inform strategic plans to identify where future growth investment priorities are and support a flourishing Scotland.</p> <p>Scottish Water has assessed its water resource systems for Climate Change risk. An initial high level vulnerability assessment concluded that Scottish Water supplies from Glasgow were not vulnerable to climate change in the future. Full climate change modelling is planned in 2024 to confirm this initial finding. Through the water resource planning process, Scottish Water will continue to model and assess water availability against future demands for water, to ensure options are available to continue to access the water and maintain public water supplies.</p> <p>Further information is set out in Topic Paper 019: Strategic Flood Risk Assessment (SFRA) and Water Management.</p>
Communications and Digital Infrastructure	<p>Topic Paper 021: Communications and Digital Infrastructure highlights that East Renfrewshire has the 3rd highest levels of Full Fibre coverage within Glasgow Region with coverage increasing since 2020.</p> <p>The Council will continue to work with providers to secure investment and accelerate the rolling out of ultrafast connectivity in the area in accordance with the spatial strategy and growth promoted through LDP3.</p>
Energy Generation and Distribution	<p>Topic Paper 008: Energy Generation and Distribution highlights that the Council will continue to work closely with Scottish Power Energy Networks (SPEN) to plan for meeting the electrical supply needs for existing and planned development.</p> <p>Discussions with SPEN have identified that the loadings in East Renfrewshire are quite healthy and at this point there isn't a significant need for reinforcement. However, once the spatial distribution of sites has been agreed through the Proposed Plan then further discussion will be required with SPEN to identify if grid reinforcements are required.</p>

The growing trend of integrating green and blue infrastructure and networks into new proposals should be encouraged from the outset of the design stage. NPF4 provides a strong policy platform to support this growth. The LDP3 provides the opportunity to spatially locate green infrastructure and networks in masterplans and design briefs for new development. The need for neighbourhood centres, community and leisure facilities will also be considered through the master plan process.

Other key infrastructure requirements include:

- a) Faith Facilities and Infrastructure including burial grounds and capacity; and
- b) Depot Facilities.

a) Faith Facilities and Infrastructure

East Renfrewshire is one of the most ethnically and culturally diverse areas in Scotland, with significant Jewish and Muslim communities. Over recent years there has been discussions with various faith groups about their need for a spiritual, education and cultural space, including burial space. The Council has undertaken an assessment of current burial grounds.

An understanding of the aspirations of faith communities and how they will change in the future and the ongoing need for spiritual, education and cultural space for religious groups should be considered through LDP3. This could be achieved through identification of land through master plans and Council asset reviews of existing buildings or land.

Planning for the future availability of Cemetery space through LDP3 and future plans is essential at this time to allow the Council to meet its legislative requirements.

Further information is set out in the Culture and Tourism Topic Paper.

b) Depot Upgrade Project

The Council's only depot in Thornliebank is facing significant challenges in relation to meeting the targets for net zero. With high demand on space within the depot, the challenge of moving to an electric fleet means that an overall review of the depot requires to be undertaken to determine how best this challenge can be met.

Through the Fleet Asset Management Plan an assessment will be made of current users' requirements and will assess the utility capacity in the area alongside exploring options to redevelop the depot, relocate the fleet to another location or build a new larger depot within East Renfrewshire.

7) Implications for LDP3

The Proposed Plan will set out a strategy to address the infrastructure issues identified through this and other topic papers and ensure growth is delivered under a planned and phased approach. This report identifies areas of infrastructure where capacity issues have been identified or are anticipated.

The Council is a direct provider of some of this infrastructure and will identify requirements arising from any planned growth and seek to ensure the earliest provision to address such requirements. Given existing capacity pressures, it is essential that the required education infrastructure solutions are secured and delivered prior to development coming forward.

Initial discussions have taken place with a range of key infrastructure and service providers. It is important to note that these discussions have not identified any significant locational issues that might prevent specific spatial options being considered at the Proposed Plan stage, although education constraints in some areas remain a constraint to further growth. However, it has become clear from these initial discussions that until the LDP growth options are fully quantified through the Proposed Plan, it is very difficult for the service and infrastructure providers to provide more specific responses. Planning for infrastructure should be a continuous process and that information on infrastructure requirements and delivery will change over the course of preparing the LDP and its supporting Delivery Programme. The Delivery Programme will be a 'live' document that will be updated at appropriate stages during the plan making process and throughout the Plan period.

Once there is greater certainty over the spatial distribution of planned growth, as evidenced through the 'Call for Sites' exercise, further detailed analysis and modelling will be required in order to project the anticipated impact of new residential and other land use proposals upon infrastructure and services. Infrastructure provision will be a key criterion within the Site Assessment Framework (SD 001).

The Council's Development Contribution guidance will be fully reviewed and updated for LDP3. This review will include an up-to-date assessment of existing infrastructure capacity and future requirements resulting from agreed development proposals in the Proposed Plan. Consideration will also be given to the thresholds and types of development to which the policy will apply.

The Council will explore opportunities for enhanced waste depot facilities to operate from whilst recognising there will be a major infrastructure challenge to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.

An understanding of the aspirations of faith communities and how they will change in the future and the ongoing need for spiritual, education and cultural space for religious groups should be considered through LDP3. This could be achieved through identification of land through master plans and Council asset reviews of existing buildings or land. Planning for the future availability of Cemetery space through LDP3 and future plans is also essential to allow the Council to meet its legislative requirements.

A mixture of solutions may be utilised to address infrastructure requirements including optimising the use of current assets as outlined in the Property Estate and Accommodation Strategies.

Appendix A: Sources of Funding

Scottish Government Funding

The Scottish Government has a range of financing options available to fund capital investment in infrastructure including the UK Government capital grant, deployment of Scottish Government capital borrowing powers, innovative financial and revenue finance models. There are a wide range of other sources of funding that could be used to supporting the delivery of infrastructure, for example capital programmes of Government agencies such as SEPA, the NHS and Network Rail, and Education and Skills Funding through the Government's Futures Trust.

East Renfrewshire Capital Investment Strategy (2023)

The [Capital Investment Strategy](#) (CD 211) sets out the Council's long term capital ambitions and the associated resource implications and risks over the period 2023 to 2033. This assists with long term financial and service planning and ensures that capital investment aligns with local, regional and national strategies. The strategy adopts a corporate approach to long term capital planning taking direction from the Council's Outcome Delivery Plan and a range of other key plans and strategies. The Council maintains a rolling, detailed 10-year general fund capital plan with new proposals for investment being brought forward annually through a Capital Project Appraisal process to ensure that they align with the Council's strategic objectives and asset management plans, are deliverable, affordable and represent best value.

East Renfrewshire General Fund Capital Plan (2023)

The [General Fund Capital Plan](#) (CD 239) covers the 10 years from 2023/24 to 2032/33. Whilst the Council only approves the capital programme for the coming year, the Capital Plan also includes figures for future years so that long term capital investment plans and their associated financial impacts can be recognised. The Council's Capital Investment Strategy provides an even broader view of the Council's capital ambitions.

The Capital Plan is a list of capital schemes the council is investing in. It shows where they are located, the approved budget allocation and when they are expected to be delivered. The current Capital Programme was approved in Council in March 2023.

The Council's general capital grant for 2023/24 has been confirmed as £9.370million.

The detailed programme for 2023/24 and the outline plan for the subsequent 9 years are set out in Appendix A of the document. These plans are developed to support the delivery of the Council's overall strategy, have been compiled in line with the approach set out in the Council's Capital Investment Strategy and align with the Asset Management Plans.

It is worth noting that this detailed programme at present doesn't include any planned infrastructure required as a result of the spatial options to be identified through LDP3. Any additional financial requirements would be included in subsequent revisions.

Significant capital investment of £333.635m is planned for the 10 year period and includes the following (with total project costs quoted below including the current or previous financial years' spend where appropriate to assist in clarifying the total investment on a particular project):

Outcome 1 – Early Years & Vulnerable Young People

- £1.2m is being invested to extend facilities for our most vulnerable young people at Isobel Mair School.
- £1.0m, including £0.5m of planning obligations, is being invested to expand early learning and childcare places at St John’s Primary in Barrhead.
- Investment of more than £0.4m is underway to upgrade Capelrig House, allowing the facility to be brought back into use and leased by a national charity to benefit vulnerable children.

Outcome 2 – Learning, Life and Work

- The Council is participating in the first phase of the Scottish Government’s Learning Estate Improvement Programme (LEIP), an initiative to improve the condition of schools by replacing old facilities. Recognising this, the Plan makes provision totalling £40m for Learning and Leisure in Neilston
 - The first stage of this project will be the provision of a new education campus comprising new build replacements for Neilston Primary, St Thomas' Primary and Madras Family Centre, together with replacement library provision. An estimated allocation of £30m has been earmarked for these elements. The new facilities will be maintained to a high standard and will deliver improvements in digital learning and energy efficiency as well as providing additional employment opportunities during the construction phase. As a result the Council expects to attract significant new revenue grant funding in future. The new facilities are scheduled to open in late 2023.
 - A future stage of the project will address leisure facilities within the village.
- Subject to a successful outcome in the third phase of LEIP bids, the Council plans to invest over £90m in the replacement of poor quality facilities at Carolside and Cross Arthurlie Primary Schools. The Scottish Government announcement of successful bids is imminent.
- Investment of £2.9 million to further extend Crookfur Primary School in view of increasing demand within the catchment area.
- Over £1.8 million to provide a new all-weather pitch and running track for Mearns Castle High School.
- A further £1.4 million to be invested over the next 10 years to improve learning environments to better meet modern learning styles and curricular experiences across the school estate.
- Over £1.1m to provide more capacity at St Luke’s High School.
- Almost £0.7m to provide a Gaelic medium primary facility within Thornliebank Primary School.
- Almost £2m will be invested to upgrade/extend school kitchen/dining areas in support of the Scottish Government’s plans to progress towards the provision of free school meals to all primary pupils.
- Investment of up to £55m for the provision of top quality new leisure facilities in Eastwood Park.
- Over £2.5 million investment to improve cultural, leisure and community facilities.
- A further £4.0 million to be invested over the next 10 years to upgrade the Council’s artificial sports pitches.

Outcome 3 – Environment & Economy

- Investment of £45.1 million in City Deal infrastructure projects including improved road links between Barrhead and Newton Mearns, a new railway halt for Barrhead south and Country Park developments. This is part of an overall regional investment of £1.13 billion across the Glasgow City region which will bring a wide range of benefits to residents such as increased access to jobs. In addition to City Deal funding, this project has attracted over £6m of grant funding from Sustrans and several other sources.
- Major capital investment in Roads projects which will total more than £38.2 million over the 10 year period, aimed at achieving a significant improvement in the condition and safety of roads. This is in addition to the investment in roads through City Deal funding.

Outcome 4 – Safer, Supportive Communities

- £0.630 million investment in Overlee House to increase provision for the homeless.

Outcome 5 – Older People & People with Long Term Conditions

- Investment of £1.15 million to upgrade our telecare systems which allow older and vulnerable people to remain in their own homes.

Corporate

- A provision of £26.6 million for further ICT technology projects over the 10 year period to support necessary corporate improvements, enhance technology available in schools and other Council premises and provide a more modern, digital service to residents.
- A provision of £22.2 million over the period of the Plan for improvements necessary to Council property including energy efficiency measures.

Place based Investment Programme

The [Place based Investment Programme \(PBIP\)](#) (CD 113) is a Scottish Government capital fund for projects that support community led projects which are reflected in the aims and objectives of our Local Action Plans, Local Development Plan 3, Locality Plans and via community engagement activity.

Aims and Objectives:

- To link and align place based initiatives and establish a coherent local framework to implement the Place Principle.
- To support place policy ambitions such as town centre revitalisation, community led regeneration, living well locally, Community Wealth Building and Inclusive Growth.
- To ensure that all place based investments are shaped by the needs and aspirations of local communities.
- To accelerate our ambitions for net zero, wellbeing and inclusive economic development, tackling inequality and disadvantage, community involvement and ownership.

Examples of capital investments can include but are not limited to:

- Environmental improvements
- Public realm works in our town centres/neighbourhoods
- Making better use of land and existing buildings
- Helping people make more journeys on foot or bicycle by improving access and safety

- Improving outdoor spaces e.g. community gardens
- Providing more green energy usage in our public spaces
- Shop front improvement schemes

Place based investment programme projects 23/24

In 2023/24 PBIP is funding 8 projects ranging in value as follows:

- £7,000 -Auchenback Resource Centre -Upgrade to outdoor community space with outdoor seating.
- £20,000 -Town Centre Litter Bin Modernisation Project -Replacing the existing smaller bins on Clarkston, Busby and Eaglesham with larger bins that hold 360 litre of waste.
- £80,000 -Newton Avenue Play Park –Barrhead Housing Association to create an inclusive, safe and stimulating play space in Auchenback.
- £18,300 -Off Grid Community Food Growing Project & Learning Spaces -Improvements and expansion to current site in Clarkston to provide outdoor learning space for young people.
- £50,000 -Eaglesham Scouts -Completing the outside landscaping of the new Eaglesham Scout Hall.
- £65,700 -Netherlee to Stamperland Walkway –Upgrade of path set within the White Cart valley green space, link to an area of exceptional beauty.
- £75,000 –Retail Trust –Community hub refurbishment at the Hugh Fraser Estate to provide improved café, leisure and community spaces accessible to all in the community.
- £69,000 –Braidbar Primary Hub –Refurbishment to become a specialist safe location for the work of East Renfrewshire Council’s Emotionally Based School Absence (EBSA) Service.

Regeneration Capital Grant Fund

The Regeneration Capital Grant Fund (RCGF) is a Scottish Government managed fund delivered in partnership with COSLA that supports place-based regeneration projects.

The Regeneration Capital Grant Fund supports locally developed place-based regeneration projects that involve local communities, helping to tackle inequalities and deliver inclusive growth in deprived and disadvantaged communities across Scotland.

UK shared prosperity fund

The [UK shared prosperity fund \(UKSPF\)](#) (CD 164) is a central pillar of the UK government's Levelling Up agenda. It provides £2.6 billion of new funding for local investment by March 2025 and replaces previous funding from the EU. It comprises 3 core interventions: Communities and Place; Supporting Local Businesses; and People and Skills. East Renfrewshire Council has been awarded £2.7m from 2022-2025.

20 projects have been approved with 9 capital and 11 revenue projects being supported. In 2023-24 revenue funding will be provided to 11 projects including a number of community events held in Barrhead, Clarkston and Giffnock. Also funded is the “Here” marketing campaign for East Renfrewshire.

2 capital projects will also receive funding during this period and will see the renovation of a Multi-use Games Area (MUGA) in Dunterlie and improvements to the pathways in Cowan Park complementing wider investments in the park.

The 2022-25 East Renfrewshire Council Local Investment Plan provides a summary of the budget allocation by year, an indication of the SPF budget split by thematic priority, a high level outline of proposed activity and a summary of some of the main outputs from the UK Government investment in the area. Once funding is confirmed for 2025-28 programme there will be a call for proposals to help form the 2025+ Local Investment Plan

East Renfrewshire Renewable Energy Fund (ERREF)

[East Renfrewshire Renewable Energy Fund \(ERREF\)](#) (CD 263) Community Benefit Funding comes from Windfarms at Whitelee and Middleton just outside Eaglesham.

East Renfrewshire based community groups, charities and social enterprises can apply to the fund. Businesses and Local Authorities can also apply as long as they are not fulfilling a statutory role or replacing statutory funding and the outcomes benefit the community. The fund supports capital projects such as buildings and equipment, as well as energy efficiency and land based projects. Broad coverage across East Renfrewshire of projects and activities.

Annual fund pot of around £245,000 (index linked)

48 awards since 2017 £1,185,000 awarded

Strategic Housing Investment Plan (SHIP) (2024 - 2029)

The [Strategic Housing Investment Plan \(SHIP\)](#) (CD 200) is the key document that sets the priorities for investment in housing in East Renfrewshire over the 5 year period from 2024 to 2029. It outlines how the affordable housing priorities identified in the Local Housing Strategy (LHS) will be delivered by the Council and Registered Social Landlords (RSLs), as well as the projected level of Affordable Housing Supply Programme (AHSP) grant required to deliver them. Further information is set out in the Housing Topic Paper.

Appendix B: East Renfrewshire Asset Management Plans

This appendix provides a more detailed overview of the:

- Property Asset Management Plan
- Roads Asset Management Plan
- Fleet Asset Management Plan

Property Asset Management Plan (PAMP) (2024-2026)

The purpose of the Property Asset Management Plan (PAMP) is to set out the Council's plans for the management of its built non-domestic property assets in 2024 and 2025. Maintaining, adapting, and constructing new built assets accounts for a considerable proportion of the Council's revenue and capital expenditure. Therefore, the development of a property asset management plan is crucial to enable effective deployment of revenue and capital resources to ensure clear alignment to the Council's strategic goals.

In recent years, most significant property investment has been confined to capital projects delivering new schools, nurseries and family and Early Years Centres and our approach to building maintenance, in common with all local authorities, has been mostly reactive.

The available finance for maintenance and investment has been declining for a number of years resulting in a maintenance and investment backlog. At the same time the forthcoming challenge of making buildings carbon neutral means that this investment need will increase further.

The Property Asset Management Plan covers:

- What properties the Council owns;
- What they are used for;
- The legal framework in which they operate;
- The future challenges;
- How these challenges will be met; and
- How we will assess which buildings to retain, which to dispose and which to replace leading to compliance with zero emissions by 2038.

The Council owns 220 non-domestic assets. These are broken down into 'operational' and 'non-operational' assets. Operational assets are those that are used to directly support Council service delivery and includes those operated by partner organisations, e.g. East Renfrewshire Culture and Leisure Trust (ERCLT). There are currently 106 operational buildings in the Council's estate with a score card prepared for each one.

The properties are split into fifteen types:

1. Primary schools (23)
2. High schools (7)
3. Special school (1)
4. Nurseries & family centres (14)
5. Day Care centres (3)
6. Leisure centres (4)
7. Community centres (14)
8. Standalone Libraries (4)
9. Offices (9)
10. Depots (1)

11. Sports pavilions (11)
12. Bothy/stores (8)
13. Residential nursing home (1)
14. School annexes (4)
15. Other (2)

What is not included:

- Non-operational assets - e.g., leased out industrial units or third sector accommodation and provide the Council with a revenue stream.
- Land - Areas of land that are owned by East Renfrewshire Council. A review of these land assets will be included within the revised PAMP to be presented towards the end of 2025.
- Social Housing - East Renfrewshire Council owns and manages 3144 houses and 149 associated lockups/garages. These are covered by the Housing Asset Management Plan and are excluded from the PAMP.

Future Studies and Assessments

A number of studies are being undertaken on our buildings, this data will be captured effectively and utilised to inform the decision-making process for future investment. This includes the following:

- Education Estate and East Renfrewshire Culture & Leisure Trust (ERCLT) Decarbonisation Feasibility Study.
- Develop a policy for reduction of single use assets.
- Develop an Energy Efficiency Policy (Building Fabric Investment) to also improve the efficiency of buildings and equipment.
- Develop a Buildings' Retention Strategy.
- Review the current asset disposal process.
- Heat networks feasibility studies as informed by the LHEES.
- Depot Upgrade Project – see section 6 of this report.
- Options appraisal of the management of commercial.

Roads Asset Management Plan (RAMP) 2024

The Roads Asset Management Plan (RAMP) covers the period 2024 – 2029 and seeks to provide an overview of the Council's approach to the management and maintenance of the assets of the Roads Service. East Renfrewshire Council has an extensive road asset worth over £1 billion which is the most valuable asset owned by the Council. These important infrastructure assets are extensively used by the whole community, are essential for the strength of the local economy and are intrinsically linked to supporting the delivery of all 5 key strategic outcomes that inform the Capital Investment Strategy. The asset management plan informs upon the asset base, its current condition and investment required to maintain and improve the asset portfolio.

Demands

The Road Asset grows each year with the adoption of new roads, mainly serving new housing developments and the construction of new road or footway links. The carriageway asset has increased by 0.94% over the last 4 years which has resulted in an additional 4.54km of carriageway to be inspected and maintained. This level of growth is expected to continue for the term of the RAMP.

With additional lengths of carriageway being added to our network also comes associated footways, street lighting columns, gullies, signs and other associated infrastructure. Asset growth generates additional requirements in maintenance and management and a need for additional associated funding in future years as these new assets age.

Traffic Growth

Traffic growth places increased pressure on the existing road network, particularly increases in large commercial vehicles.

Finance

The ongoing additional capital investment of £3m per year for the 5 years since 2019 has resulted in a slight improvement in the overall road condition.

The headline backlog figure produced by SCOTS in May 2019 was £25.3m and in 2023 has been calculated to be £27.3m – this is the budget that would be required to remove all red or amber sections >10m in length in one year.

The estimated annual cost of maintaining ERC's Road carriageway assets in their current condition was estimated in May 2019 as being £2.71m per year and in 2023 this cost has increased to £3.171m. The £3.5m per year additional capital funding secured for 5 years will be targeted at our C and unclassified roads from 2024/25 to 2028/29, along with the £1.1m original capital allocation. A proportion of the additional capital investment is spent on footway reconstruction works.

The Councils Capital Programme 2023 outlines the Major capital investment in Roads projects which will total more than £38.2 million over the 10-year period, aimed at achieving a significant improvement in the condition and safety of roads. This is in addition to the investment in roads through City Deal funding.

Fleet Asset Management Plan (RAMP)

East Renfrewshire Council has an extremely high performing fleet management service. There are a number of challenges, particularly in relation to climate change and the steady move away from fossil based fuels, the introduction of Low Emission Zones to improve air quality, increasing number of homes within the area to be serviced and the development of alternative fuels for both light and heavy goods vehicles. Capital planning will be required to assess future fleet requirements, ongoing workplace infrastructure and how these vehicles will be powered in the future.

The Council approved a new Fleet Purchasing Policy in September 2023 to transition from diesel to zero-emission vehicles from 2027-2030. The report noted that this is estimated to cost an additional £2.3m in capital costs over that period.

The Council has signed up to a long term, 25 year, contract (from 2020) in conjunction with Clyde Valley Local Authority partners, for the treatment of residual waste, and there should be no further requirement for capital investment in residual waste handling facilities at Greenhags, until that contract concludes.

The fleet requires enhanced depot facilities to operate from and there will be a major infrastructure challenge ahead to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.

The Council however, has other waste and recycling handling facilities, including Household Waste Recycling Centres, Bring Sites and recycling reception sheds / bays which will require future investment to enhance assets and be responsive to legislative changes and public demand, and this may impact on the type of fleet required to service these centres.

The Fleet Asset Management Plan 2023-2028 was reported to and approved by Cabinet in January 2023.

LDP3 Evidence Report

Topic Paper 15: Education

September 2024



Topic Paper 015: Education

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper focuses on the potential future education provision requirements, developed from the collaborative work of officers from the Education and Environment departments in East Renfrewshire Council.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the:

- the education needs of the population of the district and the likely effects of development and use of land on those education needs; and
- the capacity of education services in the district (including early years; primary; secondary; additional support needs; further; and higher education services).

The principal purposes of this report are to:

1. Outline the Policy Context;
2. Outline the Education Context for East Renfrewshire;
3. Outline Existing Pressures and East Renfrewshire Education Estate;
4. Outline Additional Support Needs (ASN);
5. Provide an overview of Pupil Product Ratios;
6. Provide an overview of the Projection Methodology;
7. Provide a summary of the Maidenhill Case Study;
8. Provide an overview of School Condition and Projected Estate; and
9. Set out Implications for LDP3

1) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 18: Infrastructure First

Policy Intent:

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

Policy Outcomes:

- Infrastructure considerations are integral to development planning and decision making and potential impacts on infrastructure and infrastructure needs are understood early in the development planning process as part of an evidenced based approach;
- Existing infrastructure assets are used sustainably, prioritising low-carbon solutions; and
- Infrastructure requirements, and their planned delivery to meet the needs of communities, are clear.

2) Education Context

The high quality of education provision across East Renfrewshire's educational establishments, is the bedrock which allows for the delivery of sector leading experiences and high levels of achievements and successes by our children, young people and staff, which is recognised nationally. As a direct result of both the historical and continuous successful outcomes of all our learners and the desirability of the Local Authority as a place to live over the years, there has been a significant growth in the number of children attending our schools and early years facilities. Undoubtedly, education is a fundamental contributor to the marketability of new homes in the area.

As a legislative duty, the Authority must effectively manage education provision and plan to have sufficient pupil places for its resident population. This has been afforded high priority to date and is under continuous close monitoring and review. This is apparent through considerable investment in the education estate including in recent years: increasing the number of places available at St Ninian's High School and Isobel Mair School; the creation of the joint faith campus for St Clare's and Calderwood Lodge primary schools and nursery class; and the development of Maidenhill Primary School to meet the demand from families taking up residence resulting from Local Development Plan 1. Additionally in 2024, a new nursery class will open at St John's Primary School to accommodate pupils from new development and meet the increasing demand for flexible early learning and childcare (ELC) in the Barrhead area. The Education Department is progressing with plans to increase the capacity at Crookfur Primary School, Maidenhill Primary School and Mearns Castle High School, to meet the requirements from projected future catchment residents.

Neilston Learning Campus, consisting of St Thomas' Primary School, Neilston Primary School and Madras Family Centre opened March 2024, demonstrating the Council's commitment to education and its desire for all learners to be educated in state-of-the-art facilities to ensure best outcomes for its learners. It has been developed on a like for like scale as the previous individual establishments and has not created any additional school places for these communities.

Since 2020 the Authority has successfully delivered 1140 hours of early learning and childcare to all eligible 2, 3 and 4-year-olds, with increasing flexibility to meet the varying needs of families across East Renfrewshire. In addition, following a formal request and subsequent statutory assessment and consultation process, the Council has extended its educational offer by investing in Gaelic Medium Primary Education (GMPE) at Bun-Sgoil Ghàidhlig Thornliebank, which is situated on the same site as Thornliebank Primary School.

The provision of education across East Renfrewshire has been developed in a planned and phased way to ensure sufficient places are available to meet increasing demand for early learning and childcare, primary, secondary and the specialist requirements of our Additional Support Needs sector. In doing so, account is taken of planned and agreed new residential development allocated in accordance with the Local Development Plan.

Given the success and popularity of East Renfrewshire's educational establishments, the Education Department annually receives a significant number of placing requests from families who do not reside in the council area. In keeping with its statutory duties, the department will seek to grant placing requests where it can, whilst ensuring appropriate provision to meet the demands from current and future resident applicants. It is not always possible for the Education Department to grant placing requests and over recent years the number of granted placing requests has decreased significantly. The annual school census figures (detailing the number of pupils in our schools, ERC and non-ERC residents) show that the total number of primary pupils has steadily increased by almost 15% between 2012 and 2022. Over the same period, Scottish Government [pupil census](#)

[statistics](#) (CD 115) shows that there has been a reduction of over 41% in the number of primary aged children attending an East Renfrewshire primary school and residing out with the authority, following a successful placing request, whilst the number of East Renfrewshire resident (catchment) primary school children has increased by almost 22% (namely within the last ten years there has been a rise in the number of families moving into East Renfrewshire, resulting in a decrease in the number of placing requests granted in our establishments). Historically the total number of secondary pupils remained consistent, however the last three years have seen an increase in overall rolls. In 2021 secondary rolls increased for the first time to more than 8,000 pupils, then rolls expanded further in 2022. Whilst the overall secondary roll has increased by 3% between 2012 and 2022 (including ERC and non-ERC residents). In that same period [pupil census statistics](#) shows that there has been a significant reduction of 58% in the number of secondary pupils who attend an East Renfrewshire school and who reside out with the council area (following a successful placing request) whilst the number of East Renfrewshire resident (catchment) secondary school children has increased by almost 20%.

Educational provision arrangements for admissions and Primary 7 to Secondary 1 transfers are underpinned by legislative requirements and guidance associated with the management of school places. This includes the schools (Consultation) (Scotland) Act 2010 which governs requirements and consultation process that must be used, for example to establish new schools and propose changes to a school's delineated catchment area. School admissions and placing requests are managed in accordance with a variety of legislation (primarily the Education Scotland Act 1980 Section 28) and relevant guidance including that relating to the physical school capacity and agreements on maximum class sizes/pupil to teacher ratios.

In addition to making changes to educational provision, East Renfrewshire's Schools Admissions and Transfers Arrangements assist the authority with the efficient and effective management of school places; the Early Years Strategy and its associated guidance helps manage ELC provision.

As noted, provision across all sectors has expanded in response to growth and new statutory requirements such as the provision of 1140 hours of early learning and childcare, nonetheless many educational establishments have consistently high occupancy levels. Further expansion will require long-term planning and funding solutions. Policy control and phasing conditions may also need to be determined for any new proposals emerging through LDP3 to ensure the Authority can continue to meet needs.

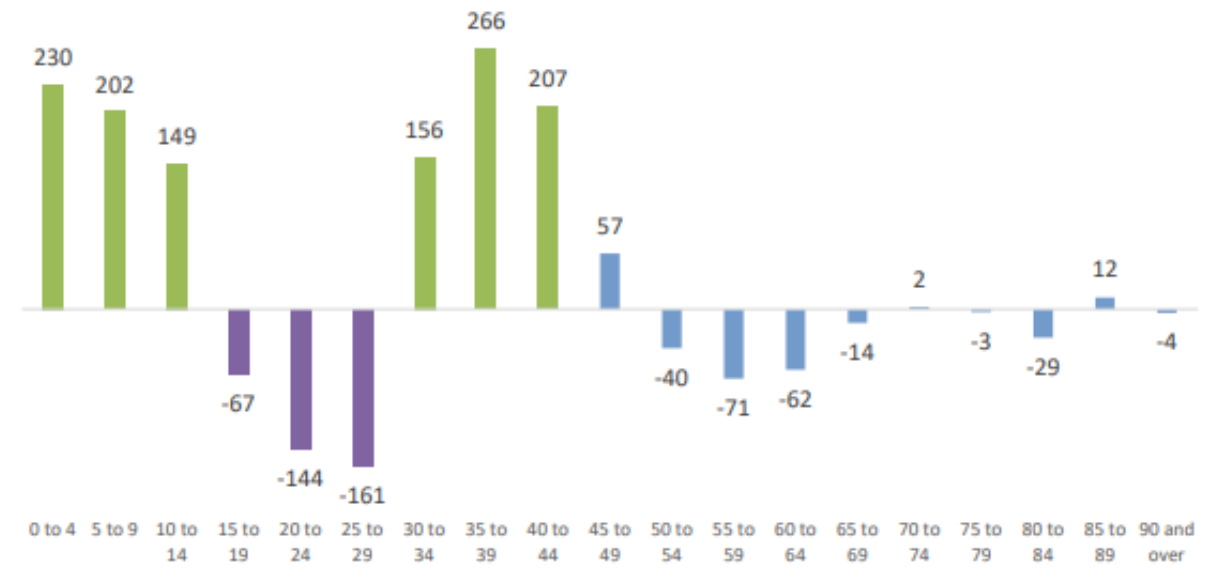
Research & Analysis

The reputation of East Renfrewshire's education provision is contributing to a net inward migration of nursery and school age children to the area. By 2043, 0–15year-olds are expected to increase by 4.7% whilst more specifically 5–18year-olds are expected to increase by 7.2% ([2018 NRS population projections](#)) (CD 047). Although new build housing is in part facilitating this increase, pupil numbers are also increasing in some of the more established residential areas, owing to the buoyant rental market and changing demographics as houses in established communities change ownership in the second-hand residential market. However conversely, there are also established communities which are demonstrating a decreasing school age population which is discussed further in the projected estate.

Birth rates are low within East Renfrewshire in comparison to the rest of Scotland, according to the latest quarterly figures from the [National Records of Scotland \(NRS\) \(2023\)](#) (CD 049) and have continued to decrease over the years, highlighting that increases are fuelled by net inward-migration. Certain migration statistics have been paused or delayed by NRS, however the latest

migration data published in [2021](#), (CD 045) indicates the 30 to-39-year-old age band accounted for the largest group of inward-migrants as shown in Figure 1.

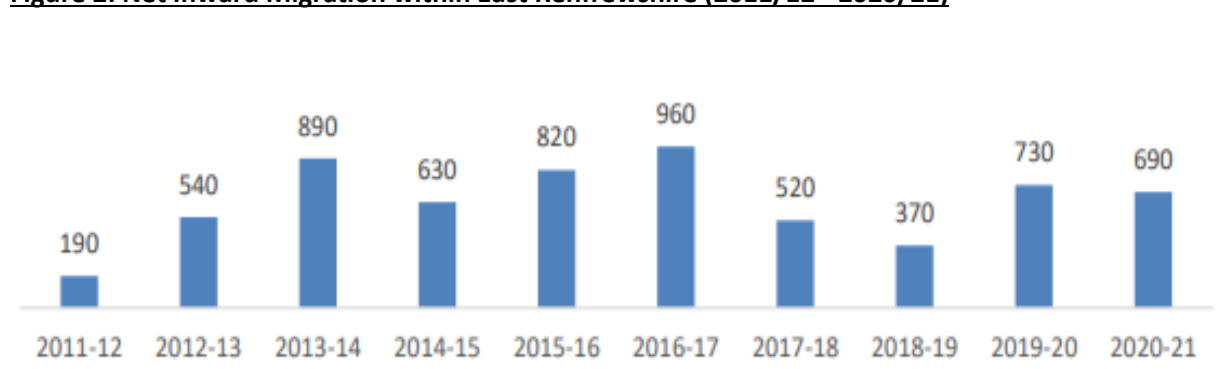
Figure 1: Net Inward Migration by Age in East Renfrewshire



Source: [NRS, Migration to or from Scotland, 2021](#)

Figure 2 (CD 046) highlights net migration over the last ten years, which is defined by the difference between people moving into the area and the number of people leaving the area. In the case of East Renfrewshire, more people are moving into the authority, resulting in a positive net gain.

Figure 2: Net Inward Migration within East Renfrewshire (2011/12 - 2020/21)



Source: [NRS 2021, Migration to and from administrative areas](#)

The proportion of 0 to 14-year-olds as a percentage of the total East Renfrewshire population is the highest across Scotland's 32 local authority areas, now at 18.7% according to the latest [2022 census rounded population estimates data](#). (CD 080). Analysis shows that the number of children attending educational establishments continues to grow following the initial Primary 1 intake (East Renfrewshire Education Department analysis – Education Management Information Service (EMIS) Unit).

For children under five, there has been an almost 9% rise in the number receiving early learning and childcare in the last 10 years; a stark rise when considered in the context of free childcare provision effectively doubling over the same period with the introduction of 1140 hours. Furthermore, in the last 10 years, the primary 1 roll has increased by almost 5%, with 95% of the entire primary roll consisting of East Renfrewshire residents; an increase of 6% in the same period. Rises are also recorded in the later stage rolls from Primary 4 to Primary 7, due to the demands for East Renfrewshire's high performing secondary education and parents desire to move into the area at this stage to ease transitions from primary to secondary school. In the last 5-6 years alone, the entire primary (7-year stage) roll has increased by 18% due to year on year increases as well as some larger year stages entering the system. Secondary school rolls have seen the greatest rise in resident population; an almost 20% increase from 2012 to 2022 due mostly to rising numbers from the primary sector progressing too secondary. Increases in year stages can also be seen in Secondary school years S1 - S5 since 2017. Naturally, the rate of change in school rolls across all sectors can and does vary across communities, with factors such as new homebuilding having a significant impact, and the Council needs to be mindful of these variations in LDP3.

East Renfrewshire has the largest average household size in Scotland. The Scotland average is 2.17 residents per household, whilst East Renfrewshire's rate is 2.44 residents per household ([2022 Census](#)) (CD 081). East Renfrewshire Council has had the highest average residency per household rate for the last 10 years (2012 – 2022); alongside the increasing education school rolls over this period, further highlighting how popular the council area is for families ([NRS Household estimates](#)) (CD 044).

3) Existing Pressures and East Renfrewshire Education Estate

Existing Pressures

Many of East Renfrewshire's educational establishments continuously operate at high occupancy levels. However, due to the ongoing large-scale residential development in the west of the Authority, occupancy levels here are also rising. As previously highlighted, East Renfrewshire has the largest average household size in Scotland, additionally the population has increased from 90,574 in 2011 to 96,800 in 2022. This is an increase of 6.9% (6,266) which represents the 4th highest intercensal increase in population of all the Local Authorities in the country ([Pupil census summary statistics](#)). This increase in the school age population is reflected in the PPRs and school estate.

The following tables show early learning, primary and secondary school occupancy levels (East Renfrewshire Education Department analysis – Education Management Information Service (EMIS) Unit). This data is updated on an annual basis and is under continual review. The Council's notional maximum occupancy, over which planning obligations will be sought, is 90% for ELC and primary and 85% for secondary schools. Above these levels, efficient operation of the establishments is significantly compromised, and facilities are pushed beyond optimum utilisation as evidenced through the report to [East Renfrewshire Council on education development contributions 2019](#). (CD 223).

Early Years

Early Learning and Childcare (ELC) provision is organised into four community areas (Barrhead, Neilston & Uplawmoor; Busby, Clarkston & Eaglesham; Giffnock & Thornliebank; and Newton Mearns). All councils must plan ELC provision to meet the needs of resident families with a mix of delivery models including local authority places and places in partnership with the private, voluntary and independent sectors and childminders.

As of August 2020, all families within East Renfrewshire have been able to access 1140 hours of funded early learning and childcare as part of the new statutory entitlement for all 3- and 4-year-olds and eligible 2-year-olds.

New legislation was laid in the Scottish Parliament by the Scottish Government in December 2020 extending the right to funded ELC places for all children who defer entry to primary one. This has meant that, from August 2023, all children who are not yet 5 years old at the start of term and who defer, have been entitled to continue accessing funded ELC for another year.

In October 2022 the Scottish Government published Best Start – strategic early learning and school age childcare plan 2022-2026. The plan expands upon the Scottish Government's intention to further develop the childcare on offer to families over the next four years, with a focus on introducing a new ELC offer for 1- and 2-year-olds.

The Children and Young People (Scotland) Act 2014 requires local authorities to consult on early learning and childcare every two years. This will include seeking to address the changing needs of families with regards to flexibility and choice on how their ELC needs are met and to take account of changes in provider status. In response to the periodic consultation feedback, the number of local authority ELC places must be kept under regular review; and depending on parental preferences, may reflect a need to increase physical capacity to be able to respond to the patterns of attendance that families seek. It is noted that with more parental choice and the commitments of increased flexibility and accessibility of provision, planning is made more difficult and inevitably occupancy is

less efficient, despite the Education Department’s best efforts. It is likely that initiatives will result in continued further pressures on physical capacity of our family centres and nursery classes.

Early learning and childcare establishments within the Barrhead community are currently operating at their maximum capacity as shown in Table 1; however, this will in part be alleviated with the introduction of St John’s Nursery Class in August 2024.

Table 1: Early Years Capacity and % Occupancy

Community ID	Capacity (2022)	Total Children (2022)	% Occupancy (2022)
Barrhead/Neilston/Uplawmoor	521	517	99%
Busby/Clarkston	464	405	87%
Giffnock/Thornliebank	322	288	89%
Newton Mearns	658	597	91%
Total	1965	1807	92%

Note: Capacity of establishments determined using the current ELC models available to residents aligned with revenue capacity.

School Rolls

Table 2: Primary and Secondary School Rolls Capacity and % Occupancy

Secondary School Name	School Roll (2022)	Planned Capacity (2022)	% Occupancy (2022)	Associated Primary School	School Roll (2022)	Planned Capacity (2022)	% Occupancy (2022)
Barrhead High School	627	850	74%	Carlibar Primary School	206	420	49%
				Cross Arthurlie Primary School	328	420	78%
				Hillview Primary School	235	420	56%
Eastwood High School	1185	1220	97%	Crookfur Primary School	504	504	100%
				Mearns Primary School (1)	792	840	94%
				Neilston Primary School	313	420	75%
				Uplawmoor Primary School	74	84	88%
Mearns Castle High School	1422	1540	92%	Calderwood Lodge	165	210	79%
				Eaglesham Primary School	423	480	88%
				Kirkhill Primary School	623	630	99%
				Maidenhill Primary School	375	420	89%
				Mearns Primary School (2)	792	840	94%
St Luke's High School	652	848	77%	St John's Primary School	262	294	89%
				St Mark's Primary School	356	420	85%
				St Thomas' Primary School	138	210	66%
St Ninian's High School (3)	1899	1704	111%	Our Lady of the Missions	871	840	104%
				St Cadoc's Primary School	537	504	107%
				St Clare's Primary School	407	420	97%

¹ Mearns Primary School's delineated catchment areas straddles those of Eastwood and Mearns Castle High Schools. Generally, around two thirds of pupils who reside in the Mearns Primary School are associated with Eastwood High School.

² Mearns Primary School's delineated catchment areas straddles those of Eastwood and Mearns Castle High Schools. Generally, around one third of pupils who reside in the Mearns Primary School are associated with Mearns Castle High School.

³ The occupancy levels for St Ninian's are based on the school's current planning capacity and do not include the additional accommodation established to temporarily increase the planning capacity of the school to honour commitments made under the previous admissions policy, to accommodate catchment pupils. These pupils have been accounted for in the projections, but the increase in the planning capacity has not. Under this arrangement, plans are being made to help address the occupancy levels as noted and manage pupil numbers in accordance with the Council's admissions policies which came into effect in January 2017, to take account of the impact of LDP, current windfall sites and to make more effective and efficient use of the school estate.

				St Joseph's Primary School	391	420	93%
Williamwood High School	1648	1710	96%	Busby Primary School	290	354	82%
				Carolside Primary School	636	840	76%
				Netherlee Primary School	703	840	84%
Woodfarm High School	694	998	70%	Braidbar Primary School	196	360	54%
				Giffnock Primary School	379	420	90%
				Thornliebank Primary School	188	294	64%
Total	8127	8870	92%		10184	11904	86%

Note: School rolls published March '23 by the Scottish Government in the 'Pupil Census Supplementary Statistics'; a further update is expected in March 2024.

As detailed in the Scottish Government's annual School Estate Statistics Collection, East Renfrewshire has the greatest proportion of primary schools (38%) operating with a roll greater than 90% of planning capacity. In comparison, those with the second greatest proportion of primary schools over 90% are found in East Dunbartonshire and Dundee City; both with 27% of primaries operating at this rate.

It must be noted that in accordance with the Council's admissions policies, if a denominational school is oversubscribed by catchment applicants, available places at the school will be allocated in accordance with the priorities defined in the Council's placing requests policy, in which children of Roman Catholic faith are afforded this highest priority. Where not all children can be accommodated, children not of Roman Catholic faith may be allocated a place at the non-denominational catchment school, or in the case of children with Roman Catholic status, they may be redirected to a denominational school out with the catchment area, until a place becomes available. Redirection of children to non-catchment schools, is likely to result in a detrimental impact on the pupil and the family with regards to educational and social experiences and is also likely to result in additional revenue costs to the council to transport children to and from school, as required.

4) Additional Support Needs (ASN)

Isobel Mair is the Council's only non-denominational specialist school (and Family Centre), located in Newton Mearns, providing educational services for all children and young people who reside within the council area who have complex and profound additional supports needs. Children who attend the school range from nursery age, through primary and secondary stages (0-18 years). The school also accepts placing requests from those who do not reside in the council area, where places are available. It should be noted that for non-East Renfrewshire residents who access an ELC or primary school place at Isobel Mair, at the respective transition to the next stage of education (primary or secondary) another placing request is required to be submitted and will only be granted where places are available. ASN Capacity and %occupancy is shown in Table 3.

Table 3: ASN Capacity and % Occupancy

ASN School Name	School Rolls (2022)	Planned Capacity Nos (2022)	%Occupancy (2022)
Isobel Mair School	147	132	111%

Note: School rolls as of March '23 are published by the Scottish Government in the 'Pupil Census Supplementary Statistics'; a further update is expected in March 2024.

Isobel Mair supports pupils who may attend on a full-time or part-time basis. As would be expected, in a similar way to the increase in mainstream school rolls over the years, from 2018 to 2022 there has been an 11% increase in the number of primary and secondary pupils supported through Isobel Mair School. This increase in demand for children to access such specialist provision in East Renfrewshire has resulted in the need for additional capacity to be developed at the school. Currently, an additional two classrooms to the rear of the campus are being developed to accommodate current demand taking the planned capacity to 144. This additional capacity should be in place in the latter part of the 23/24 session.

In addition to Isobel Mair School, East Renfrewshire Council also provides specific Additional Support Needs provision by means of specialist services located in mainstream schools. Children from across the Council will attend these services on a permanent or temporary basis and on full or part-time placements, with the objective of these children returning to their mainstream schools on a permanent basis. These facilities are located at: Carlibar Pre-School Assessment and Development Unit; Carlibar Communication Service; Carolside Communication Service (introduced August 2023 with further plans for Carolside Pre-School Assessment and Development Unit to be in place from August 2024); and Williamwood Communication Service. Furthermore, a number of young people who attend Isobel Mair School also attend Woodfarm High School in order to access a wider range of certificated courses and experiences. Like all other sectors there is a growing demand for these services, demonstrated by a 56% increase in the roll at Isobel Mair since 2012 and the ongoing need to increase specialist provision in the early years and primary sectors. In secondary, the provision has grown from its introduction, with year groups now double the size of those when the service was first introduced. It is very likely that further new additional support needs educational places will be required as a consequence of any new residential development.

The Education Department will continue to monitor, evaluate and respond to the evolving requirements of our resident population for statutory places throughout the education estate including to the specialist requirements of our Additional Support Needs sector.

5) Pupil Product Ratios (PPRs)

The Education and Environment departments closely monitor the provision of school places and regularly undertake an assessment of Pupil Product Ratios (PPRs) which is the anticipated propensity of children and young people of school age generated from new residential units. This is detailed further in the [adopted Development Contributions Supplementary Guidance \(June 2023\)](#). (CD 227).

Audits conducted since the [LDP2 Education Background Report \(EBR\) \(2019\)](#) (CD 247) in 2020 and 2022, have shown an increase in the PPR values. Both audits have included an analysis of completed residential sites containing houses and flats and have analysed the PPR impact across all sectors of education including early years, ASN, denominational and non-denominational primary and secondary. A recent case study of the Maidenhill Masterplan Development is detailed in section 7 of this paper.

The PPR values from 2020's analysis were published in the adopted Development Contributions Supplementary Guidance (June 2023), following extensive consultation.

Audit Sites Reviewed

Table 4: Eastwood

Year	Housing Sites	Total Residential Units
2018	8	512
2020	19	1141
2022	26	1576

Table 5: Levern Valley

Year	Housing Sites	Total Residential Units
2018	7	304
2020	9	339
2022	12	569

PPR Calculation Methodology

1. A site list for use in the review, consisting of sites from previous years along with the most recent completed sites, is developed.
2. The list of sites to be considered for inclusion in the analysis is [mapped and graphically represented](#), (CD 261) identifying only those sites which are completed
3. Any incomplete sites are identified and removed from the review.
4. The annual School Pupil Census dataset, published by the Scottish Government, is used to identify children residing in any of the residential development areas and attending an educational establishment.
5. To generate a PPR the following calculation is used:

$$\frac{\text{Number of Pupils}}{\text{Number of Residential Units}} = \text{Pupil Product Ratio}$$

1. PPRs are then calculated by refining the dataset to analyse for non-denominational primaries, denominational primaries, non-denominational secondary's, denominational secondary's, early year's communities (ELC) and additional support needs (ASN) sectors.
2. Primary and secondary PPRs are further analysed by the local geographical areas of Eastwood (east ERC) and the Lavern Valley (west ERC), whilst ELC and ASN are measured council wide.

PPRs are periodically reviewed every two years to ensure accurate forecasting of occupancy levels throughout the school estate. In more recent years, the audits have demonstrated increased demand for educational places in the denominational sector and in the Lavern Valley region of the Council. Given the large volume of house building within the area, these rises were anticipated.

Table 6 below provides detail on the PPRs in the 2018 and 2020 studies.

Table 6: PPR Comparisons across the Years

Sector	Eastwood		Levern Valley		Council Wide	
	2018	2020	2018	2020	2018	2020
Non-Denominational Primary	0.34	0.34 =	0.2	0.24 ^		
Denominational Primary	0.24	0.21 ∨	0.12	0.09 ∨		
Non-Denominational Secondary	0.16	0.17 ^	0.07	0.14 ^		
Denominational Secondary	0.06	0.08 ^	0.05	0.07 ^		
ELC (ERC Wide)					0.17	0.12 [∨]
ASN (ERC Wide)					0.0036	0.01 [^]

Symbols to the right of the number denote movement from the 2018 study.

A further audit was carried out in 2022 with little to no change therefore no further update to published PPRs was required.

In light of the most recent experience from the Maidenhill Masterplan site, in the future there will be a requirement to work in close collaboration with developers of large masterplan sites to carefully plan and phase new development throughout the build period to ensure sufficient education provision is in place prior to residential occupations. This will help to ensure that those families who purchase residential properties, can be accommodated at the designated catchment schools. Further detail is provided in section, Maidenhill Case Study under section 7 of this paper.

6) East Renfrewshire Pupil Yield Projection Methodology

Impact of the adopted Local Development Plan 2 (LDP2) and Windfall on the Education Estate

The [LDP](#) (CD 206) provides the opportunity to plan for and deliver the priorities and needs of those who live, work, visit or want to invest in the area. It will help to shape the kind of place that East Renfrewshire will be in the future, balancing the needs of residents' businesses and future generations, whilst protecting our communities from unplanned unsustainable development which impacts on the availability and quality of critical services, such as education.

Currently, there is an established land supply of 2074 units (all tenures) of which 1536 are programmed during the period 2023-2033, with a further 538 planned homes post 2033. Further information is set out in Topic Paper 013: Housing.

As previously reported to Council, current demand through the approved LDP2 developments, will be managed through a planned and phased process. Further housing over and above that previously agreed requires extensive planning and a comprehensive solution to generate the additional Education capacity required.

At present, the Council has no viable education solution within the Newton Mearns community to support windfall development. If windfall proposals were to go ahead in this area, cumulatively there would be a significant impact on the educational estate, particularly as this is an area where schools and early years establishments' occupancy rates are already extremely high.

Strategic Policy 1 of the LDP2 advises that proposals for windfall sites will be required to provide the necessary infrastructure resulting from development in accordance with Strategic Policy 2 and not prejudice the delivery of allocated sites. Where infrastructure constraints cannot be overcome, including any impacts of additional residential development upon education infrastructure, proposals will not be supported.

The Council will continue to apply its existing Development Contributions Policy and supporting Supplementary Guidance (June 2023) to new development proposals as planning applications come forward, which will ensure mitigation measures can be put in place to accommodate the anticipated pupils generated from these new developments. However, this will not assist with the ongoing pressures from the second-hand market and associated net inward migration which add significantly to the existing pressures on the education estate.

Projection Methodology

In planning for new housing developments and projecting future demands on the education estate, future school roll projections are calculated using the following methodology:

1. Calculate the total number of residential units programmed to be built each school year as detailed by the Housing Land Audit (HLA). Each dwelling has six associated Education Establishments (Early Learning & Childcare (ELC); Primary Non-Denominational; Primary Denominational; Secondary Non-Denominational; Secondary Denominational and Additional Support Needs (ASN)).
2. Multiply the PPR (for each education sector) by the total number of residential units to be built in each school year to provide the projected total number of new pupils expected as a consequence of new housing, for each of the development years.

2. Using the latest figures published in the annual census data (Scottish Government's School Level Summary Statistics) to form a base roll for pupil projections for each school.
3. Estimate future Primary 1 and Secondary 1 pupil intake by calculating three-year averages from previous year's intakes.
4. Estimated transfer rates for pupils transitioning from Secondary Year 4 to Year 5 and Secondary Year 5 to Year 6, are calculated utilising three-year averages for each school. Please note that very few learners in East Renfrewshire leave school before the end of Secondary Year 6 and in some cases the S5 and S6 year stage rolls can increase as learners move into the council area.
5. Calculate the projected school rolls using the pupil numbers by stage plus the anticipated number of pupils from new housing.

This is a methodology which has served the Council well over the years with projected school rolls historically aligning very closely to actual school rolls.

Roll projections do not take account of inward migration during a school year and / or additional future placing requests; the Council has a statutory requirement to grant placing requests where it has places available. Accordingly, the projected number of pupils calculated is likely to be further increased by net inward pupil movement.

Pupil projections are taken at a point in time which is often determined by the availability of required information such as the annual school pupil census information, as well as the updated HLA; naturally projections are dynamic. Further factors affecting the need for additional educational places include for example changes to the HLA and rate of house build; changing demographics; parental choice; and relevant policy modifications.

As noted previously, for planning purposes and to work the school estate efficiently, the ideal occupancy threshold for primary schools and ELC is 90% whilst secondary schools is 85%. The definition of such thresholds is common across Scotland with some Local Authorities having defined lower parameters. Above these levels, efficient operation of the school is compromised, and facilities are pushed beyond optimum utilisation. Several of our schools are currently operating above these levels to accommodate catchment resident children. Whilst the availability of places is not planned in this way when considering new developments, in practice it is often necessary for schools to operate above their planning capacity to some degree for a temporary period. Where it is imperative to address the needs of the catchment and efficient operation of these schools, the Council will take appropriate mitigation measures including sustainable solutions to address capacity, where there is evidence of an upward trend in catchment pupil numbers.

7) Maidenhill Case Study

Background

[LDP1](#) (CD 205) identified 3 master plan areas to deliver new housing, including Maidenhill. The 2015 Maidenhill masterplan proposed a new neighbourhood centre and mixed housing, comprising of circa 1060 residences with a range of house types and tenures including: private, affordable and particular needs housing (designed specifically for or is capable of being adapted to the needs of older people or people with a disability), with phased release of sites (Policy M2.1 LDP2), in a major green belt land release of 85ha (Maidenhill Development Framework). Due to the large amount of housing proposed, the need for two new primary schools was recognised; one denominational (St Clare's Primary School) and one non-denominational (including additional early year's provision), to meet the projected increase in the number of school and pre-school age children.

Maidenhill Primary School and Nursery Class opened in August 2019. The new establishment's delineated catchment area subdivided the former Kirkhill and Mearns catchments into 3 newly defined catchment areas, providing additional non-denominational primary school places for the Maidenhill Masterplan.

Initially development at Maidenhill was restricted (by legal agreement) to ensure that no family homes were occupied until Maidenhill Primary School was open and fully operational in August 2019. This restriction allowed all new resident children to be accommodated in their catchment school. These restrictions were considered necessary given that the school was being purposefully built for a village type community and the capacity pressures in other schools in the area. Other than that initial restriction, the Council has no control over the rate at which developers build and sell properties at Maidenhill and this can provide a significant challenge to the Education Department and Council in meeting its statutory duty of providing a school place to all children who reside within the Council's boundary.

Maidenhill Build Out Rate

During the development of the Maidenhill site, the Education Department monitored the pupil yield from new housing and projected housing via the Housing Land Audit (HLA). However, this can be challenging given lengthy delays in the availability of information and although developers agree an annual HLA for the site, they can develop and sell properties at a faster or slower rate than that recorded in the audit. Given concerns regarding the number of children taking up the residence in the development being significantly higher than projected (both overall and for the non-denominational selection), the Education Department sought an alternative approach to gathering such information in a more accurate and timely manner. The Education Department, in collaboration with colleagues in the Business Operations & Partnerships Council Tax Team, implemented a process to access relevant data on the number of households in the development area, which pay Council Tax.

In Maidenhill, the evidence showed that by summer 2023, housing had been built at a significantly faster rate than initially projected in earlier HLAs ([East Renfrewshire Council report September 2023](#)) (CD 224) resulting in a significantly compressed build schedule and naturally a significantly higher number of children requiring school places. The 2023 analysis also recognised that not only was the rate at which residences were being built significantly higher than initially planned for, but also the choice of educational sector (denominational or non-denominational primary education) for those taking up residence in the area was significantly different from the previous development sites. The change in the sectoral choice of parents may be a result of the location of the development; the

creation of a purpose-built school at the heart of the development; and the village type feel to the community. The experiences of the Maidenhill Masterplan development need to be considered for any similar type of developments in the future.

Maidenhill Estate

Due to these factors, the roll at Maidenhill Primary School has developed at a rate which is significantly greater than projections for non-denominational primary schools (which were based on data available to the Education Department at that time of planning). Whilst the school is currently operating above its planning capacity, all catchment children who have applied for a place at the school have been accommodated; this is possible by utilising general purpose rooms as learning and teaching spaces. To address these issues, the Education Department has quickly progressed plans for a four-classroom extension at the school to accommodate this increase in demand, to be in place from August 2025. This will come at an unplanned additional cost to the Council of circa £3 million pounds. The most recent HLA 2023 suggests housing developments in Maidenhill may now be finished by 2028/29, with possibly more than 90% of homes built by 2025; this is significantly further advanced than the initial proposal of 2031 completion. Roll and capacity data is shown in Tables 7 and 8.

Table 7: Maidenhill Roll and Capacity

School	Roll (2023)	Planning Capacity	Planning Capacity Level
Maidenhill Primary	448	420	107%

**As detailed in the 'Availability of School Places at Maidenhill Primary School' Sept 23.*

Table 8: Availability of School Places at Maidenhill Primary School

	September 2019	September 2020	September 2021	September 2022	June 2023	August 2023
School Roll: Sept Census	91	182	305	375	416	448
% of Planning Capacity	22%	43%	73%	89%	99%	107%

**Taken from 'Availability of School Places at Maidenhill Primary School Sept 23 ([https://www.eastrenfrewshire.gov.uk/media/9566/Council-Item-06-26-September-2023/pdf/Council Item 06 - 26 September 2023.pdf?m=638308217820670000](https://www.eastrenfrewshire.gov.uk/media/9566/Council-Item-06-26-September-2023/pdf/Council%20Item%2006%20-%2026%20September%202023.pdf?m=638308217820670000)).*

Going Forward

The Council will always do all that it can to accommodate children in their catchment school, however where children cannot be accommodated, such children would need to be redirected to a non-catchment school. This can result in significant issues for families such as: travelling to and from a school located further away from home; siblings attending different schools; and social detriment for children not attending the same school as their neighbours. Redirection is always frustrating for all stakeholders but is likely to be more so for anyone who has purchased a property in a new development area where a new school has been specifically built to accommodate new residents.

The ability for the Council to control the rate of property development in any future residential development areas should be investigated.

Although large rolls are expected in the short to medium term, the estate will settle, and rolls will begin to reduce (providing no further development is accepted over and above what is already planned) and the estate should expect to see a plateau.

As a result of the compacted and larger than projected intake of children to primary schools, this will also naturally have a future impact on the secondary sector and in the case of Maidenhill Primary School pupils, Mearns Castle High School. Capacity enhancements will be required at Mearns Castle High school, to accommodate the projected future intake at the school. These enhancement works will be primarily funded by significant capital investment by the Council, supported somewhat by planning obligations.

8) School Condition and Projected Estate

Projected Impact of LDP2 on the School Estate

As part of the preparations for LDP3 the Housing Land Requirements have been reassessed. A revised Strategic Housing Need and Demand Assessment (HNDA3 2022)(CD07) provides a refresh of the housing requirements set out in HNDA2 (May 2015). Future housing estimates for East Renfrewshire identified a requirement for 5876 new homes over the next 19 years at an average 310 homes per year. More information is set out in the Housing Topic Paper.

[NPF4](#) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements. Npf4 sets out the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR) for each local authority area. For East Renfrewshire the MATHLR is shown as 2800 homes over a 10-year period which averages at 280 per annum.

Meeting education needs has been raised in numerous reports as a key ongoing issue due to the rising school age population, including MIR for LDP2, December 2017; October 2018 and June 2019 reports to East Renfrewshire Council; the Development Contributions Supplementary Guidance and its Education Addendum (2019); Education Background Report (2019); and Issue 13 (LDP2 Report of Examination 2021). The Council noted that further housing releases through LDP2 would have a significant impact on the education estate and in particular, within the Eastwood area of the authority. As no Education solutions were viable, no new additional land was released through LDP2; housing demand was already met through LDP1 and approved windfall.

The projections informing the anticipated occupancy levels are shown in table 9 which considers the housing programming (as set out in the 2023 HLA) of sites allocated in LDP2 and factors in approved residential windfall sites with planning permission up to 2031. The position beyond 2031 up to 2033 is estimated by factoring in the longer-term programming. Detail on the school condition is also included (A- Good, B – Satisfactory, C – Poor). Given that the annual school pupils census is undertaken in September each year, in order to use an accurate baseline for these projections, the school rolls recorded in SEEMIS (national school management information system utilised by all 32 local authorities) as of September 2023 was utilised.

Table 9: Overview of School Condition and Impact of LDP and Approved Windfall by 2033

Secondary School Name	LDP & Approved Windfall Sites (2033)	School Condition	Education Comments	Associated Primary Schools	LDP & Approved Windfall Sites (2033)	School Condition	Education Comments
Barrhead High School	85-90%	A	<ul style="list-style-type: none"> Consistent school roll. Operating at optimum capacity. Green space location suggests potential to increase school capacity. 	Carlibar Primary School *	<80%	A	<ul style="list-style-type: none"> Projections demonstrate gradual increase in school capacity beyond 2033, due to residential developments.
				Cross Arthurlie Primary School	80-85%	C	<ul style="list-style-type: none"> Projections demonstrate continuous increase in school capacity due to residential developments, whilst longer term plans are in place to prepare for planned build work. School is located on a difficult and challenging site for extension or new build, whilst playground space is already limited. It is not possible for the school to increase its school roll, without any extension / new school. Any increase in pupil numbers will require an extension to the school and to the associated secondary school. Along with Carolside, the lowest evaluated school condition of all primary schools in East Renfrewshire.
				Hillview Primary School	>100%	A	<ul style="list-style-type: none"> Projections demonstrate the school's capacity will be exceeded due to residential developments approved in LDP1 and LDP2. The school is adjacent to an expansive green belt area, which may allow for an extension to the school.

							<ul style="list-style-type: none"> Any increase in pupil numbers will require an extension to the school and to the associated secondary school.
Eastwood High School	>100%	A	<ul style="list-style-type: none"> Consistent school roll operating at or in excess of school capacity. No space on site for extension. 	Crookfur Primary School	95-100%	A	<ul style="list-style-type: none"> School is currently operating at capacity and projections demonstrate school will continue to do so in future years. All areas of the school currently being used as learning and teaching spaces, meaning no general-purpose rooms are available to the school; the school should have access to 3 such rooms for specialist purposes such as art, science etc. The Council is developing plans to potentially increase the number of teaching spaces at the school to allow for general purpose rooms to be created. As these would be general purpose rooms, this will not result in an increase to the school's planning capacity.
				Mearns Primary School	<80%	A	<ul style="list-style-type: none"> Projections demonstrate consistent school roll.
				Neilston Primary School	85-90%	C	<ul style="list-style-type: none"> Replacement Learning Campus opened spring 2024 (which has not created any additional places). Projections demonstrate consistent school roll in future years.
				Uplawmoor Primary School	80-85%	B	<ul style="list-style-type: none"> Projections demonstrate consistent school roll in future years.
Mearns Castle High School	95-100%	B	<ul style="list-style-type: none"> Consistent school roll operating at or in excess of school capacity. Plans are being progressed to redevelop an area of the school 	Calderwood Lodge	-	A	<ul style="list-style-type: none"> Jewish faith-based school; the only such school in Scotland. The Council's boundary area is the school's catchment area. As all pupils are admitted by means of

			<p>which would result in an increase in the school's planning capacity.</p> <ul style="list-style-type: none"> No space on school location for extension; difficult location. Areas of the school are the lowest evaluated condition of all secondary schools in East Renfrewshire. 				<p>placing request a projected figure has not been provided.</p>
				Eaglesham Primary School	<80%	B	<ul style="list-style-type: none"> Surrounding green space around the school could potentially allow for an extension to the school. Any increase in the school roll would have to be carefully planned and considered given the associated secondary schools and will continue to operate at capacity. Any consideration to increase the number of available places at this school will also require consideration of the impact this would have on the associated secondary school.
				Kirkhill Primary School	80-85%	B	<ul style="list-style-type: none"> Projections demonstrate consistent school roll; consistently at maximum planning capacity. Site is not suitable for further extension.
				Maidenhill Primary School	>100%	A	<ul style="list-style-type: none"> 4 classroom extension to the school is currently being progressed to accommodate increased projected catchment pupils from masterplan development. This school cannot accommodate any further unplanned residential developments. .
				Mearns Primary School	<80%	A	<ul style="list-style-type: none"> Projections demonstrate consistent school roll.
St Luke's High School	85-90%	B	<ul style="list-style-type: none"> School projected to operate above optimum capacity with significant development planned in area. 	St John's Primary School	95-100%	B	<ul style="list-style-type: none"> Projections demonstrate school will continue to operate at capacity in future years. An area of the school previously used to host sections from the Education Department is now no longer being accessed. This area

							<p>could allow for further increase in the school's planning capacity by converting these spaces to learning and teaching bases.</p> <ul style="list-style-type: none"> Any increase in this school's capacity would require careful planning to ensure sufficiency of school places at the associated secondary school.
				St Mark's Primary School	85-90%	B	<ul style="list-style-type: none"> Projections demonstrate consistent school roll; consistently at or around optimum operational roll. There is no scope for increasing the school's capacity given its location.
				St Thomas' Primary School	80-85%	C	<ul style="list-style-type: none"> Replacement Learning Campus opened spring 2024 (which has not created any additional places). Projections indicate consistent school roll, at or around maximum operational occupancy.
St Ninian's High School 4	>100%	B	<ul style="list-style-type: none"> Consistent school roll operating at or in excess of school capacity. 	Our Lady of the Missions	95-100%	B	<ul style="list-style-type: none"> Projections demonstrate school will continue to operate at maximum capacity in future years. Given location of the school there is no possibility to extend
				St Cadoc's Primary School	80-85%	B	<ul style="list-style-type: none"> Projections demonstrate consistent school roll; consistently at optimum operational roll. Given location of the school there is no possibility to extend
				St Clare's Primary School	>100%	A	<ul style="list-style-type: none"> Projections demonstrate school's capacity will be exceeded due to new residential developments.

* The occupancy level for St Ninian's High School is calculated using the school's current planning capacity and does not include the additional temporary accommodation on site to increase the planning capacity. The temporary increase in capacity was approved by the Council's Education Committee in December 2016, as part of the approval of new school admissions policies, in order to honour a commitment to accommodate pupils that would have been admitted under the previous school admissions policy.

							<ul style="list-style-type: none"> The school cannot accommodate any further unplanned residential developments. St Clare's and Calderwood Lodge share communal facilities such as the library and general-purpose rooms.
				St Joseph's Primary School	<80%	B	<ul style="list-style-type: none"> Projections demonstrate slight reductions in school roll in future years. The school site and its surrounding residential area prohibits any further extension.
Williamwood High School	95-100%	A	<ul style="list-style-type: none"> Standard projection methodology suggests high occupancy levels however current primary school rolls indicate the roll may reduce in future years and that the school could potentially accommodate additional pupils, if associated primary school rolls maintain the downward trend. 	Busby Primary School	<80%	B	<ul style="list-style-type: none"> Projections demonstrate decreasing school roll in future years. With the introduction of free school meals to P1-P5 pupils, the schools catering and dining facilities are operating at 100%. Increasing provision to universal free meals P1-P7, will result in significant investment as; universal free school meals will not be possible in the current infrastructure. Extending dining and catering facilities is likely to reduce the space available for teaching and learning and therefore reduce the planning capacity. This issue would be exacerbated by any increase in school planning capacity Challenging location for any extension to the school.
				Carolside Primary School	<80%	C	<ul style="list-style-type: none"> Projections demonstrate consistent reducing school roll in future years. School capacity reduced to accommodate ASN pupils following creation of Carolside Communication Service at the school.

							<ul style="list-style-type: none"> Along with Cross Arthurlie, the lowest evaluated school condition of all primary schools in East Renfrewshire. Challenging site for any extension or new school.
				Netherlee Primary School	<80%	B	<ul style="list-style-type: none"> Projections demonstrate consistent reducing school roll.
Woodfarm High School	<85%	B	<ul style="list-style-type: none"> School operating consistently below capacity. Significant proportion of pupils non-ERC learners Areas of the school are the lowest evaluated condition of all secondary schools in East Renfrewshire. 	Braidbar Primary School	<80%	B	<ul style="list-style-type: none"> Projections demonstrate consistent school roll.
				Giffnock Primary School	95-100%	B	<ul style="list-style-type: none"> Projections demonstrate consistent school roll; continuing to operate at maximum planning capacity. The school is currently experiencing significant challenge in meeting free school meal provision for P1-P5 as per national policy and will require significant dining and catering investment to meet universal P1-P7 free meal requirements, given pressure on communal areas. The school's location means it is not possible to extend the school and therefore the planning capacity.
				Thornliebank Primary School	<80%	B	<ul style="list-style-type: none"> Consistent school roll. High roll population of non-East Renfrewshire pupils.

Potential Impacts of LDP3

When considering the capacity of schools and future projected roll intakes, as a consequence of residential developments, it is vital that all sectors are considered (given the inextricable links across early years, primary, secondary and additional support needs establishments which share geographical delineated catchment areas).

As can be noted from the analysis of projected future school rolls and capacities, it is very likely that education solutions will be required. The scale of these solutions will be dependent on many factors including: the volume of new housing proposed; the phasing of the development and sale of the new housing; locale; and parent choice of schooling, given the type of development.

In order for the Council to act in accordance with its legislative duty for best value, it will be essential for the Education Department to make most effective and efficient use of its school estate wherever possible. Options that will require further consideration will include school catchment area reviews at a local and authority wide level. Given the level of analysis required to determine pupil yields and the need to consider multiple legislative, financial and practical factors which must be taken into consideration when designing school catchment areas, appropriate time must be built into future Local Development Planning to ensure such a task is undertaken successfully. Furthermore, given that naturally families will have historical, current and planned future links with the educational establishments currently aligned with their residences, catchment changes are very likely to be highly contentious and challenging and will require full public consultation. It should be noted that although catchment review might free up capacity within some of East Renfrewshire's primary schools, capacity within the associated secondary schools may not be available, therefore additional solutions would be required.

Given the possible extensions to the statutory requirements relating to the provision of early learning and childcare services (as indicated by the Scottish Government and referred to previously), it is anticipated that there is likely to be further pressures on the early years communities, which will require to be carefully planned and managed. It is challenging for local authorities to project and plan for mid to long term early learning and childcare provision given the limited datasets available. Birth data and Community Health information is currently only refreshed once a year and given that families are now entitled to access funded early learning and childcare services from as young as two years of age, this does not allow for long term forecasting and planning.

9) Implications for LDP3

At the heart of all decision making for local authorities in Scotland, is the legislative duty to ensure best value. The Local Government in Scotland Act 2003 introduced a statutory framework for best value for local authorities which requires local authorities to make arrangements to secure continuous improvement in performance (while maintaining an appropriate balance between quality and cost); and, in making those arrangements and securing that balance, to have regard to economy, efficiency, effectiveness, the equal opportunities requirement and to contribute to the achievement of sustainable development. The requirement for best value will lie at the heart of considerations relating to the school estate and the LDP3 process.

There has been significant residential development across the Authority as consequence of LDP2 and approved windfall. At the heart of LDP3, will be the essential need to ensure that new residents are able to access excellent education provision across all sectors and to ensure that the Council is able to meet its statutory requirements.

Whilst there is the opportunity to make better, more effective and efficient use of a small number of educational establishments, given the number of homes that can be expected as a result of LDP3, accommodating the anticipated number of new service users within the current estate alone will not be possible. Furthermore, many existing schools in established areas are unlikely to be able to host the size of extension needed to accommodate significant new development (due to restricted site size or lack of available adjacent land). This may result in the need for catchment redesign and for a change to the current relationships between clusters of primary and secondary schools, in order to make better use of the existing estate and align potential new developments to schools with projected capacity. Any proposed changes to catchment areas will require a full public consultation to be undertaken in accordance with Schools (Consultation) (Scotland) Act 2010 and are likely to be challenging given the historical family ties and expected future educational plans which families will be making on the basis of current arrangements.

Further expansion will not be possible in most areas of the Council, as detailed in the projected estate section, without extending current establishments or establishing new schools. As noted previously, the Council's duty for best value will require solutions which cause minimal financial impact to the authority. Investment and funding will be considered and taken forward through the Council's Capital Investment Strategy and planning obligations will be actively sought to mitigate the impact of new development and support the delivery of this additional capacity.

The Council has little or no land appropriate for the purpose of any new build estate within its ownership. To predict and project the impact of new build development, the locality and timeline of development will need to be identified. Furthermore, once these sites are identified, the demand for educational places and the subsequent financial cost to the council for new build or adapted establishments, will need to be assessed. From experience and learning of the Maidenhill Masterplan development, any such similar projects with new school provision will require further consideration and detailed analysis to understand and project the full effects of edge of settlement / village style developments where pupil product numbers are likely be higher than has previously been the case in more established and centralised areas.

The Education and Environment departments of the Council will continue to work in close collaboration to agree a long-term strategic approach to the requirement for residential development whilst fully addressing all educational needs for residents in a coordinated, phased and planned way for this and future LDPs.

Key areas for consideration for LDP3:

1. Sufficiency of school places across all sectors, including additional support needs, and the need to be mindful of changes at a national level such as early learning and childcare;
2. Best use of current estate, including catchment redesign and related clusters of schools;
3. Where education establishments cannot accommodate projected pupil yield from new residential developments, capital funding solutions will be required to create new schools or to extend/repurpose the existing estate;
4. Essential for education provision to be in place, prior to new residences being inhabited;
5. The phasing of residential sites remains a critical component of the Plan's strategy to:
 - a) ensure educational establishments can meet demand for school places for the life of the development;
 - b) To avoid significant additional unplanned cost to the Council in extending /amending the educational estate and associated revenue costs;
 - c) To allow children to be accommodated at their catchment school and avoid being directed to other schools, resulting in a detrimental experience.

LDP3 Evidence Report

Topic Paper 016: Heating and Cooling

September 2024



Topic Paper 016: Heating and Cooling

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information on the subject of heating and cooling in relation to the development of East Renfrewshire.

Local Development Plans should take into account the area's Local Heat & Energy Efficiency Strategy (LHEES). The spatial strategy should take into account areas of heat network potential and any designated Heat Network Zones (HNZ). The Topic Paper also provides a summary of Initial feasibility reports on two heat network zones at Eastwood Park and Barrhead Main Street.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the infrastructure of the district (including systems for the supply of water and energy).

The principal purposes of this report are to:

1. Provide an overview of heating and cooling;
2. Outline the policy context;
3. Provide an overview of national, regional and local strategies;
4. Provide an overview of Heat Network potential, challenges and capacity; and
5. Set out implications for LDP3

1) Context

The Scottish Government's commitment to energy reduction and responding to climate change is established in the Climate Change (Scotland) Act 2009 as amended by the [Climate Change \(Emissions Reduction Targets\) \(Scotland\) Act 2019 \(CD 011\)](#). This introduces a legally binding target for Scotland to achieve net zero greenhouse gas emissions (GHG) by 2045, with interim targets for emission reductions of 75% by 2030, and 90% by 2040. Scotland's Climate Change Plan sets out the ambition to reduce emissions, particularly from heating buildings, which accounts for around 20% of Scotland's GHG emissions.

East Renfrewshire Council has joined many local authorities in Scotland in declaring a climate emergency. Each local authority will publish a Local Heat and Energy Efficiency Strategy (LHEES), as a long-term plan to decarbonise heat and improve energy efficiency.

In November 2022, East Renfrewshire Council set a target for net zero carbon emissions by 2045. A Local Heat and Energy Efficiency Strategy (LHEES), which is a legislative requirement, is identified in the Council's Get to Zero Action Plan as a key action. The Council's [LHEES 2024 \(CD 253\)](#) sets out a long-term strategic framework for the improvement of the energy efficiency of buildings in the local authority's area and the reduction of greenhouse gas emissions resulting from the heating of such buildings.

The establishment and long-term operation of heat networks can create an opportunity to retain benefits within local communities. This could support community wealth building, provide local jobs and also tackle significant factors in fuel poverty. Poor energy efficiency can lead to high energy costs which can result in households in fuel poverty and present unnecessary financial burdens for businesses and the public sector.

The ambition of the LHEES is for every property in East Renfrewshire to have access to affordable, reliable and net zero heat. The immediate priority is to ensure that all domestic and non-domestic properties are as energy efficient as possible. For homes, this would help reduce the risk of fuel poverty, and bring social, economic and public health benefits. However significant funding and investment will be required if these ambitions are to be realised.

2) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Key Policies include:

Policy 19: Heating and Cooling

Policy Intent:

To encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

Policy Outcomes:

- Development is connected to expanded heat networks which use and store heat from low or zero emission sources.
- Buildings and places are adapted to more extreme temperatures.
- LDPs should take into account the area's Local Heat & Energy Efficiency Strategy (LHEES). The spatial strategy should take into account areas of heat network potential and any designated Heat Network Zones (HNZ).

Heat Networks Act (2021)

The [Heat Networks Act](#) (CD 026) places a duty on local authorities to carry out a review to consider whether one or more areas in its authority is likely to be particularly suitable for the construction and operation of a heat network.

3) Strategies and Plans

This section outlines the key national, regional and local strategies and programmes that inform LDP3.

Draft Scottish Energy Strategy and Just Transition Plan (2023)

The [Draft Scottish Energy Strategy and Just Transition Plan](#) (CD 013) sets out how Scotland will meet the challenge of reducing demand within main energy-using sectors such as heat in buildings, transport, industry and agriculture whilst using energy more efficiently, and becoming largely decarbonised by 2030.

UK Hydrogen Strategy

The [Hydrogen strategy](#) (CD 163) sets out the Government's approach to developing a thriving low carbon hydrogen sector in the UK, with the ambition for 5GW of capacity by 2030. The Strategy outlines the role of hydrogen in meeting net zero targets, the existing opportunity within the UK, a strategic framework, a roadmap for the economy, and the UK Government's commitments for a hydrogen economy.

Hydrogen Policy Statement (2020)

The [Hydrogen Policy Statement](#) (CD 109) outlines the Scottish Government's support for the strategic growth of a strong hydrogen economy in Scotland. A Hydrogen Action Plan (2022) sets out actions to implement the Policy Statement.

Hydrogen action plan (2022)

The [Hydrogen action plan](#) (CD 108) sets out the actions that will be taken over the next five years to support the development of a hydrogen economy. It addresses the key role that both the offshore and onshore wind industries could play in supporting and facilitating the development of hydrogen projects in Scotland. It also sets out how the steps taken in the plan will contribute towards a just transition to net zero. The plan explores the export opportunities which would become open to Scotland with the development of a hydrogen economy and considers Scotland's potential in this industry in the decades ahead. A key aim is for Scotland to have capacity to produce 5 GW of Hydrogen by 2030 and 25 GW of Hydrogen by 2045.

The Action Plan proposes a regional approach, with Regional Hydrogen Energy Hubs (geographic locations where hydrogen producers are co-located with multiple users and potential exporters). Glasgow is identified as one of the potential locations for Regional Hydrogen Hubs (No8) and which acknowledges the contribution from Whitelee windfarm which is predominantly located within East Renfrewshire.

Heat in Buildings Strategy (2021)

The [Heat in Buildings Strategy](#) (CD 100) sets Scotland's vision for the future of heat in buildings, and the actions to be taken in the buildings sector. Key nationwide target dates and outcomes include:

- Net zero emissions by 2045 and 75% reduction by 2030.
- By 2030 emissions fall by 68% against 2020 levels, this includes:
- All homes EPC C or equivalent by 2033 (1.2m homes)

- Vast majority off-gas homes switching to zero emissions heat (>170k homes)
- 1m on-gas homes switching to zero emissions heat
- Non-domestic buildings switching to zero emissions.
- By 2045 our homes and buildings no longer contribute to climate change.
- By 2040 no more than 5% of households are in fuel poverty & 1% in extreme fuel poverty.
- 2.6 TWh of thermal energy to be supplied by heat networks by 2027 and 6 TWh by 2030.

Climate Change Plan Update (2020)

The [Climate Change Plan Update](#) (CD 106) outlines the Scottish Government's pathway to achieving the targets set by the Climate Change Act 2019 and is a key strategic document for delivering a green recovery from COVID-19.

Energy Efficiency Standard for Social Housing (ESSH)

The [Energy Efficiency Standard for Social Housing \(ESSH\)](#) (CD 019) aims to improve energy efficiency of social housing in Scotland. It is set to be replaced with a new Social Housing Net Zero Standard in the next couple of years. The Scottish Government consultation on this new standard sought the views on a standard that will require social landlords to:

- Improve fabric efficiency by 2033; and
- Install clean heating, across their stock, by 2045 where it is technically feasible and cost-effective to do so.

New Build Heat Standard

The [new build heat standard](#) (CD 059) requires that from the 1st of April 2024, new buildings in Scotland applying for a building warrant will be required to use zero direct emissions heating systems (ZDEH) to meet their space and hot water heating and cooling demands.

Heat in Buildings Bill (Consultation 2023)

The [Heat in Buildings Bill](#) (CD 099) consultation document builds upon Heat in Buildings Strategy. The Scottish Government sought the views on the proposals for:

- All privately rented homes to meet a minimum energy efficiency standard by the end of 2028;
- All other privately owned homes to meet a minimum energy efficiency standard by the end of 2033; and
- The use of polluting heating systems to be prohibited by the end of 2045.

East Renfrewshire Get to Zero Action Plan (GTZAP)

The Council published its first [Get to Zero Action Plan](#) (CD 240) - a climate change plan for East Renfrewshire - in February 2024. The GTZAP provides a framework for East Renfrewshire to combat climate change and deliver net zero carbon emissions by 2045.

The plan is long-term - covering a period to 2045 (21 years) - and will require significant investment. Current estimates are that as much as £370m capital investment could be required in the period up to 2045.

East Renfrewshire Local Heat and Energy Efficiency Strategy (LHEES) (2024)

The Council's Local Heat and Energy Efficiency Strategy (LHEES) (CD 253) is a long-term plan to decarbonise heat and improve energy efficiency. This new strategy is at the heart of the Scottish Government's heat transition, with the aim of removing natural gas or oil as the main means of heating homes and buildings. It will help identify potential energy efficiency and decarbonised heat interventions, including heat network opportunities.

The LHEES will be followed by a delivery plan, setting out specific projects for delivery.

East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022)

[LDP2](#) (CD 206) sets out a range of policies which contribute to tackling climate change. New developments are required to demonstrate efficiency and sustainability, encompassing energy-efficient designs and effective carbon reduction measures. The LDP emphasises the importance of heat networks, including dedicated measures such as the potential to safeguard land for energy centre utilisation and ensuring that new proposals are designed to seamlessly connect to nearby heat networks.

4) Heat Networks

The Scottish Government [Heat Networks \(Scotland\) Act 2021](#) supports heat decarbonisation through creating heat networks and their management as a utility. The Council is required to develop Heat Network Zone proposals to guide this process. East Renfrewshire Council has identified areas that have the possibility of installing district heating systems through the LHEES.

The LHEES includes a series of core datasets, which provide an understanding of the current energy efficiency and heat decarbonisation performance of the Council's building stock. The most important datasets are the Scotland Heat Map (CD 075) and Home Analytics, as they contain data on the overall heat demand and housing stock energy efficiency status, respectively. Heat maps for the East Renfrewshire area can be viewed at: [https://heatmap.data.gov.scot/custom/heatmap/Area: East Renfrewshire](https://heatmap.data.gov.scot/custom/heatmap/Area:EastRenfrewshire) Energy supplies: 10 Public-sector heat demand: 34.77 GWh/yr Heat demand/density total: 4.39 KWh/y/m² 765.01 GWh/yr

Potential Heat Network zones

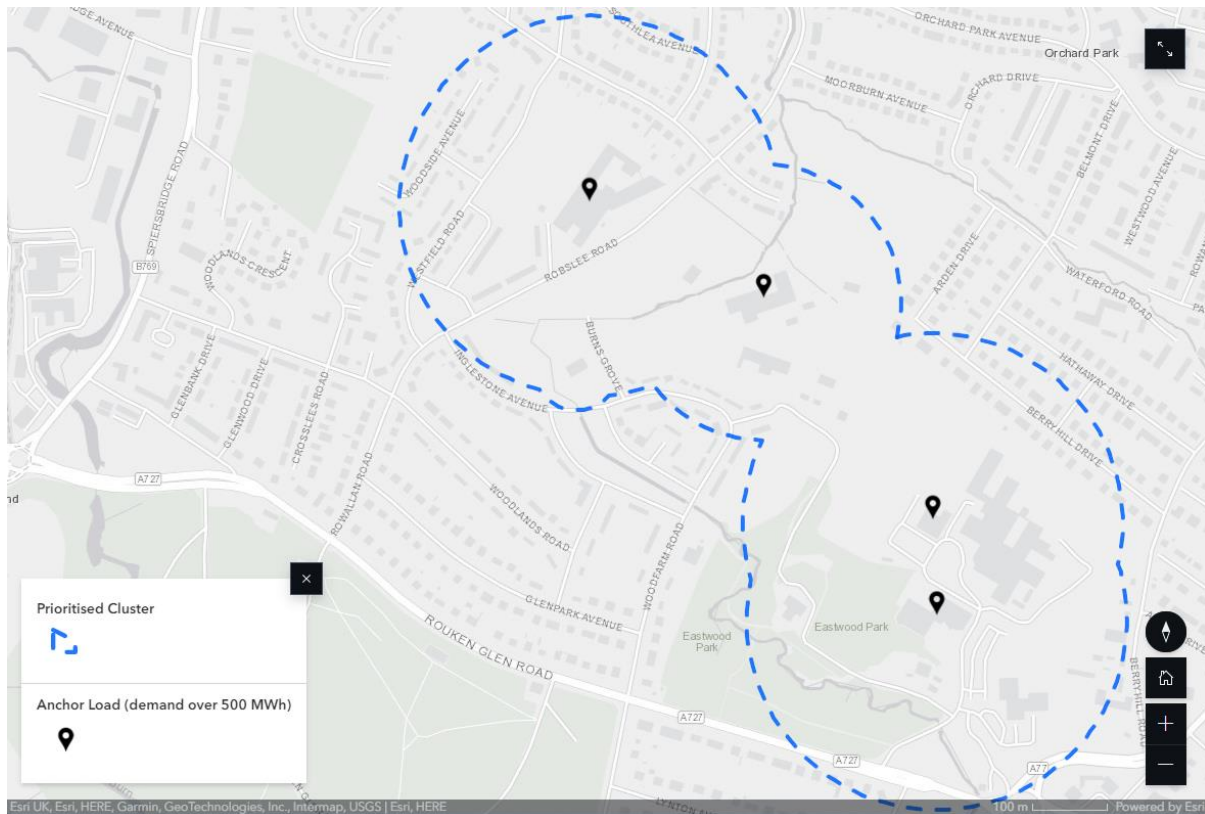
Section 47 of the Heat Networks (Scotland) Act places a duty on local authorities to carry out a review to consider whether one or more zones in its area is likely to be particularly suitable for the construction and operation of a heat network. Heat decarbonisation can be done at individual property level, via heat networks that are relatively large (i.e. district heating) or via smaller networks, such as shared ground source heat pumps (GSHP).

To assess the possibility of heat decarbonisation via heat networks, seven potential heat network zones have been identified in the East Renfrewshire Council area to explore further. Initial feasibility reports on two of the identified zones, Eastwood Park and Barrhead Main Street, have suggested potential in terms of anchor loads and heat demand from nearby properties. Anchor loads are high heat demand buildings and key connections on a heat network that make the operation of a heat network economically viable.

Eastwood Park

For the Eastwood Park Potential Heat Network Zone shown in figure 1, four potential public anchor loads were identified, including Woodfarm High School, Our Lady of The Missions Primary School, St. Ninian's High School and Eastwood Leisure Centre. Moreover, there is a relatively high demand coming from Woodfarm Sports Pavilion and Hall, Our Lady of the Missions Primary School, Council Offices Headquarters, Eastwood House and Glenwood Nursery School.

Figure 1: Eastwood Park Heat Network Zone



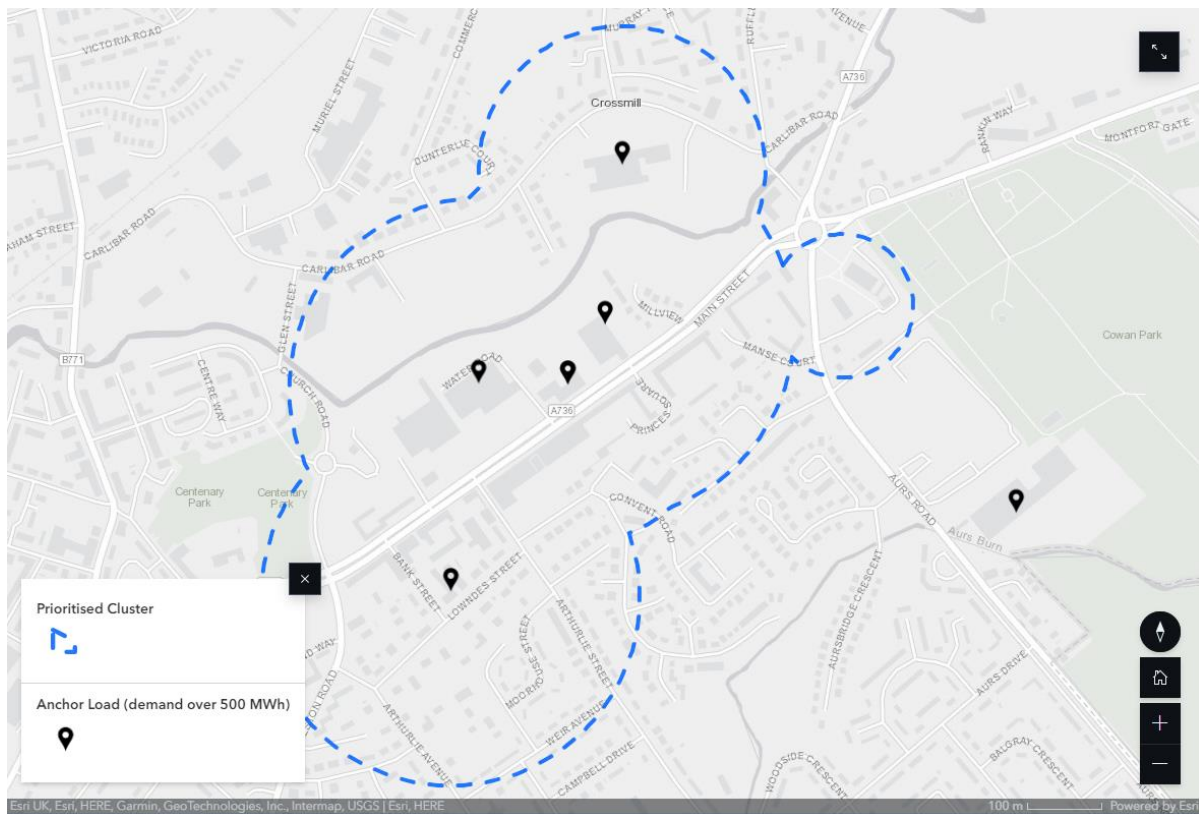
The majority of buildings are council-owned giving high influence over the decision to connect buildings to a heat network, and the recommended low-carbon heating technology was air-source heat pumps and back-up gas boilers. The feasibility report recommended to progress this study to the business case stage, but only after the Eastwood Park Masterplan has been published (est. Sept. 2024), and building level surveys undertaken.

Barrhead Main Street

For the Barrhead Main Street potential heat network zone, shown in Figure 2, five potential anchor loads were identified, including the leisure centre and library, Council offices, the Barrhead Health and Care Centre and Carlibar Primary School.

The draft feasibility report for Barrhead Main Street suggested that there is a potential opportunity for a heat network in Barrhead utilising wastewater and a water source heat pump with back-up gas boilers as the low-carbon heating technology. However, the final report suggests that alternative building-level low carbon heating solutions may be a lower cost route to heat decarbonisation than the heat network opportunity considered. For a heat network opportunity to be viable in Barrhead, there would need to be significant grant funding, and the overall lifetime costs incurred may be lower for a building level heating solution approach such as installing individual ASHPs on each building.

Figure 2: Barrhead Main Street Heat Network Zone



Future development of any proposed heat network will depend on recommendations from partners and stakeholders following discussion on the feasibility reports; and building a strong economic case that addresses all technical, financial and network limitations. Indeed grid capacity is a consideration for any proposed decarbonisation measure and continued engagement with Scottish Power Energy Networks will be required.

However, the identification and consideration of heat networks in Eastwood Park and Barrhead Main Street does not oblige the Council to commit to delivering the proposed heat networks.

Challenges

Future development of any proposed heat network will depend on recommendations from partners and stakeholders following discussion on the feasibility reports; and building a strong economic case that addresses all technical, financial and network limitations. Indeed grid capacity is a consideration for any proposed decarbonisation measure and continued engagement with Scottish Power Energy Networks will be required.

Since East Renfrewshire does not contain many off-gas properties, the low-regret options for individual heat pump installations are limited. In contrast, for the on-gas areas there are ample opportunities for 'heat pump ready' properties due to the relatively large amount of post-1992 properties.

Regarding energy efficiency measures, the Council area has wall insulation rates lower than the rest of the country, particularly cavity wall insulation, suggesting this as the main target for domestic energy efficiency works.

Although not part of the LHEES methodology, there are many opportunities for domestic solar measures throughout the Council area, which can be combined with the decarbonisation of heat. Data on the non-domestic sector is very limited, and recommendations for energy efficiency measures would require the Council-owned properties to be surveyed.

5) Implications for LDP3

Although the current LDP2 provides a strong framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation, it will be critical to build upon this in the preparation of LDP3. The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The Climate Emergency declared by East Renfrewshire Council and the Get to Zero Action Plan requires the Council to take urgent action to address the risks of climate, change to meet key targets for reduction in carbon emissions.

National policy, including NPF4 is supportive of renewable and low carbon energy development, in order to support a Just Transition to the low carbon economy.

LDP3 has a key role to play in increasing awareness of the importance of improving energy efficiency in buildings and promoting new development to meet net zero. It is vital to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

LDP3 Evidence Report

Topic Paper 017: Blue and Green Infrastructure

September 2024



Topic Paper 017: Blue and Green Infrastructure

This is one of the topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

East Renfrewshire is one of nineteen local authorities in the Central Scotland Green Network a national development in [National Planning Framework 4](#) (NPF4) (CD 102) which works to provide multi-functional green and blue infrastructure that provides environmental, lifelong physical and mental health, social wellbeing and economic benefits.

Blue and green infrastructure is defined in NPF4 as features or spaces within the natural and built environment that provide a range of ecosystem services. Services such as clean water, flood regulation, air quality, and recreation opportunities.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the principal environmental characteristics of the district.

The purpose of this report is to:

1. Outline the policy context;
2. Provide data on location and type of green blue infrastructure; and
3. Set out implications for LDP3.

1) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework NPF4 (2023)

[NPF4](#) is the key document that will inform the next LDP with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 20 Blue and Green Infrastructure

Policy Intent:

To protect and enhance blue and green infrastructure and their networks.

Policy Outcomes:

- Blue and green infrastructure are an integral part of early design and development processes; are designed to deliver multiple functions including climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management.
- Communities benefit from accessible, high-quality blue, green and civic spaces

Role of LDP

LDPs should be informed by relevant, up-to-date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure. The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. This may include retrofitting. Priorities for connectivity to other blue and/or green infrastructure assets, including to address cross-boundary needs and opportunities, should also be identified.

NPF4 National Developments

Eighteen national developments support the national spatial strategy of NPF4. Eighteen national developments support the national spatial strategy of NPF4. Of relevance to this Topic paper are the 'Central Scotland Green Network' project.

Central Scotland Green Network

East Renfrewshire is a partner in the [Central Scotland Green Network](#) (CSGN) (CD 167), a national development in NPF4 and one of Europe's largest and most ambitious green infrastructure projects. The CSGN will play a key role in tackling the challenges of climate change and biodiversity loss by building and strengthening nature networks. A greener approach to development will improve placemaking, can contribute to the roll-out of 20-minute neighbourhoods and will benefit biodiversity connectivity.

Glasgow Clyde Valley Green Network

East Renfrewshire is a partner in the [Glasgow Green Network](#) (GCVGN) (CD 185) initiative. The Partnership is a catalyst for Green Network delivery on the ground, identifying priority locations through strategic spatial analysis. Developing local strategies and contributing to design plans, the Partnership is instrumental in facilitating new project collaborations and helping to deliver ambitious initiatives that contribute to Glasgow City Region.

East Renfrewshire adopted Local Development Plan 2 LDP2 (2022)

The [LDP \(CD 206\)](#) and its supporting [Green Network Supplementary Planning Guidance](#) (2022) (CD 204) contain policies and guidance on the creation of blue/green infrastructure within new development.

LDP2 aligns with NPF4 Policy 20 in that the policy requires development proposals to protect and enhance the green and blue network, its value and multiple functions including wildlife, biodiversity, recreational, landscape and access.

There is also alignment between LDP2 and NPF4 regarding the requirement of green network to form a core component of any master plan or development brief. With further policy agreement that where a proposal impacts adversely on the character or function of the green network, proposals may be required to contribute to enhancing any remaining or create new green infrastructure and green networks.

2) Blue green infrastructure in East Renfrewshire

East Renfrewshire has a developing blue/green infrastructure resource. This network is made up with parks and open spaces, the Whitecart and Levern Rivers and their tributaries, urban woodlands and built features such as SUDS ponds, swales and flood attenuation basins.

Some of these elements such as the woodland in Rouken Glen Park are hundreds of years old, other components of infrastructure like new flood plain creation on the Levern Water have been recently constructed. Green infrastructure projects can also be temporary; in Barrhead wildflower meadows grown on derelict land pending development provided habitat for pollinators and interim relief for homes which overlooked the land.

Blue and Green infrastructure provides the following ecosystem services.

- Air purification
- Storm water management
- Active travel routes
- Water quality
- Noise reduction
- Carbon sequestration
- Amenity and place making
- Outdoor Recreation
- Reduced urban heat
- Biodiversity

The spread of blue/green infrastructure is uneven across neighbourhood areas, the spread has been historically determined by a combination of two factors: when a neighbourhood was built and if it was constructed by a private or public developer. Private housing in Giffnock, Stamperland and Clarkston built in the inter war period has the least blue/green infrastructure resource. These areas have the lowest availability of greenspace, tree cover and where water courses exist, they have been hidden from view. Opportunities for retrofit of green infrastructure are limited in these neighbourhoods.

Neighbourhoods from the post war period development are better equipped with greenspace, particularly those neighbourhoods of social housing. While greenspaces are frequent here, they are seldom multifunctional and in their current condition offer a limited range of ecosystem services. The availability of council owned openspace does make retrofit possible, with recent projects like the Clyde Climate Forest planted in underused amenity grass in Dunterlie and an active travel network created alongside the Capelrig Burn in Newton Mearns adding value to Council openspace assets. There are opportunities to introduce green infrastructure into these areas of openspace.

The policy swing to green infrastructure over the last two decades has delivered a growing number of housing developments where blue/green infrastructure is incorporated into the design. Notwithstanding this positive trend there could still be greater consideration given to multi-functionality especially re-thinking how SUDS basins can deliver more benefits beyond simple management of water run-off.

Private developments at Ayr Road and Barrhead South have demonstrated successful design of blue/green infrastructure with thoughtful landscape design combining path networks, flood water

management, play space and biodiversity enhancements. Bio-retention drainage features, where polluted street water is filtered through vegetated beds in the streetscape are in use at Polnoon but have not yet been adopted in other new developments, it is noticeable that in neighbouring authorities these features are becoming widespread. Street trees have become omnipresent in new areas of housing and appear to be well chosen by species and location. While the need for shade seems superfluous at this time, climate change predictions for the later part of the century suggest that shade will become a desired feature.

Figures 1 (CD 289) and 2 (CD 290) shows green and blue infrastructure projects undertaken by the Council since 2014. The Newton Mearns project is ongoing. Figure 3 shows greenspace within the urban area where green and blue infrastructure could be retrofitted.

Figure 1a: Barrhead blue and green infrastructure projects

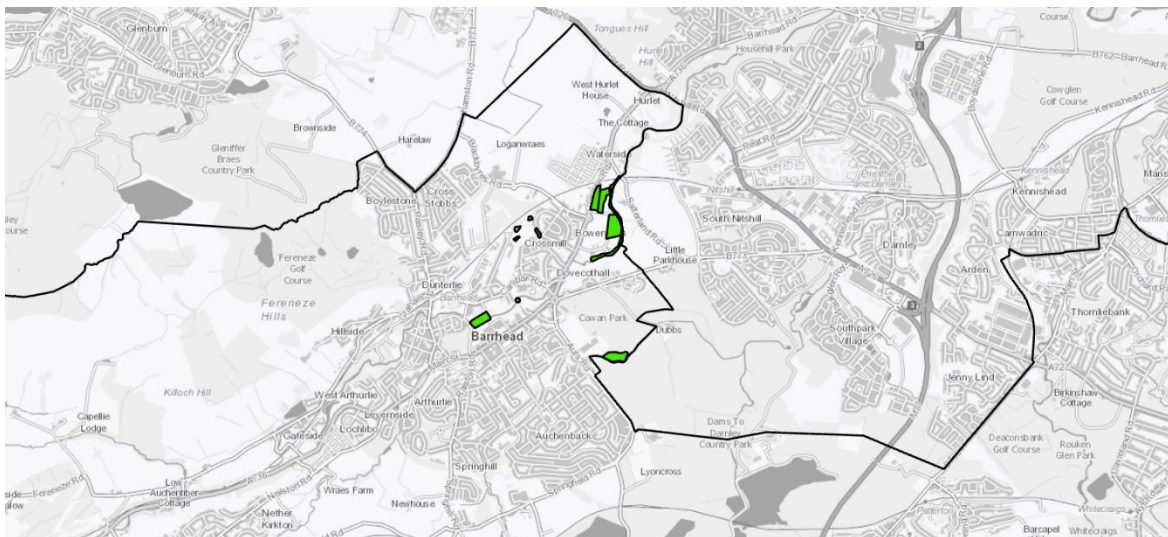


Figure 1b: Newton Mearns blue and green infrastructure project

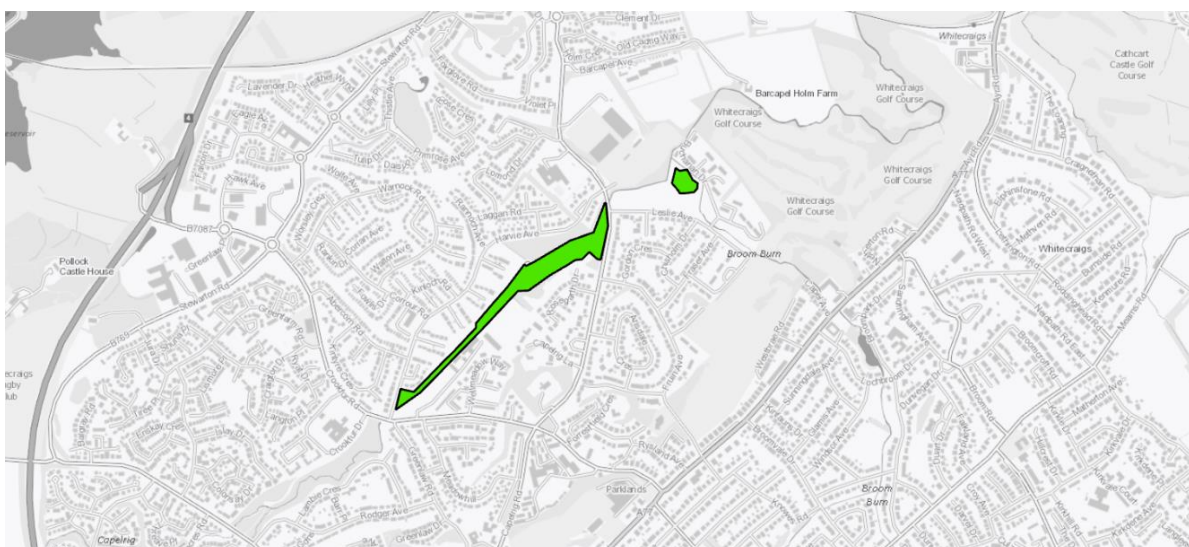
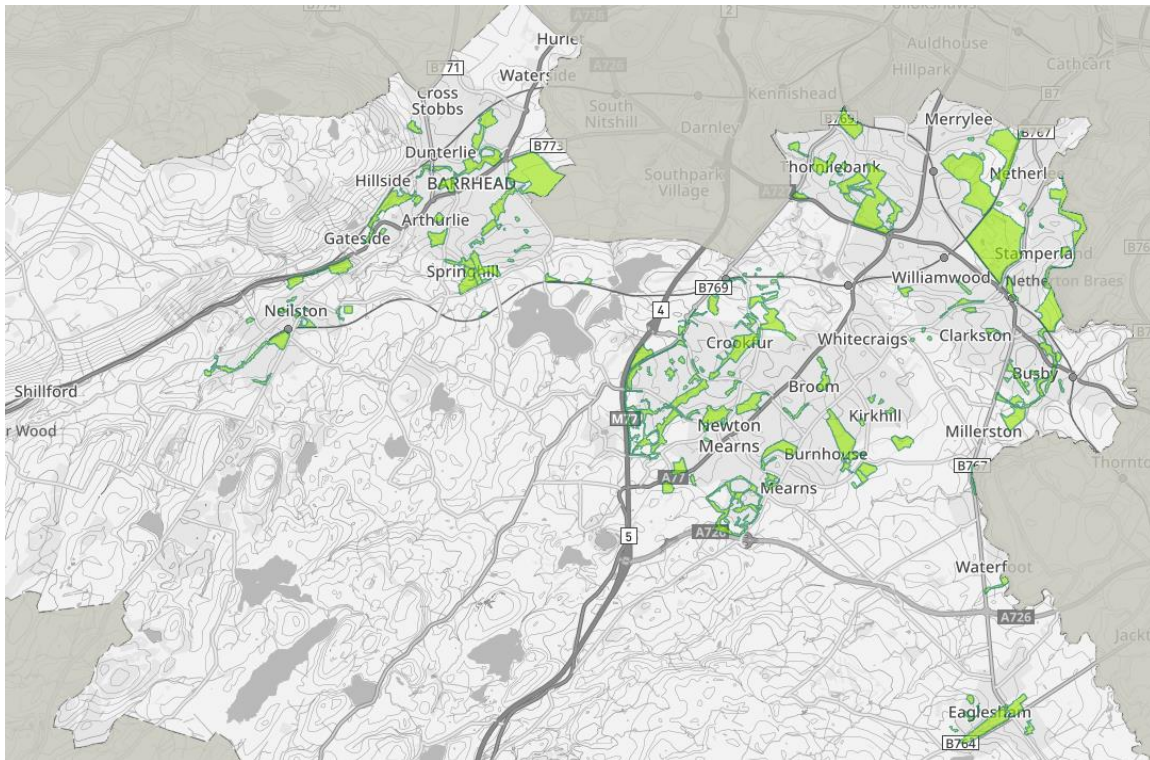


Figure 2: greenspace within the urban area where green and blue infrastructure could be retrofitted



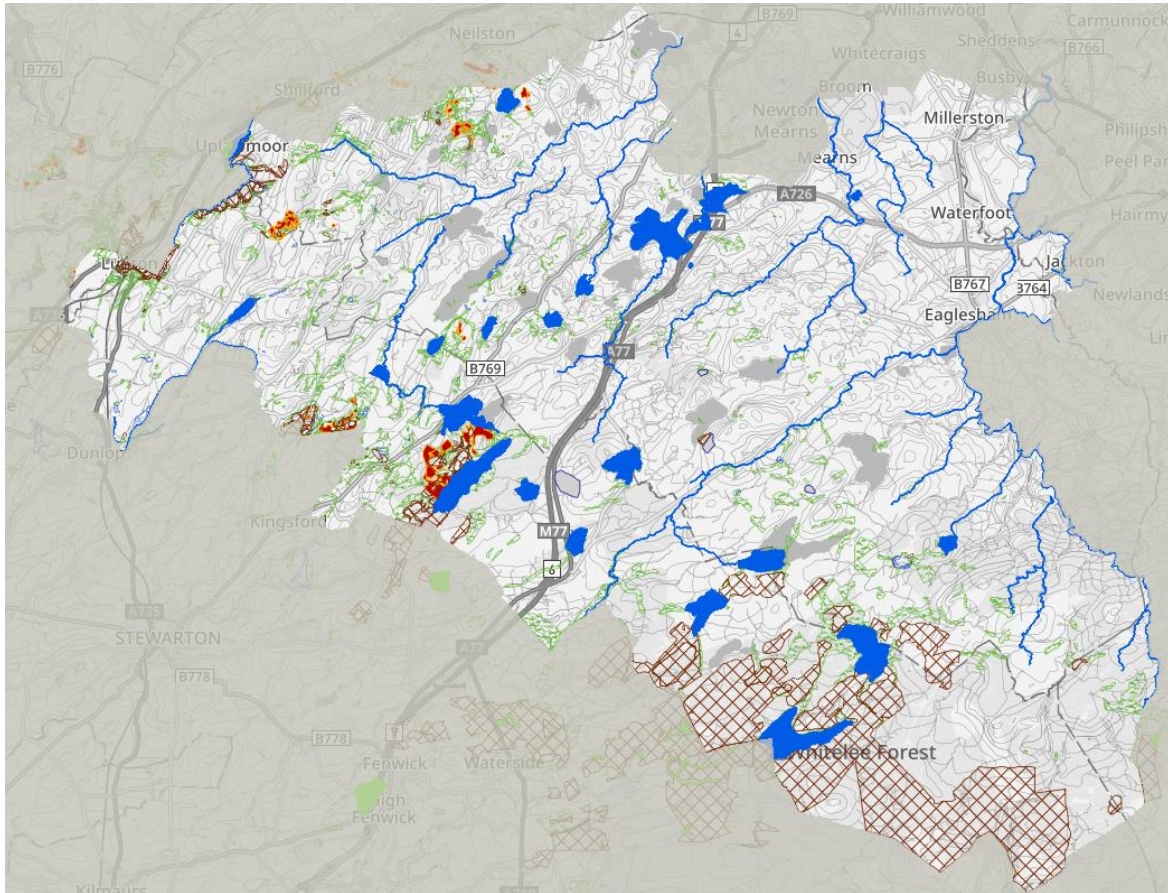
The Water Environment

There are 302 km of rivers and burns and other wetlands in East Renfrewshire comprising the blue network shown in Figure 3. Wetlands include peat bogs, reedbeds, swamps, wet grassland and wet woodland. These areas are important for absorbing and holding rainwater during extreme weather events. Wetlands also retain water to maintain river flows during periods of drought. The wetland resource can be viewed on [Scotland's Environment Hub](#). (CD 087) Much of the water network is in sub optimum condition, with degraded peatbogs and heavily modified water courses not fulfilling their potential as useful blue infrastructure providers. River condition can be viewed on SEPAs [Water Classification Hub](#) (CD 152)

SEPA have assessed the potential for [degraded rivers to be restored](#) (CD 149) to fully functioning river systems. The Earn Water, Lavern Water and Capelrig burn all have good potential to undergo restoration measures which would improve nature benefits such as better flood resilience and water quality.

Scottish Water actively encourages the inclusion of blue and green infrastructure approaches when making place-based assessments in a local catchment area. New blue infrastructure integrated into the catchment will help to reduce the risk of flooding, create water sensitive urban design and accelerate delivery of the [Scottish Government Water Resilient Places Policy Recommendations](#). (CD 119)

Figure 3 East Renfrewshire Blue Network (CD 210)



3) Implications for LDP3

The growing trend of integrating green infrastructure into new proposals should be encouraged from the outset of the design stage. NPF4 provides a strong policy platform to support this growth. There is a growing number of case studies from the local area, the best examples are showcased in the SPG Green Network. Developers appear to be gaining skills and confidence in this area, suggesting a step-change in quality is achievable in the span of the next LDP.

The LDP3 provides the opportunity to spatially locate green infrastructure in masterplans and design briefs for new development. This work would be most effectively achieved with the support of an up-to-date Open Space Strategy (OSS). The Open Space Audit 2016 (CD 197) which informs the OSS was updated in 2023 to include open spaces created within new developments since 2015. The Audit requires a full revision.

LDP2 includes a schedule of projects which contribute to green infrastructure. Some projects have completed while others have yet to commence. The project list should be reviewed and updated for LDP3. A revised Open Spaces Strategy would provide oversight and identify green infrastructure projects on council owned ground prioritised by the quality and quantity of ecosystem services delivered.

NPF4 policy 20 C states that development proposals in country parks will only be supported where they are compatible with the uses, natural habitats, and character of the park. This is a policy area not covered in LDP2. Given the strategic location of Dams to Darnley Country Park, LDP3 should consider any downstream implications of this new policy requirement.

NPF4 includes the 'Central Scotland Green Network' as National Development number 7. This appears to introduce a policy change in that developments within the CSGN area to create new green infrastructure that would previously have been classified as 'major' developments by 'The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009', are now classified as *national* development. In other words, any green infrastructure development over 2 hectares in size might now be considered a national development. NPF4 provides a list of the types of development that fall into this category.

- a) Development to create and/or enhance multi-functional green infrastructure including for: emissions sequestration; adaptation to climate change; and biodiversity enhancement;
- b) Reuse of vacant and derelict land and buildings for greening and nature-based solutions;
- c) New and/or upgraded sustainable surface water management and drainage systems and the creation of blue space;
- d) Use of land for allotments or community food growing; and
- e) Routes for active travel and/or recreation.

This might have implications for large projects, using current examples; the Aurs Road project in Dams to Darney Country Park is largescale delivery of active travel routes for recreation. The housing proposal at Barrhead South incorporates an openspace area of multifunctional green

infrastructure which is more than two hectares. These developments might be considered as national developments. Future development at Shanks might incorporate the re-use of derelict land for greening. The implications of NPF4 and National Development 7 should be considered when identifying large green/blue infrastructure projects in LDP3.

LDP3 Evidence Report

Topic Paper 018: Play, Recreation and Sport

September 2024



Topic Paper 018: Play, Recreation and Sport

This topic paper is one of a series which support the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide an overview of the provision of sites for outdoor recreation. The assessment considers a range of facilities from sports pitches, urban parks and play spaces, and rural country parks which are important centres for informal activities like walking and cycling. The Topic Paper summarises the findings of the Play Sufficiency Assessment (PSA).

Purpose and Content

- Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out:
- The principle physical characteristics of the area.

Section 16D (1) of the 2019 Planning (Scotland) Act requires a planning authority to assess the sufficiency of play opportunities for children in its areas as part of the Evidence Report.

The principal purposes of this report are to:

1. Outline the Policy Context;
2. Outline the local context for outdoor recreation; and
3. Set out implications for LDP3.

1) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 21 Play, Recreation and Sport

Policy Intent:

To encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

Policy Outcomes:

- Natural and built environments are improved, with more equitable access to opportunities for play and recreation.
- Physical and mental health are improved through provision of, and access to, outdoor recreation, play and sport facilities.

Policy 21 states that LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. These spaces can be incorporated as part of enhancing and expanding blue and green infrastructure, taking account of relevant agencies' plans or policy frameworks, such as flood risk and/or water management plans. New provisions should be well-designed and high quality.

2) Local Context for Outdoor Recreation

This paper assesses the provision of sites for outdoor recreation. The assessment considers a spectrum of facilities from sports pitches laid out for team sports, urban parks and play spaces, and rural country parks which are important centres for informal activities like walking and cycling. The evidence includes the findings of the Play Sufficiency Assessment (PSA) (CD 260) which is required under Section 16 D of the Planning (Scotland) Act 2019.

Research into recreational behavioural during the Covid19 lockdowns added weight to the evidence that visiting parks and greenspaces is good for public health and well-being. In East Renfrewshire results from counters installed on council paths showed big increases in use during Covid restrictions, however, the increases were not authority wide with the counters in Newton Mearns recording big jumps while counters in Carlibar Park in Barrhead flat lined.

The reasons for this disparity are not understood but it is important to underline the difference because the intended outcomes of the NPF4 Policy 4 Sport & recreation are equitable access to opportunities for play and recreation and improvements to physical and mental health. In East Renfrewshire the link between the quality and accessibility of greenspace and usage is not straightforward. Some of the neighbourhoods with the best access to parks, greenspaces and sports facilities have the worst health outcomes, conversely there are neighbourhoods with poor access to outdoor spaces which enjoy some of the best health in Scotland.

This evidence report attempts to unpick the connections between poor health and opportunities for outdoor sport and recreation and provide direction on how LDP3 can remove barriers to ensure health benefits are shared across the authority. The complex interactions between a person's environment and their health outcomes suggest policy 21 should not be developed in isolation but connect with other policies in NPF4.

Play Sufficiency Assessment

Section 16D (1) of the 2019 Planning (Scotland) Act requires:

- The planning authority must assess the sufficiency of play opportunities in its area for children in preparing the Evidence Report.

The Town and Country Planning (Play Sufficiency Assessment) (Scotland) Regulations 2023 set out:

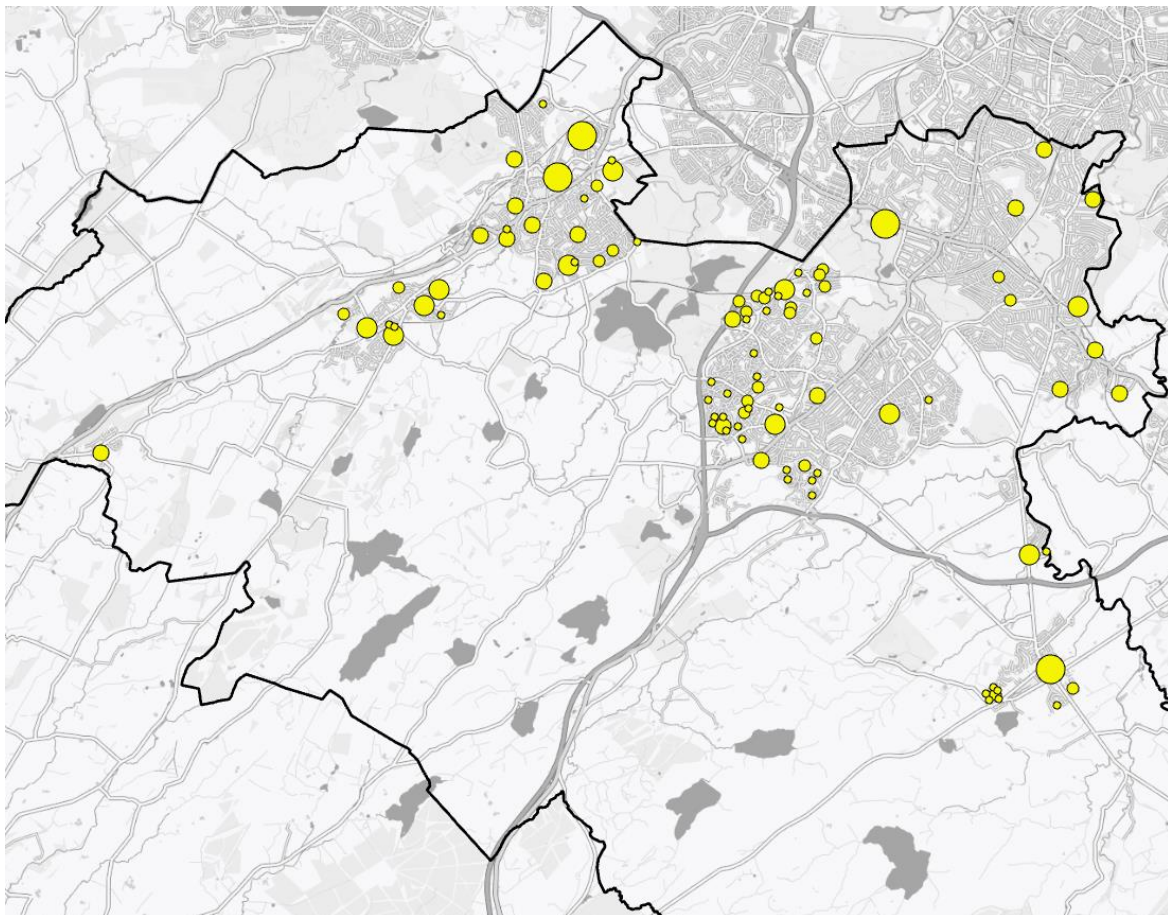
- the form and content of the Play Sufficiency Assessment (PSA);
- the persons who must be consulted in preparing the PSA;
- and the publication of the PSA.

The Play Sufficiency Assessment (PSA) was produced in 2023 using the results of community engagement and workshops in schools. The PSA is required to assess the quantity, quality and accessibility of formal and informal play opportunities across the entirety of authority and at neighbourhood level. The results showed an unequal distribution of play opportunities, while the Lovern Valley was well provided, there were large areas of Eastwood with poor provision. The PSA explored the value of places for informal play, through discussion with the children who make these spaces their own. It also provides insight into the where, what and why of play, investigating the drivers behind the choices children and their guardians make around use of formal and informal play space. The headline findings of the PSA are summarised in this section, with all 107 formal play spaces identified and categorised as follows:

- 35 play spaces maintained by East Renfrewshire Council containing 382 pieces of play equipment
- 58 privately maintained play spaces
- 4 play spaces maintained by Barrhead Housing Association
- 4 Skate parks
- 6 multi-use games areas (MUGAs)
- 22 East Renfrewshire Council play spaces equipped with accessible play equipment.

Play spaces were found to vary enormously in size from micro spaces equipped with a single article of apparatus to destination play areas offering up to 30 different pieces of play equipment. Figure 1 shows the location of play spaces with the size of the marker representing the scale of the space.

Figure 1: location of formal play spaces (CD 291)

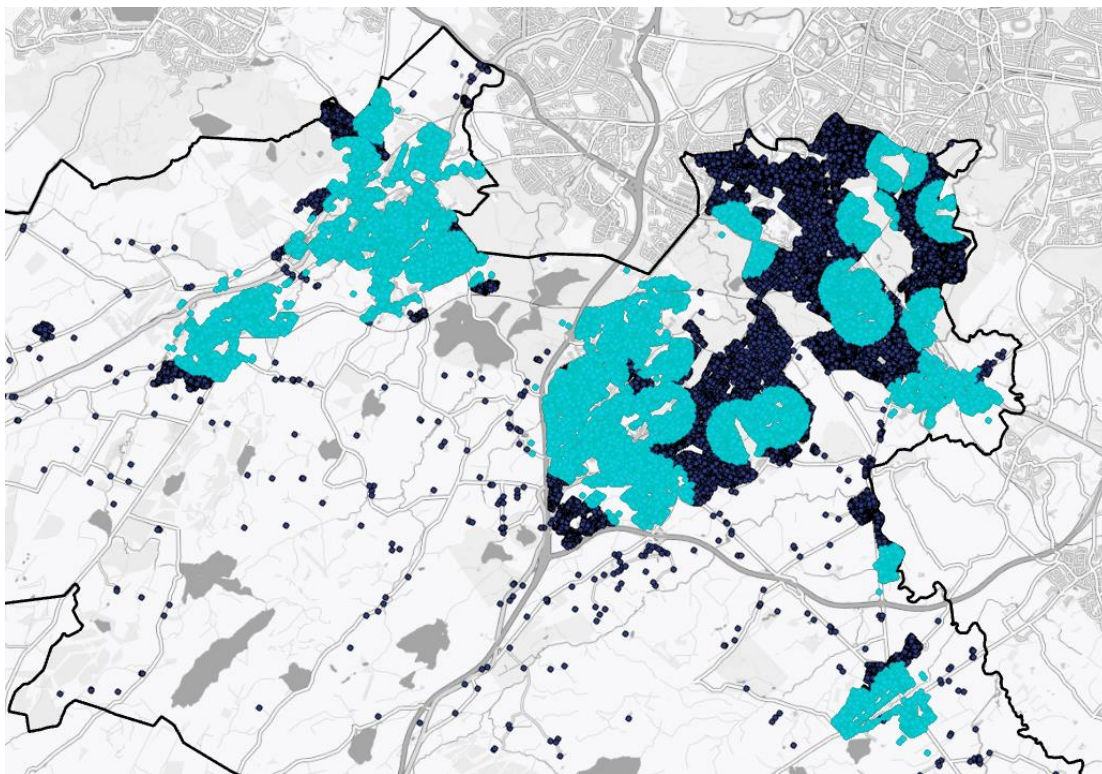


The PSA is required to identify play sufficiency at both authority wide and neighbourhood level. Figure 2 maps areas where homes are within 400m walk (5 minutes' walk) of a formal play space. The areas highlighted bright green fall within the 400m threshold, 62% of homes (24,466) fall into this category. Table 1 scores neighbourhoods by accessibility to a play area, although this is a relatively crude metric which does not quantify the quality of the play spaces.

Table 1: Accessibility of play areas by neighbourhood

Neighbourhood	% of homes within 400m of play area
Barrhead	87%
Uplawmoor	80%
Neilston	79%
Newton Mearns	70%
Eaglesham & Waterfoot	67%
Clarkston	57%
Netherlee	47%
Giffnock	24%
Thornliebank	7%

Figure 2: Homes within 400m of a play space in light green



Sports Pitches and Outdoor Recreation

Within the urban area there are 389 ha of land which is managed primarily for either formal sports or for informal recreation opportunities such as walking, cycling or dog walking. This includes all 18 of East Renfrewshire Council's parks and all sports pitches which are maintained by Council and managed by East Renfrewshire Culture and Leisure Trust. Golf courses are a significant land –use in the urban/urban fringe area and make up almost half of the 389ha total with more land occupied by golf than public parks but with golf courses offering very few opportunities for outdoor recreation beyond those offered to their members. There is a golf practice range in Newton Mearns.

There are other areas of open space which are not intensively managed for recreational purposes but have a secondary function as places which offer informal opportunities for walking or play such as some urban woodlands or the larger areas of amenity greenspaces, particularly where these are equipped with play areas. These areas maybe more important in neighbourhoods without a park within a walkable distance. For example, the Shawwood open space in Newton Mearns is a large open area of amenity grass which lacks paths or facilities but is well used by dog walkers. Table 2 provides a breakdown of recreational land by category.

Table 2: Land managed principally for sport and recreation

Type of Open Space	Number of sites	Area in ha	Notes
Town Parks	4	87	25% homes within 800 m
Neighbourhood Parks	12	48	58 % homes within 800m
Village Park	2	2	Uplawmoor/ Waterfoot
Allotments	2	1.2	5 year waiting list.
Sports pitches grass	10	45	52% homes within 800 m
Golf courses urban	6	186	Not accessible to public
Synthetic pitches	11	20	Bookable by registered clubs
Play areas	97	N/A	
Urban core paths	-	34 linear Km	Uses existing paths

New housing developments have increased the area of amenity greenspaces, while much of this is small and incidental the more recent developments integrate well-designed green networks which combine SUDS, nature rich landscapes, quality play spaces and active travel networks. These new spaces in housing development are privately owned and maintained, often to high standard. Table 3 provides details of the size of amenity greenspace resource.

Table 3: land with some recreational function

Type of Open Space	Number of sites	Area in Ha
Amenity greenspace	55	47

Town Parks

East Renfrewshire's [Open Space Asset Management Plan 2023-2028](#) (CD 259) lists four major parks: Rouken Glen (66ha), Cowan Park (6ha), Busby Glen (3ha) have all been established for over a century and contain classic Victorian and Edwardian features such as decorative iron gates, band stands and pavilions. The Orry (12ha) is older still, dating to layout of the Eaglesham as planned village in the late 1700.

Rouken Glen in Giffnock is East Renfrewshire's flagship park and most visited attraction drawing 1.7 million visitors a year including large numbers from surrounding council areas. Rouken Glen has been awarded a four-star visitor attraction rating from Visit Scotland and has held Green Flag status for the 11th year in a row. Rouken Glen offers a major play area, tearoom, pavilion with toilets, tennis courts, a ranger service and a good variety of paths. The park includes a large area of semi-ancient woodland and a geological SSSI.

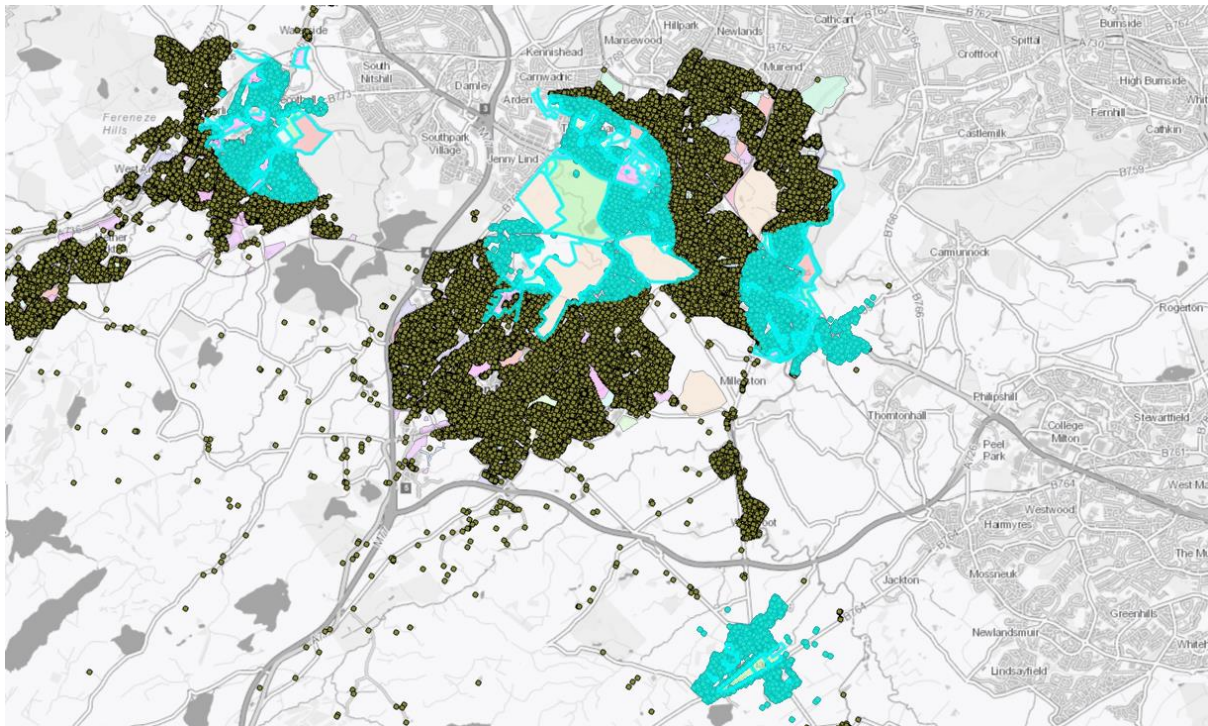
Cowan Park in Barrhead has a community run café, large play area and restored bandstand. The actual area of formal Park is fairly small with a very limited range of paths. The majority of the total area of greenspace is monopolised by a large expanse of football pitches. A recently created wetland and woodland have added biodiversity value to the southern edge of the park.

Busby Glen was gifted by William J Kippen of Busby & Westerton in 1924. It is a small park with elaborate arts and crafts style B Listed gates, a play area and a path network in the Glen with dramatic views of a waterfall and railway viaduct. The oak woodlands are designated as part of a SSSI in recognition of their high conservation value. The park has Fields in Trust status.

The Orry in Eaglesham forms a key part of the historic village landscape and is part of the Eaglesham Conservation Area. The Eaglesham Development Trust are partners in improving The Orry. The Orry was once common grazing, today it is largely covered by mature woodland, criss-crossed by a network of paths.

Figure 3 shows the 25% of homes which are within 800m (10 minutes' walk) of a town park in green.

Figure 3 Homes within 800m of town park



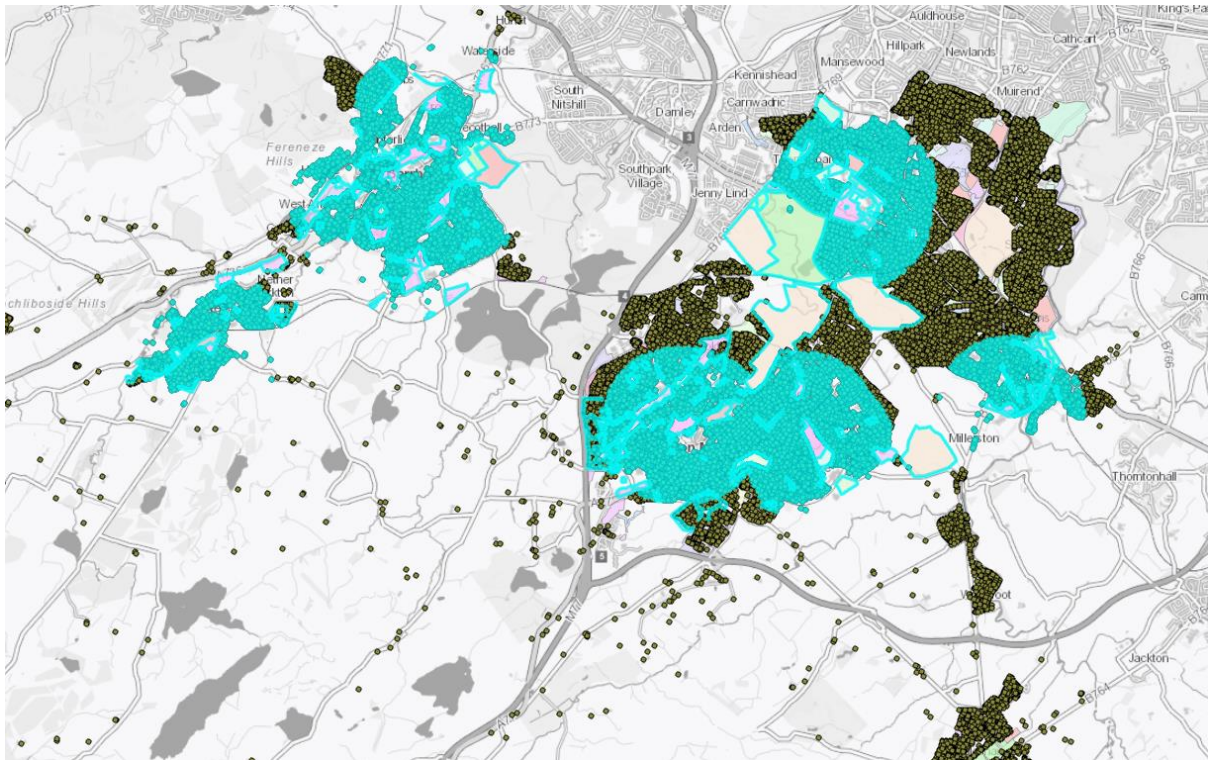
Neighbourhood Parks

There are nine neighbourhood parks distributed across East Renfrewshire:

- Eastwood Park
- Broomburn Park
- Mearns Park
- Newford Park
- Carlibar Park
- Dunterlie Park
- Aurs Glen
- Kingston Park
- Uplawmoor Park

These parks fulfil an important local role for local residents. All but one of the neighbourhood parks have play facilities, the exception being Eastwood Park. These parks are accessible with dedicated path networks often fitted with street lighting and facilities such as litter bins and park benches. Figure 4 shows the 58% of homes which are within 800m walk (10 minutes) of a neighbourhood park.

Figure 4: homes within 800m walk of neighbourhood park

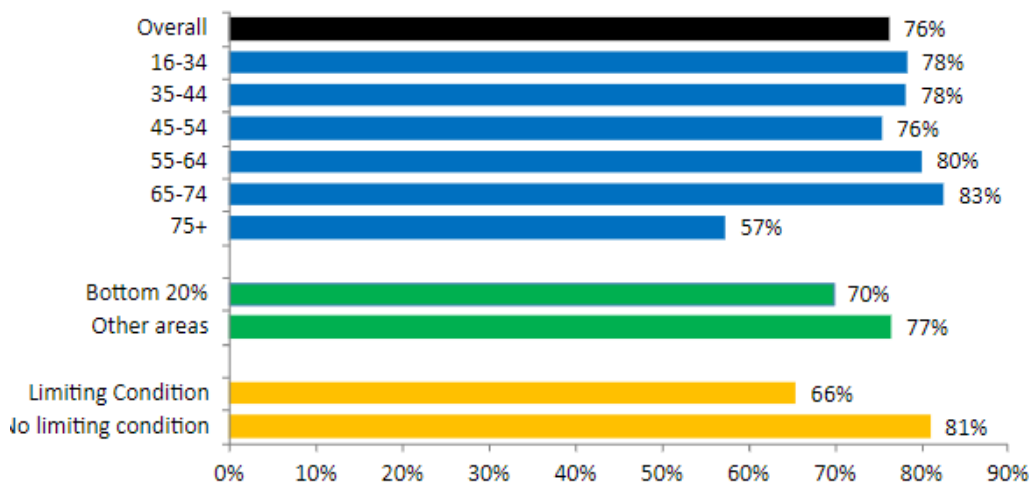


Health Profile

East Renfrewshire's population is one of the healthiest and long lived in Scotland. Data mapping from the Scottish Index of Multiple Deprivation 2020 (CD 127) shows a strong correlation between good health and a resident's postal address. In East Renfrewshire there are 9000 people living in SIMD data zones where health outcomes are classified as falling within the lowest 25% rankings in Scotland, this represents approximately 10% of the population. The data zones noted for poor health are clustered in Barrhead, Neilston and one in Thornliebank. Conversely there are many residents living in data zones which are among the very best for health in Scotland. In some areas there are data zones with very good health directly adjoining data zones with poor health suggesting that the determiners of health outcomes are more complex than geographic access to sports and outdoor recreational facilities.

East Renfrewshire physical activity profile

The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey (CD 188) statistics are taken from a large sample of 1058 East Renfrewshire residents. Figure 5 shows how many residents reach the target of 150 minutes physical activity each week. Participation rates across all age groups are consistent only diverging in the 75+ age group. The activity rate of 81% is lower than the 88% suggested in the Scottish Household Survey and given the larger survey size it is more likely to be accurate. Figure 5 presents data from the NHSGGC 2023/24 Report showing the breakdown of activity levels by age, neighbourhood and health.

Figure 5: proportion reaching activity targets by demographic**Proportion who met the Target of 150 Minutes of Exercise Per Week****East Renfrewshire participation rates by activity**

Policy 21 requires that the LDP should identify sites for outdoor recreation and that this should be based on an understanding of the needs and demand in the community. To assess needs and demands the [Scottish Household Survey 2022 \(SHS\)](#) (CD 126) was used to identify participation rates in physical activities as shown by table 4 which ranks activities by popularity and highlights in green those activities which are predominantly outdoor in nature. The SHS has a small survey size of 250 residents, so can only identify broad trends. Sport Scotland provide data on [national trends in sport participation](#). (CD 053)

Table 4: Participation Rates by physical activity

Activity	female	male	Combined
Recreational walking	82%	81%	82%
Keep Fit /Aerobics	21%	14%	18%
Multigym use	14%	18%	16%
Keep fit	21%	8%	15%
Swimming	11%	14%	13%
Running / jogging	7%	15%	11%
Football	1%	17%	9%
Cycling	6%	9%	8%
Golf	0%	13%	7%
Other	5%	8%	7%
Dancing	7%	1%	4%
Snooker / Billiards / Pool	1%	4%	3%
None of these	14%	10%	12%
Any including walking	86%	90%	88%
Any excluding walking	46%	53%	50%

Source: [Scottish Household Survey 2022 \(SHS\)](#)

Walking is the important form of exercise with over 80% of women and men taking recreational walks for the purpose of exercise. Walking is also the most gender-neutral activity suggesting there are few barriers to participation. When walking as an exercise is discounted participation levels in outdoor recreation drop to 50%. The results do not indicate the frequency of participation which is an important factor in ensuring that taking part in an activity translates into actual health benefits.

Sports Facilities

The [Sport Scotland facilities map](#) (CD 294) identifies the locations of East Renfrewshire's varied sports resource.

Sports Pitches

The East Renfrewshire [Playing Pitch Strategy & Action](#) Plan (2018 –2028) (CD 199) identifies current demand for grass and synthetic pitches. East Renfrewshire Culture and Leisure Trust (ERCLT) note that since the publication of the document in 2018 participation in all sports which use Council pitches has increased, with football seeing big increases in participation driven by the surge in popularity in the women's game. There are now nearly 300 football teams playing in the East Renfrewshire Soccer Development Association, in 2018 there were 87.

Currently there is insufficient supply of pitches for football, rugby, tennis and cricket. There are sufficient training/match game surfaces for hockey and athletics but the two active clubs, Giffnock Hockey club and Giffnock North athletic club do not have facilities to store equipment.

There are therefore considerable pressures on sports pitches with most facilities operating at full capacity, meaning that not all sports clubs in East Renfrewshire Sports Hubs can hire the training and match pitches they require, with some clubs travelling to pitches in neighbouring local authorities. ERCLT are managing these pressures through extracting greater efficiencies through the booking system, which is possible on synthetic pitches which can be used without rest, unlike grass pitches which can only be played three times a week before the sward deteriorates. Synthetic pitches are a more flexible resource and can be played in any weather conditions. Table 5 outlines the Council owned pitch resource. Tables 6 and 7 outline the number of grass and synthetic pitches that can be hired from East Renfrewshire Culture Leisure Trust. Table 8 details the pitches which are privately owned and maintained. This includes the pitches used by sports clubs competing in competitive leagues.

Table 5: Summary of the pitch resource

Sport	surface	number
Football 11 a-side	grass	16
Football 7 a-side	grass	21
Football 4 a-side	grass	4
Cricket	grass	1
Football 11 a-side	Synthetic	7
Football 5 a-side	Synthetic	5
Running track	polymeric	4
Hockey /football	Sand based	3
Tennis	Synthetic	8

Table 6: grass pitches that can be hired from East Renfrewshire Culture Leisure Trust

Grass Pitches	No. of pitches
COWAN PARK	4 x 11 a-side 10 x 7 a-side
CROOKFUR PLAYING FIELDS	2 x 11 a-side
EAGLESHAM PLAYING FIELDS	1 x 11 a-side
HUNTLY PLAYING FIELDS	3 x 11 a-side 1 x 7 a-side x
KINGSTON PLAYING FIELDS	2 x 11 a-side
MUIREND PLAYING FIELDS	2 x 11 a-side 5 x 7 a-side
NETHERLEE PLAYING FIELDS	6 x 4 a-side
OVERLEE PLAYING FIELDS	2 x 11 a-side 5 x 7 a-side
WOODFARM PLAYING FIELDS	2 x 11 a-side (Currently on lease to ER Cricket Club)
MEARNS CASTLE HIGH SCHOOL	1 x 11 a-side

Table 7: Synthetic pitches that can be hired from East Renfrewshire Culture Leisure Trust

Synthetic Pitch	No. of pitches	Type of pitch
BARRHEAD HIGH	1 x 11 a-side Running Track	Football – 3rd Generation Polymeric
CARLIBAR PRIMARY	1 x 5 a-side	Football – 3rd Generation
MACTAGGART & MEIKLE	1 x 11 a-side	Football – 3rd Generation
MEARNS PRIMARY	1 x 11 a-side	Football – sand based
MUIREND	2 x training areas (4 x 5 a-side with goals)	Football – 3rd Generation
ST LUKE'S HIGH SCHOOL	1 x 11 a-side	Football – 3rd Generation
WILLIAMWOOD HIGH	1 x 11 a-side 1 x 11 a-side 1 x Running Track	Football – 3rd Generation Football/Hockey – sand based Polymeric

WOODFARM	1 x 11 a-side 3 x 5 a-side	Football – 3rd Generation Football
EASTWOOD HIGH	1 x 11 a-side 1 x 11 a-side 1 x Running Track	Football – 3rd Generation Football/Hockey – sand based Polymeric
ST NINIANS HIGH	1 x 11 a-side 1 x 11 a-side	Football – 3rd Generation (GSC) Football/Hockey – sand based (Edu)
BARRHEAD HIGH (Barrhead YFC)	1 x 11 a-side	Football – 3rd Generation

Table 8: Private pitch facilities

Club/Sport	Pitch/facility
Arthurlie Football Club	Grass pitch and spectator stands
Giffnock North Athletics	Blaes pitch
Pro-soccer complex	1x 7 aside, 6 x 5 aside
Whitecraigs Rugby Club	3 grass pitches
Glasgow Hutchesons' Aloysius Rugby club	2 grass pitches/ 1 3G pitch
Neilston Football Club	Grass pitch and spectator stand

Sports pavilions

Traditionally every recreation ground was equipped with a sports pavilion providing, toilets, changing and showering facilities. In recent years two pavilions have been replaced by early years centres. The current list of pavilions is shown in Table 9. There is a trend for younger junior age groups (particularly for football) not to require use of changing provision, with suitable male and female toilet provision for players and spectators considered to be of more important. The Sports pitch Strategy includes recommendations for- provision and enhancement of pavilions and changing facilities. Table 9 indicates the current condition of changing facilities

Table 9: Pavilions

Facility	Playing Field	Locality	Associated sport	Condition of changing facilities
Cowan Park 7s	Cowan Park	Barrhead	football	B
Johnny Kelly Sports Pavilion	Cowan Park	Barrhead	football	A
Eaglesham Sports Pavilion	Eaglesham Playing fields	Eaglesham	football	C
Huntly Sports Pavilion	Huntly playing fields	Giffnock	football	C
Muirend Pavilion	Muirend	Giffnock	football	C
Woodfarm Pavilion	Woodfarm Sports Pitches	Thornliebank	football	B

Woodfarm Pavilion Berryhill	Woodfarm playing field	Thornliebank	Cricket	B
Netherlee pavilion	Netherlee	Netherlee	football	B
Kingston Paying fields	Kingston playing fields	Neilston	football	D
Mearns Castle Pavilion	Mearns Castle		football	A

Community Sports Hubs

A Community Sport Hub (CSH) is a collective of local sports clubs & other community organisations that come together to improve the contribution that sport & physical activity has on a community.

The Community Sport Hub approach is to support and empower local people to improve sport & physical activity in communities across Scotland. The Sport's hubs will start with understanding the needs within a community and then collaborating to facilitate and deliver activities and interventions. There are [six community sports hubs active in East Renfrewshire. \(CD 219\)](#)

Tennis Clubs and Courts

There are 39 tennis courts in total. East Renfrewshire Leisure Trust manage 6 tennis courts in Cowan Park Barrhead and 2 tennis courts in Rouken Glen Park, there is no need for membership with bookings managed remotely with a booking App. There are six private tennis clubs and one Health Club which provides tennis courts, offering 31 courts with a variety of surfaces.

The rural resource for outdoor recreation.

Dams to Darnley Country Park and Whitelee Access Project are both supported by project officers and a Countryside Rangers Service and run in partnership with adjoining local authorities, landowners and key agencies. They seek to promote access and recreation whilst providing educational and health and wellbeing benefits for the wider public. The rangers run a range of activities including walking, biodiversity events and volunteering

Whitelee Access Project is located at Whitelee Windfarm, the largest onshore windfarm in the UK, a short distance from Eaglesham, Glasgow, Kilmarnock and East Kilbride and provides over 130km of on-site tracks and trails for all ages and abilities. There is a visitor centre, with toilets, cafe and displays. The site includes a large mountain bike track suitable for all abilities. Whitelee receives about 200,000 visitors each year.

Dams to Darnley Country Park offers a range of access and recreational opportunities in an area of green belt between Barrhead, Darnley and Newton Mearns. The country park provides an attractive setting for the built-up areas and is recognised as a potential catalyst for future investment. A major investment in the Park is underway with the realignment of Aurs Road which includes a safe 2km pedestrian and cycle path between Barrhead and Newton Mearns, to and through the country park, including a promenade overlooking Balgray Reservoir to be delivered via the City Deal project. The project will improve car parking. Once the Aurs Road project is completed, the focus will turn to new visitor facilities overlooking Balgray Reservoir, including potential opportunities for non-motorised

water sports. Dams to Darnley has approximately 100,000 visitors each year, a figure expected to grow once the Aurs Road improvements complete.

There are a significant number of horses kept on farms around East Renfrewshire, with two large equestrian centres at Busby and Eaglesham. The [Core Path Network](#) (CD 220) covers both urban and rural areas connecting greenspaces and parks. The Core Path network extends to 146km incorporating paths in busy parks to remote moorland tracks.

Indoor sports facilities

There are four public swimming pools and three private health club with swimming pools. The Council's Leisure Trust pools are well spread geographically, with pools in Giffnock and Barrhead and a smaller pool in Neilston. The pool in Eastwood High Sports Centre is not open to the public for swimming but offers an extensive programme of swimming lessons.

East Renfrewshire Council Leisure Trust operates four indoor sports facilities; Eastwood Park, Barrhead Foundry, Neilston and Eastwood High Sports Centre offering games halls space for badminton, indoor hockey, basketball and five aside football and gyms. Each facility has a gym and an extensive range of fitness and exercise classes.

There are seven private health and fitness centres, these offer gyms and gym instruction, exercise classes and personal training. There are five venues providing squash courts, including two public courts at Barrhead Foundry the only courts in the Levern Valley area, with 15 squash courts in total across the district.

3) Implications for LDP3

This section sets out the implications for LDP3. These recommendations have been informed by the analysis and outputs in this report.

The LDP will continue to support national legislation and policy protecting outdoor recreational assets. The LDP continues to have a key role to play in the overall protection of the outdoor recreational spaces and ensuring that policies and proposals are developed with consideration for other overlapping policy agendas such as health, climate change and biodiversity. Cowan Park provides a model example of a successful space which combines a formal Edwardian Park, large play area, tennis courts, synthetic and grass pitches, skate park, flood attenuation features and biodiversity rich wetland and woodlands.

Policies supporting NPF4 Policy 21 – will have to be balanced with competing interests while ensuring policies are complimentary with other agendas.

Design - The LDP should use masterplanning to consider how large new development proposals include appropriate levels of outdoor recreational and sporting facilities.

Appropriately scaled development contributions will be set to ensure resources are in place to meet the needs of an expanding population.

Site Assessment (SD 001) – the Playing Pitch Strategy (CD 199), Open Space Management Plan (CD 259) and Open Space Audit (CD 197) should be used to assess where new facilities should be located. Both grass and synthetic pitches are operating at capacity, but new pitches need large amounts of suitable land and must compete with other interests for valuable land.

Climate Change - Climate change and a focus on energy efficiency will lead to changes in how recreational open spaces are managed. Recreational open spaces have a role to play in climate mitigation and adaptation, such as natural flood prevention, carbon sequestration, and providing safe places or active travel routes.

The Play Sufficiency Assessment identifies an uneven distribution of play areas. LDP3 should address gaps in provision and ensure where new development occurs the right type of play spaces are installed in the right places.

Key issues for LDP3 to consider

- Sport pitches (grass & synthetic) operating at capacity.
- Pressure on Rouken Glen Park – 1.7m visitors a year
- Uneven distribution of children’s play spaces – 38% of homes not within 5 minutes' walk
- Delivering the right play spaces in the right spaces in new development
- 20% of the population do not meet the recommended level of physical activity
- 10% of the population live in neighbourhoods with poor health
- Creating open spaces which are multifunctional rather than single use

LDP3 Evidence Report

Topic Paper 019: Strategic Flood Risk Assessment and Water Management

September 2024



Topic Paper 019: Strategic Flood Risk Assessment and Water Management

This document forms part of a suite of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3) Evidence Report. These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

1. Introduction

The biggest impact from Climate Change in Scotland is flood risk – with Local Authorities recognising the need to adapt their towns, villages and places to the impact of flooding. Strategic Flood Risk Assessment (SFRA) is designed to help address these matters by informing the development planning process and to reduce flood risk.

A holistic approach to water management is also required. This includes adaptation and mitigation measures that address not only water scarcity but managing surface water and flooding as well as reducing carbon as part of the Hydro Nation agenda.

[National Planning Framework 4 \(NPF4\)](#) (CD 102) promotes a precautionary approach to flooding by avoiding development in flood risk areas defined as land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change. In accordance with NPF4, it should be noted that avoidance applies to all flood risk areas (unless supported by Policy 22a and associated criteria) rather than solely areas at flood risk.

SFRA is a strategic overview of flood risk to the development plan area and involves the collection, analysis and presentation of all existing and readily derivable information on flood risk sources. It has been produced in consultation with the Scottish Environment Protection Agency (SEPA), Scottish Water as well as other Council services.

This SFRA has been prepared to assist the preparation of LDP3, particularly in regard to making decisions about preferred site allocations as it forms a core component of the Site Assessment Framework (SD 001) and will be crucial in identifying potential spatial options for the Proposed Plan. It will also contribute to baseline monitoring for Strategic Environmental Assessment, assist in policy development and enable the planning of new flood management schemes.

All sources of existing and future flood risk within the local development plan area will be considered in line with SEPAs [Guidance for planning authorities on Strategic Flood Risk Assessment](#). (CD 153)

2. SFRA Map

The [SFRA Map](#) (CD 268) created alongside this summary report consists of all flood risk information used within the SFRA, by way of interactive ESRI WebApp to create a high-level map-based overview. Information includes flooding incidents within East Renfrewshire, Bridges and Culverts, River Network, SEPA 2022 Flood Maps, SEPA Future Flood Maps and Scottish Water 'Water Treatment Works and Wastewater Treatment Works' Capacity Data. Within ESRI WebApp, layers can be switched on and off and zoom tools can be used to zoom in/out and pan around the open detailed map.

3. Legislation and Policy Context

Carrying out SFRA helps the Council to satisfy the requirements placed on local authorities under section 1 of the Flood Risk Management (Scotland) Act 2009 ('the Act'). Section 1 of the Act requires Local Authorities to exercise their functions with a view to reducing overall flood risk and promoting sustainable flood risk management. The Act sets out a co-ordinated, plan-led approach to the management of flood risk in Scotland.

The Flood Risk Management (Scotland) Act 2009

The [Flood Risk Management \(Scotland\) Act 2009](#) (the Act) (CD 022) outlines a statutory framework for delivering a sustainable and risk-based approach to managing flooding. The Act places a duty on responsible authorities to exercise their flood risk related functions with a view to reducing overall flood risk and promoting sustainable flood risk management.

Under the terms of the Act local authorities are responsible for assessing bodies of water for the purpose of ascertaining whether any such body gives rise to a risk of flooding (under section 18 of the Act), and for carrying out a schedule of clearance and repair works to substantially reduce any such risk (under section 59 of the Act).

A relevant body of water means a body of surface water or a body of underground water forming part of a watercourse (but not including a watercourse which is wholly underground), but does not include sewers and drains which drain into sewers.

Clearance and repair works are works that consist of any or all of the following:

- a. (a) removing obstructions from a body of water,
- b. (b) removing things that are at significant risk of becoming such obstructions,
- c. (c) repairing artificial structures which form part of the bed or banks of a body of water.

Flood Risk Management Plans

[Clyde and Loch Lomond Local Plan District \(2021\) and Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan 2022 – 2028 \(Cycle 2\) \(2022\)](#)

The [Clyde and Loch Lomond Local Flood Risk Management Plan \(2021\)](#) (CD 169) sets out the short to long term ambition for flood risk management for the Clyde and Loch Lomond Plan District. There is river, surface water and coastal flood risk in the Local Plan District, with the main risk coming from surface water flooding.

The [Local Flood Risk Management Plan for the Clyde and Loch Lomond District \(2022\)](#) (CD 187) presents actions to avoid and reduce the risk of flooding and prepare and protect communities within potentially vulnerable areas and across the Local Plan District. These actions include flood protection schemes or works; 24 flood protection studies; as well as flood warning schemes, surface water Flood Risk management plans, and natural flood management studies and works.

Potentially Vulnerable Areas (PVA) were designated in 2018 based on the potential current or future risk from all sources of flooding. The White Cart Water Catchment is designated as a potentially vulnerable area due to flood risk to a number of communities. The main sources of flooding are from river and surface water. There is a flood protection scheme on the White Cart Water which protects

several communities in the south side of Glasgow. There is a long history of flooding with recent floods being caused by river and surface water.

Potentially Vulnerable Areas that are affected in East Renfrewshire within the White Cart Water catchment are Barrhead, Giffnock, Thornliebank, Newton Mearns and Busby. The actions below will help to manage current and future flooding in these affected areas.

- **Barrhead** - actions proposed for Barrhead include a flood study and sewer flood risk assessment.
- **Giffnock and Merrylee** – This area covers a number of towns located within both East Renfrewshire and Glasgow City Council areas including Giffnock, Merrylee and part of Thornliebank. In coordination with East Renfrewshire, Glasgow City Council to carry out a detailed study of the burns including culverted sections to identify any potential constraints and identify the flood risk to people and properties in Merrylee. The study outputs will be used to develop a programme to take forward key recommendations where funding permits. East Renfrewshire Council to review the outputs of the surface water management plan and Scottish Water sewer flooding project in the Giffnock area. If flood risk is confirmed a scoping study should be carried out to identify the future studies and works required that will achieve the Prepare, Avoid and Reduce objectives set and Scottish Water will carry out an assessment of sewer flood risk assessment.
- **Thornliebank** - Actions for Thornliebank include a flood study to be carried out by Glasgow City Council to improve understanding of flood risk from the Brock Burn. A flood study on performance and condition of existing flood defence are to be evaluated, including the impacts of climate change and the existing flood defence, the White Cart Flood Protection Scheme is to be maintained. In addition, Scottish Water will carry out a sewer flood risk assessment and surface water management plan. East Renfrewshire Council to review the outputs of the surface water management plan and Scottish Water sewer flooding project in the Thornliebank area. If flood risk is confirmed a scoping study should be carried out to identify the future studies and works required that will achieve the Prepare, Avoid and Reduce objectives set.
- **Newton Mearns** - Objectives for Newton Mearns include a sewer flood risk assessment, carried out by Scottish Water, a flood study, building on from the surface water management plan and Scottish Water's sewer flood risk assessment, East Renfrewshire Council should develop the understanding of current and future flood risk, including any interaction with river flooding. In addition, Community engagement is to continue to be carried out in the area by the responsible authorities to raise awareness of flood risk.
- **Busby** - Actions proposed for Busby between 2022 and 2028 is a sewer flood risk assessment, carried out by Scottish Water. After 2028, a surface water management plan and flood study should be carried out.

The River Basin Management Plan for Scotland 2021 – 2027 (2021)

Building on the previous River Basin Management Plan's published in 2009 and 2015, the [River Basin Management Plan \(2021 - 2027\) \(2021\)](#) (CD 141) sets revised objectives to the end of 2027 and a strengthened programme of measures for achieving them in order to protect and improve the water environment of the Scotland River basin district.

National Planning Framework 4 (NPF4) 2023

NPF4 is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Policy 22 'Flood Risk and Water Management' states that flood risk resilience should be strengthened by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. .

Policy Intent:

To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Policy Outcomes:

- Places are resilient to current and future flood risk.
- Water resources are used efficiently and sustainably.
- Wider use of natural flood risk management benefits people and nature.

Eighteen national developments support the national spatial strategy of NPF4. Of relevance to this report is the 'Urban Sustainable, Blue and Green Surface Water Management Solutions' project. This national development aims to build on the benefits of the Metropolitan Glasgow Strategic Drainage Partnership, help the region adapt to extreme weather events that will become more frequent as a result of climate change and application of a nature-based approach to surface water management.

This SFRA is consistent with the aims of Policy 22 of NPF4 'Flood Risk and Water Management' and ensure that future flood risk is not exacerbated by development.

The East Renfrewshire LDP2 takes a precautionary approach to flood risk from all sources and promotes flood avoidance in the first instance. Flood risk and drainage impact assessments were undertaken for master plans areas identified through LDP1 and carried forward to LDP2.

Sustainable flood risk management guidance

The [Sustainable flood risk management guidance](#) (CD 116) looks to manage surface water to reduce flood risk and work collaborative across organisation to support the delivery of integrated drainage. The principle of surface water management planning recognises that the current drainage infrastructure, which includes the network of road drains, surface water pipes, combined sewers, and fast flowing burns and culverts which serve our places well, can become overwhelmed in the more regular occurrences of severe rainfall. Climate change modelling predicts these occurrences will increase, both in terms of frequency and intensity. This combined with population growth and increase paving over green spaces (urban creep) will put an even greater pressure on infrastructure in the future – with increased risk of surface water flooding.

Scottish Water Climate Change Adaptation Plan 2024

The [Adaptation Plan 2024](#) (CD 134) outlines the efforts it will take to make services and infrastructure more resilient to extreme weather. With growing impacts on assets and services from more extreme weather events locally and nationally, the plan highlights the steps that must be taken to go further and faster in adapting assets and services to ensure they remain reliable, resilient and sustainable. The Plan focuses on areas which are likely to face further disruption unless action is undertaken. It describes the consequences on water supplies, water quality, sewer systems, infrastructure and the environment without adaptation.

The Climate Change Adaptation Plan outlines several issues, including:

- Drought
- Deteriorating water quality
- Customer flooding and environmental pollution
- Waste water and environmental quality

The plan also outlines a range of scenarios as to how services for customers can be protected through adaptation and working with others and outlines projections for impacts on water and waste water services to 2050 and 2080.

4. Aims and Objectives

The primary aim of the SFRA is to help inform LDP3 by delivering the intention of NPF4 Policy 22 to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. In doing so it will also provide evidence to help deliver the principles of NPF4 Policy 1 Sustainable Places, Policy 2 Climate Mitigation and Adaptation, Policy 3 Biodiversity, Policy 4 Natural Places, Policy 6 Forestry, Woodland and Trees, Policy 8 Green Belts, Policy 13 Sustainable Transport, Policy 18 Infrastructure First, Policy 20 Blue and Green Infrastructure and Policy 21 Play, Recreation and Sport.

Carrying out SFRA specifically helps:

- Identify where flood risk exists in the plan area, and therefore areas where new development should be located or avoided at the Proposed Plan stage (unless it meets with Policy 22 - for such areas, the SFRA will help identify where more detailed analysis of flood risk will be needed). Flood risk considerations form a critical component of the Planning Authority's Site Assessment Framework, which forms part of the LDP3 Evidence Report. More information on this is provided below;
- Identify areas where climate change is resulting in unmanageable flood exposure, and so where alternative land use is needed, in accordance with NPF4;
- Identify where and how actions contained in the local flood risk management plan (including future flood protection schemes) affect the location of new development;
- Inform blue and green infrastructure audits and/or strategies in line with NPF4 Policy 20 'Blue and Green Infrastructure'; and
- Inform the Strategic Environmental Assessment (SEA) of the LDP.

5. Sources

This report has been prepared with reference to 'Guidance for planning authorities on Strategic Flood Risk Assessment', a guidance document published by SEPA in September 2023. This guidance suggests a number of potential sources of information which may be examined for the report, those considered most useful for the East Renfrewshire area are:

- SEPA Flood Hazard Maps GIS Layer (2022)
- SEPA Future Flood Maps GIS Layer
- Scottish Water Capacity GIS Layer (2023)
- East Renfrewshire Council Flood Studies
- Internal GIS Layers on Flooding Incidents
- East Renfrewshire Council Surface Water Management Plan
- [Natural Flood Management Maps](#) (available online) (CD 147)
- [SEPA Guidance on Climate Change Allowances for Land Use Planning \(CD 145\)](#)
- [SEPA Guidance for Planning Authorities on Strategic Flood Risk Assessment \(CD 116\)](#)
- [East Renfrewshire State of the Environment Report](#) (2019) (CD 271)
- [SEPA Reservoir Inundation Map](#) (available online) (CD 148)
- [SEPA \(2018\) National Flood Risk Assessment](#) (CD 143)
- [Clyde and Loch Lomond Local Plan District Flood Risk Management Plan \(2021\) \(CD 170\)](#)
- [Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan 2022 – 2028 \(Cycle 2\) \(CD 175\)](#)
- [Scottish Water Climate Change Adaptation Plan 2024 \(CD 134\)](#)
- [Scottish Water Strategic Plan](#) (CD 137)

It is worth noting that the SEPA surface water flood maps will be updated over the next few years. As part of this future flood hazard information will also be available for surface water. This will be reflected in future versions of the SFRA.

6. Evidence of Flood Risk in East Renfrewshire Council

The main potential sources of flood risk are: rivers (fluvial) surface water (pluvial) and groundwater, drainage, sewers and infrastructure failure (e.g. reservoir breaches - If the reservoir volume is more than 25000m³ this would likely be shown within the [SEPA reservoir inundation maps](#)).

Fluvial Flooding

Caused by excessive rainfall or snow melt within a limited period, which overwhelms the capacity of the watercourse or river channel, particularly when the ground is already saturated. It can also arise because of the blockage of a channel and/or associated structures such as small bridges and culverts.

SEPA has produced flood maps showing flood risk from river flooding at a national level and can be viewed on the [SFRA Map](#). This map gives indication that some areas in East Renfrewshire Council could be at risk from fluvial flooding.

Areas at risk of river flooding within East Renfrewshire are mainly limited to the immediate river floodplain.

Pluvial Flooding

Occurs when rainwater ponds or flows over the ground (overland flow) before it enters a natural or man-made drainage systems (e.g. a river or sewer/drain). It can also occur when drainage systems are at full capacity. It is often combined with sewer flooding and groundwater flooding.

SEPA has produced maps showing flood risk from surface water at a national level and can be viewed on the [SFRA Map](#). This map gives indication that some areas in East Renfrewshire Council may be at risk from pluvial flooding.

The most concentrated areas of surface water flooding are around the Burnhouse area of Newton Mearns; Barrhead North; and residential streets within Williamwood and Giffnock South.

Roads Drainage and Sewers Flooding

Occurs when the sewerage infrastructure has to deal with loads beyond its design capacity. This occurs most often because of high intensity rainfall events.

The surface water maps include the risk of flooding from the sewer network, identified by Scottish Water risk mapping.

Groundwater Flooding

Groundwater flooding is caused by the emergence of water from beneath the ground, either at point or diffuse locations. The occurrence of groundwater flooding is usually local and unlike flooding from rivers, does not generally pose a significant risk to life due to the slow rate at which the water level rises. However, groundwater flooding can cause significant damage to property, especially in urban areas and can pose further risks to the environment and ground stability.

Reservoirs

The revised Reservoir (Scotland) Act provides regulations for the construction, alteration and management of reservoirs capable of holding 10,000 cubic metres or more of water. In particular, the key principle changes that the new Reservoir Bill has introduced are in relation to the risk of flooding from reservoirs and facilitation of more environmental objectives relating to reservoirs and river basin management.

SEPA Reservoir Inundation Maps which can be viewed online at <https://map.sepa.org.uk/reservoirsfloodmap/Map.htm> show that the East Renfrewshire area would be likely flooded in the event of an uncontrolled release of water from a reservoir.

Areas at highest risk of flooding in the event of an uncontrolled release of water from a reservoir are concentrated around the east, next to Balgray Reservoir and north-west areas of Barrhead, predominantly around the edges of Neilston and Waterfoot, surrounding residential streets next to Eaglesham Burn in Eaglesham and mainly residential streets within Newton Mearns, particularly in the Crookfur and Malletsheugh areas.

7. Historical Flooding Events in East Renfrewshire Council

Within East Renfrewshire there are small pockets of surface water flooding spread across the rural and urban parts of the Council area. Surface water is a potentially significant issue, and various watercourses have and will continue to cause flooding issues and potentially impact development such as the White Cart Water, Capelrig Burn, Broom Burn, Auldhouse Burn and Levern Water. These areas are at a 0.5% (or medium likelihood of flooding) or a 10% risk (or a high likelihood of flooding) each year. In addition, whilst there may not be a record of flooding in other areas this does not mean it has not been subject to flooding in the past or may be prone to flooding in the future.

Due to East Renfrewshire's inland location, the area is not at risk of coastal flooding.

Watercourses are inspected on a four-year cycle by the Councils Roads Service and any clearance and repair works undertaken as required. 43 trash screens are situated where watercourses pass under the road network. These are inspected monthly and cleared of debris/silt as required. Ad-hoc inspections of these trash screens are also carried out when heavy rainfall is forecast.

A revenue budget allocation of £70k is available for flood prevention work which is also used to carry out inspection, assessments and subsequent works of clearance and repair to watercourses and clearance/maintenance of trash screens as required under our duties in accordance with the Flood Risk Management (Scotland) Act 2009.

8. Existing Flood Defence Schemes

White Cart Flood Prevention Scheme

The White Cart Water Flood Protection Scheme consists of three large floodwater reservoirs, over five miles of hard defences and storm water pumping stations. It is designed to protect properties in 1 in 100-year floods but will also help to reduce the impact of flooding during more extreme floods.

Levern Water, Barrhead

The Levern Water restoration project transformed derelict land in Barrhead town centre into a functioning flood plain for the Levern. The river had been canalised during the Victorian period of industrialisation, confining the water between two embankments and cutting the flow off from its natural flood plain. This restricted the rivers ability to flood in a natural way and in a major event would have forced flood waters to back up over public roads and threaten near-by homes and business. The re-channelled river was created through derelict land with the river given space to meander and flood into low lying areas beside its banks. The naturalised channel can hold flood water in an open area that protects on buildings and the road network.

9. Current Flood Management Practices

Flood management practices are being undertaken at several locations.

Scottish Water have invested in a major project to help reduce the risk of sewer flooding in Giffnock. The project involved the installation of an underground storm storage tank beneath the grassed open space at the junction of Braidholm Road with Whitton Drive and Graffham Avenue to increase the capacity of the existing wastewater network at this location. This project was completed in June 2023.

A significant upgrade to the sewer network in the Busby Glen area is being carried out which will reduce the risk of sewer flooding and provide environmental improvements to the local water courses.

10. Water Management

Scottish Water plans for the future provision of water through a sustainable water resource management approach; planning ensures that Scottish Water secures continuous, safe, clean drinking water for customers whilst supporting economic growth and protecting the environment. The water resource planning looks 25 years ahead to ensure an ongoing balance between water resource availability, abstraction licences and the changing demands for water. This work also uses climate change scenarios to inform long-term investment requirements which may include additional sources of water or increased connectivity across the country, alongside targeted demand management.

There is recognised uncertainty in the science and the timing of impacts and therefore on the evidence to plan future sustainable and resilient supplies whilst protecting the environment. Investment needs are reviewed on an ongoing basis, including securing or increasing resilience measures to ensure that services can be maintained and protected given the likely impacts of climate change. Investment in leakage reduction and resilience measures means that Scottish Water has maintained supplies through prolonged dry periods in recent years.

Water resource in East Renfrewshire

Scottish Water has assessed its water resource systems for Climate Change risk. An initial high level vulnerability assessment concluded that Scottish Water supplies from Glasgow were not vulnerable to climate change in the future, in view of the volume abstracted compared to the forecast availability. However, due to the strategic importance of the Glasgow system, full climate change modelling is planned in 2024 to confirm this initial finding. Through the water resource planning process, Scottish Water will continue to model and assess water availability against future demands for water, to ensure options are available to continue to access the water and maintain public water supplies.

Water Treatment Works and Wastewater Treatment Works Capacity

Scottish Waters Capacity data (2023), as shown on the SFRA map, shows the water and wastewater treatment works that are located in the East Renfrewshire area. This is a high-level snapshot in time of the current capacity of the treatment works for initial screening and development planning purposes and there may be localised issues in areas where no supply issues are identified.

It is a requirement of Scottish Water to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development forecasted by East Renfrewshire Council. Scottish Water will continue to work with the Local Authority to provide the required capacity at the Water and Wastewater Treatment Works that serve the local catchment area to meet known growth requirements, just ahead of need. Factors such as the total number of proposed developments, their scale and their distance from the Treatment Works may result in potential future growth investment being required. Where so, Scottish Water will engage with East Renfrewshire Council to gain a better

understanding of the future proposed developments (scale and location) which will inform strategic plans to identify where future growth investment priorities are and support a flourishing Scotland.

Scottish Water carry out Strategic Impact Assessments on the local water and wastewater networks to forecast all known planned development against hydraulic modelling. This allows Scottish Water to determine what is required in the local network to both protect existing customers and to meet the needs of future development. This may require mitigations and infrastructure upgrades depending on the outcome of the assessment.

The Scottish Water data shows that the following areas require potential future investment for Wastewater Treatment Works:

- Uplawmoor
- Barrhead
- Thornliebank
- Newton Mearns
- Giffnock
- Clarkston
- Waterfoot
- Eaglesham

Capacity currently available for Wastewater:

- Neilston

The Scottish Water GIS layer (2023) also shows potential future investment may be required for Water Treatment Works in the Picketlaw Water Operation Area.

Water Quality

East Renfrewshire falls within the Scotland River Basin District. Surface water bodies that are monitored by SEPA feed the following four river catchments:

- White Cart Water
- Black Cart Water
- River Garnock
- River Irvine

The mains water supply, which supplies over 97% of East Renfrewshire residents, is the responsibility of Scottish Water with regard to water quality. Drinking water for East Renfrewshire comes from three Scottish Water sites; Picketlaw, Milngavie Gorbals and Milngavie C1. These water supplies are regularly tested and are 100% compliant. In Scotland, approximately 3% of the Scottish population uses a private water supply for drinking water. These supplies can originate from a number of sources including lochs, burns or boreholes and are often found in more rural areas of Scotland. Private water supplies are not provided or maintained by Scottish Water.

The [RBMP3 - Water Environment Hub](#) (CD 140) provides environmental baseline data for the Evidence Report. The hub displays:

- The condition of water courses in 2020;
- Provides data on key pressures;

- When good condition will be restored;
- The predicted condition in 2027 and longer term; and
- What won't achieve good condition.

Table 1 below displays the [river classifications](#) (CD 152) for each water body across East Renfrewshire. SEPA produces an annual Water Framework Directive which is a classification for all water bodies in Scotland. Surface water bodies are classified using a system of five quality classes: high status to bad status. Water bodies in a near natural condition are at High status, while those whose quality has been severely damaged are at Bad status.

A total of 17 rivers were assessed through the SEPA water classification. The majority of the water bodies have been classified as moderate or good in relation to overall quality status. Annick Water, Capelrig/Auldhouse Burn water bodies have improved in overall quality status between 2020 and 2022. No water bodies status has worsened from 2020 to 2022. The remaining 15 water bodies have not changed from their previous status. Balgray Reservoir was rated Moderate, Dunwan Dam as good and Lochgoin Reservoir as good in 2022.

Table 1: River Classifications in East Renfrewshire

Water body	2015	2016	2017	2018	2019	2020	2022
Lugton Water	Poor	Poor	Poor	Moderate	Moderate	Moderate	Moderate
Levern Water	Poor	Poor	Poor	Poor	Poor	Poor	Poor
Annick Water	Poor	Poor	Poor	Poor	Poor	Poor	Moderate
Brock Burn (source to A726 Road Bridge)	Good	Good	Good	Good	Moderate	Moderate	Moderate
Capelrig/Auldhouse Burn	Poor	Poor	Poor	Poor	Moderate	Poor	Moderate
Earn Water	Moderate	Moderate	Moderate	Moderate	Poor	Poor	Poor
Kingswell Burn/Fenwick Water/Kilmarnock Water	Poor	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Dunwan Burn (u/s Dunwan Dam)	Good	Good	Good	Good	Good	Good	Good
Dunwan Burn/Polnoon Water (d/s Dunwan Dam)	Good	Good	Good	Good	Good	Good	Good
Craufurdland Water/Dunton Water(u/s Hareshawmuir Water)	Poor	Moderate	Good	Good	Good	Good	Good
Glen Water	Good	Good	Good	Good	Good	Good	Good

White Cart Water (above Kittoch conf)	Poor	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Kittoch Water	Poor	Poor	Poor	Moderate	Moderate	Moderate	Moderate
White Cart Water (Kittoch Water to A726 road bridge)	Poor	Poor	Poor	Poor	Poor	Poor	Poor
Old Patrick Water	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Hareshawmuir Water/ Gawkshaw Burn	Poor	Moderate	Good	Good	Good	Good	Good
Dusk Water	Good	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate

Source: <https://www.sepa.org.uk/data-visualisation/water-classification-hub/>

11. The Impacts of Climate Change on Flood Risk

Climate change is already having noticeable effects with rainfall patterns changing and the warming of the earth. It is expected that flooding will become a greater issue in the future due to the impact of climate change. Policy 22 ‘Flood Risk and Water Management’ in NPF4 aims to ensure that places are resilient to current and future flood risk.

Measures to reduce and mitigate the effects of climate change are central to NPF4 and regulations in relation to flooding and drainage. The implementation of sustainable water management techniques is important in working towards reduction, adaptation and mitigation of the impacts from climate change. This is supported by the policies and proposals in the [East Renfrewshire Local Development Plan 2](#) (CD 206) and the [Green Network Supplementary Guidance \(June 2023\)](#). (CD 204)

Successful examples of SUDs within East Renfrewshire include the Cala development at Ayr Road which is well integrated and combines SUD’s with a play space, path network and landscaping. Another example is mini SUD’s ponds (rain gardens) at Polnoon, Eaglesham which catch road water run-off. The SUDs pond at the Barrhead South masterplan area that is currently in progress should be well integrated into the green network as part of the landscaping with a footpath networks and should develop high diversity too.

Proposals should refer to the most up-to-date SEPA’s Flood Maps. Developers should also be mindful that other local features may have an impact on their site and that the SEPA’s indicative plans contain only high-level information.

SEPA Future Flood Maps show no dramatic change in river likelihood within the East Renfrewshire Council Area.

Climate Change Allowance

A climate change allowance is a prediction of anticipated change in peak river flow, peak rainfall intensity or sea level rise caused by future climate change. The type of allowance used will depend upon the type of flooding being considered and, for river (fluvial) flooding, the size of catchment or location.

Types of Allowances:

The types of climate change allowances to use in a flood risk are peak rainfall intensity, highest of peak rainfall intensity or peak river flow. Due to East Renfrewshire's inland location, the area is not at risk of coastal flooding therefore sea level allowances currently do not apply to the East Renfrewshire Council area as the area is not at risk from coastal flooding as indicated on the SEPA Flood Maps.

Peak rainfall intensity allowances should be used for river catchments less than 30km² and surface water, highest of peak rainfall intensity or peak river flow should be used for river catchments between 30km² and 50km² and peak river flow should be used for river catchments over 50km². Rainfall allowances can be used to provide a more accurate estimation for surface water (pluvial flooding) and fluvial uplifts in small 'flashy' catchments. Small watercourses are impacted because of the high volume of runoff relative to their channel capacity. Increases in rainfall intensity due to climate change are likely to result in an increase in the severity and frequency of flooding incidents on small watercourses.

The relevant regional flow allowance as identified in Table 1 and 2 of SEPA's Climate Change Allowance for Flood Risk Assessment in Land Use Planning Guidance for the Clyde River Basin Region is 49% total change to the year 2100 for peak river flow allowance. Total change to the year 2080 is 41% for peak rainfall intensity allowance.

12. Assessment of Site Options According to Flood Risk

SEPA has stated that SFRA's is a high-level, map-based overview of the scope and nature of all sources existing and future flood risk within the local development plan area.

The main aim of collecting the evidence is to inform the broad direction of the Spatial Strategy, delivering the intention of National Planning Framework 4 (NPF4) Policy 22 to strengthen the resilience to flood risk by promoting avoidance as first principle and reducing the vulnerability of existing and future development to flooding.

More detailed flood risk considerations will be set out in the Site Assessment Framework for assessing potential sites. Proposals will require to submit a Flood Risk Assessment, where applicable.

13. Limitations

Limitations to this SFRA include gaps in the evidence as existing information is on flood risk and incidents that have occurred within East Renfrewshire is limited. This includes restricted information on flooding incidents as incidents are only recorded if they enter a property. In addition, there are flood studies that are still required in the East Renfrewshire Council area as recorded by SEPA and East Renfrewshire Council roads department which includes:

- Barrhead
- Giffnock and Merrylee
- Newton Mearns
- Busby
- Neilston
- Netherlee

[Reservoir inundation maps](#) are only available to view online, the council does not have a GIS layer with reservoir information.

The Scottish Water Capacity maps shapefiles for both water and wastewater located in the East Renfrewshire area are a high-level snapshot in time of current capacity of treatment works for initial screening and development planning purposes. Factors such as the total number of proposed developments, their scale and their distance from treatment works may impact ability to service them and therefore potential future growth investment may be required.

Lastly, flooding information is forever evolving therefore the information presented in this SFRA is a 'snapshot in time'.

14. Implications for LDP3

This section sets out the implications for LDP3 for East Renfrewshire Council and its partners. These recommendations have been informed by the analysis and outputs in this report and consideration of how LDP3 can help to address local flooding and water management priorities most effectively.

This document has been discussed and generally agreed by Scottish Water and SEPA. Through LDP3 the Council will develop a place-based approach to support infrastructure requirements and work collaboratively with Scottish Water, SEPA and other partners to plan new development so that it does not lead to supply issues or issues with the treatment of wastewater and will contribute towards a more resilient water supply for future generations.

This Strategic Flood Risk Assessment has been carried out with the main aim of assisting the preparation of LDP3, particularly in regard to making decisions about preferred site allocations. It takes into account the aims of NPF4 Policy 22 Flood Risk and Water Management and forms the basis as a core component of the Site Assessment Framework. The Council will also continue to explore the effectiveness and deliverability of all sites currently included within the adopted LDP2, including exploring whether flood risk is a constraint to development.

It also takes into account the Flood Risk Management Plan Clyde and Loch Lomond Local Plan District (2021) and Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan 2022 – 2028 (Cycle 2) (2022), the Local Flood Risk Management Plan for the Clyde and Loch Lomond District (2022) and the River Basin Management Plan for Scotland 2021 – 2027 (2021).

Areas of flood risk shown on the [SFRA Map](#) include pockets within Barrhead, Thornliebank, Newton Mearns, Busby and Giffnock and will be avoided when identifying site allocations for LDP3.

LDP3 Evidence Report

Topic Paper 020: Health and Wellbeing

September 2024



Topic Paper 020: Health and Wellbeing

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage. This topic paper also forms part of the wider Infrastructure First approach Topic paper.

The purpose of this topic paper is to provide background information on the subject of health and wellbeing in relation to the development of East Renfrewshire. This topic paper looks at the issues which influence the health and wellbeing of local residents and looks at the key drivers for change that will improve the health and wellbeing of the area. Considerable work has already been undertaken to better understand the social care infrastructure requirements across the Council area. Further analysis will be required once the spatial distribution of development is agreed through the Proposed Plan stage of LDP3.

The topic paper also discusses current policies and guidance regarding health and planning. There are a multitude of factors that can impact on both health and wellbeing however this Topic Paper focuses on those areas where the LDP can have an influence. East Renfrewshire faces a number of health challenges and inequalities in which planning and place making has an important role to play.

Health Infrastructure Planning covers a wide range of activities, from broad strategic assessments of health and other infrastructure needed to support population growth and new residential development across the Council area, to how planning and development can contribute to broader health objectives through the development of detailed master plans and design briefs or the use of Health Impact Assessments.

Purpose and Content

The principal purposes of this report are to:

1. Provide an overview of demographic and social trends;
2. Outline the Policy Context;
3. Provide an overview of Health and wellbeing challenges;
4. Provide an overview of current East Renfrewshire Health and Social Care Partnership (HSCP) and related Strategies and the HSCP Property Estate;
5. Provide an overview of Primary Care and Care Home Infrastructure;
6. Provide an Assessment of future growth and demand for health infrastructure and health services;
7. Provide an overview of what infrastructure is currently planned; and
8. Set out implications for LDP3.

1) Demographic and social trends

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the size, composition, health and distribution of the population of the district; the health needs of the population of the district and the likely effects of development and use of land on those health needs; and the infrastructure of the district (including health care facilities) and how that infrastructure is used. The Evidence Report must also consider health inequalities, particularly in places experiencing the most disadvantage.

A wide range of factors and issues influence the delivery of infrastructure and health care facilities, including population and economic trends. A series of key facts and projections is set out in the Topic Paper 26: Socio-Economic and summarised below.

East Renfrewshire residents enjoy a good quality of life and as such, health in the area is relatively good. The [2022 Citizens Panel](#) (CD 214) reveals that there is a strong satisfaction within East Renfrewshire as a place to live (85%). While this remains a strong rating, it is below satisfaction results across previous Panel surveys, which have been in the range of 89-95% since 2013. The 85% satisfaction rating is also somewhat below that reported across Scotland as a whole, through the Scottish Household Survey (96%). However, the NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey (CD 188) shows that those in the most deprived area are less likely to feel they belong to their local area with 64% felt valued as a member of their community and 73% agreed people in the neighborhood could influence decisions.

Parts of the Council area are affected by social and economic deprivation. Survey results indicate that satisfaction levels are broadly consistent across key respondent groups, including ward areas. However, it is notable that satisfaction is lower for residents of Locality Planning Areas (areas affected by deprivation across East Renfrewshire) than for others.

Public Health Scotland local authority health profiles provide a full socio-demographic profile of the area. These are online resources that are updated regularly with data collated from a variety of sources on various health matters. Profile data has been prepared for the East Renfrewshire area (CD 281), together with separate summary data for the Eastwood Locality (CD 282) and the Barrhead Locality (CD 280), giving information on population, households, deprivation, health profile, life expectancy and use of services.

From this detailed analysis, it is clear that demographic pressures remain a very specific challenge for East Renfrewshire. The population is changing with a corresponding increase in the health and care needs of our residents. The projections highlight that there will be a significant change in the demographics of East Renfrewshire with an increase in the young and old population, who make greater use of universal health services. Forecasts suggest that the population of East Renfrewshire is set to increase by 6.4% between 2018 and 2028. The percentage of the 75 and over age group is projected to increase by 26.8% over the same period. People over the age of 80 are the greatest users of hospital and community health services and social care.

These projection trends will have implications for local service provision such as health care facilities for the elderly and also housing supply. Ageing populations can face more complex healthcare needs and there will be a greater need for more accessible market and affordable housing.

Trends in the GP Practice populations show a steady increase each year from 2015 for the majority of practices and for each of the 3 GP clusters of Eastwood 1, Eastwood 2 and Barrhead (Figures 4 and 5). There is significant pressure on GPs due to the level of new patient registrations.

2) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 is explicit in its support for the creation of healthy places. The ‘Local Living’ spatial principle aims to support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally. This supports the planning and delivery of liveable places where ‘we can all live better, healthier lives’. This message is reinforced through the ‘Six Qualities of Successful Places’ as set out in Policy 14 ‘Design, Quality and Place’ and Annex D of NPF4, namely Healthy; Pleasant; Connected; Distinctive; Sustainable; and Adaptable.

Key Policies include:

Policy 18: Infrastructure First

Policy Intent:

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

Policy Outcomes:

- Infrastructure considerations are integral to development planning and decision making and potential impacts on infrastructure and infrastructure needs are understood early in the development planning process as part of an evidenced based approach;
- Existing infrastructure assets are used sustainably, prioritising low-carbon solutions; and
- Infrastructure requirements, and their planned delivery to meet the needs of communities, are clear.

Policy 23: Health and safety

Policy Intent:

To protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

Policy Outcomes:

- Health is improved and health inequalities are reduced;
- Safe places protect human health and the environment; and
- A planned approach supports health infrastructure delivery.

Regulation 9 of the Act requires the Evidence Report to have regard to the location of Major Accident Hazard establishments and / or pipelines. This matter is explored under the Brownfield, Vacant, Derelict and Contaminated Land Topic Paper.

Health Impact Assessment

Policy 23 (part b) of NPF4 states that *'Development proposals which are likely to have a significant adverse effect on health will not be supported and a Health Impact Assessment may be required'*.

A Health Impact Assessment is a tool which considers the wider health implications of a policy, project or proposal as they are considered through the LDP and Development Management processes, with the aim of maximizing the proposal's positive health effects and minimizing its negative health effects. Although not required under LDP2, the Council will apply the approach advocated by NPF4 in the future consideration of applications.

East Renfrewshire adopted LDP2 (2022)

The [LDP \(CD 206\)](#) aims to ensure that health and well-being are recognised as a core component of the Development Strategy, and the Plan aims to create places that support healthy and active lives. Like other infrastructure provision, it is essential that healthcare facilities have sufficient capacity to accommodate new developments. A priority for LDP2 and future Local Development Plans was to ensure that the capacity required to support healthcare infrastructure requirements was fully considered in partnership with relevant organisations.

The LDP is required to take account of and support the implementation of HSCP plans and strategies to improve health and well-being and deliver sufficient health care facilities to meet local needs. The LDP seeks to maintain an adequate supply and range of community facilities, including health facilities, across the area to serve local needs and support the creation of more liveable and sustainable places.

Parts of the Council area are affected by social and economic deprivation. The strategy of LDP2 focused upon tackling and addressing these issues and inequalities including through delivery of the land use outcomes and local priorities of the ['Fairer East Ren' Plan \(CD 236\)](#) and its supporting [Locality Plans \(CD 257\)](#).

Planning Obligations

There are a wide range of facilities and infrastructure requirements that may be necessary in order to make a development acceptable in planning terms, such as Education; Community Facilities; Healthcare; Parks and Open Space; Transportation Infrastructure; Active Travel; and Green Infrastructure and Networks. These are outlined further in LDP2 and its' supporting [Development Contributions Supplementary Guidance \(June 2023\)](#). (CD 203). Further information is also set out in the Topic Paper 14: Infrastructure First.

The Council's position through LDP2 was that planning obligations towards healthcare facilities could not be added to the policy's potential requirements until there was a detailed evidence base and methodology in place to support this. The Council made a commitment through Strategic Policy 2 'Development Contributions' of LDP2 to carry out future analysis with partners to consider the capacity required to support future demand for healthcare infrastructure. Only if increased capacity is required in certain areas would consideration be given to requesting planning obligations for this purpose. Whilst healthcare infrastructure planning obligations are not currently considered under Strategic policy 2, planning applications are assessed to determine their impact on the wider service provision and framework, such as green infrastructure, sports facilities or active travel that could improve health or reduce inequalities.

The Scottish Government's Cabinet Secretary for Health and Sport and Minister for Local Government, Housing and Planning (CD 120) letter in 2019 highlighted duties for Planning Authorities and Health Boards in regard to development planning and its relationship to primary care, and the need to ensure that new development can be supported in locations or at times when the impact of the development on primary healthcare facilities can be managed. A number of other local authorities (e.g. Moray, Aberdeen City, Aberdeenshire and Edinburgh City Councils, amongst others) have evidenced that additional healthcare infrastructure capacity is required as a direct result of new development and have gone on to successfully secure planning obligations to support the required capacity enhancements.

As already stated, housing and population growth can place pressure on existing healthcare services and infrastructure. This topic paper provides an assessment of existing infrastructure and where gaps and pressurised areas currently exist. Section 7 provides an overview of the approach towards assessing the possible health infrastructure requirements arising from new residential development and related population changes.

3) Health and Wellbeing Challenges

The LDP has a role in considering all aspects that impact on an individual's health and to help influence positive wellbeing outcomes across all parts of the Council area. The following section illustrates examples of how health and wellbeing can be considered throughout the LDP3 process, highlighting challenges and issues to be addressed.

There are strong links between mental and physical ill health, well-being and land use and community planning. They are closely associated by their focus on improving people's lives. The places we live or work in and how they're designed have an important influence on our health and wellbeing. By supporting local living, community health and wellbeing can be improved by ensuring people have easy access to services, homes, greenspace, transport, learning, work and leisure locally. This matter is described in more detail within the 'Placemaking Topic paper. Keeping people well and independent is also crucial to supporting the economic growth of the area whilst also reducing demand on pressured services. It is critical that:

- Places must consider lifelong wellbeing by ensuring spaces, routes and buildings feel safe and welcoming using physical safety measures and passive surveillance;
- Healthy and active lifestyles should be created through the creation of walkable neighbourhoods, food growing opportunities and access to nature and greenspace;
- Proposals must be accessible and inclusive for all regardless of gender, sexual orientation, age, ability and culture;
- Proposals must consider social connectivity and create a sense of belonging and identity within the community; and
- Proposals must create environmentally positive places that have improved air quality, use derelict and brownfield land, removing known hazards and good use of green and blue infrastructure.

Proposals should be able to fully show through planning applications and supporting information how health and wellbeing has been considered for people of all ages, abilities and backgrounds while demonstrating economic, social and environmental benefits. This should include opportunities for exercise, community food growing or allotments.

3.1 Ageing population

The increase in older people, as described above and within the Socio-Economic Topic Paper is likely to present challenges including in terms of ensuring that appropriate housing is available to meet everyone's needs. The relationship between housing quality and health is especially important for older people, and so providing suitable accommodation has much wider benefits. The growth in the numbers of those aged 75 and over represents a significant and growing challenge in terms of additional pressures on the health and care system.

3.2 Housing

Housing issues such as affordability, suitability, size, condition and quality can all influence the health and wellbeing of people. As East Renfrewshire's ageing population grows the emphasis upon creating environments that support healthy ageing becomes more important. The need for specialist homes for older people is increasing, associated with increased life expectancies. Assisted living and care homes can help to support health outcomes, such as reducing

the risk of falls and fractures, which in turn reduces the demand for community-based care services including Care at Home. This matter is explored in detail within the Housing Topic Paper.

Retrofitting existing homes is an important part of the Scottish Government's Net Zero Strategy to bring existing homes up to better standards, including high levels of insulation, to reduce carbon emissions and promote health outcomes.

The LDP needs to ensure that an appropriate level of housing is being planned for, to meet identified needs now and in the future. This will support the sustainable development of the area and reduce risks of homelessness, unaffordability etc.

The further expansion of Green Blue Infrastructure which not only provides natural and sustainable management of surface water but creates sustainable, liveable places which encourages people to spend more time outdoors will be encouraged.

3.3 Inequalities

In terms of deprivation, East Renfrewshire is one of the least deprived local authority areas in Scotland as evidenced within the Socio-Economic Topic Paper. However, there are notable discrepancies that we see across the area with some neighbourhoods experiencing significant disadvantages. More than half of East Renfrewshire's population (55%), and 67% of the Eastwood population live in [SIMD datazones](#) (CD 127) that are among the 20% least deprived in Scotland. All of East Renfrewshire's neighbourhoods that are among the 20% most deprived are concentrated in the Barrhead locality with a quarter of the population living in these datazones.

The difference in deprivation between areas is a major determinant of health inequality. People living in the most deprived neighbourhoods are more exposed to environmental conditions which negatively affect health. Access to green space, pollution effects, housing quality, community participation, and social isolation are all measures of social inequality which have an impact on health. These factors underpin both physical and mental health.

The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey shows that those in the most deprived areas had poorer indicators for smoking, exposure to smoke, use of e-cigarettes, binge drinking, consuming fruit/vegetables and meeting the target for physical activity. Those in the most deprived areas were less likely to feel safe using local public transport or walking alone in their area. Those in the most deprived areas and those with a limiting condition or illness were more likely to say they had no qualifications.

In line with the socio-demographic profile we see differing health outcomes for the populations in our two localities of Barrhead and Eastwood. While life expectancy at birth is above the Scottish average for East Renfrewshire as a whole, it remains below average in the Barrhead locality. Both males and females born in the most deprived neighbourhoods have a lower life expectancy than those born in the least deprived. The life expectancy for Dunterlie, East Arthurlie & Dovecothall is lower than the national average and significantly lower than Whitecraigs and Broom area. Early mortality rates and the prevalence of long-term conditions including cancers are also generally higher for Barrhead. Hospital admission related to alcohol and drugs are also higher for Barrhead.

Inequality in education outcome is demonstrated in the most deprived neighbourhoods with 58% of East Renfrewshire young people living in SIMD 1-2 (Dunterlie, East Arthurlie and Dovecothall and Auchenback) attaining five or more SQA qualifications at Level 5 in S4 in 2022 compared with 90% of young people living in SIMD 9-10, indicating an attainment gap of 32 percentage points at this level.

[AHAH \(the index of 'Access to Health Assets and Hazards'\)](#) (CD 296) is a multi-dimensional index developed by the CDRC for Great Britain measuring how 'healthy' neighbourhoods are. The AHAH index combines indicators under four different domains of accessibility: Retail environment (access to fast food outlets, pubs, tobacconists, gambling outlets); Health services (access to GPs, hospitals, pharmacies, dentists, leisure services); Physical environment (Blue Space, Green Space - Passive); and Air quality (NO₂, PM10, SO₂). Distances shown for some of the measurement data are means of the time (in minutes) for driving by car along the established road network, between the population weighted centroid of each postcode contained within each statistical geographical unit, and the actual location of the outlet/service. The majority of the Eastwood part of the Authority falls within the best performing decile with parts of Barrhead and Neilston within the worst performing decile scores.

In April 2023 the Council published a [Social Justice Framework](#) (CD 269) for Education in East Renfrewshire. This framework is accompanied by a [Social Justice Strategy](#) (2023-26) (CD 270) which outlines the Education Department's plans to improve social justice through education.

Locality Plans are focused on tackling those inequalities within a specific geographical community. Locality plans have been developed for two localities: [Arthurlie, Dunterlie and Dovecothall \(CD 191\)](#); and [Auchenback](#) (CD 192) that have areas within the 20% most deprived areas in Scotland, with significantly poorer outcomes in health, education, housing and employment. Each plan has a set of priorities that reflect the unique needs of that locality.

3.4 Child Poverty and the Cost of Living

The [East Renfrewshire Children's Plan \(2023-26\)](#) (CD 213) outlines that although East Renfrewshire has one of the lowest levels of child poverty in Scotland at 14.4% the ongoing and cumulative impacts of COVID-19 and the Cost-of-Living Crisis has seen families facing more financial pressures than ever before. The Plan focuses on tackling the drivers of poverty whilst also mitigating the impacts of those who are in poverty. It recognises the impact of poverty on the health and wellbeing of children and young people and that the damaging effects can have a long-term impact into adulthood. Tackling child poverty is at the core of the Fairer East Ren Plans' focus to minimise inequalities of outcomes across East Renfrewshire and is in line with the Scottish Government's Fairer Scotland Action Plan.

East Renfrewshire Council encourages families and children to access the school meals service in order to ensure that all children have access to at least one healthy and nutritious meal per day given the physical and educational benefits this brings. The level of uptake of free school meals across East Renfrewshire at the P1-P5 year stages in March 2022 at 88.9%, is the highest recorded of all local authorities in Scotland, as per the annual [School Healthy Living Survey Statistics](#). (CD 104).

3.5 Transport and accessibility

Accessibility can be important for an individual's health and wellbeing. Well connected places can result in positive impacts on people's health and well-being, improve social cohesion through increased activity and social interaction, and help achieve wider sustainability objectives, such as reduced car use. Availability, quality and choice of modes of transport are also important in facilitating travel to employment, healthcare and social facilities.

Minimising car use will help to reduce the negative impact of noise and air pollution from vehicles on mental and respiratory health. Affordable and reliable public transport improves accessibility and allows those without access to a car to travel to employment and to access services and facilities.

One of the key issues raised across the consultation programme to the emerging Local Transport Strategy was access to healthcare, both in terms of health centres and hospitals. There are currently no hospitals located within the East Renfrewshire local authority area which means residents have to travel to the QEUH, Paisley RAH, Hairmyres in East Kilbride and the New Victoria Hospital in addition to other specialist services across the region. In general, there are a lack of direct public transport links from many parts of East Renfrewshire to these hospitals which causes significant issues for patients, staff and visitors who have to attend hospitals. The issue is not limited to hospitals, with the consolidation of health centres becoming a particularly acute issue as less GP surgeries are now located within communities. Eastwood Health Centre was referenced as a particularly problematic destination to travel to for those within its catchment area.

The LDP can positively influence some of the lifestyle factors that can lead to obesity through the creation of safe, attractive and convenient walking and cycling routes.

3.6 Social and Health infrastructure

Social infrastructure contributes to the development of healthy and sustainable communities by ensuring that population growth is supported by a network of facilities and services that are accessible, affordable and responsive to local community needs. Investment in social infrastructure is considered to be essential for the health, well-being and economic prosperity of communities. Access to education ensures the best possible start in life and improves long term employment, prosperity and health.

Community, leisure and sports facilities are an important element in creating sustainable healthy communities; improving the quality of life and opportunities for social interaction; providing physical and mental health benefits; and providing vibrant places and neighbourhoods. Taking part in regular physical activity is a major component of the realisation of a good standard of health, yet not enough people are partaking in a level of physical activity at levels sufficient to stay healthy. This could have significant long-term impacts on the population and increase the need for clinical services. Sedentary lifestyles and low levels of physical activity increase the risk of diabetes, cancer and cardiovascular disease. The Culture and Leisure Topic paper and the Play Sufficiency Strategy provide further information on these issues.

Poverty resulting from unemployment can both directly and indirectly impact mental and physical health. The LDP can ensure that new developments are focused on providing employment for local people.

3.7 Healthy Environment

The natural environment comprises a range of components which can help mitigate and adapt to the effects of climate change, encourage health and wellbeing and provide attractive places for people to live and work. The design and layout of where we live and work plays an intrinsic role in keeping us healthy and active. The quality of the environment and in particular, access to green space can have a positive impact on health and wellbeing, through increased physical activity and mental health benefits.

Access to convenient and well-designed public spaces can improve mental health and wellbeing. Public spaces are important for social interaction as well as adding to a neighbourhood's sense of community. Social isolation can have a detrimental impact on mental health and increase the risk of experiencing loneliness. Spaces should be designed with opportunities for social interaction in mind.

Access to playing fields and play facilities for children and young people to play and be more physically active offers an opportunity to aid in the reduction of child obesity.

Taking part in regular physical activity is a major component of the realisation of a good standard of health, yet not enough people are partaking in a level of physical activity sufficient enough to stay healthy as evidenced through the Socio-Economic Topic Paper. This could have significant long-term impacts on the population and increase the need for clinical services. The Ranger Service at the Dams to Darnley Country park run a series of health walks for people referred by their GP. Approximately 5-6 people participate in walks every week.

3.8 Healthy Eating

Local food growing supports NPF4's key principles of compact local living and tackling the climate and nature emergencies. Food growing in the community supports the delivery of outcomes set out in Fairer East Ren Plan the Council's Outcome Delivery Plan 2021 to 2024. In particular the two outcomes of "residents are as healthy and active as possible" and "East Renfrewshire is environmentally sustainable." The LDP can support opportunities for communities to access a wide range of healthier food production and consumption choices as further evidenced through the Council's [Food Growing Strategy 2023 \(CD 238\)](#).

Healthy environments can also provide opportunities for local food growing which can help promote healthy diets and active lifestyles. Food growing at community level directly addresses many current issues. Experience shows that food growing develops individual confidence and community cohesion, supports healthy and sustainable lifestyles, reduces carbon emissions and enhances biodiversity. The objective of this strategy is to ensure that food growing in East Renfrewshire can maximise these benefits for our residents. Poor access to shops selling fresh fruit and vegetables makes it challenging to consume a healthy, balanced diet and can contribute to the development of diabetes, cancer and cardiovascular disease.

The Food Growing strategy shows that in 2021/22 it was estimated that 4,122 food parcels were distributed through East Renfrewshire's two distribution centres – the equivalent of 429.1 parcels per 10,000 individuals. East Renfrewshire's rate was higher than that of the Scottish (360.5) and UK (324.0) averages. 75% of resident households have access to a garden, while 25% of households live in flatted accommodation. This 25% are particularly dependent on community growing space if they wish to grow. East Renfrewshire also has very low numbers of community growing spaces in comparison with neighbouring authorities. The Council manages 345 ha of open space but less than 1 ha is dedicated to community food production. As of March 2023, the total number of people on the waiting list for an allotment was 65. This total is greater than 50% of the total number of plots available.

The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey shows that those most likely to have difficulty meeting the cost of food and/or energy (at least occasionally): women; those living in the most deprived areas; and those with a limiting condition or illness. In addition, three in ten (29%) said they had difficulty meeting the cost of food and/or energy (at least occasionally), rising to 53% of those in the most deprived areas. Overall, 2% of the sample reported

experience of either going hungry or not eating for a whole day, indicative of the most severe forms of food insecurity.

The Food Standards Scotland '[Out of Home Environment](#)' (OOH) (CD 025) website publishes a range of information to understand the availability, behaviour and attitudes to food eaten outside the home. Eating out of home extends beyond the sit down meal and includes the food we eat 'on the go' as well as from takeaways. The food and drink we buy and consume from the out of home environment tends to be less healthy, and accounts for 25% of the calories we consume. The OOH sector is a significant contributor to the overall diet and remains a key area for intervention to improve the food environment and ultimately, the Scottish diet. Many popular foods and drinks purchased OOH are less healthy, and often high in calories, fat, salt and sugar.

To support out of home outlets to provide healthier foods, Public Health Scotland and Food Standards Scotland are developing a voluntary Eating Out, Eating Well Framework and Code of Practice for children's menus.

The '[The out of home environment in Scotland \(2021\)](#)' (CD 023) and the '[Total food and drink landscape in Scotland in 2021](#)' (CD 024) reports highlight that whilst the value of the total food and drink market increased in 2021, compared to 2019, the OOH market continues to be impacted by the effects of the COVID-19 pandemic with spend decreasing over this time. However, online spend for retail food and drink and OOH delivery have seen large increases in 2021, compared to 2019. The Food Standards Agency state that this data will be used to develop policy actions for the OOH environment, to work towards ensuring that the Scottish population have diets conducive to good health.

The [Priority Places for Food Index](#) (CD 295) is constructed using open data to capture complex and multidimensional aspects of food insecurity risk. The index was initially developed in response to the 2022 cost of living crisis which put many communities under severe financial pressure and at an increased risk of food insecurity. Building on the CDRC e-food desert index (EFDI), but with additional domains relating to fuel poverty and family food support, the goal of the Priority Places for Food Index is to identify neighbourhoods that are most vulnerable to increases in the cost of living and which have a lack of accessibility to cheap, healthy, and sustainable sources of food. The majority of the Eastwood part of the Authority falls within the lowest priority decile and is generally not at food insecurity risk with parts of Barrhead and Neilston within the middle decile scores.

Concentrations of Hot Food Take-aways and their impact upon health and wellbeing is discussed within the Town Centres and Retail Topic Paper.

3.9 Air Quality

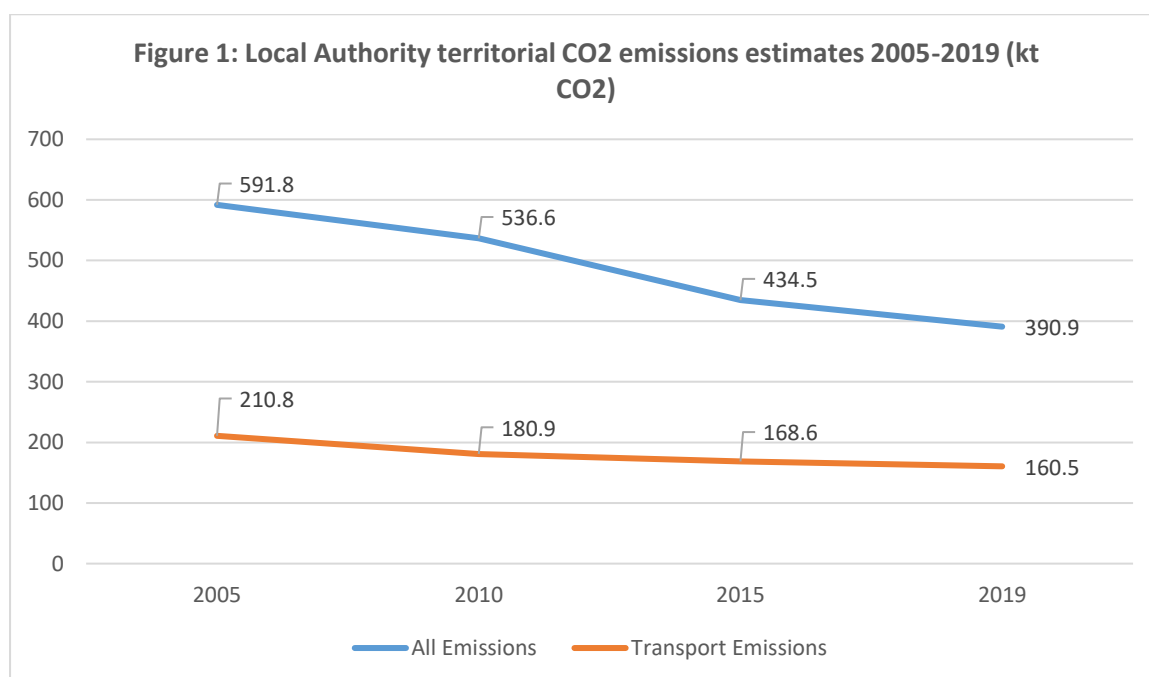
Air quality is an important factor in considering the health and well-being of an area. Poor air quality causes increased incidences of respiratory disease and other illnesses. Air pollution also has negative impacts upon the surrounding natural environment including designated habitats. There is a statutory requirement for the LDP to accord with any Air Quality Action Plans for Air Quality Management Areas in the Council area.

Air quality in East Renfrewshire is generally good. There are no major industrial or commercial sources of air pollutants within the area and road traffic is therefore the main source of local air pollution. Air quality has improved significantly since the 1950s, with dramatic reductions in most pollutants, in particular; lead, carbon monoxide and sulphur dioxide. However, air pollution

still damages our health and the environment. It is caused by emissions from industry, transport, energy and agriculture, as well as some household activities, such as heating and cooking.

Transport emissions within East Renfrewshire; 41% of total CO² emission estimates, the largest emitting sector (comparable with domestic emissions). Within a national context, East Renfrewshire represents 1.6% of Scotland's total Transport Emissions.

Across all sectors within East Renfrewshire concentrations of CO² emissions have continued to decrease as shown in in Figure 1. There is however a disparity between transport and other sectors, with transport emissions reducing 24% between 2005-2019 compared with 34% for all other sectors.



Source: Department for Business, Energy & Industrial Strategy, "UK local authority and regional carbon dioxide emissions national statistics: 2005-2019," 2021.

The Council's [Air Quality Annual Progress Report \(2020\)](#) (CD 207) provides an overview of air quality in East Renfrewshire Council and summarises the work being undertaken by the Council to improve air quality and any progress that has been made. Air Quality Monitoring Data and Comparison with Air Quality Objectives are set out within the report and summarised below. Air quality monitoring data is also shown for the nearest station at Waulkmill Glen in Table 1.

Air quality objectives seek to improve air quality and Air Quality Management Areas (AQMA) exist with the aim of reducing emission concentrations that have adverse effects on public health and the environment. As air quality is generally of good quality across East Renfrewshire, there are no designated Air Quality Management Areas. However, the Glasgow AQMA follows the northern extent of the council boundary and the cross-boundary implication of this will continue to be monitored.

The Council focuses on a range of measures designed to improve local air quality and increase public awareness of the steps that can be taken to minimise impact on our local environment. Vehicle idling enforcement schemes operate around local schools and an "anti-idling" message is promoted to primary school pupils. Active school transport co-ordinators help promote walking busses, safe

cycling and active travel routes for primary school children and a personal travel plan is developed for each pupil transferring from primary to secondary school. These measures will help reduce the number of vehicles travelling to and from schools and will also help reduce the level of noise generated by traffic at that time of day.

The Council recently launched a new initiative to monitor and improve air quality in East Renfrewshire. The initiative was launched at Braidbar Primary School on Friday, November 17 2023 and has been funded by the Scottish Government and the Scottish Environmental Protection Agency. It will also support the council's Environmental Health team to raise the profile of anti-vehicle idling patrols carried out around school gates. The initiative will be rolled out to all schools in the area with an air monitor used to check air quality at school gates.

The Council monitors air pollution levels at 23 locations across East Renfrewshire. If levels of pollutants are found to exceed the National Air Quality Strategy objectives, East Renfrewshire Council has committed to develop an action plan for the reduction of emissions. During 2019, nitrogen dioxide levels at all 23 sites were within the annual mean objective.

The area has a lower asthma prevalence rate (5.97) compared with 6.51 in East Dunbartonshire and 6.28 across the HNS Greater Glasgow and Clyde Health Board area in 2021/22. The figures for East Renfrewshire have been consistently lower over the period 2017/18 to 2021/22 (CD 241).

Barrhead, Neilston and Uplawmoor are designated as a Smoke Control Area. Smoke Control Areas were introduced by legislation in the 1950s and 1960s as a result of the heavy smog which affected many parts of the country. Within a Smoke Control Area it's an offence to cause the emission of smoke or burn any 'unauthorised' fuel. This applies to residential properties, as well as commercial industrial operations. Any fuel being used in a Smoke Control Area must be specifically authorised for use, unless it is being used in an 'exempt' appliance - that is one which has been proved to be capable of burning fuels without emitting smoke. Authorised fuels and exempt appliances are specified within Statutory Instruments made by the Government. This includes wood-burning stoves and similar appliances.

The Council does not currently monitor PM10 (PM10 describes inhalable particles, with diameters that are generally 10 micrometers and smaller). The closest air quality monitoring station is located at Waulkmill Glen sited within Glasgow City Council boundary. Monitoring results of PM10 from this location is shown in Table 1 below showing low levels of PM10, typically below the annual mean level of 18 µg m⁻³, and levels of PM10 have improved over a 7-year period from 2017 to 2023.

Table 1 : Monthly Average PM10 Concentrations ($\mu\text{g}/\text{m}^3$)

	2017	2018	2019	2020	2021	2022	2023
January	16	9	9	7	6	9	6
February	11	9	15	7	6	8	n/a
March	12	9	9	9	8	14	n/a
April	14	9	19	10	9	8	n/a
May	16	10	6	7	6	7	14
June	10	11	7	7	8	8	14
July	11	7	7	5	7	6	7
August	9	6	7	6	7	8	7
September	9	6	7	7	8	7	10
October	9	8	6	6	5	7	7
November	7	10	8	8	5	8	6
December	7	9	6	6	8	7	7

Source: Air Quality in Scotland (2023) Glasgow Waulkmillglen Reservoir (CD 082)

<https://www.scottishairquality.scot/latest/site-info/GLA7>

3.10 Noise

Noise can adversely affect quality of life, amenity, public health and environmental quality. By guiding development to the right locations and where necessary, specifying design and layout issues, the LDP can help to prevent and minimise the consequences of noise.

The European Parliament and Council Directive for Assessment and Management of Environmental Noise 2002/49/EC, more commonly referred to as the [Environmental Noise Directive](#) (CD 020) was adopted in 2004 and requires Member States to bring about measures “intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise”.

The Directive was transposed into Scottish legislation with the Environmental Noise (Scotland) Regulations 2006. These regulations set out two key tasks for managing environmental noise:

- Production of strategic noise maps for major roads, rail, airports and industry; and
- Development of Noise Action Plans (NAPs) to manage noise.

East Renfrewshire forms part of the wider [Glasgow Agglomeration Noise Action Plan](#). (CD 174). It is a requirement of the Directive that noise exposure levels are mapped and managed within agglomeration boundaries and that certain information is made available to the public.

No Candidate Noise Management Areas (CNMAs) were identified within the East Renfrewshire Council during the Round 1 (2007) and Round 2 (2012) process. Candidate Quiet Areas Rounds 1 and

2 identified 3 Candidate Quiet Areas within East Renfrewshire Areas. The three areas were not progressed to designated quiet areas.

Strategic noise maps (CD 092) for the East Renfrewshire area can be viewed at <https://noise.environment.gov.scot/noisemap/>

The map shows that the majority of the built-up area falls within areas of <55db. Areas with higher noise levels are generally located adjacent to the strategic road network with levels >65db.

3.11 Development Within Close Proximity to Wastewater Treatment Works

New development close to Wastewater Treatment Works (WWTW) must carefully evaluate the potential for odour nuisance arising. This will involve review of the operational and complaints history of a WWTW, a review of the potential odour releases from the WWTW and an assessment of the likelihood of an odour nuisance arising. Applicants looking to build residential housing near WWTW may be required to commission an Odour Impact Assessment with outputs to be reviewed and agreed by Scottish Water. Such an assessment would be developer led and financed and its outputs may identify the need for further mitigation work to reduce odour risk to future residents. Mitigation measures may have an impact on the design and layout of the proposed development. Access to operational treatment plants can be required at any time of the day or night and can involve heavy vehicle or plant machinery accessing the site. Consideration must be taken during site design to ensure this potential noise impact to new dwellings is considered. The presence of wastewater treatment plants may cause concern within local communities, but this should be weighed against the measures available to minimise and manage sources of odour, noise, pollution, or any other relevant hazards. While some of these risks cannot be removed completely, they must be managed given the purpose of the sites in providing an essential service to communities and protecting the wider environment from pollution.

3.12 Mental Health and Awareness of locations of concern for suicide

The rate of mortality from suicides in Scotland was 13.9 per 100,000 people in 2022. The rate of suicide mortality in males was 2.9 times as high as the rate for females. The rate of suicide mortality in the most deprived areas in Scotland was 2.6 times as high as in the least deprived areas in Scotland. This is higher than the deprivation gap of 1.8 times for all causes of death. The age-specific rate of suicides in Scotland is highest at the age 25-44 and age 45-64. The age-specific rate of suicides in age 65-74 has increased in each of the last five years (source: [Probable suicides 2022, Report nrscotland.gov.uk](#)). (CD 048).

As a result of the COVID-19 pandemic, there has been an increase in the self-reported cases of depression compared with pre-pandemic levels. According to a study carried out by the Mental Health Foundation in 2020, one in five adults in the UK have experienced depressive symptoms, compared to one in ten before the pandemic began. Women, younger people, people with less disposable income and people who are disabled or have another long-term physical health condition were more likely to report depressive symptoms.

The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey shows that overall 50% of respondents said at least one of the health and wellbeing indicators had deteriorated due to the COVID pandemic:

- 35% Quality of Life.
- 32% Mental / Emotional Wellbeing.

- 26% Physical Wellbeing.

In addition, 20% of adults had a WEMWBS score indicating depression, rising to more than 1 in 3 (35%) of those in the most deprived areas. One in seven adults felt isolated from family and friends and just under one in five adults felt lonely at least some of the time in the previous two weeks. The East Renfrewshire Community Planning Partnership is committed to promoting positive mental health and wellbeing through an early intervention approach and tackling loneliness and isolation in our communities.

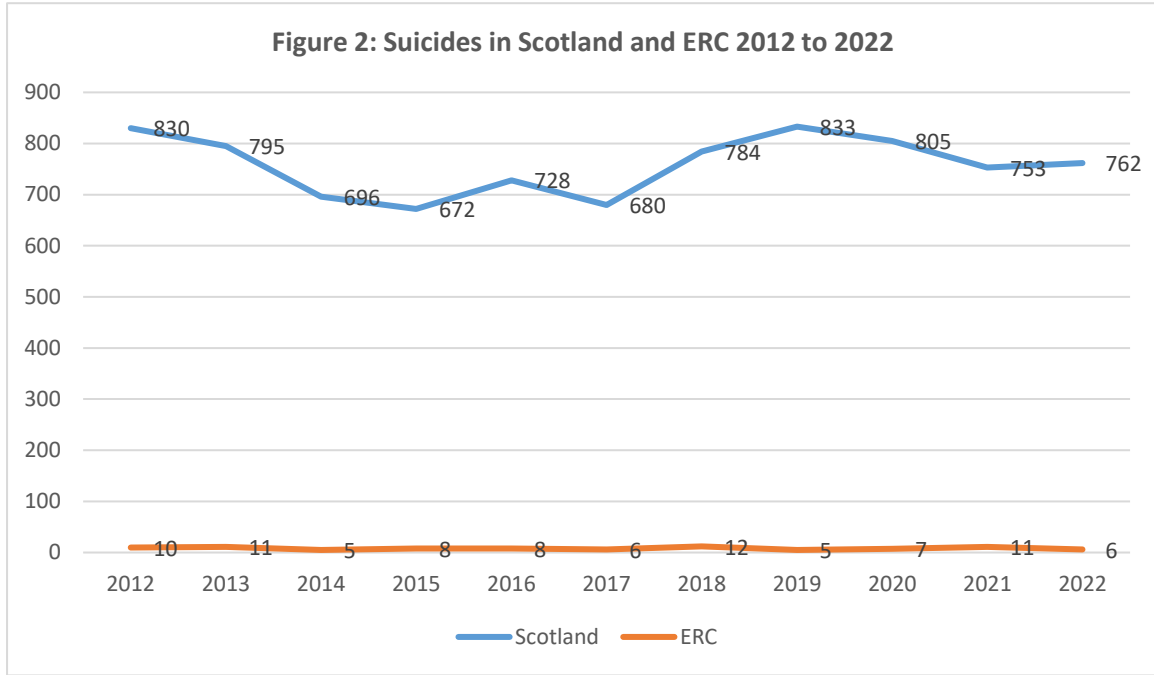
Where someone resides can have an impact on their mental health. The quality of the wider built environment is also a determining factor for mental health, with noise, pollution levels, quality of greenspace, access to services, all playing a part. The Council is not aware of any particular locations of concern for suicide, however, through the emerging Placemaking and Design Supplementary Guidance and other initiatives such as 'Local Living' and Locality Planning, the LDP can assist with delivering well designed and accessible local neighbourhoods.

In total there was 9,227 probable suicides recorded in Scotland compared to 99 in East Renfrewshire over the period 2012 to 2022 as shown in Figure 2. East Renfrewshire has the 4th lowest rate in Scotland. Only Na h-Eileanan Siar (51), Orkney Islands (48) and Shetland Islands (37) have lower figures.

The 2022 Citizens Panel reveals that respondents were generally positive about their recent mental and emotional wellbeing, particularly in relation to being able to make up their own mind about things, thinking clearly and dealing with problems. Nearly a third (30%) have felt lonely at least some time in the week prior to the survey, including nearly 1 in 10 (8%) who felt lonely most or all of the time during. It is also notable that those in rented housing and those with a disability are more likely than others to have felt lonely in the last week. This balance of views indicates that the proportion of respondents experiencing loneliness has returned to that reported in the 2019 survey, after a peak of 49% in the 2021 survey conducted during ongoing restrictions to control the spread of COVID-19.

East Renfrewshire has a lower mental health prevalence rate (0.68) compared with 0.78 in East Dunbartonshire and 1.06 across the HNS Greater Glasgow and Clyde Health Board area in 2021/22 (CD 241). The figures for East Renfrewshire have been consistently lower over the period 2017/18 to 2021/22.

East Renfrewshire has a lower depression prevalence rate (7.49) compared with 8.04 in East Dunbartonshire and 9.7 across the HNS Greater Glasgow and Clyde Health Board area in 2021/22. The figures for East Renfrewshire have been consistently lower over the period 2017/18 to 2021/22.



Source: <https://www.nrscotland.gov.uk/files/statistics/probable-suicides/2022/suicides-22-report.pdf>

4) Strategies and East Renfrewshire HSCP Property Estate

The 2019 Planning (Scotland) Act requires the Evidence Report to:

- Consider Health and social care infrastructure and services needed in the area, including both services provided in the community directly by Health Boards, and services provided on their behalf by contractors such as GPs, dentists and pharmacists;
- Provide an overview of the condition of buildings and whether any are programmed for refurbishment or replacement - timescales and whether funding is allocated in the capital programme or from another source; and
- Identify gaps in provision of facilities, services or amenities.

The following section outlines the Strategic Policy and Plan Framework and sets out the current infrastructure and properties across the Council area and current and future requirements.

4.1 East Renfrewshire Finance Strategies and Plans

Capital Investment Strategy (2023)

The [Capital Investment Strategy](#) (CD 211) sets out the Council's long term capital ambitions and the associated resource implications and risks over the period 2023 to 2033. This assists with long term financial and service planning and ensures that capital investment aligns with local, regional and national strategies. The strategy adopts a corporate approach to long term capital planning, beyond the span of our current capital plans, taking direction from the Council's Outcome Delivery Plan and a range of other key plans and strategies.

General Fund Capital Plan (2023)

The [General Fund Capital Plan](#) (CD 239) covers the 10 years from 2023/24 to 2032/33. Whilst the Council only approves the capital programme for the coming year, the Capital Plan also includes figures for future years so that long term capital investment plans and their associated financial impacts can be recognised. Our rolling Capital Plan aligns with best practice in covering the next 10 years. The Council's Capital Investment Strategy provides an even broader view of the Council's capital ambitions.

There is currently no funding identified within the Capital Investment Strategy or the Capital Plan for the refurbishment or replacement of HSCP properties. However, the Capital Plan highlights the investment of £1.15 million to upgrade our telecare systems which allow older and vulnerable people to remain in their own homes. In addition, the Council's 2023 Budget Statement highlighted:

- Cost of Living package of £4.4m was delivered to help our most vulnerable residents;
- Partnership working with voluntary sector to launch a network of Warm and Welcome Spaces - 38 Warm and Welcome Spaces across East Renfrewshire;
- There was a strong performance on delayed discharges, freeing up NHS beds and ensuring people can live at home;
- More than £1m spent on new telecare system.

4.2 East Renfrewshire and HSCP Strategies and Plans

East Renfrewshire Community Plan

The [Community Plan \(2018-28\)](#) (CD 217) reflects residents' top priorities and serves as the main strategic document for the East Renfrewshire Community Planning Partnership. The Plan also includes Fairer East Ren – our Local Outcomes Improvement Plan - as required by the Community Empowerment Act. Fairer East Ren focuses on reducing inequality of outcome across groups and communities which is supported by more detailed Locality Plans focused upon local communities.

Locality Plans are focused on tackling those inequalities within a specific geographical community. Locality plans have been developed for the two localities (Arthurlie, Dunterlie and Dovecothall and Auchenback).

The Community Plan's vision is: *“East Renfrewshire is an attractive and thriving place to grow up, work, visit, raise a family and enjoy later life”*. Health and well-being is a key theme that runs throughout the Plan.

The Community Plan is structured around 5 strategic priority areas:

- All children in East Renfrewshire experience a stable and secure childhood and succeed;
- East Renfrewshire residents are healthy and active and have the skills for learning, life and work;
- East Renfrewshire is a thriving, attractive and sustainable place for residents and businesses;
- East Renfrewshire residents are safe and live in supportive communities; and
- Older people and people with long-term conditions in East Renfrewshire are valued; their voices are heard; and they enjoy full and positive lives.

The [Community Planning and Fairer East Ren Annual Report 2022-2023](#) (CD 218) summarises progress against each of the outcomes. Across the five outcomes, there are a number of positive changes including economic activity show progress in supporting children to have a stable childhood and succeed, and in supporting East Renfrewshire residents to have the right skills for learning, life and work; the crime rate indicator shows progress towards ensuring East Renfrewshire residents are safe and live in supportive communities. For both Outcome 1 and Outcome 5, some indicators have shown little or no change, including life expectancy (for both males and females) and dependency ratios for both children and young people, and older people. There are a small number of indicators which are not progressing as anticipated; child poverty, and satisfaction with East Renfrewshire as a place to live (taken from the Citizen Panel survey).

East Renfrewshire HSCP Strategic Plan (2022-25)

East Renfrewshire Health and Social Care Partnership (HSCP) is a partnership between East Renfrewshire Council and the NHS. The HSCP is responsible for delivering all local health and social care services to the population of East Renfrewshire.

The East Renfrewshire [HSCP Strategic Plan \(2022-25\)](#) (CD 246) sets out the shared ambitions and strategic priorities of the partnership and how it will focus activity to deliver high quality health and social care to the people of East Renfrewshire in support of its vision which is *“working together with the people of East Renfrewshire to improve lives”*.

The Plan sets out fundamental strategic priorities for improving health and wellbeing and drives and influences the delivery of health and social care such as supporting people to living independently and well at home; supporting better mental health and wellbeing; and ensuring access to high quality local health care services.

The Plan is clear that demographic pressures remain a very specific challenge for East Renfrewshire due to an increasing elderly population with a higher life expectancy than the Scottish average and a rise in the number of children with complex needs.

The Strategic plan aims to improve the health and wellbeing of the local population, reduce the health inequalities that exist and support all to live healthy lives. East Renfrewshire continues to perform well ahead of the Scottish average for life expectancy and premature mortality rates, however, health inequalities persist in East Renfrewshire and may have been exacerbated by the impact of the pandemic. Collaborative and targeted interventions with physical activity and health awareness have been delivered in Barrhead and Neilston. In partnership with the East Renfrewshire Culture and Leisure Trust the Ageing Well activity to support health and wellbeing for older residents is progressing.

The Strategic Plan covers the period 2022-25 and sets out nine strategic priorities. These are:

1. Working together with children, young people and their families to improve mental and emotional wellbeing;
2. Working together with people to maintain their independence at home and in their local community;
3. Working together to support mental health and wellbeing;
4. Working together to meet people's healthcare needs by providing support in the right way, by the right person at the right time;
5. Working together with people who care for someone ensuring they are able to exercise choice and control in relation to their caring activities;
6. Working together with our community planning partners on new community justice pathways that support people to stop offending and rebuild lives;
7. Working together with individuals and communities to tackle health inequalities and improve life chances;
8. Working together with staff across the partnership to support resilience and wellbeing; and,
9. Protecting people from harm.

The [Annual Performance Report 2022/23 \(CD 244\)](#) provides a summary of performance against the priorities. Relevant information is set out below:

Priority 2. Working together with people to maintain their independence at home and in their local community.

Over 2022-23 HSCP continued to support people to live independently and well at home, despite additional demand pressures on services due to more people seeking support at home as well as increased levels of frailty and complexity.

Headline performance data includes:

- 64.4% of people aged 65+ with intensive care needs (plus 10 hours) receiving care at home (up from 62% in previous year).

- 65% of adults (18+) receiving personal care at home or direct payments for personal care, as a percentage of the total number of adults needing care.
- 80.4% of adults supported at home who agreed that they are supported to live as independently as possible.
- 89% reporting 'living where you/as you want to live.'
- 48% of people with reduced care need following reablement / rehabilitation (down from 60% for 21/22 but up from 31% for 20/21).

Priority 7. Working together with individuals and communities to tackle health inequalities and improve life chances

During 2022-23 the HSCP continued to support a wide range of health improvement activities including physical activity programmes, action to support better mental health and wellbeing, health harm reduction and promotion of breastfeeding in our disadvantaged neighbourhoods.

Headline performance data includes:

- Our premature mortality rate remains significantly below the national average at 334 per 100,000 (Scotland 457).
- 17.9% of infants in our most deprived areas (SIMD 1) were exclusively breastfed at the 6-8 weeks – significantly up from 7.5% for the previous year (2020-21 figure).
- 92% of adults report they are able to look after their health very well or quite well (Scottish average is 91%).
- Male life expectancy at birth in our 15% most deprived communities is 74.7 compared to 72.1 for Scotland.
- Female life expectancy at birth in our 15% most deprived communities is 79.8 compared to 77.5 for Scotland.

The Strategic Plan and the Annual Performance Report do not refer to the need for a local property strategy. However, the Annual Performance Report notes that '*developing the integrated Health and Care Centres at Barrhead and Eastwood provided the HSCP with an ideal opportunity to facilitate a fundamental change in the operational delivery of health and social care for people in East Renfrewshire*'. The documents acknowledge the impact of demographic pressures and of new residential development.

NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey

The survey provides valuable information on the self-perceived health and wellbeing of East Renfrewshire residents, their health behaviours, social health, social capital and financial wellbeing. The survey is conducted at 3 yearly intervals since 1999 (8th) and provides a 'snapshot in time'. It is representative of the HSCP population and sub-areas to allow the exploration area, age, sex and deprivation. The survey comprises a large sample which has grown significantly over time and includes core set of questions with new questions introduced to reflect local priorities and changing national targets.

Sample Size

- 1,058 East Renfrewshire;
- 1,085 West Dunbartonshire;
- 1,138 Inverclyde;
- 1,144 Renfrewshire;
- 1,088 East Dunbartonshire;
- 4,518 Glasgow City;

- 10,030 Total Sample.

The survey is structured around the following topics:

- Health & Illness - General Health, Mental Wellbeing, Quality of Life, Long Term Conditions and WEMWBS.
- Health Behaviours - Smoking, Drinking, Physical Activity and Diet.
- Social Health - Loneliness, Isolation, Belonging, Value, Quality of Services, Safety, Victim of Crime and Caring.
- Social Capital - Resilience and Trust, Social Activism and Volunteering.
- Financial Wellbeing - Adequacy of income, Benefits, Meeting Expenses, Financial Emergencies and Food / Fuel Insecurity.
- Population Characteristics - Living Alone, Children in Households, Education, Tenure and Economic Activity.

4.3 HSCP Accommodation and Property Strategies

Section 7 of this topic paper outlines the approach to projecting future healthcare requirements in partnership with East Renfrewshire HSCP and NHS partners. The following section outlines the current East Renfrewshire HSCP Accommodation Strategy and Primary Care Estate Strategy.

Further analysis of these matters is outlined in the following sections.

Integration Joint Board Accommodation Strategy (June 2023)

The Integration Joint Board (IJB) sets the strategic objectives and direction for the HSCP as set out in the Strategic Plan outlined above. The purpose of the [Accommodation Strategy](#) (CD 245) is to support the delivery of the strategic plan and ensure that property is fit for purpose and supports service delivery, now and in the future in line with the strategic aims and plans of the IJB. Whilst the IJB does not hold any assets itself, the properties used to support service delivery are fundamental to how and where the HSCP delivers the services included within the Strategic plan.

The HSCP delivers health and social care from property that is owned or leased by either East Renfrewshire Council or NHS Greater Glasgow and Clyde. To deliver integrated health and social care services within East Renfrewshire opportunities to rationalise buildings have already resulted in the two health and care centres being provided in Barrhead and Clarkston (Eastwood). There are also a number of GP practices who provide services within East Renfrewshire, some from the health and care centres and others from their own premises. The current list of HSCP properties and GP practices are set out under Section 3 of the Accommodation Strategy and Appendix 1 of this report.

The Accommodation Strategy outlines a number of factors that will impact on the IJB and the HSCP over the coming months and years, including:

- Budget Constraints;
- Increasing Population and Impact on Demand;
- Increasing numbers of unaccompanied asylum seekers;
- Increasing asks for use of accommodation;
- LDP3 and planning obligations model;
- Future service delivery models and wider change;
- NHSGGC recent board wide Property Strategy review;
- Sustainability & Climate Change; and

- National Care Service and Other Policy Decisions.

Draft East Renfrewshire Primary Care Estate Strategy (January 2023)

The draft Primary Care Estate Strategy (CD 231) sets out evidence-based proposals relating to a longer-term property strategy for the East Renfrewshire HSCP reflecting the requirements of all stakeholders along with data relating to the current condition, capacity, and functional suitability of the existing property portfolio.

The first phase was to assess what properties/premises comprised the Primary Care estate and those services currently delivered from them. This included the collection and review of baseline clinical and service data; an assessment of indicative capacity available and options for strategic consolidation that may release space for alternative use; and the development of a Strategic Infrastructure Database (SID) to consolidate all available information to reflect: the overall quality/fitness for purpose of existing buildings; their baseline utilisation; their strategic significance as a service delivery location; and their potential to support future change/deliver service needs.

The East Renfrewshire SID identified a wide range of data: outlining the distribution of GP practices; highlights that properties range from less than 10 years old (Eastwood Health & Care Centre) to over 140 years old (Carolside Medical Centre); and identified a total backlog maintenance figure of circa. £1.99m across all properties where backlog costs have been identified. This included £1.4m associated with Barrhead Health and Care Centre and £0.6m backlog associated with the eight GP owned/leased facilities in East Renfrewshire.

The strategy outlined a number of factors that need to be considered for future facility planning. These include population change and demographics; addressing inequalities; the impact upon future infrastructure through planned housing developments; the additional capacity required to address these factors.

The strategy concluded that:

- Overall East Renfrewshire generally benefits from a majority of good/very good buildings, in strategically important delivery locations across the area that have an important medium/long-term role;
- All practices are likely to be impacted in space terms by potential future housing developments based on identified sites and unit numbers through LDP2;
- When considering existing services on a “cluster” basis, demand for GP services emerging from new housing development in LDP2 appears to be “collectively” manageable at present in all areas except Eastwood 2. The challenge appears most significant in the Eastwood 2 cluster, in particular the Sheddens Medical Practice, Carolside Medical Centre, Greenlaw Medical Practice, and Mearns Medical Centre, but there are also areas of capacity challenge in the Eastwood 1 cluster practices and the Lavern Valley Cluster (in particular Neilston Medical Centre). It is therefore highly likely that additional capacity will be required even in the short-term;
- The situation is likely to be exacerbated by the poorer GP infrastructure and lack of shared HSCP space already identified, potentially underlining the requirement for additional shared support space in this area as a matter of priority; and
- The above conclusions may present a case for future d planning obligations to be required from new proposals. (The case for requiring planning obligations towards healthcare infrastructure will be determined through future analysis and modelling following the identification of agreed residential site options through the Proposed Plan stage).

The strategy identifies how existing services and facilities should change over the short, medium and longer term. These are summarised below:

In the short-term (0-3 years):

- Agree the space that can be freed up within Eastwood H&CC and Barrhead H&CC through the appropriate consolidation and re-alignment of existing services.
- Identify the different ways (options) that would allow the space freed up to:
 - Reduce the size of or negate the requirement for a new health and care facility in the Newton Mearns area to address recognised local GP capacity challenges.
 - Accommodate CAT services, currently delivered from St Andrews House.
- Conduct an option appraisal to determine the optimal solution to address the lack of clinical capacity in the Newton Mearns area.
- Review and re-present (if required) the amended argument for a Newton Mearns Health & Care Centre, as a component of the NHSGG&C prioritisation process.
- Secure the funding required to implement those preferred solutions identified as essential in the short-term.

In the short to medium-term term (0 – 10 years):

- Develop the business case(s) and detailed briefing documentation required to support infrastructure development and approved capital projects in response to the findings of the option appraisal conducted and in the context of the relevant NHSGG&C Capital Planning & Prioritisation process/project programme.

In the medium to long-term (3 – 10 years plus):

- Maintain, develop, refurbish and/or construct the physical infrastructure associated with approved business cases in line with the overarching NHSGG&C Primary Care Estate Strategy and place-based investment approach. This is likely to include, most notably, the delivery of a preferred solution to address current and projected GP capacity challenges in the Eastwood/Newton Mearns area.

Although not covered in the strategy there is also a need to identify short / longer term accommodation solutions in Neilston Medical Centre and discussions between ERC, HSCP and the medical centre are ongoing.

5) Primary Care and Care Home Infrastructure

General Practice Infrastructure

East Renfrewshire has 15 GP practices with a total registered patient population of 101,423 (Oct 2023) ranging from 2,415 patients in the smallest practice (Sheddens) to 14,935 patients in the largest practice (Mearns Medical Centre). There are 11 practices in the Eastwood area and 4 in the Leven Valley area. In 2018 East Renfrewshire HSCP worked collaboratively with local GP Practices to design a local Primary Care Improvement Plan (PCIP). The PCIP is almost fully implemented resulting in an additional 52.5 staff to support Practices.

It is worth noting that the registered patient population in East Renfrewshire GP practices is greater than the East Renfrewshire total population as NHS GP practices within East Renfrewshire have overlapping catchments and do not follow the Local Authority boundary.

There are currently 3 GP clusters across the two localities of Eastwood and Levern Valley, namely: Eastwood 1 (EW1); Eastwood 2 (EW2); and Barrhead (B). Eastwood 1 comprises the largest registered population (41%) of the total, followed by Eastwood 2 (33%) and Barrhead (26%).

East Renfrewshire's growing population has had a significant impact on GP practice lists. However, the PCIP implementation has enabled practices to support a significantly higher number of patients. The national priority was to reduce GP and practice workload with HSCPs delivering services through a range of multi-disciplinary teams (MDTs) including pharmacists, physiotherapists and advance nurse practitioners and other health professionals.

Table 2 shows the change in the registered population for the current 15 GP practices. Overall, since 2015 the registered practice population has risen from 91,336 in 2015 to 101,243 in 2023 (an increase of 9.95%). The current average list size is 6,762 which is higher than the Scottish average of 6,649 patients. The majority of GP practices have seen an increase in the registered population during the period 2015 to 2023, with 5 practices experiencing an overall reduction Eastwoodmains Medical Practice, Elmwood Medical Practice, Carolside Medical Centre, Williamwood Medical Practice and Levern Medical Group.

Table 2: Registered Population by year

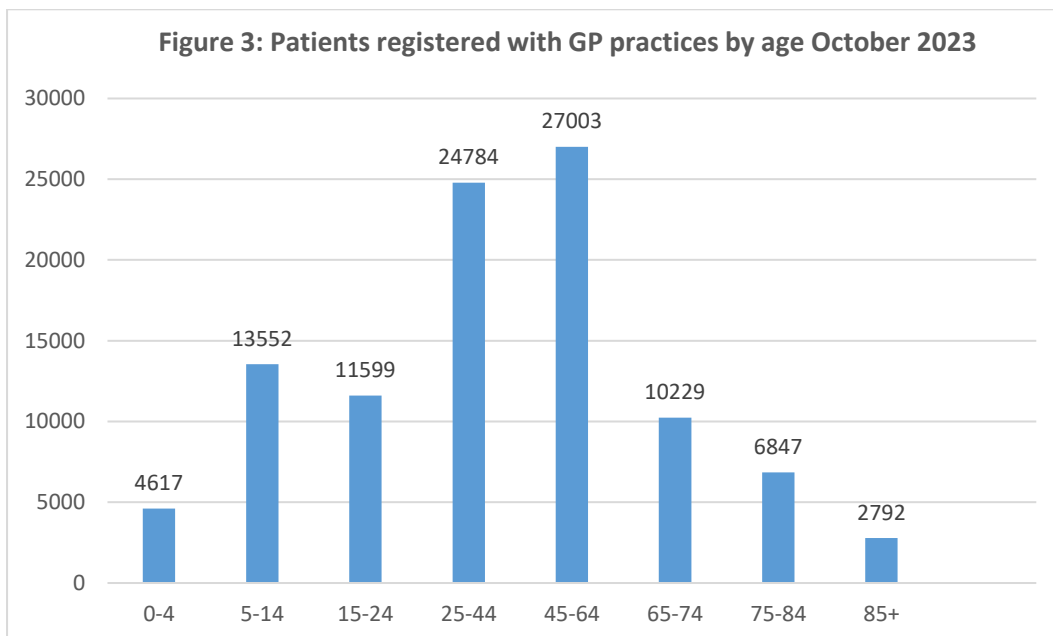
GP Practice Name	Address1	Address 2	Cluster	Registered Population			Change by period			% change
				Oct-2023	Oct-2019	Oct-2015	2015-2019	2019-2023	2015-2023	
Drs Boardman & Partners	Drs Boardman, King, Earl & Boyd	Eastwood Health & Care Centre	EW1	7502	6683	6384	299	819	1118	14.90
Sheddens Medical Practice	Sheddens Medical Practice	The Sheddens Medical Practice	EW2	2415	2098	2125	-27	317	290	12.01
Drs Morrice & Partners	Eastwood Health & Care Centre	Drumby Crescent	EW1	8305	7510	6726	784	795	1579	19.01
Mearns Medical Centre	Mearns Medical Centre	30 Maple Avenue	EW2	14935	13093	11472	1621	1842	3463	23.19
Eastwoodmans Medical Practice	Eastwood Health & Care Centre	Drumby Crescent	EW1	4853	4637	4960	-323	216	-107	-2.20
Broomburn Medical Centre	Broomburn Medical Centre	257 Mearns Road	EW2	3158	2927	2852	75	231	306	9.69
Greenlaw Medical Practice	Greenlaw Medical Practice	Unit 3, 3 Greenlaw Place	EW2	4922	4503	3607	896	419	1315	26.72
Elmwood Medical Practice	Elmwood Medical Practice	Eastwood Health & Care Centre	EW1	2811	2985	3174	-189	-174	-363	-12.91
Carolside Medical Centre	Carolside Medical Centre	1/2 Carolside Gardens	EW2	8077	8136	8137	-1	-59	-60	-0.74
The Maclean Medical Practice	The Maclean Medical Practice	Eastwood Health & Care Centre	EW1	9089	8754	8309	445	335	780	8.58
Williamwood Medical Practice	Williamwood Medical Practice	85 Seres Road	EW1	9014	9920	9366	554	-906	-352	-3.91
Gleniffer Medical Group	Gleniffer Medical Group	Barrhead Health & Care Centre	B	9165	8632	8180	452	533	985	10.75
Neilston Medical Centre	Neilston Medical Centre	1 High Street	B	4240	3759	3569	190	481	671	15.83

The Oaks Medical Practice	The Oaks Medical Practice	1st Floor, Barrhead Health & Care Centre	B	4273	3800	3544	256	473	729	17.06
Levern Medical Group	Levern Medical Group	Barrhead Health & Care Centre	B	8664	8410	8931	-521	254	-267	-3.08
Total				1014 23	9584 7	9133 6	4511	5576	1008 7	9.95

Source: Public Health Scotland GP Practice Contact Details and List Sizes (CD 072)

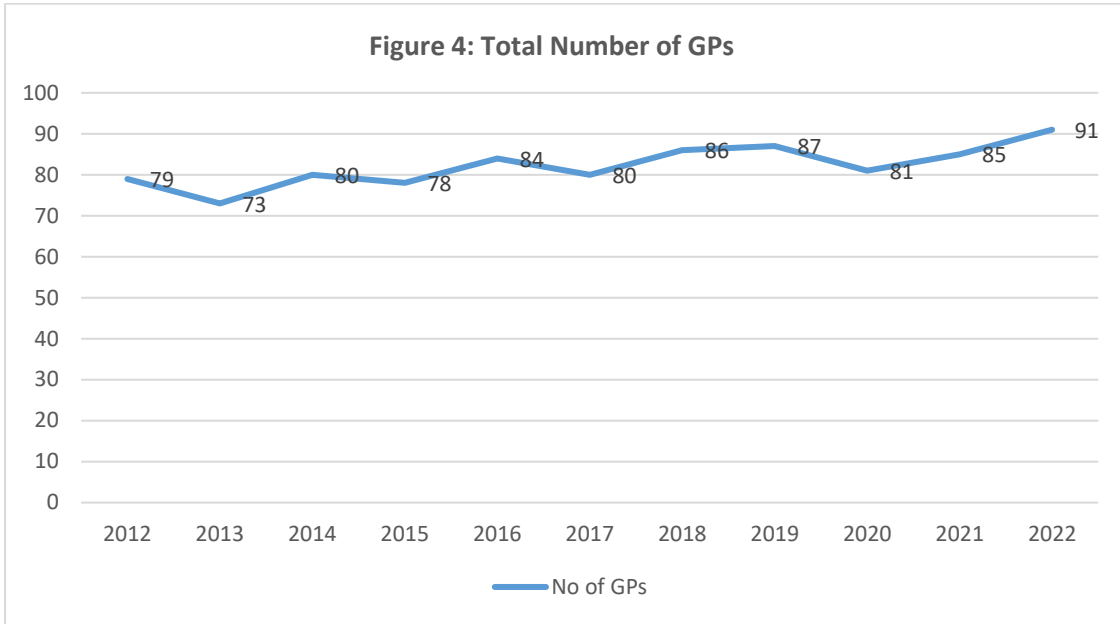
<https://www.opendata.nhs.scot/dataset/gp-practice-contact-details-and-list-sizes>

Figure 3 shows the breakdown of the registered population by age as at October 2023. The largest groups being the 25 to 44 and 45 to 64 age groups.



Source: Public Health Scotland GP Practice Contact Details and List Sizes

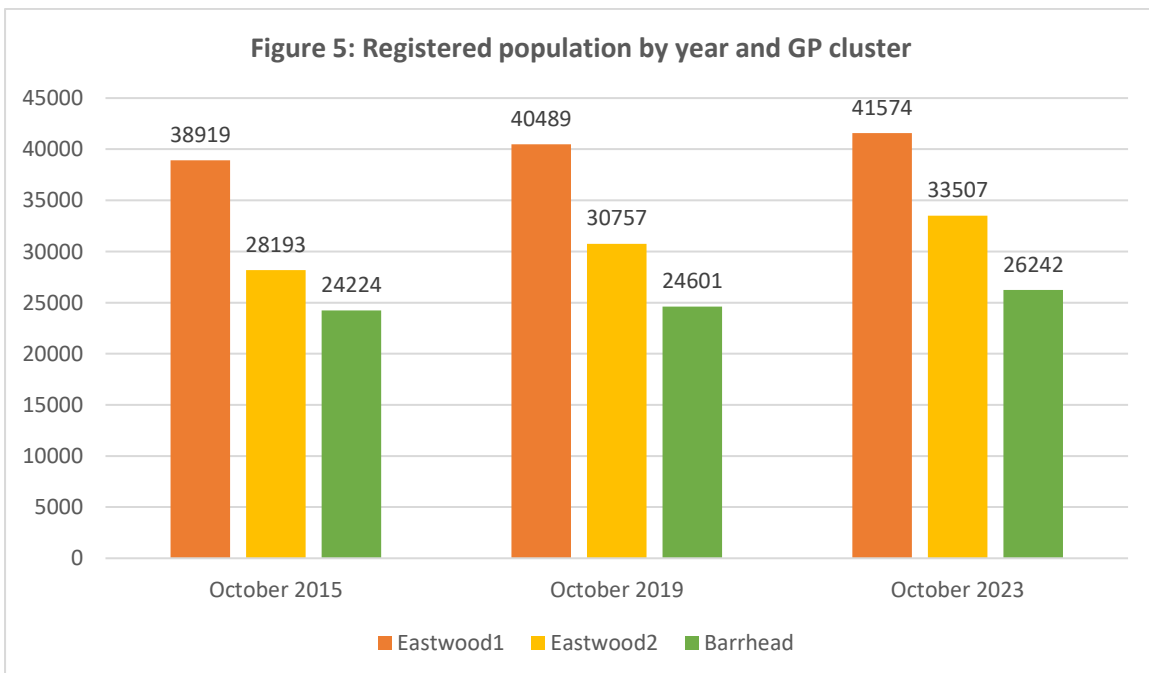
Figure 4 shows the total number of GPs across all practices since 2012. In 2022 there was 91 GPs which is the highest number recorded over this period.



Source: <https://publichealthscotland.scot/publications/general-practice-gp-workforce-and-practice-list-sizes/general-practice-gp-workforce-and-practice-list-sizes-2012-2022/>

Figure 5 shows the change in the registered population for each GP cluster. All areas have seen an increase with the largest being within the Eastwood 2 cluster which has increased by 5314 (18.84%) since 2015. Since 2019 EW1 has increased by 2.7%, Barrhead by 6.7% and EW2 by 8.9%.

As explained under the Accommodation and Property section increases in the population and new housebuilding in the area is having an impact upon the existing GP infrastructure, especially within the Eastwood2 cluster.



Source: Public Health Scotland GP Practice Contact Details and List Sizes

Other:

- There are 19 community pharmacies across the Council area of which 15 are located in Eastwood and 4 in the Barrhead Locality.
- There are 23 dental practices across the Council area of which 18 are located in Eastwood and 5 in the Barrhead Locality.
- There are 7 optometrists across the Council area of which 6 are located in Eastwood and 1 in the Barrhead Locality.

Care Homes

The framework for considering applications for specialist residential and supported accommodation housing is set out under Policy SG3 'Specialist Residential and Supported Accommodation' of LDP2. This covers all housing types with an element of care and support such as, extra care housing, housing for people with learning disabilities and nursing homes, sheltered housing and residential care homes with on-site home and medical care. The policy states that proposals should be located within the urban area with easy access to services and facilities and public transport, allowing residents to lead an independent lifestyle and socialise easily with other residents.

Three recent applications have been submitted for new care homes, two of which have been approved and one refused:

- Drumby Crescent, Clarkston – 68 bed care home and 23 assisted living apartments – approved Feb 2022.
- Eaglesham Road, Clarkston - residential care and nursing home – approved on appeal =.
- Caldwell House, Uplawmoor - the restoration, alteration and conversion of Caldwell House to form a care home, assisted living flats and ancillary facilities - refused on appeal.

Est Renfrewshire HSCP responses to recent applications raised concerns in relation to an oversupply of care home beds in East Renfrewshire and the additional pressures on existing health and care infrastructure resulting from new development. It was stated that oversupply in the market and high vacancy rates means that existing care homes are vulnerable to becoming unsustainable and requiring to close. As at March 2021 vacancy rates were 23%, compared with 33% post covid January 2021 and 18% pre covid January 2020. The application and content of Policy SG3 will be reviewed through the Proposed Plan stage.

Care home closures mean that some of our most vulnerable residents lose their long-term home and are forced to relocate causing significant disruption and distress. The HSCP also raised concerns about increased cost pressures resulting from the development and in-migration of residents. In addition, the demand for other universal services would potentially increase (e.g. GP, district nursing, physio, dental, social work etc.). Supporting more people at home with appropriate levels of care remains the priority focus for HSCP and this is supported nationally not least through the findings for the recent [Independent Review of Adult Social Care in Scotland \(February 2021\)](#) (CD 040).

Most care home provision is delivered by either the Private or Voluntary or Not for Profit sectors in East Renfrewshire. Based upon the [2023 Scottish Care Home Census](#) (CD 095) there are currently 12 care homes in East Renfrewshire comprising 8 private, 1 local authority and 3 voluntary/non-profit.

As at 2023, the Scottish Care Home Census shows there were 275 residential care homes and 11,227 residents across the Glasgow City Region. East Renfrewshire and West Dunbartonshire (11) have the lowest absolute number of care homes with Glasgow the largest (96).

There has been a reduction of 69 care homes, and a 727 residents across the region since 2013.

There has been little change in the number of care homes operating in the East Renfrewshire area since 2013, with a maximum of 16 in 2016 and 2017 compared to 12 in 2023. The number of residents also peaked in 2017 at 668 residents compared to 484 in 2023.

6) Assessment of future growth and demand for health infrastructure and health services

This section assesses the implications of housing and population growth on future additional demand for, and provision of, health infrastructure and health services.

There is a need to take a longer-term view of the spatial and cumulative impact of residential development across the Council area on health infrastructure and to understand the need for new facilities over the plan period and beyond. It is therefore critical that future healthcare infrastructure requirements are aligned with the LDP infrastructure planning process and evidence gathering, and take into account the scale of planned new development. In respect of larger housing developments, or the cumulative effect of a number of small developments, a collaborative approach can enable timely and effective resolution of infrastructure issues to support this growth and avoid overburdening existing health care provision.

The identification of specific healthcare infrastructure needs resulting from planned growth, such as the securing of land for new buildings, needs to be justified through the Plan process. Spatial considerations are also relevant. Generally, infrastructure should be within a reasonable active travel distance. It is anticipated that planning obligations would only be sought for infrastructure delivery, in the form of land or buildings required for new or expanded HSCP facilities (or for the reconfiguration of internal space to provide additional capacity); not for the funding of health and care services such as new GPs or other health care roles.

As practice catchments overlap and therefore residents often have an element of choice when registering with a GP, the impact of development on the capacity of GP practices should be considered at the relevant GP cluster rather than at GP practice level. This means flexibility is needed to use potential future planning obligations across a cluster area rather than restricting its use to an individual practice within East Renfrewshire.

In 2019 East Renfrewshire HSCP and LIST analysts from the HNS undertook a joint study on 'Planned housing development in East Renfrewshire: measuring impact on GP practice populations' (CD 194). A methodology was developed for predicting population increases in the East Renfrewshire area (and therefore demand on GP services) based on planned housing developments between 2018/19 and 2024/25. Data from the Housing Land Audit 2018 (HLA) was collated to investigate the total number of households programmed to be built in each area and used to develop a methodology to apply this to GP populations.

Predicted figures for net migration were applied to GP practice populations based on the distribution of GP registrations for new residents in 2017/18. The Barrhead Cluster population was predicted to increase by 10.5% between 2018/19 and 2024/25 with the largest increase predicted for The Oaks Medical Practice (13.9%). Eastwood 2 Cluster population was predicted to increase by 6.5% by 2024/25, with Broomburn Medical Practice predicted to have the largest increase of 12.0%. The proposed retirement village in Newton Mearns may also result in additional increases to the Greenlaw and Mearns practices.

Figure 5 sets out the increase in GP population over the period 2015 to 2023. The EW2 cluster has experienced the largest % increase over this period at 18.8%. Since 2019 EW1 has increased by 2.7%, Barrhead by 6.7% and EW2 by 8.9%. These figures are a good proxy against which the predictions and findings of the Joint HSCP/NHS study can be assessed against. The Barrhead cluster has increased at a lower rate than predicted whereas the EW2 cluster has increased at a higher rate than predicted. Again, these findings indicate the ongoing impact upon the EW1 and EW2 clusters.

In particular the impact upon Mearns Medical Practice has been significant with the practice closing its registration list with likely knock on impacts upon the capacity of other Eastwood 2 practices. As the emerging LDP3 progresses, and there is greater certainty over the spatial distribution of planned growth, further work will be required with the East Renfrewshire HSCP and NHS partners. The methodology used in the above study and the following factors will be considered when assessing the impact of new residential proposals upon local healthcare facilities:

- Assessing available capacity and registered populations for healthcare facilities within the relevant GP cluster as a baseline;
- Calculating the number of additional residents based upon population and household projections and the number of planned residential units within the relevant GP cluster (including all sites within the most up-to-date HLA and new sites brought forward through the Proposed Plan stage of LDP3) to understand if there will be spare capacity to accommodate additional demand within the relevant GP cluster; and
- Calculation of planning obligations if it is shown that the demand generated by a site or the cumulative impact of a number of sites cannot be accommodated in existing facilities.

This approach will help inform the requirements for any potential new health infrastructure provision and the calculation of potential planning obligations to ensure that new development contributes financially to the improvement or expansion of health infrastructure as needed. This could be delivered via site allocations within new proposed development sites, or the enhancement of existing facilities. Financial contributions can assist with funding the expansion of existing facilities, building new facilities and/or the provision of land.

In addition to any potential land and / or build requirements for new healthcare facilities, new developments should continue to promote active travel and healthy living with opportunities for active lifestyles including usable open spaces, allotments, cycle and walking routes, and accessible recreation areas.

The Primary Care Estate Strategy and the GP registered population analysis set out in this paper outline the significant challenge associated with the ongoing delivery of services in the Newton Mearns area (Eastwood 2 GP cluster) and Neilston (Levern Valley GP Cluster) due to growing population/capacity challenges. Addressing capacity pressures remain a challenge to be considered for LDP3.

7) What Infrastructure is currently planned?

A number of current and future developments are set out in the IJB Accommodation Strategy to help meet the need for Health Facilities:

- Partnership with Alcohol & Drugs Partnership to invest ring-fenced Scottish Government funding into a Recovery Hub model. Requirement to identify a suitable property.
- Partnership with Barrhead Housing Association to lease two properties to support a range of services.
- Partnership with East Renfrewshire Council to include clinical space in the development of Neilston and / or to find a solution to allow to the practice to increase its current footprint.
- Ongoing feasibility within both health and care centres to maximise clinical space, reinvigorate community use and ensure the service delivery and workforce need is optimised, subject to significant financial constraint.

The Capital Investment Strategy (2023) Action Plan section highlights the importance of liaising closely with local Health Board partners to identify initiatives requiring new capital investment or facilitating joint development. It states that *'integration of health and social care services is well embedded within East Renfrewshire. As our population increases our community based services, required to meet the demands of our residents also need to expand. Work is ongoing with our Health Board Partners to assess the impact of population growth on our local health and care facilities including our GP practices'*.

Potential projects identified to meet current and future need (not committed)

Newton Mearns Health & Care Hub

The Primary Care Estate Strategy outlined the potential requirement for a new Newton Mearns Health and Care Hub in response to a growing capacity challenge in the area as a consequence of local housing and care home developments. Bringing together two GP practices into a single facility would have future sustainability benefits and economies of scale. There was also the potential for a number of additional health and social care service to be provided including a frailty hub, additional Primary Care Improvement Plan (PCIP) services and provision for additional services moving from acute as a result of Moving Forward Together. The proposed new hub would create a critical mass for health and well-being to the Newton Mearns population.

The proposal involved building a new health and care centre in the Newton Mearns area to incorporate:

- The existing Broomburn Medical Centre;
- The existing Greenlaw Medical Practice;
- Wider practice teams including phlebotomy, Advanced Nurse Practitioners, physiotherapists, mental health professionals and community link workers; and
- Residual PCIP, Community Treatment & Care (CTAC), and Vaccination Transformation programme activity (Identified as equating to 4 treatment rooms).

Overall, the proposed facility included 36 consulting, treatment or interview rooms against a baseline of six in the two existing GP facilities or circa. 4.8 rooms/1,000 practice population at a

capital cost (or equivalent) of circa £15.4m (As at Q 1 2020) plus additional abnormal costs as identified in the prioritisation report.

A proposal was submitted through the previous NHS GG&C capital prioritisation process for the development of a new health and care centre in the area. This bid was unsuccessful.

As explained under the Accommodation and Property section increases in the population and new housebuilding in the area is having an impact upon the existing GP infrastructure, especially within the Eastwood2 cluster. Health care infrastructure modelling will be required to inform the requirements for LDP3.

8) Implications for LDP3

This section sets out the implications for LDP3 for East Renfrewshire Council, HSCP and its NHS partners for improving health outcomes. These recommendations have been informed by the analysis and outputs in this report and consideration of how LDP3 can help to address local health issues and health priorities most effectively.

This Topic paper has been discussed and agreed by the East Renfrewshire HSCP and planning services and other key internal partners. It is supported by evidence and reflects the wider Infrastructure considerations addressed in separate topic reports.

Through LDP3 the Council will develop a place-based approach to support infrastructure requirements and work collaboratively with the East Renfrewshire HSCP, NHS and other partners to address the health and well-being challenges and inequalities highlighted under Sections 2 and 4 of this Topic paper. The LDP should support the provision of interventions aimed at improving air quality, especially for pedestrians and cyclists.

The Property Estate Strategy highlights that although the East Renfrewshire area benefits from a majority of good/very good buildings, in strategically important delivery locations, all GP facilities are currently operating at or near capacity and are likely to be impacted in space terms by potential future LDP3 housing developments as well as further planned housing units emerging through LDP2.

The Council will work collaboratively with the East Renfrewshire HSCP and NHS Partners to undertake health care infrastructure modelling that reflects agreed programming for mixed use and residential site allocations identified through the Proposed Plan stage to ensure comprehensive healthcare solutions are implemented to generate the additional capacity required, including the requirement for planning obligations towards land and /or buildings required to create additional capacity within existing / new HSCP facilities. The calculation of planning obligations will be undertaken at the GP cluster geography. A mixture of solutions may be utilised including optimising the use of current assets as outlined in the Property Estate and Accommodation Strategies, expansion and/or consolidation of existing GP practices and other HSCP buildings, use of temporary accommodation in the short term, and if necessary, possible identification of new health infrastructure provision within specific site allocations.

If new health facilities are required, the Council will encourage the co-location and integration of health care services, including potential for co-location of complementary services. A strategic approach addressing the healthcare requirements over a GP cluster should help avoid the piecemeal provision of healthcare facilities within development proposals.

The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered. However, the lack (and scale) of land options in Council ownership and the availability of funding remains a significant constraint to bringing forward any potential new sites for healthcare provision. The Council will also continue to investigate and identify potential opportunities within the existing urban areas together with an asset review of its own properties as part of this process. The Council's asset review is described further within the Infrastructure First Topic Paper.

Investment and funding will be considered and taken forward through the Council's Capital Investment Strategy, national sources of funding, and with the potential for planning obligations to be secured towards this infrastructure to be explored further.

The Council will also continue to monitor the occupancy rates, provision and distribution of care homes and impacts upon GP practices and existing HSCP existing health and care infrastructure. The application and content of Policy SG3 will be reviewed through the Proposed Plan stage.

Appendix 1: HSCP Properties

The current list of HSCP properties and GP practices

- Eastwood Health and Care Centre opened in August 2016. 5 GP practices also operate from this health and care centre.
- Barrhead Health and Care Centre opened in July 2011. 3 GP practices; along with 2 dental practices operate from this health and care centre.
- Barrhead Main Street is the main council building in this area. The Council are undertaking a refurbishment programme that will include the areas used by the HSCP.
- Barrhead Resource Centre is a base for a range of services, mainly for adults with a learning disability. During the pandemic we moved to a more community based model of service delivery. Options to widen the use of the centre is ongoing.
- Thornliebank Resource Centre is also a base for supporting community services for adults with a learning disability.
- St Andrews House provides a range of services to support recovery from alcohol and addiction. Options to develop a recovery hub are ongoing.
- Bonnyton House is the only HSCP operated residential home and has accommodation for 34 bedrooms for our older people. The home has undergone some extensive refurbishment work in the last few years as part of the Council capital programme.
- Muriel Street industrial units provide a base for community justice work.

In addition to the GP practices within the health and care centres HSCP have 7 GP practices at:

- Williamwood;
- Greenlaw;
- Sheddens;
- Carolside;
- Broomburn;
- Mearns Medical;
- Neilston;
- Eaglesham branch surgery (McLean practice).as

LDP3 Evidence Report

Topic Paper 021: Communications and Digital Infrastructure

September 2024



Topic Paper 021: Communications and Digital Infrastructure

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information on the subject of digital infrastructure in relation to the development of East Renfrewshire. This topic paper looks at the issues which influence the provision of digital infrastructure and also discusses current policies and guidance.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out:

- the infrastructure of the district (including communication systems); and
- how that infrastructure is used.

The principal purposes of this report are to:

1. Outline the Policy Context; and
2. Provide an overview of the context with digital infrastructure;
3. Set out implications for LDP3.

1) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

Key Policies include:

Policy 24: Digital Infrastructure

Policy Intent:

To encourage, promote and facilitate the roll-out of digital infrastructure across Scotland to unlock the potential of all our places and the economy.

Policy Outcomes:

- Appropriate, universal and future proofed digital infrastructure across the country.
- Local living is supported and the need to travel is reduced.

LDPs should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access.

NPF4 National Developments

Eighteen national developments support the national spatial strategy of NPF4. Of relevance to this Topic paper is the 'Digital Fibre Network' project. This national development supports the continued roll-out of world-class broadband across Scotland.

East Renfrewshire adopted Local Development Plan 2 (LDP2)

The [adopted LDP2](#) (CD 206) supports the provision and expansion of a digital and communications infrastructure network that provides high speed broadband for residents and businesses. The Plan developers to explore opportunities for the provision of new, or connections to, existing digital infrastructure, as an integral part of development at the outset.

2) Context

High quality digital and full fibre broadband infrastructure and networks are an increasingly important facility for business and residents in both the urban and rural areas. They are transforming our working, learning and leisure environments, providing opportunities for homeworking, which in turn has the benefit of helping reduce the need to travel and a reduction in emissions. They will stimulate private sector investment, enabling extended improved fibre provision into businesses, residential areas and providing an enhanced freedom of choice about where and how people work, and how they promote and operate their business.

Scotland's Digital Strategy aims include the provision of high-quality connectivity across the whole of Scotland and ensuring new buildings are digital ready. The [Scottish Governments R100 Programme](#) (CD 122) committed to enabling access to superfast broadband - speeds of at least 30Mbps - to every home and business in Scotland by 2021 through a £600m infrastructure fund. Contracts were awarded to BT and the network is being delivered by Openreach across three geographical areas. Given the ongoing global supply chain issues that are currently being experienced and that much of the technology delivered will go beyond the original commitment, the engineering works will take time and connections will be delivered on a rolling basis. R100 contracts are expected to be completed in 2028.

NPF4 aims to digitally connect all locations of Scotland and the Scottish Government is aiming to help every property in Scotland get access to superfast broadband (30mbps). However, this is not always possible due to a variety of factors such as landscape-setting, cost, and demand.

[The Connected Nations 2023: Interactive report](#) (CD 156) includes coverage and usage statistics for both fixed and mobile networks, as well as tracking progress over time. East Renfrewshire has the 3rd highest levels of Full Fibre coverage within Glasgow Region as shown by Figure 1. As of September 2023, 53% or 22,630 premises had full fibre connectivity. This figure includes both commercial and residential properties. This is slightly higher than the equivalent figure across Scotland at 52%. Coverage has increased since 2020 from 7% to 53% as shown in Figures 2 and 3. It is important that this positive trend continues. Coverage in the rural areas as of September 2023 was 58% for all premises.

The East Renfrewshire Economic Baseline Report (Feb 2024) (CD 232) prepared by the Glasgow City Region Intelligence Hub highlights that robust digital infrastructure is crucial for businesses to operate efficiently and for individuals to access services and opportunities in the labour market. Poor digital infrastructure can exacerbate existing disparities, impacting educational opportunities and hinder businesses in the emerging economy to move to offices and co-working facilities in East Renfrewshire such as Greenlaw Works. Bridging this connectivity gap is important for access to opportunities, ensuring that no community is left behind.

It is crucial that new developments are future-proofed by developers. Otherwise, this could result in retrospective investment with higher costs and poorer quality broadband for residents and businesses, impacting upon quality of life, home working, and productivity.

Significant private and public sector investment in fibre broadband has ensured that superfast broadband coverage across East Renfrewshire remains high. Speeds of 30 Mbit/s are available to 97% or 41,114 premises. This figure is slightly higher than the figure of 95% across Scotland.

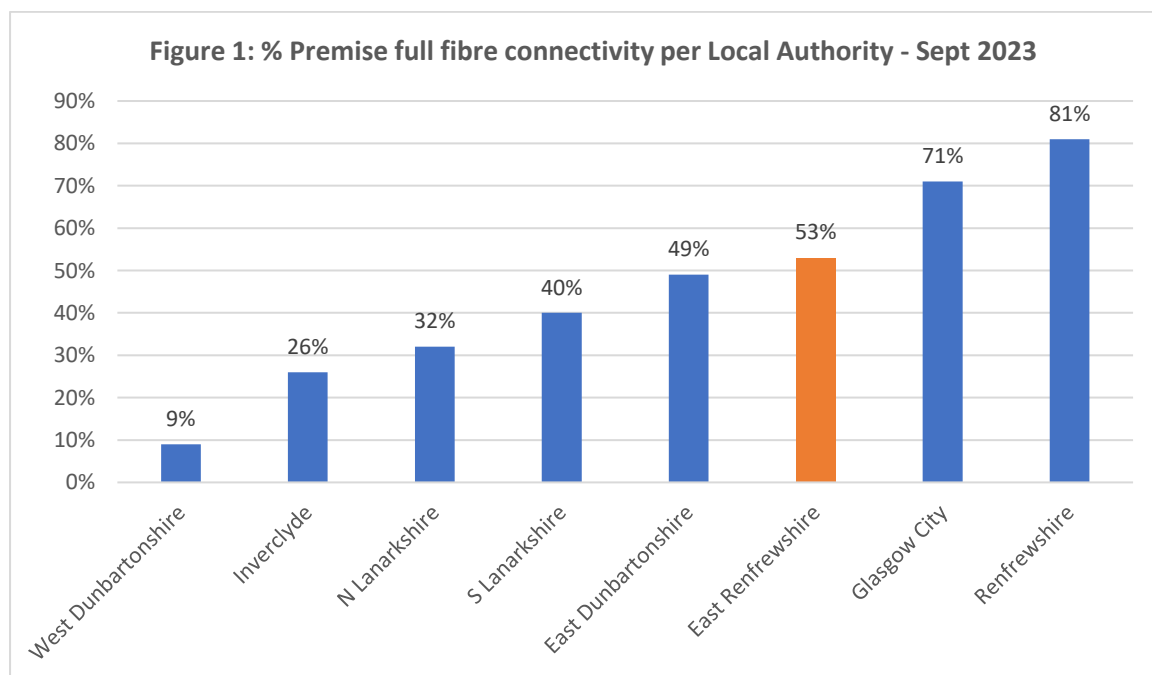
Full fibre broadband infrastructure and networks can deliver many benefits:

- Stimulating economic activity in the area, contributing to the regeneration of town centres;
- Promoting the area as an attractive location for business start-up and growth;
- Ensuring all main town centres, rural villages and the most deprived areas will benefit from the fibre infrastructure; and
- Increasing the percentage of residents and businesses now setup to work from home throughout ERC

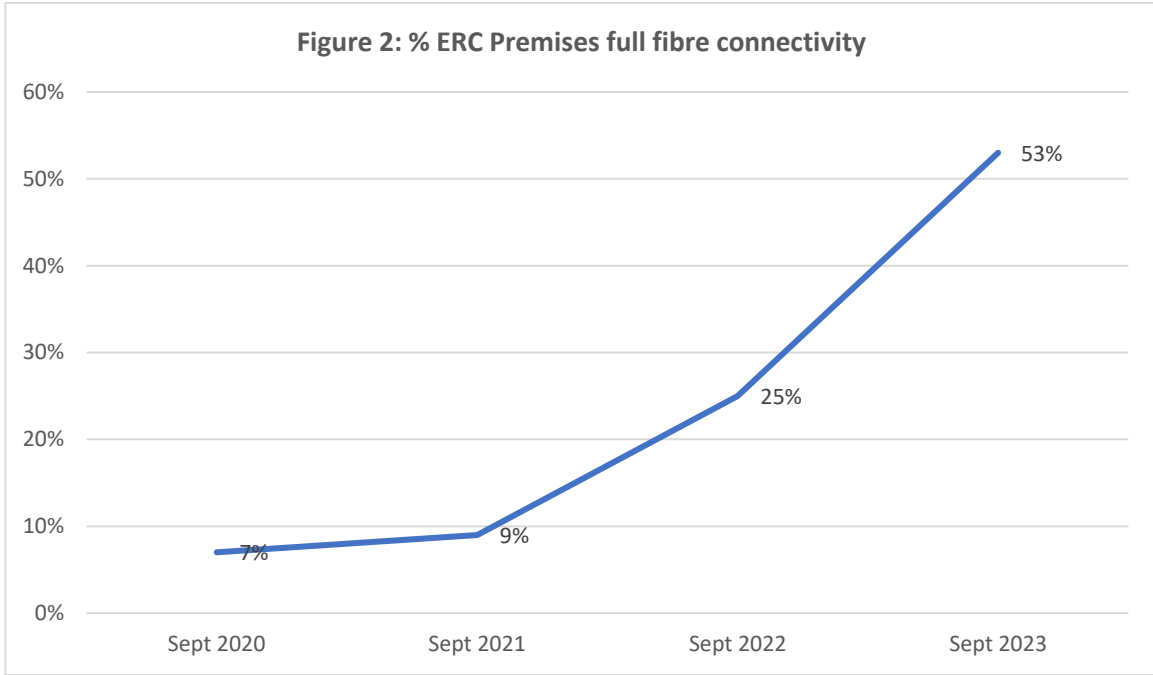
The Council has engaged with Mobile Network Operators (MNOs) and Wireless Infrastructure Providers (WIPs) to discuss and identify investment opportunities in the area. The [openreach ultrafast full fibre broadband build programme \(July 2022\)](#) (CD 068) shows the delivery phase for East Renfrewshire communities up to 2026. Openreach has invested more than £7million in the area's new network so far, and is working with the Scottish and UK Government, through the Reaching 100% programme and voucher schemes, to upgrade some of its hardest-to-reach-places. As part of this, more than 26,000 homes and businesses across the area are now among the one million that can access quick broadband on the company's Scottish network. The new full-fibre service is available to households and businesses in places including Giffnock, Eaglesham and Busby. Openreach continues to work with the Council to overcome challenges and reach as many homes and businesses as possible.

In 2021 CityFibre promoted an investment of up to £27m in a full-fibre network with the aim of providing 85% of homes and businesses in East Renfrewshire with access to a full fibre network.

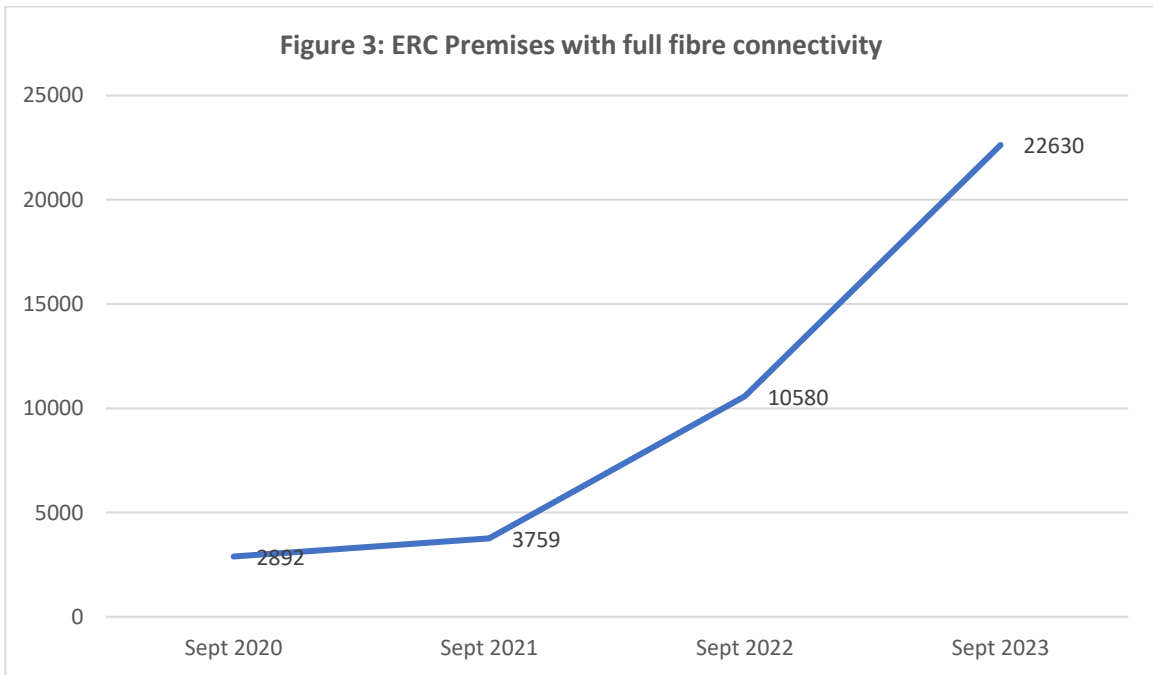
Digital connectivity plays an important part in Local Living neighbourhoods given the increased numbers of people working from home and how much people access daily services digitally. Digital connectivity for individual houses across the Council area can be checked by inputting an address into the following website <https://www.scotlandsuperfast.com/>. (CD 076)



Source: [OFCOM Connected Nations](#)



Source: [OFCOM Connected Nations](#)



Source: [OFCOM Connected Nations](#)

Mobile Network Operators

Mobile Networks and Mobile Broadband are one of the most crucial digital technologies in Scotland. The Mobile Network Operators (MNOs) provide network and broadband throughout Scotland and allow people to make calls/video calls and access to the internet.

The [Ofcom Mobile and broadband checker](#) (CD 062) displays coverage for the following types of service for EE, Three, O2 and Vodafone networks:

- “Voice” denotes expected coverage for making phone calls.
- “Data” denotes mobile internet service availability, excluding 5G services.
- “5G Data” denotes outdoor 5G mobile internet service availability.

This checker is designed to help people find out about the predicted availability of mobile services within a 100 by 100 meter square around their search area. This gives people a view of coverage in their local area but not necessarily at a specific address or precise point. The maps display data showing areas that are:

- Likely = You are likely to have coverage.
- Limited = Coverage may be limited.
- None = You should not expect coverage.

Overall the maps show that East Renfrewshire is well served for voice and data across all networks with good 5G coverage for the main urban areas. Parts of the rural hinterland are though lacking 5G coverage.

3) Implications for LDP3

The Proposed Plan should include policies to ensure new development is equipped with all necessary utility infrastructure, including facilities to enable the delivery of high-speed broadband and other digital services. To improve coverage across the area new developments should aim to provide digital infrastructure, in consultation with service providers, as an integral part of development proposals at the outset. This will help to reduce delays in connecting to existing networks and reduce lead-in times if capacity upgrades are required. A broadband and digital Statement and analysis provided at planning application stage, can help demonstrate the developer's understanding of the digital infrastructure needs that require to be in place ahead of development.

The Council will continue to work with providers to secure investment and accelerate the roll out of ultrafast connectivity in the area in accordance with the spatial strategy and growth promoted through LDP3. The Council will also continue its work with partners to support and enhance residents and local businesses with digital skills as set out in the Economic Development Delivery Plan (CD 230).

LDP3 Evidence Report

Topic Paper 022: Economic Development

September 2024



Topic Paper 022: Economic Development

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information on the subject of economic development in relation to the development of East Renfrewshire. This topic paper looks at the issues which influence the economic context and also discusses current policies and guidance regarding economic development.

The Council places a key emphasis on driving economic vitality and the benefits that a prosperous economy will bring about for the residents of East Renfrewshire. It seeks to shape the area into a more prosperous place for residents and businesses alike and to be 'safer, greener and cleaner' by increasing economic growth and prosperity, to invest further in communities and to create jobs and opportunities for the citizens of East Renfrewshire.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to:

- set out the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and
- the principal purposes for which the land is used.

The principal purposes of this report are to:

1. Provide an overview of the local economic context and the key challenges;
2. Provide an overview of Economic Indicators;
3. Outline the Policy Context;
4. Provide an overview of national, regional and local economic strategies;
5. Describe the current business and industry supply and take up rate; and
6. Set out implications for LDP3.

1) Economic Context

This section outlines the economic context and some of the key challenges that require to be considered in the LDP.

Over recent years there has been a change in the strategic direction of national governments. Both the UK and Scottish Government have set out visions for the future of the economy. In the case of the UK Government, there is a focus on levelling-up parts of the country that have fallen behind and the Scottish Government has set out its vision for a wellbeing economy, with a focus on sustainability as well as prosperity and economic growth.

The [cost of living](#) (CD 066) has been rising in recent months in the UK and across the world. Food and energy prices have been rising markedly over the past year, particularly gas prices, partly in response to the conflict in Ukraine. Ongoing global recovery from the coronavirus (COVID-19) pandemic is putting further pressure on prices. In the UK, prices of consumer goods and services rose by 9.6% in the year to October 2022 – the fastest rate in four decades. Since then the annual inflation rate, as measured by the Consumer Prices Index including owner occupier's housing costs (CPIH), has slowed.

Overall, UK household costs, as measured by the [Household Costs Index \(HCI\)](#), (CD 067) rose 8.2% in the 12 months to September 2023, little changed from the 8.3% rises in July and August 2023, and down from a peak of 12.6% in October 2022.

According to the [Scottish Enterprise Economic Commentary \(Feb 2024\)](#) (CD 096) 31% of Scottish businesses reported a decrease in monthly turnover in December (44% for manufacturers). This was the fourth consecutive month where more businesses have reported a fall in sales than a rise. Scotland's labour market shows signs of softening as the unemployment rate increased 1.1ppts to 4.5% over the year in October - December, while the employment rate fell to 74.4%. A quarter of Scottish businesses reported worker shortages in January, though this proportion has dropped in recent months. Median monthly wages rose by 6.1% over the year to January 2024 (above 4.0% inflation).

The area's core strengths, include our high-quality natural environment, high performing schools, highly skilled workforce and a well-educated population. East Renfrewshire benefits from a wide range of businesses, from those based in the town centres, to larger multi-national organisations. There are a large proportion of micro-businesses with many of these based at home. The area has a large number of public sector jobs with the Council being the largest employer.

Over the past 15-20 years the trend has been movement from older style, larger industrial properties to smaller scale, light industrial, business and office premises. Over this period the Council has invested in business locations. Business land in Barrhead has improved with a number of quality sites now orientated throughout the town. Similarly, on the Eastwood side of the area, the Spiersbridge Business Park provides a range of light industrial and service orientated units within a modern business park environment. The Greenlaw Works business centre created in Newton Mearns adjacent to Junction 4 of the M77 provides a demand for quality office space in the area to boost small business growth.

Whilst the majority of economic land is allocated within Barrhead, much of the commercial property stock is ageing and does not meet business's current requirements thereby potentially putting the

area at a competitive disadvantage. Sites are also generally constrained by the road network and bridge heights which limits the expansion capabilities of firms or the types of uses/occupiers. In turn this may result in firms relocating from East Renfrewshire in order to find suitable accommodation for their future needs. There is a need to invest in the quality and availability of industrial premises across the area to facilitate growth in existing firms and to attract and cater for new companies and sectors. Serviced employment land is a high priority.

However, two Barrhead based construction companies fell into administration in August of 2023. The businesses had a combined turnover of £25 million and employed a total of 188 staff (Allma Construction 184 employees; Centre Plant 4 employees). The companies reported a sharp downturn in recent activity in the housebuilding sector. This together with rising raw material prices and delays to the commencement of new developments has caused unsustainable financial and cash flow pressures.

Low wages for local people combined with some of the highest house prices is exacerbating the affordability situation. This issue is highlighted in the Council's Vision for the Future 'A Place to Grow' and is an issue for LDP3.

East Renfrewshire is well placed in respect of the national transport network with the M77 motorway and the Glasgow Southern Orbital (GSO) passing through the area and with good accessibility to Glasgow and beyond by public transport routes. However, access to employment can be an issue for those who live in East Renfrewshire. The key issue arises when people wish to travel across East Renfrewshire between the Levern and Eastwood areas or to other local authority locations. In addition, a high number of residents commute outside of the Council area for high paying positions.

Access to education is an important issue within East Renfrewshire. Whilst the area has some very high performing schools, there are no higher or further education establishments located within the authority, meaning that young people must travel to access these services. Lack of direct connections cause real problems when accessing Colleges and Universities which are located in neighbouring Local Authority areas. Access issues are highlighted within the Transport Topic Paper.

The Scottish Government highlights the importance of community wealth building through NPF4 to encourage, promote, and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional, and national levels. Community wealth building seeks to change the way that our economies have come to function by aiming to retain more wealth and opportunity for the benefit of local people.

The Council is well placed to take advantage of the Renewables and Green Energy sector and has already experienced significant windfarm developments such as at Whitlee. This together with future opportunities provided by solar, hydrogen and battery storage offer major economic opportunities, with the potential for significant job creation in the renewables sector and, ultimately, a new green economy.

2) Economic Indicators

There are a number of key economic indicators which have implications for future economic opportunities and growth in East Renfrewshire. These are summarised below and set out in Topic Paper 026: Socio-Economic Profile.

[East Renfrewshire's GVA](#) (CD 016) has been increasing steadily since 2015 with a value for all industries of 1,079 in 2020, but in 2021 there was a slight decrease to a value of 1,076. The best performing sector in East Renfrewshire is the Services sector with a GVA value of 938, which also shows a slight decrease comparing to the GVA value of 2020, 965. The Regional property market report (CD 180) shows that GVA/job in the Glasgow region is lower than elsewhere in Scotland. To increase productivity, the region is likely to require innovative, high-productivity businesses with the capacity to grow. East Renfrewshire has the 2nd lowest of the 8 local authorities at £42,800 with only Inverclyde lower at £40,100 and North Lanarkshire highest at £53,000. It is forecasted that employment will increase by 7% over the next three years, and then by 7% up to 2033.

In 2021, East Renfrewshire generated £1.02bn in Gross Value Added (GVA). The majority of East Renfrewshire's economic output is generated in the areas of Barrhead and Giffnock. The East Renfrewshire economy was estimated to still be behind pre-pandemic levels. Whilst there was a 3% increase in GVA between 2020 and 2021 (+£44m), ERC requires an additional £68m in GVA to match its pre-pandemic output of £1.08bn.

Productivity levels are below that of relevant comparators. Short-term (2018-2021) growth has slowed in comparison to long-term trends (2011-2021).

There are 2,615 active businesses of which 1,480 businesses (57%) are in employment land class categories.

Employment rate in East Renfrewshire is at 77%, which is showing an increase compared to the previous year (Oct 21- Sept 22). As the labour market is picking up in East Renfrewshire, the unemployment rate (2.7%) and the economic inactivity rate (20.4%) both have decreased.

The Foundational Economy (FE) consists of the majority of jobs in East Renfrewshire (76%). The largest employing sectors in East Renfrewshire include Education (15.4%), Retail (15.2%), and Human Health (14.5%). 27.6%, or almost 12,000, of the areas jobs are in occupations such as administration and customer service may experience displacement that are vulnerable to automation from Artificial Intelligence.

Around 15,000 additional jobs could be created over the next 20 years, as a result of AI in ERC.

East Renfrewshire has the 2nd highest resident-based weekly earnings in 2023 nationally at £858.7. However, in contrast for workplace-based earnings East Renfrewshire ranks only 27th nationally with £635.9.

East Renfrewshire has the highest % rate employed in SOC1 Occupations nationally at 13.5%.

East Renfrewshire has a relatively small office market that contains around 600,000 square feet (sqft) of office space. For comparison, Glasgow City Centre alone housed around 16 million sqft of office space in Q4 of 2023.

East Renfrewshire has the highest enterprise survival rate across the Glasgow and Clyde Valley Region.

East Renfrewshire has the 3rd highest figure regionally for business birth rate and a figure higher than the national figure although it also has the highest business death rate figure regionally and a figure higher than the national figure.

The number of micro, small and medium sized businesses has increased since 2015.

The number of businesses in sectors of interest has fallen by 9% since 2019.

Most businesses (87%) in GCR are micro businesses (<10 staff).

Between 2015 and 2019, employment in sectors of interest increased by 3% but this rate slowed to 1% for the period 2019 -2022.

Although East Renfrewshire is a relatively prosperous area, it does have pockets of deprivation and relatively higher unemployment rates compared to elsewhere in the area, within Barrhead, Auchenback and Neilston. The area also has a lower number of residents who are deemed economically inactive at 20.5 % compared to the Scottish average of 22.9%.

East Renfrewshire has a higher share of those aged 0-14 and 65+, but a smaller share of those of working-age (15-64). An imbalance between working-age and dependent population may affect the labour market and also strain public services.

East Renfrewshire had the highest median house price sales in Scotland in 2022 (£275,000). The area also has the lowest level of housing affordability across the Glasgow and Clyde Valley Region.

3) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 guides development and land use. It requires that LDPs allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. Allocations should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy.

Key Policies include:

Policy 25: Community Wealth Building

Policy Intent:

To encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.

Policy Outcomes:

- Local economic development that focuses on community and place benefits as a central and primary consideration – to support local employment and supply chains.
- Support community ownership and management of buildings and land.

Policy 26: Business and Industry

Policy Intent:

To encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.

Policy Outcomes:

- Recovery within the business and industry sector is sustainable and inclusive.
- Investment in the business and industrial sector contributes to community wealth building.

4) Strategies and Plans

This section outlines the key national, regional and local strategies and programmes that inform LDP3.

a) National Strategies and Plans

Scotland's National Strategy for Economic Transformation (March 2022)

The [strategy](#) (CD 089) sets out the priorities for Scotland's economy as well as the actions needed to maximise the opportunities over a 10 year period to achieve a vision of a wellbeing economy.

It aims to deliver five new policy programmes of action.

These will:

- establish Scotland as a world-class entrepreneurial nation founded on a culture that encourages, promotes and celebrates entrepreneurial activity in every sector of our economy;
- strengthen Scotland's position in new markets and industries, generating new, well-paid jobs from a just transition to net zero;
- make Scotland's businesses, industries, regions, communities and public services more productive and innovative;
- ensure that people have the skills they need at every stage of life to have rewarding careers and meet the demands of an ever-changing economy and society, and that employers invest in the skilled employees they need to grow their businesses;
- reorient our economy towards wellbeing and fair work, to deliver higher rates of employment and wage growth, to significantly reduce structural poverty, particularly child poverty, and improve health, cultural and social outcomes for disadvantaged families and communities.

b) Glasgow City Region Strategies and Plans

Glasgow City Region Economic Strategy

Glasgow City Region accounts for roughly one third of the Scottish economy. It is an engine of growth and one that has evolved to a knowledge-based service economy. The [Glasgow City Region Economic Strategy](#) and [Action Plan \(2022\)](#) (CD 181) aims to promote sustained and inclusive economic growth across the region and links in with each Council's City Deal projects.

The Economic Strategy identifies three Grand Challenges which need to be addressed:

- Creating an Inclusive Economy
- Enhancing Productivity
- Addressing the Climate Emergency

In doing so there are seven transformational opportunities that can help reshape the economy for all:

- Foundational Economy
- High Growth Sectors
- Accelerating Climate Action

- Health
- Skills
- Technology
- Place

Supply of Commercial and Industrial Buildings and Land in Glasgow City Region (2023)

Ryden was appointed in February 2024 by the Glasgow City Region Programme Management Office to undertake a study of the supply and condition of commercial and industrial buildings and land in Glasgow City Region (GCR). The aim of the report was to inform the Evidence Report requirements for Local Authorities LDPs as well as the future Regional Spatial Strategy.

The 5 elements included in this study (each with their own separate outputs and timescales) are as set out below:

- Output A1 – Comparison Retail assessment;
- Output A2 – A Market Intelligence Report on the Commercial and Industrial Land Supply for Glasgow City Region (summary provided in this paper);
- Output B – Analysis of the Supply and Demand for Property and Land relating to 15 Glasgow City Region Deal projects;
- Output C – An Assessment of the Energy Efficiency of Existing Commercial and Industrial Stock within Glasgow City Region; and
- Output D – An Assessment of the Economic and Commercial Opportunities to Develop Specific Vacant and Derelict Land Sites in Glasgow City Region.

Output A2 provided a market intelligence report for employment and commercial property and land in the Glasgow City Region and covers:

- Employment (Use Classes 4, 5 and 6)
- Commercial (Use Classes 1 and 2)

The reports cover the regional employment land and property markets. It also provides summary reviews of the local authority area markets, consistent with the overall regional report. It explores whether the areas' employment land and property are fit-for-purpose to meet anticipated market needs over the next 10 years (2025-2034 inclusive). A draft report was produced in June 2024, and which is summarised as follows (CD 180).

Regional Economic & Business Trends

- Over half of businesses located in the Region are in industries relating to employment land classes
- Decline in businesses within these industries over recent years
- Demand from sectors that would typically require office space is declining
- Policy aspirations to increase employment, particularly in high tech sectors
- Micro businesses getting larger – potentially more demand for larger spaces
- Property requirements are changing:
 - Flexibility—to accommodate business growth and changed ways of working
 - Excellent broadband connectivity—facilitate growing use of AI
- Region accounts for a significant share of Scotland's output and requires continuous business activity and innovation to retain and grow productivity levels

East Renfrewshire - Economic Overview

- 2,615 active businesses
- 1,480 businesses (57%) in employment land class categories
- 6% deaths of enterprises in 2022 compared to 2017
- ...only 2% increase since 2020
- 4% increase in the number of micro businesses since 2015
- 11% increase in the number of small businesses
- 25% increase in medium sized enterprises
- 21,950 people in employment
- 32% in sectors relating to employment land class categories GVA around £1.1 million
- GVA per job of £42,800
- Forecasts estimate employment will increase by 7% over the next three years, and then by 7% up to 2033
- Employment in industries associated with land use classes is expected to grow by 7% by 2026
- Equivalent to an additional 300 workers

Industrial

- Stock of industrial property 857,000 sq.ft.
- Mainly located in the north of the Region, closer to Glasgow and main transport routes of the M77 and A77
- Industrial estates in the main towns of Barrhead, Thornliebank and Giffnock
- Just over half of the stock is 40 years or older
- Critically low industrial property availability
- Currently less than 1%
- Very limited choice of premises and larger or growing businesses may need to look elsewhere
- Average industrial take-up of 7,614 sq.ft. pa
- Properties up to 5,000 sq.ft. account for 50% of market activity
- Achieved rents are £5 -£6 per sq.ft.

Offices

- Stock of offices estimated at 595,600 sq.ft.
- Scattered throughout the Region in town centres and upper floors in town centres, and in offices and business centres in industrial areas
- Current supply of c. 4,612 sq.ft. within 9 offices
- All flexible options in serviced offices/ business centres
- Availability rate <1%
- Average office take-up is only 1,820 sq.ft. pa
- 67% of activity is in office suites under 1,000 sq.ft., all deals below 5,000 sq.ft.
- Signalling a market composed entirely of micro and small businesses
- Achieved rents are £14 per sq.ft. in a business centre

Employment Land

- Employment land supply of 9 Category A sites totalling 12.24 hectares

- Most are smaller than 1 hectare, but 1 large site
- A number of allocated employment sites have been re-allocated to residential use
- Take-up of three sites totalling 1.42 hectares
- All smaller than 1 hectare
- No actively marketed development sites for sale
- One site sold
- Speculative employment property developments and proposals are limited to one office

Market Needs

Market Need	Comments
New-build industrial property	New build industrial property is required to supplement the exceptionally low vacancy rate. Market proposals are currently very limited. New development may require public sector support and grant assistance here is limited. Targets could include further terraced units in under-supplied areas.
Refurbished industrial property	The opportunity to refurbish is limited by high occupancy and in some instances full obsolescence. The Council is in control of the upgrade of its own portfolio. Some local estates have older stock which could be suited to refurbishment.
Office/business space	New serviced offices are performing well, but market signals are mixed in terms of growing employment and businesses, and hybrid working which is releasing older office space. A reasonable supply of suites is currently on the market and should be tracked for any tightening of supply and unmet needs.
Serviced employment land	Serviced employment land is a high priority. A number of small plots are allocated but no medium-sized higher amenity serviced sites, while the area has known local demand to relocate and future potential for example last mile distribution.
Market intelligence	The market is not large and knowledge of the effectiveness of sites, market trends and occupier demand is coordinated with the Council and its partner organisations.

At the time of writing this study is ongoing, and the findings will be incorporated at the appropriate points in the LDP3 process.

Glasgow City Region Growth Deal

Glasgow City Region's £1 Billion City Deal was the first City Deal in Scotland and is one of the largest and the most advanced in the UK. The Glasgow City Region City Deal will fund major infrastructure projects, drive innovation and growth through the support of key sectors such as life sciences, and address challenges in the Region's labour market. These projects will enable a programme of work which will greatly add to the value of the local economy over the next 20 years. The programme will support the three main themes of Infrastructure, Skills and Employment, Innovation and Business Growth. Further information on the City Deal project is set out in the Infrastructure First Topic Paper.

In August 2014 East Renfrewshire Council confirmed participation within the Glasgow City Region [City Deal](#) (CD 215) initiative. East Renfrewshire is benefiting from a £44 million investment package and a programme of ambitious projects has been designed to stimulate economic growth, improve transport links, increase leisure opportunities, support business development, unlock residential land and generate economic benefits measured as additional Gross Value Added (GVA) and employment.

The programme will support and accelerate investment and development activity within a number of strategic locations within the M77 corridor. City Deal funding will assist with unlocking the development potential of key sites and will deliver the infrastructure to support and enhance the LDP's Development Strategy, improve the economic and tourism potential of the area and enhance connectivity.

City Deal projects include:

- Balgraystone Road Improvements: Network improvements to unlock residential / regeneration opportunities within Barrhead South master plan and improve access to the Dams to Darnley Country Park and proposed new rail station. Improvements were completed in 2020.
- Lavern Works - Crossmill Business Park – 10 commercial units, completed in 2016 and now fully let enabling a number of small businesses to grow
- Greenlaw Works - New business centre created in Newton Mearns adjacent to Junction 4 of the M77 which meets a demand for quality office space in the area to boost small business growth.
- New Rail Station - A new rail station and bus interchange at Barrhead South, on Glasgow to Neilston line will provide improved access to jobs, health and other services for existing community and new residents from the new housing developments. The project is well advanced with an estimated completion 2026. The station will also provide an improved public transport link to the Country Park.
- Aurs Road Upgrade and realignment- enhancements to Aurs Road to improve local connections and create a new site for developing visitor facilities at Dams to Darnley Country Park. Will create a 2km active travel link between Newton Mearns and Barrhead including new promenade. Works also include a 4km circular walking and cycling route around Balgray Reservoir. Works commenced on 8th January 2024 with an estimated completion by January 2025.
- Visitor Facilities - creating visitor facilities with potential for water sports at Dams to Darnley Country Park to make underutilised public asset more appealing and accessible for visitors. Project remains at early stages. Development Brief and Design proposals to be prepared. Estimated completion by January 2026.

c) Local Strategies and Plans

East Renfrewshire Economic Baseline Report (Feb 2024)

A baseline report of the East Renfrewshire economy (CD 232) was prepared by The Glasgow City Region Intelligence Hub. This report provided a spatial analysis of the local economy, provided an overview as to how East Renfrewshire could enhance its economy and outlined some key challenges and opportunities. This was based upon 3 factors:

- Protect and Improve ERC's Foundational Economy
- Expand ERC's Business Base into Innovation aligned Sectors
- Recognise Place based Opportunities

Protect and Improve East Renfrewshire's Foundational Economy

The Foundational Economy (FE) plays an important role in East Renfrewshire's economy. The Foundational Economy (FE) consists of the majority of jobs in East Renfrewshire (76%). Most of these jobs are low quality and low paid. It accounts for a larger share of employment than the Region and Scotland and half of its business base. Focusing on the FE has the potential to have a big impact in the quality of life of residents in East Renfrewshire.

The Foundational Economy is also important in terms of how a place looks and feels like. East Renfrewshire can influence how foundational infrastructure and services are designed and delivered so that the overall quality of place improves. This can help grow wider economic activity by being more attractive to residents, businesses and investors.

East Renfrewshire has concentrations of economic activity in several local services which have been negatively impacted by macroeconomic shocks such as COVID-19, the Energy Crisis, and Cost of Doing Business Crisis. Four of ERC's most prominent sectors either experienced loss in GVA or employment since 2019 – Construction; Accommodation and Food Services; Administrative and Support Services; and Public Administration and Defence.

Future Considerations:

- Retail Commercial Space Performance
Retail space serves as the centre of a local economy, with small businesses providing essential goods, services and jobs.
- Generative Artificial Intelligence
While Generative AI technologies have the potential to offer increased productivity, it is also advancing trends of automation across the economy. In the next 20 years, occupations like administration and customer service may experience displacement. Widespread business adoption of AI will lead to new job opportunities in areas like, data analysis, machine learning, and programming. This will likely accelerate rates of digitisation across ERC's economy. Digital literacy will become fundamental in making sure the workforce is prepared for work in all areas of the economy.

Policy Opportunities to Enhance the Economy

- Focus on improving pay and working conditions in the FE
- Local skills programmes to address digital skills gaps in the FE

- Tailor business support in a way that addresses the needs of FE businesses
- Community wealth building approaches to help localize supply chains ensuring that wealth created remains in East Renfrewshire
- Recognise the future vulnerabilities of the ERC economy when designing future policy

Expand ERC's Business Base into Innovation aligned Sectors

Despite its relatively low levels of productivity, East Renfrewshire's current enterprise base has performed robustly since the pandemic. However, ERC's low workplace-based wages is reflective of its relatively low-productivity business base currently. This suggests that ERC residents could seek high-wage employment elsewhere.

The cumulative impact of low workplace-based wages, and concentrations in relatively unproductive industries, means that a significant number of workers in ERC commute out with the local authority area for higher paying employment.

ERC therefore has the opportunity to enhance its economy through attracting firms operating in sectors aligned with innovation. Firms operating in these sectors tend to be more productive and pay better wages –and could recapture those workers ERC is losing to the surrounding area.

Growing Key Specialisms

The report highlights the Region's specialisms in emerging and existing sectors. ERC hosts 14 of these companies, representing each of the five existing specialisms within GCR. Examples:

- Technical Moulding Solutions (Ad. Manufacturing)
- RevoIT (Digital Enabling Tech)
- IW Tech (Health & Life Sciences)

East Renfrewshire's economy would benefit from these companies growing and collaborating with other companies established in similar sectors across the Region. Other potential opportunities exist for ERC through the expansion of the Region's Innovation Districts, or spin outs from Universities.

Sectoral opportunities include:

- Specialised design activities
- Architectural and Engineering activities and related technical consultancy
- Electric Power Generation and Transmission

Current Trends of Commercial Space in East Renfrewshire: Office

The availability and use of office space reflects the dynamism of an area's business base, job opportunities, and overall economic health. There have been no supply-side pressures on vacancies and rent in recent history. But both the vacancy rate and the asking rent have remained far below the Regional Average over the last decade. This might suggest that there is low business demand, despite there being a tight supply for office space in East Renfrewshire. Which could result from a mismatch between the stock available and amenities firms are looking for.

Policy Opportunities to Enhance the Economy:

- Leverage opportunities to develop and attract businesses in innovative and complex sectors
- Evaluate the best use of ERC's resources. Should ERC target enterprise within GCR's existing/emerging strengths or target adjacent sectors?

- Promote the benefits of collaboration and knowledge-exchange amongst the enterprises operating in existing/emergency strengths in GCR
- Engage with local businesses to understand barriers to growth
- Evaluate the current commercial space offering in ERC –does it meet private sector need?

Recognise Place based Opportunities

Vacant and Derelict land

The potential economic impact of developing VDL sites into their intended usages was quantified for the Region as part of a programme of the Regional Economic Strategy (RES) and the @@. More information is set out under the VDL Topic Paper. If ERC were to develop these sites back into their intended usage it could potentially create:

- Over 2,000 sqm of Commercial Space
- Over 350 Full Time Equivalent Job (FTEs)
- Benefit-Cost Ratio OF £1.4:£1

The Council's VDL sites are located in close proximity to the Urban areas that produce the most GVA. The potential economic impact from reutilising these sites could be amplified if the commercial usage aligned with Region's existing/emerging specialisms. If brought back into use as commercial premises, these VDL sites could be ideal candidates for potential FDI into ERC. With the right commercial space developments, ERC could be seen as an attractive investment prospect given its highly-educated labour supply and its reputation for a good standard of living. Importantly, ERC's transport infrastructure linkages to the rest of the Region would be attractive to potential investors as the size of the talent pool expands.

Transport Infrastructure

Accessible and well maintained transport infrastructure enables the flow of labour supply through local economies and facilitates local supply chains.

Areas with an established transport infrastructure are more attractive to prospective individuals and companies. The economic opportunities made possible through expansion, maintenance, and promotion of transport infrastructure have been demonstrated in ERC through its work on the GCR City Deal M77 Strategic Investment Corridor project. The regional Clyde Metro development will also improve transport infrastructure for ERC in the future, with planned stations at Barrhead and Newton Mearns. This issue is described in more detail within the Transport Topic Paper.

Digital Infrastructure

In an increasingly digitalised world, robust digital infrastructure is crucial for businesses to operate efficiently and for individuals to access services and opportunities in the labour market. This issue is described in more detail within the Digital Infrastructure Topic Paper.

How can East Renfrewshire enhance its Economy?

Policy Opportunities to Enhance the Economy:

- Place-based approaches such as designing and delivering affordable and good quality foundational infrastructure (e.g. transport, leisure activities) will improve the overall quality of life and attract residents and new businesses in the area
- Efficient use of underutilised land could facilitate enterprise growth in ERC. Addressing VDL could also alleviate pressures of housing supply within the area

- Improving digital infrastructure improves the overall perception of a local economy – improving the quality of life of inhabitants and enabling efficient production for enterprise

ERC's Challenges and Opportunities

The report states that the nature of the economic activity within East Renfrewshire is consistent throughout its' geography –local and public services within the Foundational Economy. This presents a series of challenges and opportunities for East Renfrewshire.

Improving pay, working conditions, and resilience in the foundational economy in addition to attracting in enterprise from innovation-aligned sectors will have a significant impact for the majority of individuals working and living in East Renfrewshire. Capitalising on place-based opportunities could encourage investment from high-productivity enterprises, as well as improving the attractiveness and accessibility of the local area.

However, demographic challenges exist within ERC in terms of population and housing. ERC should seek to maintain current levels of migration whilst attracting new working-age residents. Improved workplace-based wages could encourage this in addition to improving housing affordability and maintaining high quality transport and digital infrastructure.

Challenges

- Expansion of productive industries
- Designing interventions with knowledge of the area's strengths and potential macroeconomic impacts
- Increasing workplace-based wages
- Maintaining a local labour market supply
- Provision of housing and housing affordability

Opportunities

- Capitalising on the close proximity of the clusters of innovative enterprises
- Improving working conditions in the Foundational economy
- Utilisation of VDL to facilitate economic growth
- Continued development of place-based opportunities to attract investment and migration

East Renfrewshire Economic Development Delivery Plan 2023-2025

The Delivery Plan (CD 230) focusses on the next five years and lays the foundations for continued growth from 2023 and beyond, whilst setting out the ideas and support we need over this period that will put the Council in a strong place on which to build and develop.

The Delivery Plan aims to accelerate and support economic activity, helping support both the short-term recovery from the adverse impacts of Covid-19, and in the longer-term improvements to the appeal of our towns and neighbourhoods. The Delivery Plan is a mechanism for focussing activity and defining the scope and priorities for regeneration over the period 2023-2025.

This Delivery Plan will seek to address these issues and develop long-term policies and investments to support the following:

- People and Skills - to help reduce the barriers some people face to employment and support them to move towards employment and education. Places can also target funding into skills for local areas to support employment and local growth.
- Communities and Place - to restore their community spaces and relationships and create the foundations for economic development at the neighbourhood-level. The intention of this is to strengthen the social fabric of communities, supporting in building pride in place.
- Supporting Local Business - to fund interventions that support local businesses to thrive, innovate and grow.

The Plan will also:

- Build on and maximise the impact of the UK Shared Prosperity Fund, Glasgow Region City Deal and the Council's Capital Programme;
- Develop new opportunities to revitalise and support Community Wealth Building in our town centres;
- Facilitate collaborative approaches with a range of public sector agencies, partners and 'anchor institutions';
- Support local groups, community enterprise and business activity;
- Be ambitious for the area, challenge how we do things, and intervene where others will not or cannot; and
- Help meet our ambitions to be net zero by 2030.

Community wealth building forms a key element of the Delivery Plan. This is expanded below.

The Delivery plan also covers Place based approaches, climate change, city deal projects, community empowerment, regeneration and linkages with the LDP.

The Delivery Plan strongly embraces the principles of the Community Empowerment Act and promotes the use of Community asset transfer as an opportunity for community organisations to be involved in developing and providing opportunities or services for their local communities. Successful [community asset transfers](#) (CD 216) can bring significant benefits to the whole community, the Council and the eligible group.

The implementation of the Delivery Plan will also monitor 10 key performance indicators (KPI's) to measure success:

- Increase levels of people into work
- Decrease Out-of-work claimant count
- Increase Average Earnings
- Increase number of Businesses registered in the area
- Growth in number of Business of scale locating in the area (employing more than 50 people)
- Increase Skills Levels and Qualifications Gained
- Bringing more vacant and derelict land into use for economic purposes
- Increase Business Support Interventions
- Increase Employability Support Interventions
- Increase number of key capital regeneration projects across our town centres our neighbourhoods

Local business plays a critical role in East Renfrewshire's economy. With over 3,000 businesses in the area they are not only key wealth generators but are also an important part of their local communities. East Renfrewshire Council work with a wide range of partners such as East

Renfrewshire Chamber of Commerce and the 3 Business Improvement Districts in Barrhead, Clarkston and Giffnock to support businesses to access good quality business advice and support, affordable workspace, business finance and public sector procurement contracts. Business Gateway East Renfrewshire offers funded financial, marketing and strategic support to help those starting up or growing a business, including workshops, events etc.

Community Wealth Building and the Wellbeing Economy

Community wealth building is a new people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people. The Council anticipates preparation of a community wealth building strategy during 2025. All economic activity should serve a purpose. It should be a means to meeting everyone's basic needs and improving our collective health and wellbeing, so that all of Scotland's people and places can thrive and prosper.

The Wellbeing Economy Concept recognises the limits of Gross Domestic Product (GDP) as a tool for defining success of the economy. A wellbeing economy measures success in terms of the broader collection of outcomes that the economy can deliver for its people, recognising that the purpose of economic growth should be to benefit the people who are part of that economy. A wellbeing economy measures the economy by looking at the quality of people's lives.

The Scottish Government's wellbeing economy monitor complements traditional metrics like GDP and includes measures such as child poverty, fair work, greenhouse gas emissions and healthy life expectancy indicators. The monitor tracks the following East Renfrewshire indicators:

- Fair work
- Gender Pay Gap
- Social Enterprises
- Influence over local decisions
- Living close to a Green or Blue space
- Green House Gas emissions
- Healthy Life Expectancy.

Further information on these indicators is set out in the East Renfrewshire Economic Briefing 2024 (CD 233).

Here Place Brand

The Councils 'Here' place brand aims to unite the areas unique towns and people, encouraging a shared sense of pride amongst residents. An initial campaign in 2021, funded by the Scottish Governments Town Centre Fund, and Scotland Loves local, helped support economic recovery and community well-being following the effects of the pandemic. The 'Here' brand has the ability to promote East Renfrewshire as a desirable place in which to live work, visit and invest over the long term.

In 2023, the Council provided £100 gift cards to over 4,000 residents. Eligible households were those in receipt of Council Tax Reduction as of 1 June 2022, targeting the funding at those people in greatest need. Funding for the project came from a £1.46million Covid Economic Recovery Funding package awarded by the Scottish Government in 2022. Our local businesses that have benefited from this spend include, shops, cafes, restaurants, local services, as well as providers of sporting and leisure activities. Over 200 businesses signed up to accept these cards.

Other Projects:

- Cowan Park Community & Enterprise Hub - regeneration of the Cowan Park Gate Lodge property in Barrhead, to create a public space that brings community agencies and groups together to offer a range of activities, programs and services. Local charity, Include Me2, now provide a wide range of services from the centre including a coffee shop which is part of their Social Blend enterprise, helping young people and adults with additional support needs, disabilities and mental health conditions into training and employment.
- Community Hub Newton Mearns - The hub is located near the Avenue Shopping Centre, on McKinlay Place, and offers an accessible space for people to connect with local services. These services include the Council's Work East Ren and Economic Development teams, as well as Business Gateway East Renfrewshire and Skills Development Scotland. The facility is funded through the Scottish Government's Place Based Investment Programme, which supports community-led local economic development and regeneration and builds on previous projects in the Newton Mearns area to improve pedestrian crossings, signage, planting and lighting in the town centre and Fairweather Park.

East Renfrewshire adopted Local Development Plan 2 (LDP2 2022)

The [LDP2](#) (CD 206) seeks to set out a clear economic vision which delivers sustainable and inclusive economic growth, positively encourages inward investment, supports new businesses and enterprises to grow and expand and to maximise employment opportunities and training for local people. The LDP aims to strengthen the role of the network of town and neighbourhood centres as active, attractive and accessible places, support their vitality and viability and to offer choice for the benefit of local communities. Delivering on these priorities will ensure the area is attractive to new and existing residents, tourists and potential investors.

The strategy seeks to deliver significant inward investment, with a stronger more competitive economy providing a greater range of job opportunities for local people and promoting the area as a place to do business. Improving inclusive economic outcomes is also a key element of the Council's health prevention agenda.

There is also a strong focus upon delivering the key City Deal infrastructure projects and other major infrastructure programmes. These will contribute to the implementation of the LDP's strategy; act as a catalyst for regeneration and inclusive economic growth; improve tourism potential; and enhance connectivity across the Council area.

5) Monitoring of the Business and Industry Land Supply

The Council conducts an annual survey of the land allocated for business and industry land within the Local Development Plan. The audit (SD 003) provides an overview of the supply and availability of employment land across the Council area. This [GIS interactive map](#) provides an interactive method to view the 2023 Business and Industry Audit.

Summary tables provide statistics and analysis of the land supply for industrial, and business uses, provide details of the take up of land for these uses and the development of land for industry for business. Further information is set out in the Business and Industry Land Supply Monitoring Report.

The 2023 Business and Industry Land Supply comprises 9 sites totalling 12.24HAs of which:

- 6 sites are on brownfield land (10.49 Ha)
- 2 sites are on greenfield land (0.6 Ha)
- 1 site is on mixed brown and greenfield land (1.15 Ha)

The majority of the marketable land supply is located in Barrhead (5 sites totalling 9.37HAs) with the remainder on 4 sites within the Eastwood area totalling 2.87 HAs. The majority of allocated business and industrial land is on brownfield sites. Appendix 1 of the Business and Industry Land Audit report and the interactive GIS map set out information for each site.

The total marketable land supply has reduced during this audit period by 0.32HA due to the completion of a site at Crossmill Business Park, Barrhead.

6) Implications for LDP3

This section sets out the implications for LDP3 for East Renfrewshire Council and its partners for improving economic outcomes. These recommendations have been informed by the analysis and outputs in this report and consideration of how LDP3 can help to address local economic priorities most effectively.

A key consideration for LDP3 is that the future requirements of all employment sectors are met. The Proposed Plan should aim to provide a marketable and deliverable supply of employment land based upon needs and demands. This can improve the Council's position as an attractive location for economic investment whilst, at the same time, supporting rural economies and increasing economic diversity and opportunity. It is essential that there is a sufficient supply of good quality employment land, to cater for modern business needs and to provide a range of sites which caters for both the needs and aspirations of existing and new business. This approach will help mitigate and reduce the out commuting of the workforce by providing more skilled opportunities and more affordable housing options for local people.

It is critical that the area has the infrastructure – commercial, transport, digital, education, and housing – in the right places to support its economic growth and ensure all residents have access to economic opportunities. It is also critical to have the right environment to attract inward investors that bring well paid and highly productive jobs. High quality spaces and implementation of the 'Local Living' concept also promote greater social inclusion, neighbourliness and contribute to improvements in people's mental wellbeing.

The long-term growth and sustainability of the local economy relies upon having a diverse supply of good quality sites, infrastructure and premises that can support and encourage economic growth. Wherever possible, future land allocations should be situated in sustainable locations, such as within existing urban areas or places that are accessible by public transport and other sustainable transport modes. Well serviced sites in competitive sustainable locations with good transport linkages are key in providing for the long-term growth of the local economy. However, the lack (and scale) of land options in Council ownership and the limited vacant/ derelict/brownfield land supply provides a challenge in progressing a diverse supply of suitable sites and providing opportunities for existing businesses to expand or relocate.

In addition, the area experiences high local residential land prices which also compound the difficulties in attempting to develop industrial and business sites. Combined with this the majority of land is in private ownership and largely under option to housing developers, the delivery of economic land through the private sector remains crucial. This necessitates a partnership approach with the private sector to realise an attractive and competitive portfolio of sites which prove attractive to businesses.

LDP3 provides the opportunity to consider and review the approach to sites allocated for employment land. There is known local demand for business to relocate and /or expand within the area. A balanced approach is needed to ensure that the highest quality, marketable industrial and business locations are safeguarded and promoted for business expansion and for new businesses, whilst avoiding the unnecessary stagnation of poor-quality sites. Serviced employment land is therefore a high priority.

The Council will continue to explore the effectiveness of all employment sites currently included within the 2023 Employment Land Audit. This includes looking at alternative approaches to unlock sites that have been designated in several plans, including the use of compulsory purchase powers to bring sites forward. This will be informed by a Call for Sites and Ideas exercise. This will lead to those sites which are seen to best meet predicted future demands for employment land to be recommended to be considered for inclusion in the new LDP, and sites which are seen to be unsuitable or surplus to anticipated requirements to be recommended for de-allocation or not included. In addition, the Council will explore options for sites allocated for other uses that may be more suitable for future employment uses.

The prospect for improving the economic prospects through longer term improvements to the M77 Road corridor should be investigated within the Plan period. This corridor is well placed for access to the central Scotland economy and regional job market and is attractive for business investment. However, potential future growth would need to be balanced with the approaches identified within the NPF4, i.e. a focus on local living with investment moving away from locations that can only be reached by car towards more accessible areas that are connected by low-carbon and active travel options. Strengthening strategic transport connections remains a high priority however this needs to be balanced with decarbonising transport and improving active travel. From a business perspective, it is also recognised that transport/distribution represents a large percentage of costs and are responsible for significant emissions.

The approaches required to tackle climate change can offer major economic opportunities, with the potential for significant job creation in the renewables sector. This will require linkages between the LDP and the Economic Development Delivery Plan in recognising the vital role that the planning system plays in delivering new renewable technologies and, ultimately, a new green economy. Investment in the energy sector can bring wider economic benefits. In addition, consideration should be given to local office hubs to enable people to work from near their homes where home-working is not possible, supported by digital connectivity. The Council will continue to work closely with Scottish Power Energy Networks (SPEN) to plan for meeting the electrical supply needs for existing and planned development. Discussions with SPEN have identified that the loadings in East Renfrewshire are quite healthy and at this point there isn't a significant need for reinforcement. However, once the spatial distribution of sites has been agreed through the Proposed Plan then further discussion will be required with SPEN to identify if grid reinforcements are required.

The importance of town centres should continue to be promoted through LDP3 as hubs of retail, leisure and economic activity. Longer-term improvements to the appeal of our towns and neighbourhood centres will also be addressed through the Economic Development Delivery Plan. Taking a place-based approach to regeneration through the Local Action Plans will assist the Council and partners understand localised issues, the interconnections and relationships across our town centres and neighbourhoods and will allow the coordination of action and investment to improve the quality of life for our communities.

New housing is an important part of the area's socio-economic infrastructure, with an important inter-relationship with labour market dynamics. Residential developments make an important contribution to the local economy through the creation of short-term employment for construction workers; longer term skills development associated with the development industry; contract opportunities for the local small to medium-sized enterprises (SME) supply chain and also generates increased retail expenditure in the local community. New housing needs to support a growing and improving local labour pool, including a diversity of types and tenure.

The quality of education provision and the high performance of our schools is one of the main reasons many people relocate to East Renfrewshire. However, the area lacks any further education opportunities. Together with the highly skilled and educated workforce opportunities for a university, satellite campus, college, skills academy or lab space should be investigated further through LDP3 to utilise the skills available within the area.

While it's crucial for East Renfrewshire to appeal to a younger workforce, it must also ensure robust support systems are in place for individuals to continue to engage in the economic activity as they age. This includes providing resources like opportunities for upskilling and good transport. Finally, the supply of adequate and affordable housing is a key determinant of increasing an area's working-age population. Young professionals, burdened by high housing costs, may look elsewhere into moving to areas with better housing supply and job opportunities. This means that housing affordability could limit labour mobility, potentially hindering economic growth. Delivery of affordable homes remains a key issue for LDP3 as highlighted through the Housing Topic Paper. Low wages for local people combined with some of the highest house prices is exacerbating the affordability situation. This issue is highlighted in the Council's Vision for the Future 'A Place to Grow' and is an issue for LDP3.

Community wealth building has potential to generate local business needs which may need specific local policies to support local initiatives and re-purposing of existing assets. A Community Wealth Building Strategy should be prepared which should set out how to apply community wealth building and community benefits through the planning system. Parts of the Council area fall within the SIMD areas. These communities require access (skills, physical, and education) to decent employment opportunities and investment in local infrastructure. LDP3 and the Community wealth building strategy should also recognise the importance of the well-being economy.

The potential to expand leisure and tourism at a range of locations, such as Dams to Darnley Country Park, Rouken Glen Park and Whitelee Wind Farm, will also assist with growing the local economy through the Explore East Ren project. The sustainability of the rural economy is also important, and the Council will seek to support appropriate development in the green belt and rural areas.

LDP3 Evidence Report

Draft Topic Paper 023: Town Centres and Retailing

September 2024



Topic Paper 023: Town Centres and Retailing

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide background information on the subject of Town Centres and retailing in relation to the development of East Renfrewshire. This topic paper looks at the issues which influence the retail sector and also discusses current policies and guidance regarding retail development. It focuses upon the network of strategic centres across East Renfrewshire in terms of their strategic roles and functions and provides monitoring information on the performance of the town and neighbourhood centres.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and the principal purposes for which the land is used.

The principal purposes of this report are to:

1. Provide an overview of the changing retail context and the key challenges;
2. Outline the Policy Context;
3. Provide an overview of the Network of Centres and Town Centre Audits;
4. Provide an overview of NPF4 Policy 27 requirements;
5. Provide a summary of the Retail Outlet Survey; and
6. Set out implications for LDP3.

1) Changing Retail Context

This section outlines the retail context and some of the key challenges that require to be considered in the LDP.

Town and Neighbourhood Centres make an important contribution to Sustainable Economic Growth and provide a source of employment and services for local communities. Town centres can be hubs for a range of activities, and allow services and facilities (retail including local healthier food outlets, markets, pubs, restaurants and cafes, banks), that we use on a day-to-day basis to be fairly, easily and affordably accessed. Each centre has its own character and strengths and it is important that these reflect the policies and approach of NPF4 and wider consumer trends including, changing consumer habits, an ageing population, new technology, the development of e-commerce.

Our town centres are facing the challenges of changing and evolving retail patterns. The pace of change for town centres is accelerating, with many centres impacted by the pandemic, while others are seeing a rise in local shopping. There has been a resultant change in people's behaviour such as increasingly shopping online, becoming more aware of and appreciative of the local economy, and embracing the need for sustainability and climate change. Scotland's economy grew by 0.7% in real terms during Q1 2024. However, shopper footfall has not fully recovered to pre-pandemic levels and store closures continue to exceed store opening. Growing sectors include food & beverage and supermarkets / discounters with notable stores closures included fashion and gift chains. The majority of openings in 2023 were in shopping parks and other out-of-town or edge-of-town locations.

In 2013, the National Review of Town Centres focused on the underlying rationale for investing in, and re-energising towns. This resulted in the publication of the [Town Centre Action Plan](#) (CD 117) which established the Town Centre First Principle and the creation of the Scotlands Town Partnership (STP). A number of tools were developed including the Towns Toolkit, The Place Standard, Understanding Scottish Places (USP) and Town Centre Audits.

Scotland's Towns Partnership (STP) is Scotland's national towns' collective; representing and promoting the diversity of our towns and places, and supporting those organisations and groups that have an interest in or ownership of them. STP acts as a hub for relevant resources, knowledge and good practice; to support learning and networks and events. STP site also hosts the [Understanding Scottish Places \(USP\)](#) tool (CD 093) and is responsible for [Scotland's Improvement Districts \(CD 088\)](#), which fosters the development and continued success of Improvement Districts across Scotland.

Encouraging a more varied mix of uses and increased footfall will help to create livelier town centres; reduce the need to travel; help to reduce expenditure leakage to competing larger centres; address challenges from changing trends and customer habits; and competition from online shopping. Encouraging more office space and housing; improving public realm, streetscapes, and green spaces; and raising design standards are also key factors in attracting further inward investment. All of which helps to increase footfall, the use and demand for services and facilities, and social interaction.

Travel behaviour has been changing as a result of social and technological trends, some of which were accelerated by the Covid 19 pandemic. Key changes included increased home working or hybrid working patterns, increased online meetings and the increase in digital shopping which is changing people's relationship with town centres.

The delivery of neighbourhood centres through previous LDP site allocations and masterplans has proved challenging. This matter will require to be considered further through new allocations brought forward through LDP3.

2) Policy Context

This section sets out an evaluation of the main policy drivers.

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, in particular setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 includes strengthened policies on town centres and provide a strong foundation for the planning system to support the focus on town centres and links strongly with. Community Wealth Building Strategies.

NPF4 states that LDPs should:

- support sustainable futures for city, town and local centres, in particular opportunities to enhance city and town centres;
- identify a network of centres that reflect the principles of 20-minute neighbourhoods and the town centre vision;
- be informed by evidence on where clustering of non-retail uses may be adversely impacting on the wellbeing of communities; and
- consider, and if appropriate, identify any areas where drive-through facilities may be acceptable.

Key Policies include:

Policy 27: City, town, local and commercial centres

Policy Intent:

To encourage, promote and facilitate development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living.

Policy Outcomes:

- Centres are vibrant, healthy, creative, enterprising, accessible and resilient places for people to live, learn, work, enjoy and visit.
- Development is directed to the most sustainable locations that are accessible by a range of sustainable transport modes and provide communities with easy access to the goods, services and recreational opportunities they need.

Policy 28: Retail

Policy Intent:

To encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.

Policy Outcomes:

- Retail development and the location of shops support vibrant city, town and local centres.

- Communities can access the shops and goods they need by a range of sustainable transport modes including on foot, by bike, and by public transport, as part of local living.

LDPs should consider where there may be a need for further retail provision, this may be:

- where a retail study identifies deficiencies in retail provision in terms of quality and quantity in an area; or
- when allocating sites for housing or the creation of new communities, in terms of the need for neighbourhood shopping, and supporting local living.

East Renfrewshire adopted Local Development Plan 2 (LDP2) 2022

Spatial Objective 2.6 of [LDP2](#) (CD 206) is to strengthen the role of town and neighbourhood centres as active, attractive and accessible places and to support their vitality and viability, in accordance with the town centre first principle. The spatial strategy of LDP2 reinforces the strategic roles and functions of the town centres roles and the smaller neighbourhood centres. The nature and amount of new development in each centre will be appropriate to its scale, character and role in the network.

It is important that town centres are protected from inappropriate uses which could have an adverse impact upon their vitality and viability. The LDP will seek to increase the diversity of uses in the town centres, boosting the cultural, leisure and retail offer; promote a Town Centre First approach for significant footfall generating uses; and encourage investment to revitalise and regenerate them. The LDP seeks to prevent the over provision and concentration of similar uses, such as hot food takeaways which may impact upon local residential amenity.

LDP2 identifies the Town and Neighbourhood Centre boundaries.

East Renfrewshire Economic Development Delivery Plan 2023-2025

The Economic Development Delivery Plan (CD 230) aims to accelerate and support economic activity, helping support both the short-term recovery from the adverse impacts of Covid-19, and in the longer-term improvements to the appeal of our towns and neighbourhoods. The Delivery Plan is a mechanism for focussing activity and defining the scope and priorities for regeneration over the period 2023-2025.

Specifically the Plan aims to develop new opportunities to revitalise and support Community Wealth Building in our town centres; and Increase number of key capital regeneration projects across our town centres our neighbourhoods.

The Delivery Plan is described in detail in the Economic Topic Paper.

Glasgow City Region Industrial and Commercial Land and Property Study 2024- Retail Assessment (CD 183)

Ryden was appointed in February 2024 by the Glasgow City Region Programme Management Office to undertake a study of the supply and condition of commercial and industrial buildings and land in Glasgow City Region (GCR). Retailing is a subsection of Output A and was undertaken between Ryden and Roderick MacLean Associates (RMA) as sub-consultants. The study was desk-based, drawing on

data that was readily available. The study is ongoing with final recommendations yet to be produced.

The purpose and scope of the assessment was:

- To assess the supply and demand for retail land and property in the GCR up to 2037
- Provide an evidence-based strategic overview on retailing linking all eight of the local authorities in the region
- To assist the updating and production of local development plans in the Council areas
- To focus is on the comparison retail sector because the convenience retail sector is not strategic.

In addition this retail study addresses the policy requirements of NPF4.

The assessment shows that

- Convenience expenditure: total £4,671 million in 2024
 - Change 2024-29 -£29 million (-1%)
 - Change 2029-37 +£19.6 million (0%)
- Comparison expenditure: total £4,703 million in 2024
 - Change 2024-29 +£169.2 million (+3%)
 - Change 2029-37 +£87.8 million (+2%)

Convenience retail tends to be local rather than strategic for the city region. Changes tend to be incremental driven by brand competition rather than growth.

Regional Retail Economy

- Convenience and comparison retail expenditure in the Glasgow City Region is worth a combined £9-10 billion 4,885 businesses in 2023
- C. 5 million sq.m. of retail floorspace
- 10% of all businesses in the Region
- Regional retail employment has contracted
- Concentration of retail activity in Glasgow City (47% with 3% in East Renfrewshire)
- Glasgow City experienced a much sharper retail employment decline 2019-22 at -9%
- 139,500 sq.m. of retail space in 540 units marketed
- 50% of retail supply floorspace in Glasgow with 1% in East Renfrewshire
- Annual average retail take-up of 79,000 sq.m. in 358 units

Retail development trends

- Comparison spending is growing and is strategic for the GCR, but due to market concentration and online shopping, floorspace is reducing
- Convenience spending is not growing and not strategic, but due to competitive pressures, there is regular development and investment, especially among discounters

At the time of writing this study is ongoing, and the findings will be incorporated at the appropriate points in the LDP3 process.

3) Network of Centres and Town Centre Audits

Network of Centres

East Renfrewshire's town and neighbourhood centres make an important contribution to sustainable and inclusive economic growth, provide a source of employment and services for local communities, businesses and visitors and are hubs for a range of activities.

East Renfrewshire is well served by a network of centres ranging from its four town centres of Newton Mearns, Barrhead, Clarkston and Giffnock to local neighbourhood centres that serve an important function for local residents. Neighbourhood centres offer complementary retail services for the town centres. The overriding principle for the designation is that they should be areas which support greater accessibility to local shops and services and also provide a focus for community activities /facilities. The [network of centres](#) (CD 292) is shown within Table 1.

Table 1: Network of Centres

Town Centres

LDP2 Site Ref	Location
SG10.1	Barrhead Town Centre
SG10.2	Clarkston Town Centre
SG10.3	Giffnock Town Centre
SG10.4	Newton Mearns Town Centre

Neighbourhood Centres

LDP2 Site Ref	Location
SG10.5	Aurs Drive, Barrhead
SG10.6	Newton Avenue, Barrhead
SG10.7	Main Street, Busby
SG10.8	Seres Road / Cathkin Drive, Clarkston
SG10.9	Seres Road / Vardar Avenue, Clarkston
SG10.10	Sheddens, Eaglesham Road, Clarkston
SG10.11	Stamperland Crescent, Clarkston
SG10.12	Glasgow Road, Eaglesham
SG10.13	Braidholm Road, Giffnock
SG10.14	Eastwoodmains Road, Giffnock
SG10.15	Fenwick Place, Giffnock
SG10.16	Fenwick Road, Merrylee, Giffnock
SG10.17	Orchard Park Avenue, Giffnock
SG10.18	Main Street, Neilston
SG10.19	Clarkston Road / McLaren Place, Netherlee
SG10.20	Clarkston Road / Muirend, Netherlee
SG10.21	Clarkston Road / Netherburn Ave, Netherlee
SG10.22	Ayr Road, Newton Mearns
SG10.23	Broom Road East, Newton Mearns

SG10.24	Greenlaw, Newton Mearns
SG10.25	Harvie Avenue, Newton Mearns
SG10.26	Mearns Road, Newton Mearns
SG10.27	Main Street / Carnwadric Road, Thornliebank

The Council monitors the mix and change of uses through its Retail Outlet Survey to ensure that there is an appropriate mix and diversity of retail and non-retail uses within the town and neighbourhood centres.

Town Centre Audits

The 2019 Planning (Scotland) Act requires the Evidence Report to be informed by town centre audits for each town centre to harness strengths, support vitality and viability, tackle weaknesses and improve resilience. Audits should be regularly updated, to monitor town centre performance. The spatial elements of town centre strategies should be included in the Proposed Plan.

To understand the current health of East Renfrewshire's centres and understand their role and function, audits for the 4 town centres and key neighbourhood centres have been undertaken. The [Your Town Audit \(YTA\)](#) (CD 279) was developed to provide a framework to measure and monitor the performance of Scotland's towns and town centres using a series of Key Performance Indicators. It provides a comprehensive audit of each centre with data on up to 180 KPIs across seven themes – Locality, Accessibility, Local Services, Activities and Events, Development Capacity, Tourism, and Place and Quality Impressions.

The reports present a summary of the Your Town Audit (YTA) for each of the centres and comprises an update on the previous YTA conducted in 2016. The following audits have been prepared and can be viewed at the link above:

Town Centres:

- a) Barrhead;
- b) Clarkston;
- c) Giffnock; and
- d) Newton Mearns.

Neighbourhood Centres

- a) Busby;
- b) Eaglesham;
- c) Neilston; and
- d) Thornliebank.

Town Centres

a) Barrhead

Over recent years, the Barrhead regeneration project has seen significant public sector investment in the town centre which has successfully transformed the north side of Main Street. Nearly £100 million was committed to a masterplan to redevelop and modernise Barrhead's economy between 2007 and 2017.

Barrhead has seen significant investment in the town centre. The regeneration has resulted in a rejuvenated town centre with modern facilities, a new health centre, public realm improvements improved neighbourhoods and the redevelopment of post-industrial land to provide business space and new jobs. This has resulted in physical improvements, business growth, increased community engagement influencing public spaces and master plans, and improved green space and community assets. The Glasgow Road corridor is being redeveloped into a dedicated business district which includes Crossmill Business Park, Barrhead Retail Park, Blackbyres Court, and the former Bowerwalls housing area.

Preparation of a new regeneration master plan for Barrhead has commenced with an estimated completion by January 2026. The spatial and land use outcomes of this masterplan will be fed into the Proposed Plan.

Cowan Park Community & Enterprise Hub - regeneration of the Cowan Park Gate Lodge property in Barrhead, to create a public space that brings community agencies and groups together to offer a range of activities, programs and services.

Dunterlie Employability Hub - services delivered from the new hub will support people from Dunterlie and the surrounding area to build confidence and skills to be able to access employment opportunities and vocational training

Levern Water Revival - A £2.8 million investment has transformed the Levern Water and the surrounding area which had previously been derelict for decades. A wider, more natural river channel has been restored to the river, which runs through Barrhead, with the ability to better absorb flooding and encourage more fish and wildlife. An attractive riverside greenspace and path network with over a hectare of wildflower meadows has been created for locals to enjoy in Carlibar Park, close to the shops and services in Barrhead town centre. Led by East Renfrewshire Council, the project was funded through £1.6 million from the Scottish Government's Water Environment Fund, administered by the Scottish Environment Protection Agency (SEPA) and £1.1 million from the Scottish Government's Vacant and Derelict Land Investment Programme, with a further £0.1 million contribution from Sustrans.

b) Clarkston

The audits identified that Clarkston should be taken forward as a priority and this is reflected in capital funding being made available to start the process of regeneration of the town centre.

A community engagement event was held in 2016 to commence the process of regeneration of Clarkston town centre. This process was undertaken to encourage the local business community and local residents to work with us on a project entitled 'Clarkston, Your Town'. The process involved the

public, local professionals and stakeholders working together with a specialised team led to generate ideas in response to a work undertaken by us to consider all of our town centres.

A series of improvement works in the town centre have commenced. The works are aimed at creating a more pedestrian friendly environment and are the start of a process of regeneration within the town centre. Clear pedestrian routes across the Clarkston car park to and from the library and halls have been introduced as well as the creation of a more attractive and pedestrian priority treatment at the railway station entrance and landscaping improvements to Clarkston toll roundabout.

c) Newton Mearns

Newton Mearns is the largest settlement in East Renfrewshire. Its town centre is relatively compact, the main focus is the shopping centre; “The Avenue”. The Avenue is the main location in Newton Mearns for convenience and comparison shopping focused primarily on local customers. It has a range of national chains and local retailers, anchored by a large supermarket operated by ASDA. A number of other local retail units are located on a pedestrianised street leading from the shopping centre to Ayr Road where there are also a small number of on street shopfronts. The centre faces increased competition, particularly from the closely located Silverburn Shopping Centre. With the new development at Maidenhill, Newton Mearns, the local population is increasing, and the vitality and attractiveness of the centre has the potential to increase. Fairweather Park and Crookfur Park are found within the town centre boundary.

Newton Mearns Community Hub

The hub is located near the Avenue Shopping Centre, on McKinlay Place, and offers an accessible space for people to connect with local services. These services include Work East Ren and Economic Development teams, as well as Business Gateway and Skills Development Scotland. The facility is funded through the Scottish Government’s Place Based Investment Programme, which supports community-led local economic development and regeneration, and builds on previous projects in the Newton Mearns area to improve pedestrian crossings, signage, planting and lighting in the town centre and Fairweather Park.

A masterplan is being prepared for Newton Mearns to support ongoing and future public realm improvements. This strategy and masterplan will seek to improve accessibility, connectivity and quality of place around Newton Mearns Town Centre, as part of a future green recovery programme for the area.

d) Giffnock

Giffnock is a suburban centre with a very low vacancy rate. It is popular locally for quality shopping and restaurants. Giffnock Library has also recently been refurbished to include an innovative new family history centre. At this time, Giffnock functions well and intervention is unlikely to be needed. The centre will be monitored to ensure there is no significant change takes place in its economic performance.

Neighbourhood Centres:

a) Busby

A new sculpture has been erected in Busby honouring the contribution of Thomas Donohoe, credited with first introducing football to Brazil in 1894. Commissioned by the Council, supported by Busby Community Council and funded from the Scottish Government's Town Centre Fund, it is hoped that the sculpture will attract visitors to the village, as well as adding to the cultural and sporting links between Scotland and Brazil.

c) Neilston

Three key projects are underway in Neilston.

New Campus - A new Learning Campus in Neilston, a combined home for Neilston Primary school, St Thomas' Primary School and the Madras Family Centre is under construction. The new campus has been designed with sustainability and climate change in mind.

Shop Front Improvement Scheme - eligible shop owners on Neilston's Main Street were offered grants at the end of 2021 to support the upgrading of shop fronts to help elevate the high street. The new scheme is helping create an attractive town centre for residents and visitors to enjoy as well helping local businesses recover from the effects of the Covid-19 pandemic.

Gateway Feature - located at either end of Neilston, the two bull sculptures pay homage to the origin story of the Neilston Agricultural show, when a local dispute between two neighbours and resulting contest to determine the best prized bull grew into an annual event that has continued since the early 19th Century. The project has created two attractive sculpted features at either entrance/exits to the village and celebrate and promote the local history of Neilston.

d) Thornliebank

Two regeneration and placemaking projects are currently underway within Thornliebank.

Improved access/placemaking Regeneration - Project to be funded through the UKSPF for a wide range of town centre improvements including, creation of greenspace, public realm and art, improved access and parking points.

Shopfronts - Project to be funded through the UKSPF to support the economic recovery of the area by assisting local business owners to undertake shopfront improvement projects. Application process will be launched early 2024, a design guide will be prepared and issued to shop keepers along with application details. Scope of works may include - removal of old frontage, painting of shop windows, frontages and shop entrances, sign writing, repair or replacement of signage boards and signage lighting, shop window graphics, creative shutter, restoring or reinstating traditional architectural features, awnings.

Local Action Plans (ongoing)

Building upon the outcomes of the Town Centre Audits [Local Action Plans](#) are being developed which will assist in transforming towns and neighbourhoods across the Council area.

The UK and Scottish Governments are providing capital regeneration funding opportunities for town centres and neighbourhoods across Scotland. The development of the LAPs will help identify and develop options for future investment that will seek to make our town centres and neighbourhoods more vibrant, creative, enterprising and accessible and will complement and add value to national, regional and local policy agendas including a place-based approach to local regeneration. Examples of investments are likely to include: upgrading town centre public realm and green spaces; making better use of land and existing buildings; shop front improvement schemes; improved digital connectivity and developing active travel opportunities.

Local Action Plans (LAPs) are being developed using a place based approach and will help identify and develop short, medium and long term projects. The development of the LAPs will help identify and develop options for future investment that will seek to make our town centres and neighbourhoods more vibrant, creative, enterprising and accessible places and will complement and add value to national, regional and local policy agendas, including a place-based approach to local regeneration. Examples of investments are likely to include: upgrading town centre public realm and green spaces; making better use of land and existing buildings; shop front improvement schemes; improved digital connectivity and developing active travel opportunities.

Taking a place based approach will assist the Council and partners to understand localised issues and the interconnections and relationships across our town centres and neighbourhoods. It will also allow the coordination of action and investment to improve the quality of life for our communities.

There are 8 LAPs in development for the following areas: Barrhead, Busby, Clarkston (including Netherlee and Williamwood), Eaglesham, Giffnock, Neilston, Newton Mearns and Thornliebank.

From May until November 2022, a series of public consultations were held to help develop Local Actions Plans which will assist in transforming towns and neighbourhoods across the local authority. The initial survey asked people across East Renfrewshire to identify improvements that could be made to the places they visit regularly and changes they would like to see happen in their neighbourhoods. There were over 6,000 responses from nearly 1,500 individuals.

These ideas have been ranked according to the priority given by each community and then discussed with the relevant Council departments to produce a shortlist of 460 priority options for improvement.

Following a final review of each Local Action Plan by the Council Departments who will be involved in developing the projects and the establishment of eight Local Action Plan Groups, the final Local Action Plans are expected to be submitted to the Councils Cabinet Committee for approval by March 2025.

Business Improvement Districts

The Council promotes the Business Improvement District (BID) model throughout its town centres. The overall performance of established BIDs has been positive, with a high level of buy in from local businesses resulting in investment and improvements to these centres and links with the Town Centre Audits and Local Action Plans.

Here Place Brand

The Councils 'Here' place brand aims to unite the areas unique towns and people, encouraging a shared sense of pride amongst residents. An initial campaign in 2021, funded by the Scottish Governments Town Centre Fund, and Scotland Loves local, helped support economic recovery and community well-being following the effects of the pandemic. The 'Here' brand has the ability to promote East Renfrewshire as a desirable place in which to live work, visit and invest over the long term.

4) Policy 27 Requirements

Town Centre Living

Town Centre Living is a key policy aspiration for NPF4. The development of housing that brings more people to live within town centres can have a major role in creating strong and sustainable places, as well as supporting key policy aims around active travel, affordable and independent living, walkable neighbourhoods, the wellbeing economy, net zero, and the re-use of existing built assets.

NPF4 Policy 27 supports town centre living where residential amenity can be achieved and commercial uses are demonstrated to be no longer viable. Criterion (c) of Policy 27 states that planning authorities are to provide an unspecified proportion of their housing land requirement in city or town centres and links with Policy 15 'Local Living' acknowledging that town and local centres can provide the homes, services, infrastructure, open space, and facilities that they need with a short walking distance.

The Council has considered the issue of Town Centre living opportunities within the Housing Topic paper and the Councils response to the draft NPF4 MATHLR consultation. It concluded that while supportive of such an approach through LDP2 policies the likely contribution from such sources would be small due to a limited availability of vacant land and buildings within the Town Centre boundaries. Opportunities for homes above shops will continue to be explored.

Non-Retail Clusters

It is important that the planning system is used to help manage clusters of uses to provide diverse and more vital and viable town centres and specifically that over-concentrations of betting shops and takeaways can give rise to concerns.

Criterion (c) of Policy 27 states that Development proposals for non-retail uses will not be supported if further provision of these services will undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas. These uses include:

- Hot food takeaways, including permanently sited vans;
- Betting offices; and
- High interest money lending premises.

Betting Shops

The proliferation of betting shops can incur negative social and health impacts on local communities as well as harming the attractiveness, vitality and character of town centres. The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey shows that one in ten spent money on gambling (excluding lottery) and that those in the most deprived areas had poorer indicators of financial wellbeing.

The retail audit shows that there are only 7 betting shops across the network of centres as follows:

- Barrhead Town Centre – 2
- Clarkston Town Centre - 1
- Greenlaw Neighbourhood Centre – 1
- Thornliebank Neighbourhood Centre – 3

The Council is of the view that there is no significant clustering or impact of betting shops across the network of centres. However, the quantity in Thornliebank needs to be monitored.

Takeaways

By ensuring a balance of takeaways within our designated centres, the policy seeks to promote and protect healthy choices and retain the economic diversity of the area, as well as protecting the attractiveness, vitality and character of the network of centres. The health and well-being topic paper illustrates examples of how health and wellbeing can be considered throughout the LDP3 process highlighting challenges and issues to be addressed including issues with healthy eating.

Monitoring shows that there are 56 hot food take-aways across the network of centres. Of this total 26 are located in the Town Centres, 24 in the Neighbourhood Centres and 6 out-with. The majority of this type of use are found within Barrhead, 14 out of the 26. This clustering should be monitored through the Proposed Plan.

Town Centres: 26

Neighbourhood Centres: 24

Out of centre: 6

High interest money lending premises

This type of use is not seen as an issue within the network of centres.

5) Retail Outlet Survey

This section of the paper sets out survey information on each of the town and neighbourhood centres, including breakdown by use and levels of vacancy. The 2024 survey was undertaken during February to March 2024.

The data collected reveal that there are 611 units within the LDP network of Centres. Of this total 357 or 58 % are class 1 retail units. In the Town Centres there are 345 units of which 178 or 52% are class 1 units and within the Neighbourhood Centres there are 266 units of which 179 or 67% are class 1 units.

Figure 1 shows the breakdown of [vacancy rates](#) (CD 039) since 2014/15 and the comparison with the national figure. This shows that the figure for East Renfrewshire has been increasing year on year since 2014/15 and since 2018/19 has been higher than the national figure.

Figure 2 shows the comparison floorspace over the period 2015 to 2014. Overall, the floorspace has reduced from 81631.91sqm to 81192.38 sqm with a reduction across all centres. The figure for Newton Mearns has remained constant.

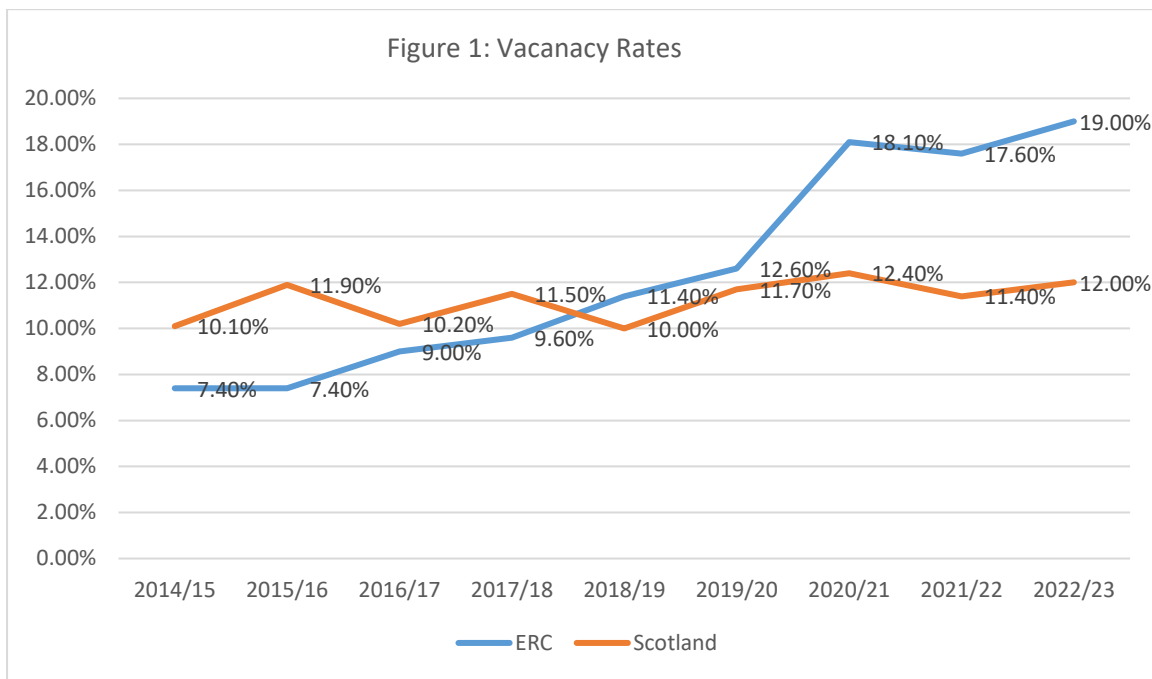
A proposal for the erection of a neighbourhood commercial centre at Crossmill Industrial Estate Barhead was approved on 6/25/2020. This application is well advanced with a number of the units operational. This includes 1 supermarket (LIDL), 7 class 1 units, 3 restaurants and a cafe. In total 6862sqm of floorspace was provided.

Table 1: Use Class Breakdown within the Town Centres

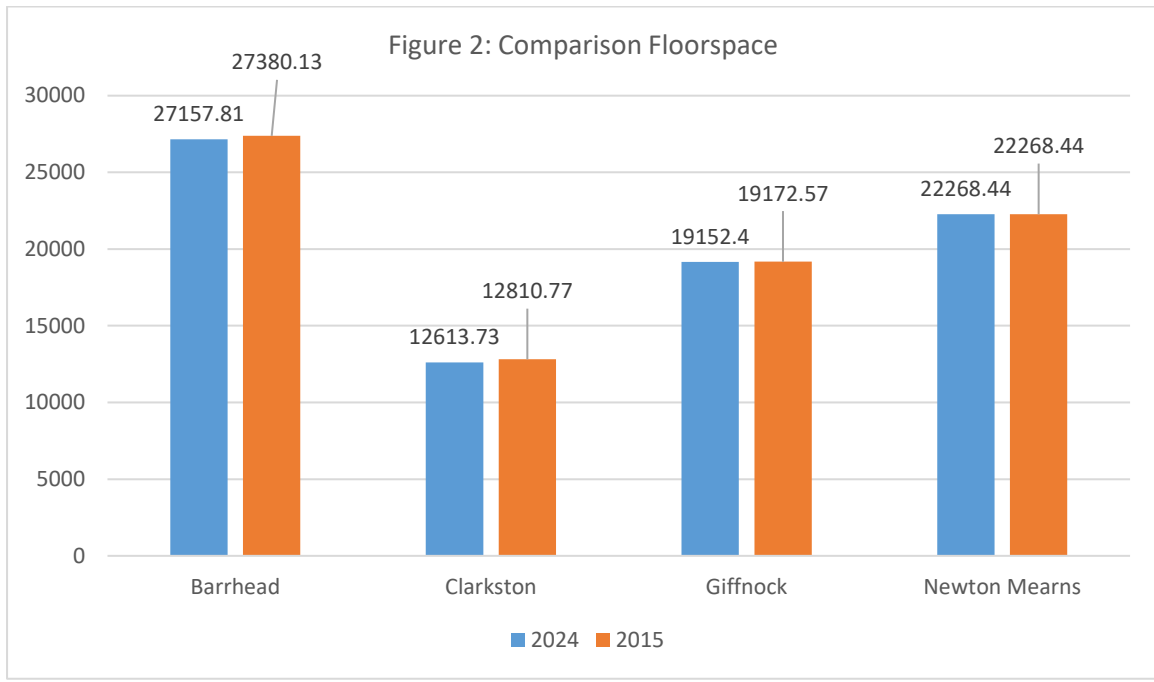
Centre	Total no of units	Class 1	% class 1	Total Floorspace sq m
Barrhead	128	61	48%	27157.81
Clarkston	88	42	48%	12613.73
Giffnock	63	33	52%	19152.4
Newton Mearns	66	42	64%	22268.44
Total	345	178	52%	81192.38

Table 2 – Combined Totals for Use Class Breakdown within the network of Centres

Centre	Total no of units	Class 1	% class 1	Total Floorspace sq m
Town Centres	345	178	52%	81192.38
Neighbourhood Centres	266	179	67%	22813.45
Total	611	357	58%	104005.8



Source: <https://www.improvementservice.org.uk/benchmarking/explore-the-data>



Source: ERC Retail Outlet Survey 2024

6) Implications for LDP3

This section sets out the implications for LDP3. These recommendations have been informed by the analysis and outputs in this report and consideration of how LDP3 can help to support the vitality and viability of our network of centres.

Town centres need to be re-purposed. Traditional models of retailing are changing with online shopping etc. Town centres of the future need to be where people live, as well as shop and work. When people live in town centres, there can be a more successful evening economy as well as daytime footfall. This transition would allow retail and employment with homes above and alongside, and enough people to allow things to thrive and grow.

LDP3 will continue to establish a network of centres and promote the Town Centre First Principle to support the vitality and viability of our network of centres. This will provide a framework for ensuring the right investment goes to those places and communities that need it most. The current town and neighbourhood centre boundaries identified in LDP2 will be reviewed for the Proposed Plan to ensure they remain accurate and up-to-date. Increasing vacancy rates also needs to be addressed. Clustering of betting shops is not seen as a particular issue, however, there is a significant number of hot food takeaways in Barrhead which should continue to be monitored.

There is a need to invest in our places to ensure that they are destinations where people want to visit and spend time in. This means making the most of any built environment assets, ensuring new developments are designed to highest standard, that there is investment in quality public realm and that maintenance is factored into place management. High quality spaces and implementation of the 'Local Living' concept also promote greater social inclusion, neighbourliness and contribute to improvements in people's mental wellbeing. LDP3 should encourage proposals for cultural or creative spaces which support the local living agenda and contribute to vibrant healthy town centres.

There is a need to integrate transport and land use planning and recognise the importance of active and sustainable travel within, and to and from town centres. This will help create centres and places that communities find attractive and want to spend time in.

The requirement for new Neighbourhood Centres will be considered through the preparation of master plans and development briefs. Opportunities for ground floor retail with flats of all tenures above will be considered to maximise the efficient use of land and help address wider housing needs.

The land use and spatial implications of the emerging Local Area Action Plans will be factored into the Proposed Plan.

LDP3 Evidence Report

Topic Paper 024: Creativity, Culture and Tourism

September 2024



Topic Paper 024: Creativity, Culture and Tourism

This topic paper is one of a series which support the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

The purpose of this topic paper is to provide an overview of current cultural provision across East Renfrewshire. It considers how changing demographics, societal trends and national policy will influence planning for cultural facilities and creative participation in LDP3. The Topic Paper also provides an overview of tourism in East Renfrewshire and outlines future faith and burial requirements.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the principal cultural characteristics of the district; and the principal purposes for which the land is used.

The principal purposes of this report are to:

1. Outline the Policy Context;
2. Provide an overview of current cultural provision across East Renfrewshire including an assessment of future growth and demand for cultural and creative activities;
3. Provide an overview of tourism in East Renfrewshire;
4. Provide an overview of faith and burial requirements; and
5. Set out implications for LDP3.

1) Policy Context

This section sets out the main policy drivers

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is the key document that will inform the next LDP with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery. Local Development Plans are expected to identify the principal cultural, social and built heritage characteristics of the district and the desirability of maintaining an appropriate number and range of cultural venues and facilities in the authority area.

Local Development Plans should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development

Key Policies include:

Policy 30 Tourism

Policy Intent:

To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Policy Outcomes:

- Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

Policy 31 Creativity and Culture

Policy Intent

To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

Policy Outcomes

- Locally distinctive places reflect the diversity of communities and support regeneration and town centre vibrancy.
- Cultural and creative industries are expanded, providing jobs and investment.
- Communities have access to cultural and creative activities.

2) Cultural provision across East Renfrewshire

This paper identifies the existing resource of cultural facilities and considers how changing demographics, societal trends and national policy will influence planning for cultural facilities and creative participation in LDP3.

Across the Council area there are a range of community facilities including halls, health facilities, schools, libraries, gyms, sports grounds and clubs including tennis, bowling and golf clubs and other facilities, which provide community, cultural and recreational opportunities. Cultural venues play an important role within communities as “anchor” destinations supporting the principle of local living neighbourhoods. Culture is considered in its widest sense and does not simply refer to the consumption of art or performance in a cultural venue. It includes distinctive local events such as galas or fairs which reflect rural or industrial heritage and newer cultural events which reflect the growing diversity of East Renfrewshire. It also includes participation in East Renfrewshire’s many creative groups, whose activities includes painting, flower arranging, embroidery, knitting, drama, choirs, music, photography, and dance.

Policy D9 of LDP2 (CD 206) seeks the expansion or enhancement of facilities and the provision of new ones and seeks to guard against any unnecessary losses. LDP2 states that the Council will continue to work closely with partners such as Sport Scotland, the East Renfrewshire Culture and Leisure Trust, Health Boards, Health and Social Care Partnership (HSCP), other Council Departments and with the voluntary and private sectors, to identify capacity issues and opportunities for new facilities.

The evidence is drawn from the following documents which provide statistics on visitor numbers to cultural venues, visitor trends and information on proposals to develop future facilities.

- [East Renfrewshire Culture and Leisure Trust \(ERCL\) 2024/25 Business Plan](#) (CD 226).
- [Public Library Strategy 2024/2029](#) (CD 195)
- East Renfrewshire Cultural Strategy 2024 –2029 (CD 229)

The latest population projections suggest there will be a significant change in the demographics of East Renfrewshire with an increase in the young and old population, these ages groups make greater use of library services and benefit most from having facilities based close to their homes. Forecasts suggest that the population of East Renfrewshire is set to increase by 6.4% between 2018 and 2028. The percentage of the 75 and over age group is projected to increase by 26.8% over this period.

According to the [Scottish Householder Survey 2022](#) (CD 126) cultural participation statistics, 93% of adults in East Renfrewshire engaged in a cultural activity in the previous 12 months. Engaging in a cultural activity is defined as attending a cultural venue to see a cultural event or participating in a cultural activity such as singing in a choir, attending a dance class or reading a book. This statistic does not indicate if the cultural participation happened in East Renfrewshire or if residents travelled to another authority, but the figure is useful in showing a slightly higher participation in cultural activity than the Scottish average of 88%.

The Cultural Resource – venues and events

There are 10 libraries of varying sizes and opening hours, there is good geographic spread with all communities in East Renfrewshire having access to a library.

Eastwood Park Theatre is a professional theatre space with 300 seats and a gallery space. As well as staging visiting productions the theatre is home to amateur and youth theatre groups.

There are 35 Council owned community halls, there is good geographic spread with all communities having access to a hall.

Privately owned halls and meeting spaces are available to hire from church groups and private leisure centres, the details of use are not available to the Council, but it is known these spaces provide valuable meeting space for creatively focused groups.

The bandstand in Cowan Park is equipped with power and stages small outdoor music events.

Riverside Music College in Busby offers recording studios, rehearsal space and qualifications to HND level for careers in the music industry.

Rouken Glen Park is used to host a large annual music festival, the festival is produced and promoted by a private company.

East Renfrewshire libraries provide both an online heritage and local history service and hold a collection of heritage resources at Giffnock Library.

Agricultural shows and country fairs are part of the rural cultural heritage and continue to this day in Eaglesham and Neilston. Barrhead Gala day reflects the town's industrial heritage and ran until interrupted by the Covid Pandemic in 2020.

Participation in cultural and creative activities.

The East Renfrewshire Culture and Leisure Trust (ERCLT) report that in the post pandemic period there have been increases in visits to cultural venues. The ERCLT suggest there is a heightened recognition of the positive impacts from taking part in sports, leisure and cultural activity following their unavailability in lockdown. There is compelling evidence that the change in work patterns to increased home working and flexible hours has prompted an exploration of local services. The ERCLT report that their customer base is loyal and has returned since the reopening of facilities in 2022.

Theatre

Professional theatre audiences at Eastwood Theatre have increased by 20% from pre- Covid levels, this increase runs against national trends which show a drop in theatre audiences from pre-Covid levels.

Libraries

ERCLT figures show that physical visits to libraries have increased by 28% since June 2021 when buildings reopened following Covid closures. Virtual visits to libraries online resources, which remained available during the lockdown period have also increased by 27%. In 2022/23 there were 243,403 visits to library buildings, there were also 218,918 virtual visits to the library portal. In February 2024 with two months remaining before the close of the counting year, visits to library buildings had passed the 2023 total with 245,110 visitors recorded. On average there are 25,000 visits to libraries in East Renfrewshire each month, it likely that the total visits to libraries in the

current year will be close to 300,000. Virtual visits to the libraries have also increased in the current year – 2023/24.

2021/22 Total visits to library buildings and online resources	184,100 (Covid impacted)
2022/23 Total visits to library buildings and online resources	462,321
2023/24 Total visits to library buildings and online resources	446,474 (to 31/01/24)

Beyond the traditional offering of book lending and literacy East Renfrewshire's libraries offer space for the following range of creative/cultural pursuits.

Adult Activities

Adult Singing Sessions
Author Displays
Book Groups
Camcorder club
Creative Writing sessions
Knit & Natter sessions
Read, Relax, Refresh sessions
U3A craft sessions

Children's Activities

Book gifting
Christmas themed activities
Family Fun Days
Family Stories
Mythical creatures
Summer Reading Challenge Activities
Virtual Reality Sessions

Halls

Bookings for halls and pavilions have increased by 21% from pre-Covid levels and a portion of these lets are for the many clubs or classes offering cultural activities such as dance classes. To thrive these groups, depend on access to suitable halls or community spaces. Some schools offer lets to groups after school hours. Pre-covid the council's community halls and school lets were used by almost one million users (3). In addition to Council managed halls and space, some church halls are well used by clubs and for classes with a creative focus. Some private fitness clubs also offer venue hire, particularly for dance classes.

Leisure Centres

The Eastwood Leisure Complex combines a theatre, gallery space, cafe, 25 metre swimming pool, teaching pool, gym, art workshop, conference space and large community hall. The venue is now over 50 years old and the decision to replace the complex was made by Council committee in December 2021. Planning consent was granted for a replacement facility adjacent to the current building in Eastwood Park in January 2022. In December 2023 Council Committee took the decision to progress with a design which includes a library. As proposed the new complex will incorporate a theatre, library, cafe, 25m pool, 10m learner pool, and a 4 court games hall. The model of combining a library with fitness and swimming pool facilities is used at Barrhead's Foundry where a major

refurbishment of aging facilities in 2014 introduced a large new library space to the existing leisure centre. The proposed Eastwood complex will have a capacity for 650,000 customers per year. An increase from the 280,000 visitors per year the current building can accommodate. The proposal for a replacement facility comes against a backdrop where one third of Scottish councils have permanently closed leisure facilities.

In addition, a wider masterplan for the Eastwood Park is being explored that will collaboratively look at the all the facilities in the Park, such as the Council HQs, the Leisure Centre and St Ninians High School. Accessibility and protecting the existing nature assets form strong elements of the masterplan concept. As described in the Heat and Cooling Topic Paper initial feasibility reports on potential heat network zones have also been identified for two zones, Eastwood Park and Barrhead Main Street. This will be considered through the master plan preparation.

There are proposals to replace the ageing swimming pool and library in Neilston, at the present time this remains at feasibility stage. It is planned to progress to outline design stage in years 2024/2025.

3) Tourism

There is no current tourism strategy for East Renfrewshire but there are attractions which draw large numbers of visitors. [Visit Scotland](#) (CD 166) provide research and insight on tourism across the wider Glasgow and Clyde Valley area.

Rouken Glen Park attracts 1.7 million visitors a year, Whitelee Windfarm draws 200,000 and Dams to Darnley Country Park has 100,000 visits. These figures do not separate visitors who are residents of East Renfrewshire and visitors from outside of the authority, but anecdotal evidence suggests that a substantial proportion of the totals come from neighbouring authorities, particularly Glasgow residents looking for outdoor recreational opportunities on the outskirts of conurbation.

Rouken Glen is long established and offers a traditional park experience with short woodland walks, cafe, boat pond and East Renfrewshire's largest play area. The car park is large but during peak periods car parking demand exceeds capacity. It is not possible to enlarge the carpark even if this were desirable, there are however reasonable public transport options near-by.

The 1300-acre Dams to Darnley Country Park is benefiting from significant [City Deal investment](#) (CD 215) with a major boardwalk under construction at Balgray Reservoir which will transform walking and cycling opportunities in the park. A visitor centre planned for 2026/27 will provide a focal point for park activities, improved car parking and a new rail halt on the edge of the park area programmed for 2028 will expand the travel options for visitors from adjoining Glasgow. The investments are predicted to increase visitor figures threefold to 300,000 a year. The park is managed by East Renfrewshire Council and has an on the ground countryside ranger who runs a programme of events and activities.

Whitelee Windfarm is the largest onshore windfarm in the United Kingdom. The network of tracks servicing the turbines and surrounding forestry provides 130 km of trails for walking, mountain biking and horse riding. There is a large purpose-built mountain bike course. Glasgow Science manage the visitor centre and cafe which have been awarded a Green Award for green tourism. The visitor centre organises guided bus tours of the windfarm. The Whitelee Countryside Ranger Service organise a programme of events and activities. There are issues of car parking capacity during peak periods, the nearest public transport terminates in Eaglesham a few miles to the north.

4) Faith Facilities and Infrastructure

East Renfrewshire is one of the most ethnically and culturally diverse areas in Scotland, with significant Jewish and Muslim communities. Over recent years there has been discussions with various faith groups about their need for a spiritual, education and cultural space, including burial space. The Council has undertaken an assessment of current burial grounds as described below.

Facilities owned or used by faith communities are often more than traditional places of worship. The term place of worship, can also include facilities that provide religious or faith related training, educational facilities, accommodation and social welfare, as well as wider community facilities. The different roles that facilities and buildings have are likely to vary between faith communities. The Council wishes to ensure that the needs of different types of faith community are adequately considered through LDP3 and will continue to liaise and engage with relevant groups through the process including with the East Renfrewshire Faith Forum.

Demographics

Religious diversity has been increased in recent decades, leading to a growing need among some groups for designated spaces in which to congregate and worship. The 2011 census provides the most up-to-date data on faith and religion. Minority ethnic groups in East Renfrewshire have grown in size between 2001 and 2011, and generally, lived in more mixed areas in 2011, compared to 2001. The 'Asian' population showed the largest increase and now represents 5% of the total East Renfrewshire population. 'Mixed or multiple' ethnic groups represented 0.4% and 'Other Ethnic' groups 0.3% of the population. The 'African, Caribbean or Black' groups made up 0.1% of the population.

After Christianity, the next largest religion was 'Muslim' which represented 3.3 per cent with an increase of 1.2 per cent from 2001. This was followed by 'Jewish' at 2.6 per cent which represents 41 per cent of the 'Jewish' population in Scotland. The other religions combined (including 'Hindu', 'Buddhist', 'Sikh' and 'Other religion') represented a further 1.4 per cent.

The highest proportion of 'Muslim' population live in the Giffnock and Thornliebank ward, with a high proportion of people also based in the ward of Neilston, Uplawmoor and Newton Mearns areas. The proportion of 'Jewish' population is highest in Newton Mearns, Giffnock and Thornliebank.

More information is set out in the Socio-Economic Topic Paper.

Burial Grounds

At present East Renfrewshire Council has four burial grounds within the Council area:

- Cathcart Cemetery (including Old/New Section, Hebrew and Muslim Burial Sections)
- Eaglesham Cemetery
- Mearns Cemetery
- Neilson Cemetery

Cathcart Cemetery is the oldest cemetery of those named above and dates from the 1800's. The Council is also responsible under the Local Government Act for the maintenance of two Kirkyards' which contain burial grounds, namely Mearns Kirkyards and Eaglesham Kirkyard. Active burials rarely take place within these grounds.

The Council is proactively working on planning for the future provision of our Cemetery Service. There is significant activity underway to digitalise the Council's Cemetery Records, Digitally Map our Cemeteries, review our Cemetery Management Rules and to undertake a programme of Memorial Inspection across all Cemeteries and Kirkyards. This will ensure we will future proofing the service and protect the assets we have in respect of future generations, both for residents and our workforce. In addition to this there is also a need for the Council to ensure there is adequate provision for future burial ground capacity.

Under the Burial and Cremation (Scotland) Act 2016, Section 3, Local Authorities are required to provide the following in terms of land space:

“Legal Obligation:

3 - Provision of burial ground: local authority

(1) Each local authority—

(a) must provide one burial ground within the area of the local authority; and

(b) may provide other burial grounds within that area.”

At present the Council satisfies the above on points (a) and (b) however, it is anticipated that capacity is likely to be reached or near to that point; over the next couple of decades.

Demographic factors such as population size, age distribution, and household composition significantly influence housing demand and supply and housing and infrastructure delivery. A series of key facts and projections is set out in the Socio-Economic Topic paper. The projections highlight that there will be a significant change in the demographics of East Renfrewshire with an increase in the young and old population. This will have associated land-use impacts. These projections trends will have implications for local service provision such as health care facilities for the elderly and also potential increased demand for cemetery provision.

These factors will put pressure onto our Cemetery services and whilst not every resident will consider burial as an option it is imperative that the Council plans appropriately to ensure there is adequate land space available and prepared to meet future requirements and preferences of our residents.

Current Capacity

At present the following information on availability is known:

Cemetery	Remaining Lair Space as at Dec 2021 *	Lairs used since 2010 - 2021*
Cathcart (Old/New)	308	47
Cathcart (Muslim ERC Adult Section)	0	66**
Eaglesham	881	96
Mearns	548	336
Neilston	203	387
Total	1,940	932

* Note some lairs may be identified as “lost”/” unavailable for use”, in the future due to ground conditions

**records from 2018-2020

Current lair spaces as of December 2021 is 1940 available lairs across all Cemeteries. Over an 11-year period 932 lairs have been utilised. If rates of usage progress at a similar or increased level over the next ten years, capacity across all cemeteries will be exhausted by around 2040-45. If given the increases in the older population rates of usage were to increase more rapidly, East Renfrewshire Council may reach capacity in a shorter time period.

5) Implications for LDP3

There are increased pressures on cultural venues offering cultural activity due to increased use since the end of Covid restrictions and changes in patterns of use resulting from a growing population and changes to the demographic profile with a greater proportion of young people and older people who use these facilities more than other age demographics. LDP3 should consider the desirability of maintaining the good geographic spread of halls and libraries.

LDP3 should take into consideration proposals for a new combined library/pool in Neilston. The proposal is currently at feasibility stage. If the building proceeds to construction, this is likely to be within the life cycle of LDP3.

LDP3 should be cognisant of the approved plans for new Eastwood leisure complex in Eastwood Park. The project is identified in the Council's capital programme for 2023/2024, with more detailed designs for the building to be developed over the course of 2024. It is uncertain if construction will have commenced or be complete before adoption of LDP3. In addition the spatial outcomes of the wider master plan and potential network opportunities should be considered through the Proposed Plan.

LDP3 should encourage proposals for cultural or creative spaces which support the local living agenda and contribute to vibrant healthy town centres.

It will be prudent to keep an awareness of the worsening condition of some buildings within the Council's building portfolio which provide cultural services.

The requirement to consider NPF 4 Policy 31 as part of the full suite of NPF4 policies and ensure that policies supporting creativity and culture are complimentary with other policy agendas.

LDP3 should be supported by appropriately scaled development contributions to ensure financial resources are in place to meet the cultural needs of an expanding population.

The climate emergency is driving changes in energy efficiency how buildings are heated and managed. The upgrading or construction of new venues with high energy efficiency ratings and using energy supplied from renewable sources will support the Council's Get to Zero targets.

There are pressures on peak time car-parking at Rouken Glen and Whitelee Windfarm.

Plans to construct a visitor centre and new facilities in Dam to Darnley Country Park may fall within the life cycle of LDP3 and will require accommodation.

An understanding of the aspirations of faith communities and how they will change in the future and the ongoing need for spiritual, education and cultural space for religious groups should be considered through LDP3. This could be achieved through identification of land through master plans and Council asset reviews of existing buildings or land.

Planning for the future availability of Cemetery space through LDP3 and future plans is essential at this time to allow the Council to meet its legislative requirements.

LDP3 Evidence Report

Topic Paper 025: Minerals and Coal Mining

September 2024



Topic Paper 025: Minerals and Coal Mining

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

Minerals and aggregates are a strategic resource which are monitored at a national level by both Scottish and UK governments. East Renfrewshire is part of the West Central Scotland Region for the national assessment of reserves, sales and end uses of mineral and aggregates.

The Topic Paper also provides an overview of coal mining and indicates where there are 'development high risk areas' in East Renfrewshire.

Purpose and Content

Section 15(5) of the 2019 Planning (Scotland) Act requires the Evidence Report to set out the principal, economic and environmental characteristics of the district.

The purpose of this report is to:

1. Outline the Policy Context;
2. Provide data on the location of quarries and aggregate supply;
3. Provide an overview of coal mining; and
4. Set out implications for LDP3.

1) Policy Context

National Planning Framework 4 (NPF4) 2023

[NPF4](#) (CD 102) is one of the key documents that will inform the next LDP, setting our future housing requirements, and with an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

NPF4 recognises that minerals are a valuable resource. Sufficient resources should be available to meet industry demands but communities and the environment should be protected from the impacts of mineral extraction. Policy 33 in NPF4 does not support the extraction of fossil fuels except in exceptional circumstances.

Policy 33: Minerals

Policy Intent:

To support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment.

Policy Outcomes:

- Sufficient resources are available to meet industry demands, making an essential contribution to the Scottish economy.
- important raw materials for manufacturing, construction, agriculture, and other industries are available.
- Important workable mineral resources are protected from sterilisation by other developments.
- Communities and the environment are protected from the impacts of mineral extraction.

East Renfrewshire adopted Local Development Plan 2 (LDP2)

[LDP2](#) (CD 206) aligns with NPF4 in that policy E12 does not support proposals which would sterilise workable mineral resources which are of economic value, unless there are substantial benefits which outweigh the protection of these resources.

2) Aggregates in East Renfrewshire.

The 2019 Aggregate Mineral Survey (CD 098) provides an in-depth and up-to-date understanding of national and regional sales, inter-regional flows, transportation, consumption and permitted reserves of primary aggregates.

The survey can be viewed here <https://www.gov.scot/publications/2019-aggregate-minerals-survey-scotland/pages/2/>

NPF4 sets out planning policies which ensure that a steady supply of construction aggregates is maintained to meet the needs of society and the economy in an acceptable and sustainable manner.

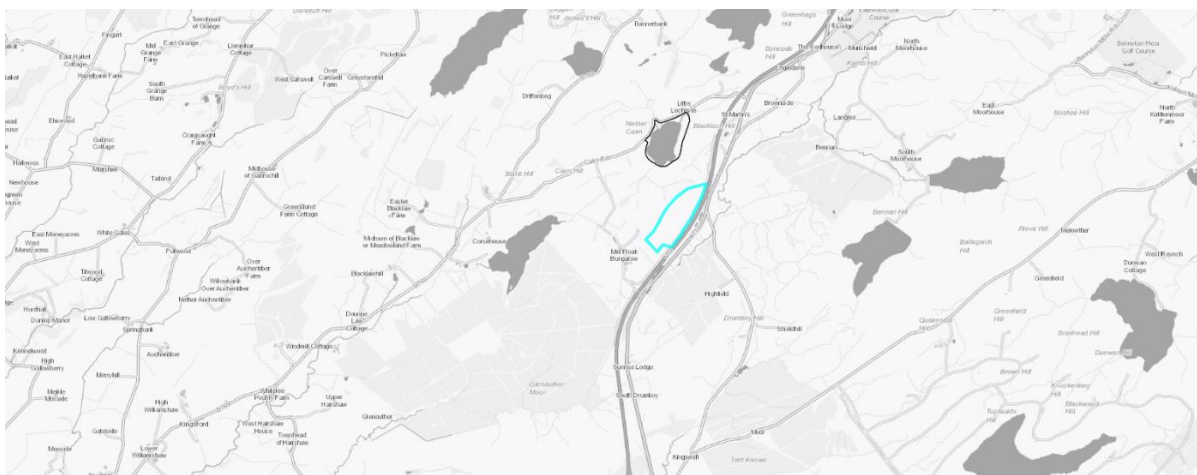
In East Renfrewshire there is one active quarry at Floak which produces crushed rock as shown in Figure 1. The quarry was given planning consent in 2003 for five years extraction. Since the initial the permission the five-year period has been extended at five yearly intervals. In 2018 the quarry was given permission to extend the boundary of operations. The extension site provides 10 million tonnes of stone which at current rates of extraction will keep the quarry in operation until the 2050s. The planning consent runs until 2058. Once reserves are exhausted the quarry will be naturalised as a nature rich area of ponds, grasslands, scrub and woodland, plans for the naturalisation were approved as part of the planning consent.

East Renfrewshire is within the West Central Scotland Aggregate and Mineral region. The Scottish Government 2019 Aggregate Survey of Scotland identifies the following levels of aggregate supply in the West Central Scotland area. NPF4 states that LDP's should support a landbank of construction aggregates of at least 10 years at all times. At the time of writing, 2024, this requisite is being met.

Estimated reserves of primary aggregates in active/inactive sites 153 million tonnes

Estimated years of supply 15 years.

Figure 1: Floak Quarry



3) Coal Mining

In those areas of Scotland where coal mining has taken place, planning authorities are expected to review the relevant maps produced by the Coal Authority that indicate where there are 'development high risk areas', and refer to these in the Evidence Report.

There is a history of coal mining in northern section of the authority across Barrhead, Giffnock and Newton Mearns. The same is also true of the western section of the authority beneath Uplawmoor.

The East Renfrewshire area contains coal resources which may be capable of extraction by surface mining methods, these resources cover approximately 2.49% of the Plan area. Prior extraction of coal close to surface can have the benefit of removing any potential land instability problems. The East Renfrewshire area has been subjected to coal mining which will have left a legacy.

Within the Plan area there are approximately 100 recorded mine entries and around 14 coal mining related hazards have been reported to The Coal Authority. A range of other mining legacy features are present including mine gases which are hazardous to human health. In total The Coal Authority High Risk Development Area covers approximately 2.44% of the Council area.

The [development high risk area maps](#) (CD 155) are defined to enable developers and planners to understand and consider the potential for instability or degree of risk from the legacy of coal mining operations. The Development High Risk Area is the part of the coal mining reporting area which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. The combination of features included in this composite area includes mine entries; shallow coal workings (recorded and probable); recorded coal mining related hazards; recorded mine gas sites; fissures and breaklines and previous surface mining sites. New development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. This area was formally known as the Development Referral Area.

The [Coal Mining Reporting Area maps](#) are used to determine whether a coal mining report is required for property transactions and the conveyance process. The Coal Mining Reporting Area is the known extent of coal mining activity and is used to determine whether a coal mining report is required for property transactions and the conveyance process. This area does not represent the full extent of geological coal reserves and resources.

4) Implications for LDP3

NPF4 states that LDPs should safeguard important workable mineral resources which are of economic and conservation value and take steps to ensure these are not sterilised by other types of development.

There are sufficient mineral and aggregate resources available to meet demand. The effective Scottish Government moratorium on unconventional oil and gas remains in place.

The working quarry at Floak and the recently exhausted quarry at Bannerman are both within the area designated for wind energy development. Any future applications for aggregate extraction are likely to be in the moorland zone which is easily accessed by the A77 and B769. There is therefore potential for competing land-use between windfarm development and quarrying. NPF4 gives considerable weight to the contribution of renewable energy proposals on reduction of greenhouse gas emissions.

Given that aggregate quarrying is an ongoing requirement that constantly requires new sites LDP3 should prepare for the likelihood of further applications for quarrying proposals. LDP3 should therefore consider where the acceptable balance lies between windfarm development and safeguarding the mineral resource.

LDP3 should consider those areas identified as being at development high risk by the Coal Authority as a component of the Site Assessment Framework (SD 001) and in consultation with the Coal Authority.

LDP3 Evidence Report

Topic Paper 026: Socio-Economic Profile

September 2024



Topic Paper 026: Socio Economic Profile

This is one of a number of topic papers that supports the emerging East Renfrewshire Local Development Plan 3 (LDP3). These topic papers have been produced to coordinate, consolidate and analyse evidence and data that will inform the Proposed Plan stage.

This topic paper provides an overview of the physical, economic and social context of East Renfrewshire. Like the rest of Scotland, East Renfrewshire faces great changes in its population in the coming years. We expect our population to increase, to have more elderly and younger residents, to see a decline in death rates and to have an increase in the number of households, as more people live alone. East Renfrewshire is already one of the most ethnically and culturally diverse communities in the country and we expect this trend to continue.

These expected changes will be highly pertinent and significant to decisions we make on future service provision, affecting education, housing, care and a host of vital services the council and other agencies provide for the people of East Renfrewshire.

The statistics and trends presented in this report are mainly based on Scotland's Census information, National Records of Scotland mid-year estimates and supplemented by regional and local data including the Glasgow City Region intelligence hub and the East Renfrewshire Economic Briefing February 2024 (CD 233).

It is important to recognise that some projections data is trend-based. They are; therefore, not policy-based forecasts and it is possible that some of the trends may change. The Council undertakes its own project-based analysis for Education.

This information allows us to better plan for the future and will inform key policy decisions for LDP3. The council will update and refine the information in this report as more up-to-date information becomes available to inform LDP3 and future Plans.

The Report is structured as follows:

- Section 1: Population
- Section 2: Housing
- Section 3: Religion and Ethnicity
- Section 4: Health and Well-Being
- Section 5: Deprivation
- Section 6: Transport
- Section 7: The Economy

Key Facts

The following key facts provide an overview of the demographic, physical, economic and social context for East Renfrewshire.

1) Population

- Demographic pressures remain a very specific challenge for East Renfrewshire with an increasing elderly and younger population and with a higher life expectancy than the Scottish average.
- The proportion of those aged 65 years and over has increased from 18% in 2011 to 21.6% in 2022. The proportion of those aged 1-14 has also increased. East Renfrewshire has 18.7% of its population within this age group. This is an increase of 0.3% since 2011 (Census, 2011).
- The population of East Renfrewshire increased from 90,574 in 2011 to 96,800 in 2022 (Census 2022); an increase of 6.9% (6,266).
- Between 2018 and 2028, the population is projected to increase from 95,170 to 101,230; an increase of 6.4%, as opposed to a projected increase of 1.8% for Scotland as a whole. The population is projected to grow to 107,971 by 2043 if current trends continue.
- Projections also indicate a significant increase in the average age of the population, including a substantial increase in the share of the overall population represented by those aged 75 years and over.
- There has been a net increase in migration since 2008/09. Over the past 10 years the net migration rate has been higher in East Renfrewshire when compared with Scotland. The net migration rate for 2020/21 was 7.1% in East Renfrewshire compared with 5.1% across Scotland.
- The 0 to 14 and 35 to 44 age groups accounted for the largest group of in-migrants, this is reflective of families moving into the area to access schooling, while the largest group of out-migrants was the 20 to 29 age groups who tend to leave the area for employment and/or more affordable housing options. In 2020/21, 581 more children (0-14) migrated into the area than left, further adding to the number of children within ERC's population.
- Birth rates are low within East Renfrewshire and have continued to decrease since 2017 highlighting increases are fuelled by net in-migration.
- The growth of the population, between 2011 and 2022 has been greatest in Newton Mearns. Population change has been uneven with growth in the majority of settlements but a falling population in some areas including Giffnock and Neilston. Each area has more residents over the age of 65 than in 2011.

Housing

- In 2022, the number of households in East Renfrewshire was 40,697 compared to 35,024 in 2001. During this time, the number of households in East Renfrewshire has increased by 16.2% and is comparable with change at national level, also 16.2%.
- The number of households rose by 6.6% from 37,225 to 39,700 from the 2011 census.
- East Renfrewshire has the largest household size of any Local Authority in Scotland - 2.44 persons per household.
- Between 2018 and 2028, the number of households is projected to increase from 39,108 to 42,139 an increase of 7.8%, which compares to a projected increase of 4.9% for Scotland as a whole. Households are projected to increase by 19% (2018 to 2043).
- East Renfrewshire is distinctive due to its very high levels of owner occupation, with around 82% of properties owner occupied compared to 59% across Scotland. In Eastwood, levels of owner occupation are considerably higher at almost 90% of all households.

- There has been a marked increase in private rented sector (PRS) properties across East Renfrewshire from 2011 to 2023. The largest increases are found in Eastwood.
- Single person households account for almost one third (32%) of all households in East Renfrewshire. By 2043 this is expected to grow to around 39%, whilst houses with two adults and one child or more, and households with three or more adults are projected to decline by 3 % each over the same time period.
- East Renfrewshire had the highest median house price in Scotland in 2022 (£275,000). East Renfrewshire also has the lowest level of housing affordability across the Glasgow City Region.

3) Religion and Ethnicity

- East Renfrewshire is one of the most ethnically and culturally diverse areas in Scotland, with significant Jewish and Muslim communities.
- Most people in East Renfrewshire (87%) report their ethnicity as 'White' (2022 census).
- Minority ethnic groups in East Renfrewshire have grown in size between 2011 and 2022.
- The 2022 census shows that there was a much higher percentage of people in East Renfrewshire who stated they have a religion (55 per cent) when compared with Scotland as a whole (43 per cent).

4) Health and Well-Being

- Life expectancy at birth in East Renfrewshire is higher than the Scotland figure for both females and males. The 2018 based population projections show an increase in life expectancy for both males and females.
- Life expectancy remains below average in the Barrhead locality.
- 24% of adults have obesity.
- 25% of adults do not meet physical activity recommendations.
- 3,900 people are living with coronary heart disease.
- East Renfrewshire consistently records a lower percentage of children at risk of obesity than the Scotland wide figure.

5) Deprivation

- East Renfrewshire is one of the least deprived local authority areas in Scotland. However, this masks the notable discrepancies that we see across the area with some neighbourhoods experiencing significant deprivation.
- There are 122 data zones in total across the East Renfrewshire area and of these, there are 7 amongst the 20 per cent most deprived areas in Scotland.
- More than half of East Renfrewshire's population (55%), and 67% of the Eastwood population live in SIMD data zones that are among the 20% least deprived in Scotland.
- All of East Renfrewshire's neighbourhoods that are among the 20% most deprived are concentrated in the Barrhead locality with a quarter of the population living in these data zones.
- Child poverty has reached a record high with a total of 2,645 children living in poverty in East Renfrewshire compared to 2,187 in 2020/2021 and 2,508 in 2019/2020. East Renfrewshire has children living in poverty in all its different wards, and this data mirrors that shared with SIMD poverty indicators.
- East Renfrewshire has the lowest percentage of dwellings in fuel poverty nationally

6) Transport

- Over 81% of residents in East Renfrewshire own a car / van compared to only 69.5% across Scotland. The percentage of households with 2 or more cars / vans is also significantly higher in East Renfrewshire than Scotland
- Analysis of travel to work patterns shows that the majority of residents travel out with the authority to work. The majority of commuting is undertaken by private car.
- Only 18% of ERC residents work in the area, with 52% travelling to Glasgow.
- Approximately 20% of East Renfrewshire residents in employment travel to work by sustainable transport modes (train, bus, walk or bike), with 10% of residents working from home
- Overall, there has been a year-on-year growth in road traffic, however, a sharp decrease in 2020 is likely due to COVID-19 travel restrictions and changing travel behaviour.

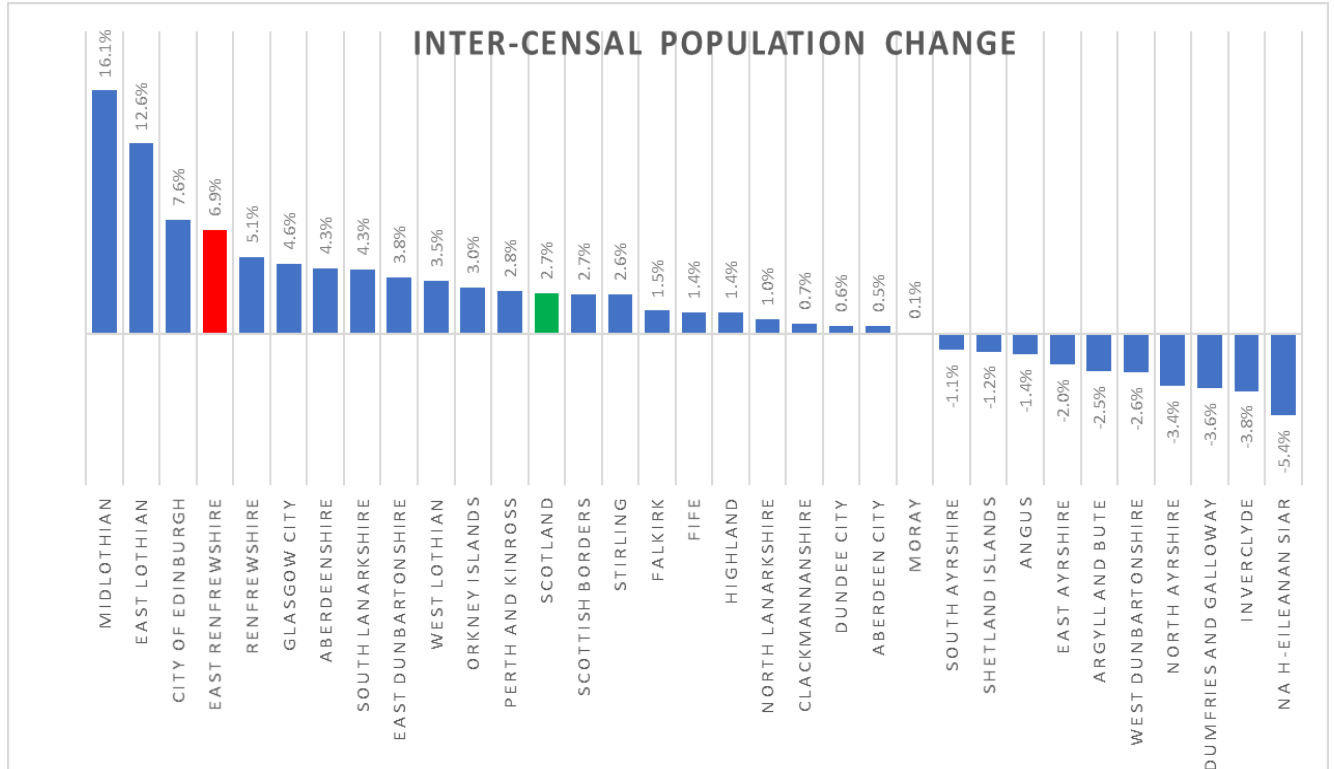
7) The Economy

- The employment rate (people aged 16-64) in East Renfrewshire is 77%, (2022) which is an increase compared to the previous years (73.4% in n2019).
- It is forecast that employment will increase by 7% over the next three years, and then by a further 7% up to 2033.
- There are 2,615 active businesses in the area.
- The majority of East Renfrewshire's economic output is generated in the areas of Barrhead and Giffnock.
- East Renfrewshire has the 2nd highest resident-based weekly earnings in 2023 nationally at £858.7. However, by contrast, workplace-based earnings in East Renfrewshire rank only 27th nationally at £635.9 per week.
- East Renfrewshire has the highest % rate employed in SOC1 Occupations (this includes managers, directors and senior officials) nationally at 13.5%.
- East Renfrewshire has a relatively small office market that contains around 600,000 square feet (sqft) of office space. For comparison, Glasgow City Centre alone housed around 16 million sqft of office space in Q4 of 2023.
- East Renfrewshire has the highest new enterprise survival rate (3 year period) across the Glasgow and Clyde Valley Region. The figure has increased from 56.3 in 2019.

1) Population

The population of East Renfrewshire increased from 90,574 in 2011 to 96,800 in 2022 (Census 2022) (CD 080); an increase of 6.9% (6,266) which represents the 4th highest inter-censal increase in population of all Local Authorities in the country. Only Midlothian (16.1%), East Lothian (12.7%) and Edinburgh (7.6%) had a higher growth over this period, whilst Glasgow saw a growth of 4.6%.

Figure 1.1: Inter Censal Population Change



Source: <https://www.scotlandscensus.gov.uk/documents/scotland-s-census-2022-rounded-population-estimates-data/>

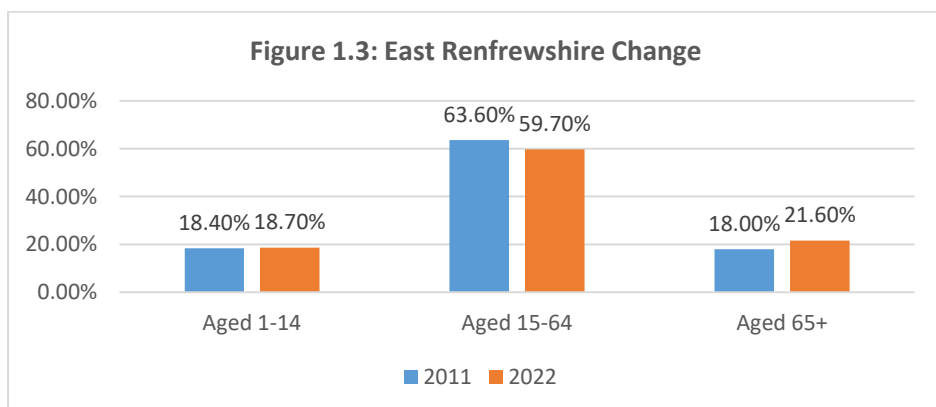
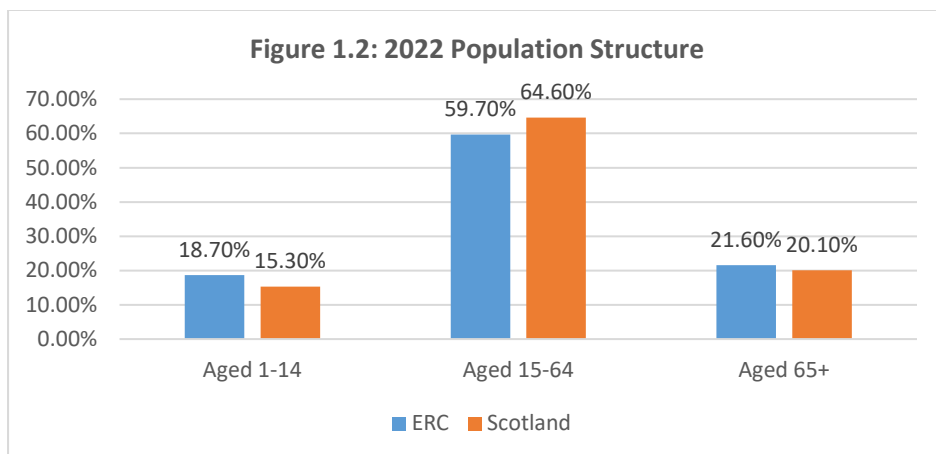
Population by Age Group

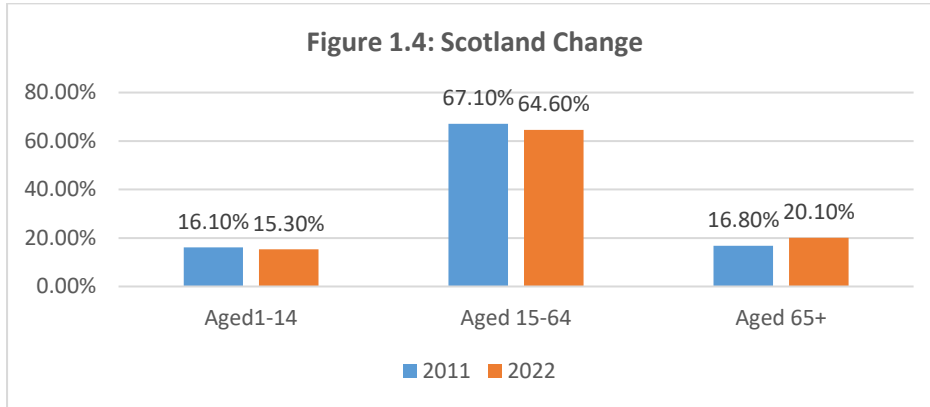
Demographic pressures remain a very specific challenge for East Renfrewshire as we have an increasing elderly and younger population with a higher life expectancy than the Scottish average.

The Population of Scotland is ageing as shown in Figures 1.2 - 1.4. There is a higher proportion of those over 65 as detailed in the 2022 Census in comparison to the 2011 survey as shown in Figure 1.2. This national trend is also shown in East Renfrewshire, where the proportion of those aged 65 years and over has increased from 18% to 21.6% (Figure 1.3).

The proportion of those aged 1-14 has also increased. East Renfrewshire has 18.7% of its population within this age group. This is an increase of 0.3% on the 2011 Census and represents the highest across Scotland’s 32 local authority areas. Nationally the numbers of those aged 1-14 decreased from 16.1% in 2011 to only 15.3% in 2022 as shown in Figure 1.3.

In addition, there has been significant growth in our most elderly population with a 49% increase in the number of residents aged 75 years between 2001 and 2021 compared with 33% in Scotland (Table 1.1).





Source: <https://www.scotlandscensus.gov.uk/documents/scotland-s-census-2022-rounded-population-estimates-data/>

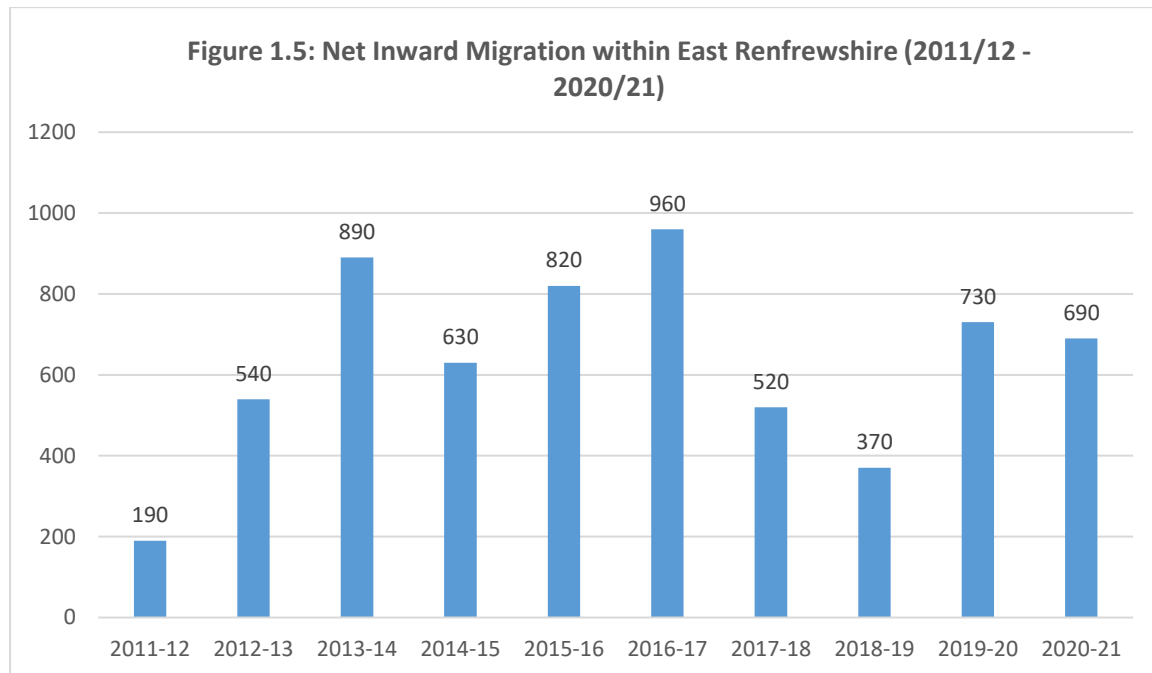
Table 1.1: Percentage change in population by age group 2001 and 2021

Age Group	2001	2021	% Change	Scotland % Change
All people	89410	96580	8.0	8.2
0 to 15	19166	19701	2.8	-6.1
16 to 24	9002	9682	7.6	-1.7
25 to 44	24471	20639	-15.7	-2.1
45 to 64	22690	26712	17.7	20.1
65 to 74	7789	10431	33.9	33.3
75 and over	6292	9415	49.6	32.7

Source: Mid 2021 Population estimates (CD 043) - <https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>

Migration (NRS) mid 2021 data

The latest migration information is based on National Records of Scotland (NRS) mid 2021 data. Figure 1.5 highlights net migration over the last ten years, which is defined by the difference between people moving into the area and the number of people leaving the area. In the case of East Renfrewshire, there has been a continuous pattern of more people moving into the authority than leaving, resulting in a positive net gain.



Source: [National Records of Scotland \(NRS\) - Migration to and from administrative areas \(2021\)](#) (CD 046)

There has been a net increase in migration since 2008/09 with a peak of 960 people in 2016/17. In 2020/21 net migration was recorded as an increase of 690 people. Over the past 10 years the net migration rate (rates per 1000 people) has been higher in East Renfrewshire when compared with Scotland with the exception of 2018/19. The net migration rate for 2020/21 was 7.1% in East Renfrewshire compared with 5.1% across Scotland. The 0 to 14 and 35 to 44 age groups accounted for the largest group of in-migrants, this is reflective of families moving into the area to access schooling, while the largest group of out-migrants was the 20 to 29 age groups who tend to leave the area for employment and/or more affordable housing options. In 2020/21, 581 more children (0-14) migrated into the area than left, further adding to the number of children within ERC's population.

In comparison birth rates are low within East Renfrewshire and have continued to decrease since 2017 highlighting increases are fuelled by net in-migration. Between 2017 and 2022 East Renfrewshire experienced a 15.9% decrease in the number of births, dropping from 896 in 2017 to 745 in 2022. There has been an 18.7% drop in births since 2002 compared with 8.4% drop across Scotland (NRS Birth data).

Source: <https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>

Population Projections (NRS 2018-based population projections) (CD 047)

It is important to recognise that the 2018 projections are trend-based. They are therefore, not policy-based forecasts of what the government expects to happen. Many social and economic factors influence population change including policies adopted by both central and local government, and levels of house building. This set of projections is based on the 2018 mid-year estimates and uses recent trends; therefore, they do not take account of recent and future changes occurring as a result of the COVID-19 crisis. This is also true of the national and subnational projections published by NRS.

Table 1.2 highlights that between 2018 and 2028, the population of East Renfrewshire is projected to increase from 95,170 to 101,230; an increase of 6.4%, as opposed to a projected increase of 1.8% for Scotland as a whole. The population is projected to grow to 107,971 by 2043 if current trends continue, which is the 4th highest percentage change in population size out of the 32 council areas in Scotland.

The reputation of East Renfrewshire's education provision is consistently contributing to a net inward migration of nursery and school age children to the area. By 2043, 0–15-year-olds are expected to increase by 4.7% whilst more specifically 5–18 year-olds are expected to increase by 7.2%.

As well as a general increase in population over time, NRS projections also indicate a significant increase in the average age of the population over the next 25 years, including a substantial increase in the share of the overall population represented by those aged 75 years and over. Figures 1.6 and 1.7 highlight that between 2018 and 2028, the 45 to 64 age group is projected to see the largest percentage decrease (-5.4%) and the 75 and over age group is projected to see the largest percentage increase (+26.8%).

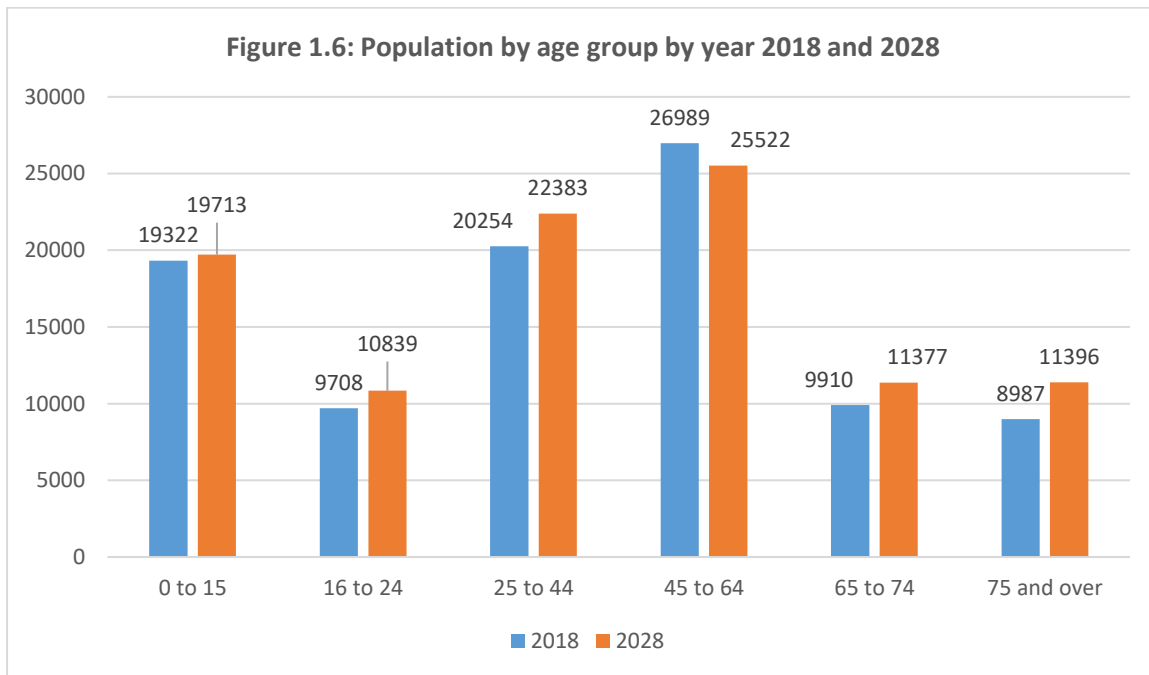
The ageing population in East Renfrewshire is a significant factor for the delivery of council services. In recent years, the number of people aged over 85 needing key services has risen. This has an impact on our services as the number of people aged 85 and over is expected to grow at a faster rate than the rest of the population. This is highly relevant, as these are the age groups who are statistically most likely to require higher levels of health and social care support due to increased frailty, co morbidity and complexity of need. This age group are the greatest users of hospital and community health and social care services. Elderly people who will require access to health services and care will increase demand for specialist community transport services, which is being considered through the emerging Local Transport Strategy. On this basis we can expect the number of people with a need for home care or care home support to steadily increase year on year. There are currently around 2,600 people aged 85+ living in East Renfrewshire and by 2043 this is projected to increase to around 5,500 people.

Although data is available by year on the NRS website, only summary information has been included here relating to 10, 20 and 25 years after the 2018 baseline.

Table 1.2: Population Projections to 2043

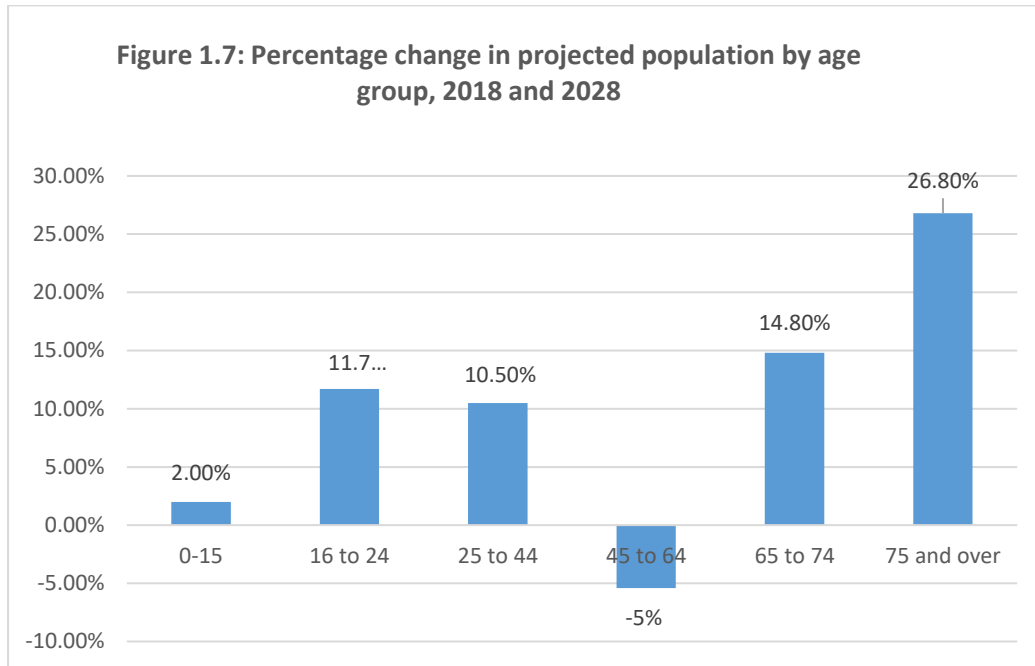
Age Group	2018		2028		2038		2043	
	Number	%	Number	%	Number	%	Number	%
0 to 15	19322	20	19713	19	19797	17	20234	19
16 to 29	14312	15	14964	15	15957	15	15593	14
30 to 44	15650	16	18258	18	17698	17	17802	16
45 to 59	20958	22	19127	19	21846	21	22771	21
60 to 74	15941	17	17772	18	16545	16	16155	15
75 and over	8987	9	11396	11	14206	13	15416	14
Total	95170		101230		106049		107971	

Source: [NRS 2018-based population projections \(CD 047\)](#)



Source: NRS 2018-based population projections

<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>



Source: NRS 2018-based population projections

<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>

16 and Under Population

As described above, nationally, the overall population is ageing, and the number of people aged 16 and under are decreasing. However, in East Renfrewshire, there has been a rise in population of 5-to-9-year old's and 10-to-14-year old's. From 2011 to 2021, the number of children under the age of 5 slightly decreased. The proportion of 5- to 9-year-olds, 10-to-14-year-old is and 15- & 16-year old's as a percentage of the total East Renfrewshire population is the highest across Scotland's 32 local authority areas as shown in Table 1.3.

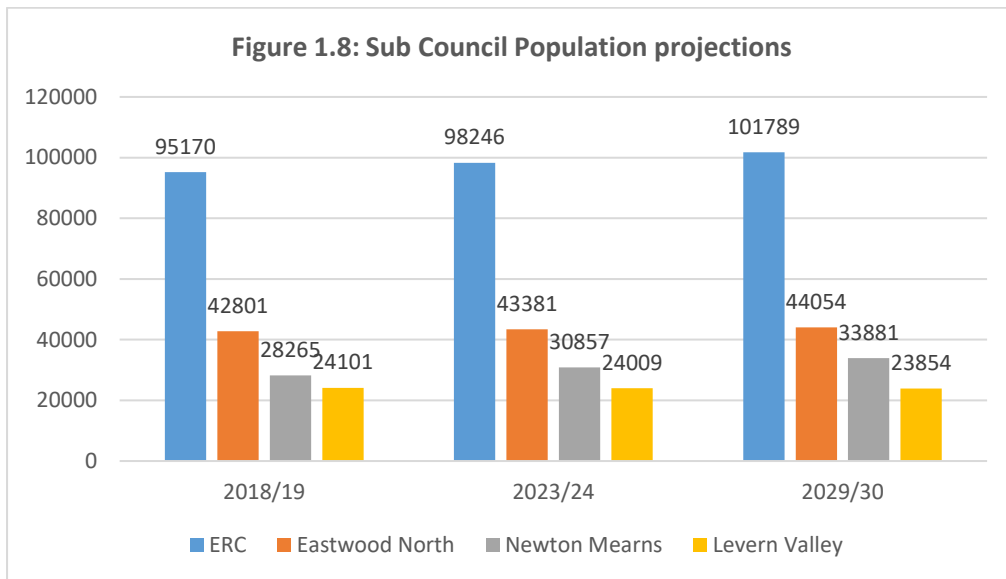
Graphs 13-16 of the Planning for the Future document show the distribution of young people across each community within East Renfrewshire.

Table 1.3: 16 and under population

	Under 5		5 to 9		10 to 14		15 to 16	
	2011	2021	2011	2021	2011	2021	2011	2021
No of People	4885	4862	5483	6499	6063	7039	2508	2608
% ERC total population	5.4%	5.0%	6.1%	6.7%	6.7%	7.3%	2.8%	2.7%
% Scotland population	5.5%	4.7%	5.5%	5.4%	6.4%	5.6%	2.3%	2.1%
Scottish ranking of 32 Local Authorities	4	4	3	1	3	1	2	1

Sub-council population projections

Sub-council population projections provide an indication of the potential future population size and structure for small areas within local authorities. There are 3 areas within East Renfrewshire; Eastwood North, Eaglesham and Waterfoot; Newton Mearns; and Lavern Valley. The population is projected to increase across East Renfrewshire and within the Eastwood North, Eaglesham and Waterfoot and Newton Mearns areas but decline marginally across the Lavern Valley as shown in Figure 1.8. The projections use 2018 mid-year population estimates as the base year from which to project and cover the period from mid-2018 to mid-2030.



Source: 2018 mid-year population estimates (CD 038)

[Improvement Service - SUB-COUNCIL AREA POPULATION PROJECTIONS \(2018\)](#)

Population Estimates for Localities in 2020

The 2020 Population Estimates for Localities in Scotland provide a breakdown of population data by age group as shown in Table 1.4. There are 12 localities within East Renfrewshire. Newton Mearns is the largest locality followed by Barrhead and Giffnock. Clarkston, Newton Mearns, Waterfoot and Eaglesham have the largest % of their population under 16. The localities with the largest % over 65 are Giffnock, Netherlee and Uplawmoor.

Table 1.4: Population Estimates for Localities by age group

Locality name	All ages	Under 16	16 to 64	65 and over	% Under 16	% 16 to 64	% 65 and over
Barrhead	17,890	3,229	11,216	3,445	18.0	62.7	19.3
Busby	3,310	687	2,013	610	20.8	60.8	18.4
Clarkston	9,800	2,186	5,876	1,738	22.3	60.0	17.7
Eaglesham	3,470	746	2,003	721	21.5	57.7	20.8
Giffnock	12,250	2,350	6,764	3,136	19.2	55.2	25.6
Neilston	5,170	931	3,234	1,005	18.0	62.6	19.4
Netherlee	4,530	947	2,469	1,114	20.9	54.5	24.6
Newton Mearns	28,210	6,171	16,398	5,641	21.9	58.1	20.0
Stamperland	3,630	721	2,207	702	19.9	60.8	19.3
Thornliebank	4,170	861	2,621	688	20.6	62.9	16.5
Uplawmoor	690	124	405	161	18.0	58.7	23.3
Waterfoot	1,340	296	766	278	22.1	57.2	20.7
Total	94,460	19,249	55,972	19,239	20.4	59.3	20.4

Source: [National Records of Scotland - Mid-2020 Population Estimates for Settlements and Localities in Scotland \(CD 041\)](#)

Population by Community

Tables 1.5 to 1.6 show the population by community in 2011 and 2022. The change in population over this period is shown in Table 1.7. Figure 1.9 shows the population structure for the rural settlements.

The growth of the population, between 2011 and 2022, has been greatest in Newton Mearns. Since 2011, the population has declined in Giffnock, Neilston, Netherlee, Stamperland and Thornliebank. All communities have experienced an increase in people aged 65+. Giffnock experienced the largest decrease in the 0-16 age group with Newton Mearns the largest increase.

Table 1.5: Population by Community 2022

	0 to 16	17 to 44	45-64	65 to 84	85 and Over	TOTAL
Rural population	403	560	432	250	32	1677
Barrhead	3279	5965	5193	3087	549	18074
Busby	737	1025	910	510	119	3300
Clarkston	2178	2682	2832	1654	248	9594
Eaglesham	741	884	1002	682	92	3401
Giffnock	2289	3003	3262	2806	594	11954
Neilston	978	1735	1456	1003	112	5284
Netherlee	929	1095	1178	987	242	4432
Newton Mearns	6986	8631	7667	5098	793	29175
Stamperland	693	1032	987	609	101	3422
Thornliebank	866	1322	1156	660	94	4099
Uplawmoor	132	199	203	175	21	731
Waterfoot	292	347	390	287	34	1350
Grand Total	20503	28482	26670	17809	3031	96495

Source: [2022 Census](#) (CD 081)

Table 1.6: Population by Community 2011

	0 to 16	17 to 44	45-64	65 to 84	85 and Over	TOTAL
Rural Population	356	532	512	227	227	1660
Barrhead	3335	5824	4844	2614	343	16960
Busby	616	1058	868	484	78	3104
Clarkston	2199	2955	2722	1358	154	9388
Eglesham	617	899	864	547	74	3000
Giffnock	2435	3436	3626	2285	419	12200
Neilston	1050	1696	1709	742	137	5335
Netherlee	989	1246	1300	848	122	4504
Newton Mearns	5332	7379	7107	3737	577	24131
Stamperland	789	1223	1050	466	47	3575
Thornliebank	849	1458	1204	547	93	4151
Uplawmoor	112	124	185	94	13	526
Waterfoot	260	372	444	228	12	1315
Grand Total	18939	28199	26435	14175	2295	89850

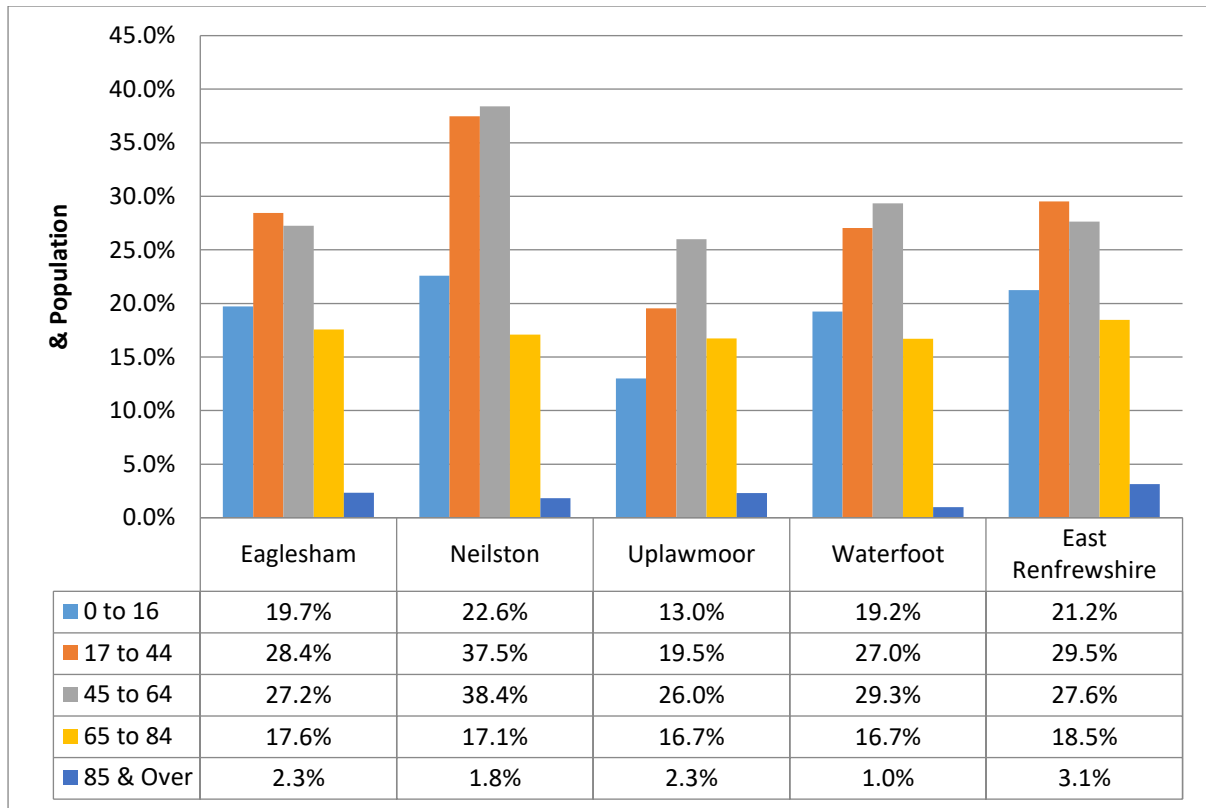
Source: 2011 Census 078

Table 1.7: Population Change by age group 2011-2022

	0 to 16	17 to 44	45-64	65 to 84	85 and Over	TOTAL
Rural population	47	29	-80	23	-195	16
Barrhead	-56	141	349	473	206	1114
Busby	120	-33	42	25	41	195
Clarkston	-22	-273	111	296	94	205
Eglesham	123	-15	138	136	18	400
Giffnock	-146	-433	-364	521	176	-246
Neilston	-73	40	-253	261	-25	-50
Netherlee	-60	-151	-121	139	120	-72
Newton Mearns	1654	1253	560	1361	216	5043
Stamperland	-96	-191	-63	144	54	-152
Thornliebank	18	-136	-48	113	1	-52
Uplawmoor	20	76	19	82	8	204
Waterfoot	32	-25	-54	59	23	35
Grand Total	1564	283	235	3634	736	6645

Source: 2011 and 2022 Census

Figure 1.9: Rural Settlement Population Structure



Source: 2022 Census

2) Housing

Mid-2022 Household Estimates by Council Area in Scotland

In 2022, the number of households in East Renfrewshire was 40,697 compared to 35,024 in 2001. During this time, the number of households in East Renfrewshire has increased by 16.2% and is comparable with change at national level, also 16.2%.

Source:

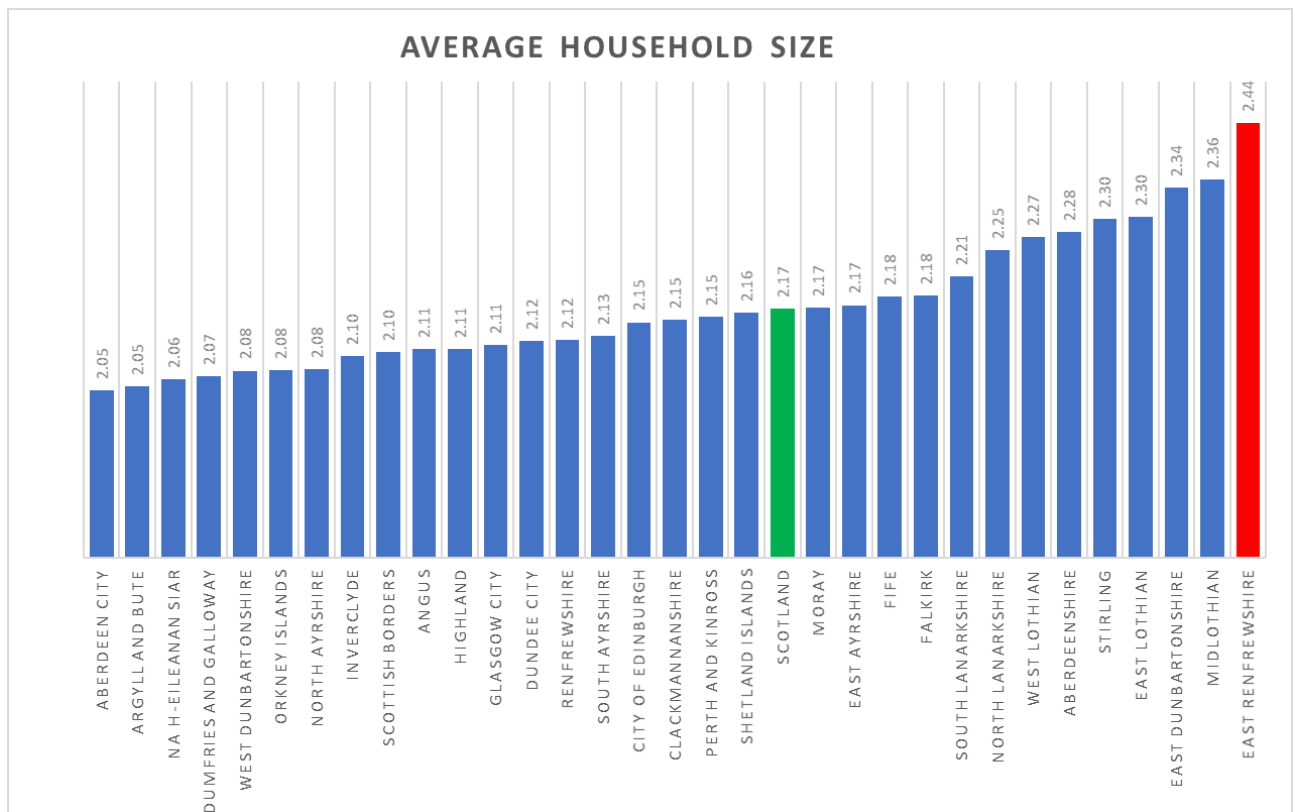
<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html> (CD 043)

2022 Census Household Estimates

Scotland had 2,509,300 households in 2022, which was an increase of 5.8% from the 2011 census, whilst East Renfrewshire saw a rise of 6.6% from 37,225 to 39,700 over the same period.

East Renfrewshire has the largest household size of any Local Authority in Scotland, of 2.44 persons per household. The average household size in Scotland from the 2022 Census is 2.17 as shown in Figure 2.1.

Figure 2.1: Average Household Size

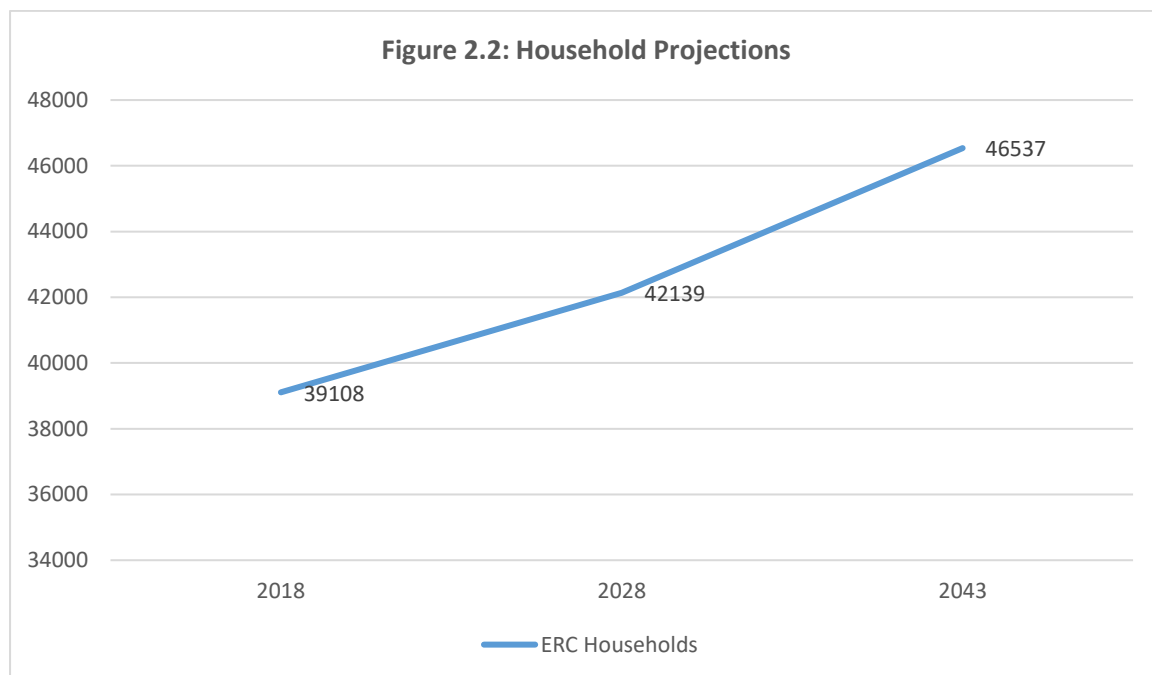


Source: 2022 Census (CD 081)

Household Projections (2018-based Household Projections)

Between 2018 and 2028, the number of households in East Renfrewshire is projected to increase from 39,108 to 42,139 an increase of 7.8%, which compares to a projected increase of 4.9% for Scotland as a whole. East Renfrewshire households are projected to increase by 19% (2018 to 2043) with a population of 46,537 in 2043 as shown in Figure 2.2, placing the authority 5th in highest percentage change in Scotland. In comparison East Dunbartonshire Council (an area with similar demographic profile to East Renfrewshire) is only projected to increase by 5% (2018 to 2028) and 12% (2018 to 2043).

The annual household change during the period 2018 to 2028 is 303, compared with 297 over the period 2018 to 2043.



Source: 2018 Household Projections (CD 043)

<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>

Housing Stock and Tenure

East Renfrewshire is distinctive due to its very high levels of owner occupation, with around 82% of properties owner occupied compared to 59% across Scotland as shown by Table 2.1. In Eastwood, levels of owner occupation are considerably higher at almost 90% of all households. This presents considerable challenges for those seeking affordable housing in the local area.

Rented accommodation numbers are around 7,000 dwellings, of which one-third are privately rented, with the remainder in the social rented sector. The council has just under 3,000 houses for rent of which two-thirds are in the Levern Valley sub-area (65.4%).

Table 2.1: Stock and Households by Tenure

Tenure	ERC	Scotland
Owner Occupied	82.0%	59.2%
Private Rented	6.6%	14.2%
Registered Social Landlord	3.8%	10.8%
Council	7.6%	12.1%

Source: Source: East Renfrewshire Housing Management / Data Systems 2023

Table 2.2 shows that there has been a marked increase in private rented sector (PRS) properties across East Renfrewshire from 2011 to 2023. The largest increases are found in Eastwood, with a 91% increase in Thornliebank, a 68% increase in Clarkston/Busby, and 64% in Eaglesham.

Table 2.2: Private Sector Rental Properties 2011-2023

Settlement	2011	2023	% change 2011-23
Newton Mearns	545	787	44%
Barrhead	424	626	48%
Clarkston/Busby	219	368	68%
Giffnock	172	237	38%
Eaglesham	102	167	64%
Thornliebank	87	166	91%
Neilston	88	127	44%
Uplawmoor	8	10	25%
Totals	1645	2488	51%

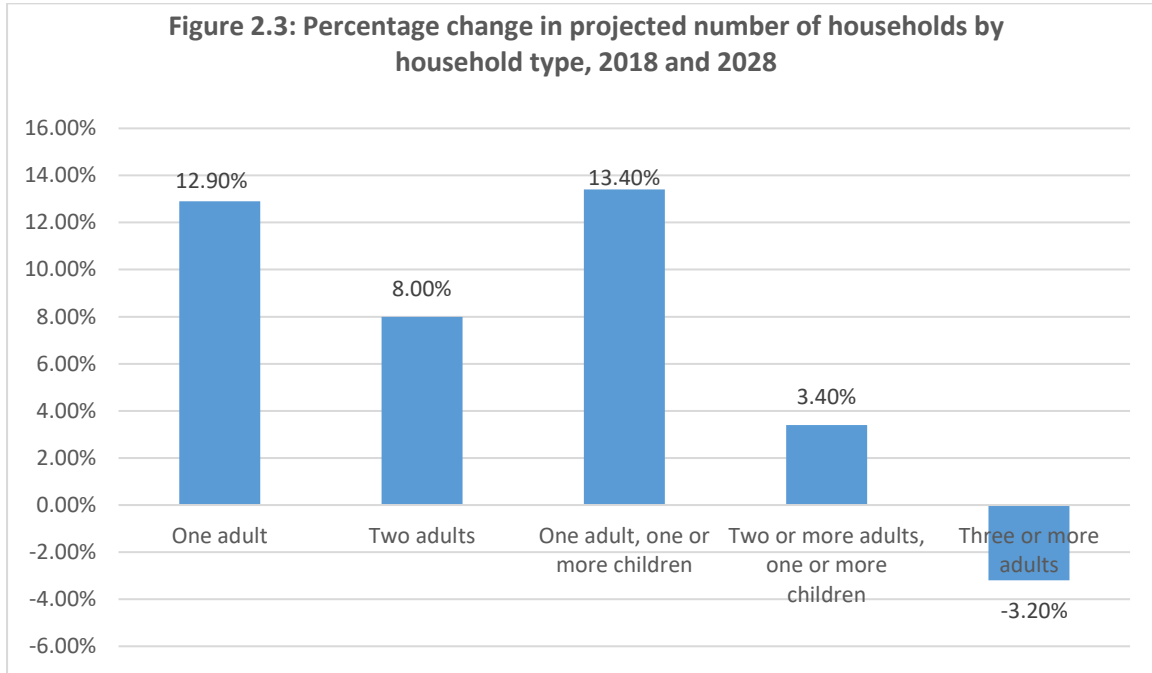
Source: Private Landlord Register (ERC Housing Services), 2023

Household Size and Composition

In 2028, the household type “One adult” is projected to remain the most common (34.4%) and the household type “One adult, one or more children” is projected to remain the least common (6.4%) in East Renfrewshire.

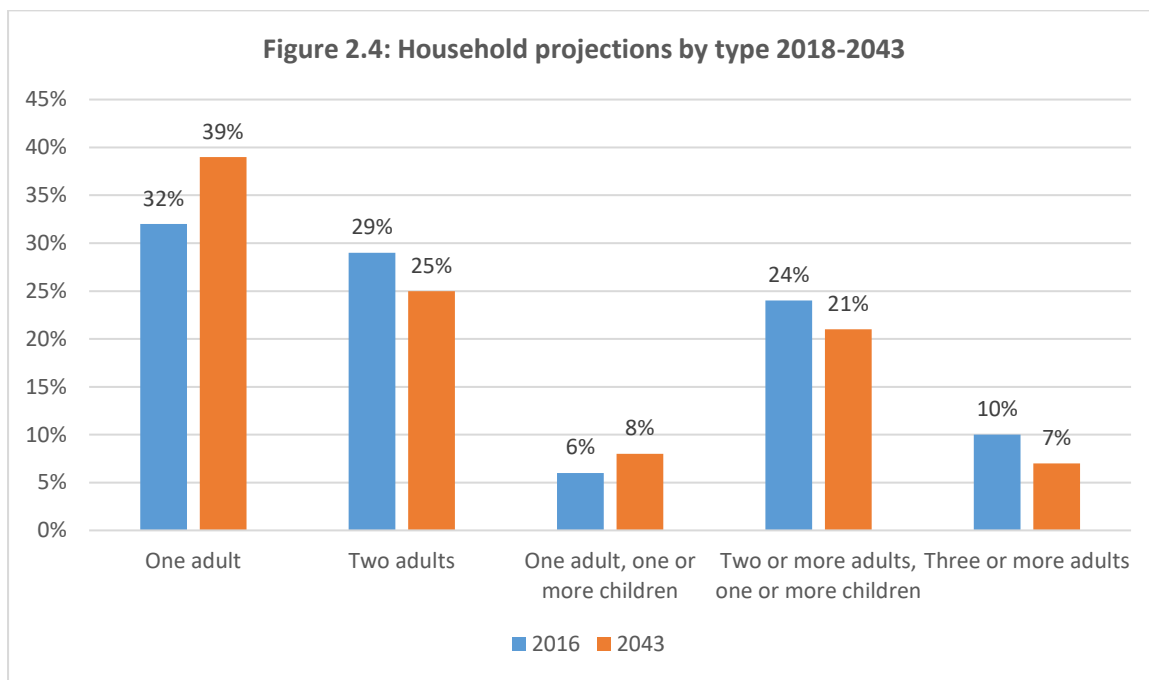
Between 2018 and 2028, the household type “Three or more adults” is projected to see the largest percentage decrease (-3.2%) and the household type “One adult, one or more children” is projected to see the largest percentage increase (+13.4%) as shown in Figure 2.3.

Single person household’s account for almost one third (32%) of all households in East Renfrewshire as shown by Figure 2.4. By 2043 this is expected to grow to around 39%, whilst houses with two adults and one child or more, and households with three or more adults are projected to decline by 3 percentage points each over the same time period. This is a lower reduction rate than Scotland as a whole, which is projected to decrease by around 8 percentage points and 6 percentage points respectively.



Source: NRS 2018-based household projections

<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>



Source: NRS 2018-based household projections

<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>

Dwellings by Council Area in Scotland

In 2022, the number of dwellings in East Renfrewshire was 40,507 compared with 36,039 in 2001. From 2001 to 2022, the number of dwellings has increased by 12.4%. This is the 20th highest percentage change out of the 32 council areas in Scotland and a less rapid change than Scotland as a whole (+16.3%).

In East Renfrewshire, Council Tax band E was most common (21.0%) in 2022, followed by Council Tax band G (17.2%). Contrastingly, Council Tax band H was the least common (1.9%). In Scotland overall, Council Tax band B was the most common, followed by A. Council Tax band H was the least common in Scotland.

East Renfrewshire has a higher proportion of properties in Bands D-E and F-H when compared with Scotland and lower percentage in band A-C reflecting the make-up of the housing market across the Council area as shown in Table 2.3.

Table 2.3: Dwellings by Council Tax Band

Tax Band	% of all Dwellings	Scotland % of all dwellings
All Dwellings	100	100
A – C	26.4	58.9
D – E	38.0	27.3
F - H	35.6	13.7

Source:

<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>

Housing and Accommodation

Over the last three years the number of households applying for council housing in East Renfrewshire has increased significantly, including applications from households with children as shown in Table 2.4.

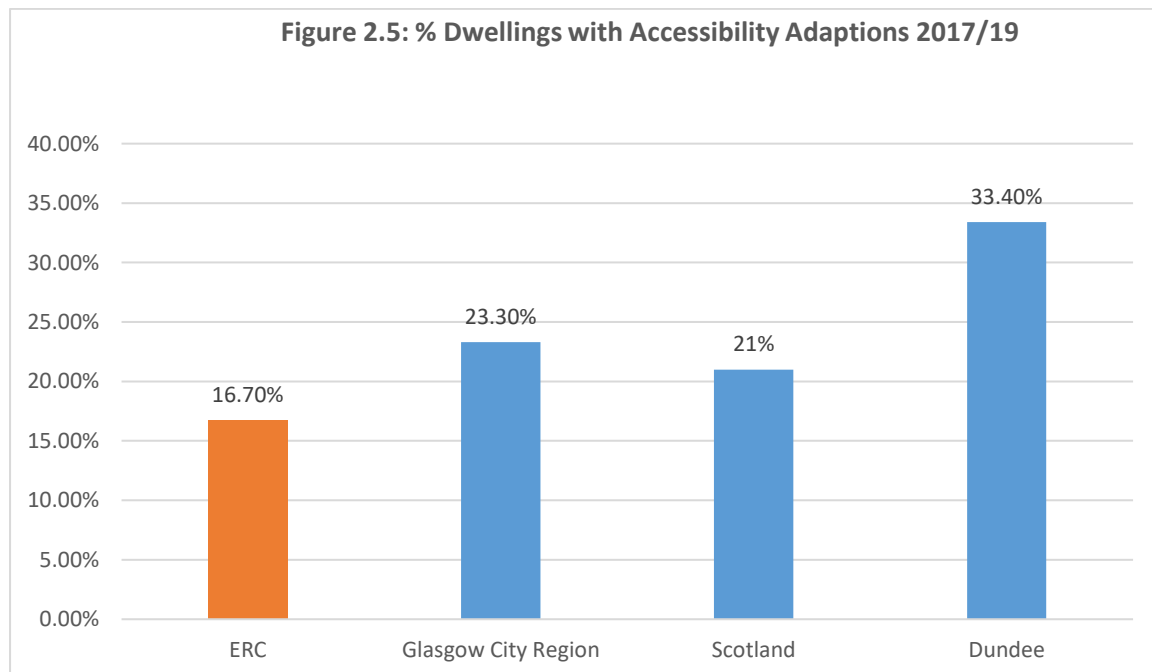
Table 2.4: Council House applications

	2019/20	2020/21	2021/22
Total Housing Application	4046	4827	4785
Single Parent Applications	1023	1309	1375
Other Households with Children Applications	452	551	529
Other Households	2571	2967	2881

Source: Number of households on ERC housing waiting list by year and type (ERC Housing Services)

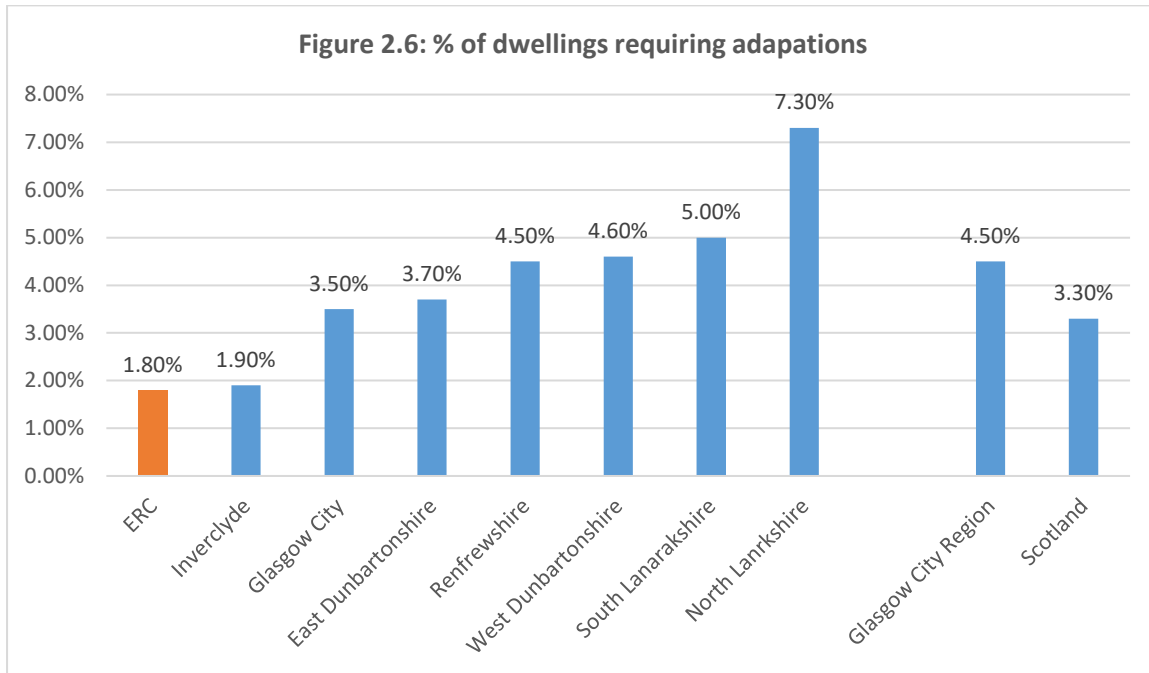
Dwellings with Accessibility Adaptions

East Renfrewshire has the 4th highest rate across the Glasgow and Clyde Valley Region but is lower than both the regional and national figures for dwellings with accessibility adaptations. This figure has reduced from 17.2% in 2014/16. For comparison, Dundee has the highest figure nationally 33.4% as shown by Figure 2.5.



Source: [Scottish House Condition Survey: Local Authority Analysis 2017-2019 \(CD 125\)](#)

The Scottish House Condition Survey records the proportion of households in each Local Authority and sub-group that report the need for adaptations. This gives a broad indication of the number of people who think their home requires some form of adaptation to support independent living. The survey shows that East Renfrewshire has the lowest figure regionally and a lower figure than the national average as shown in Figure 2.6.



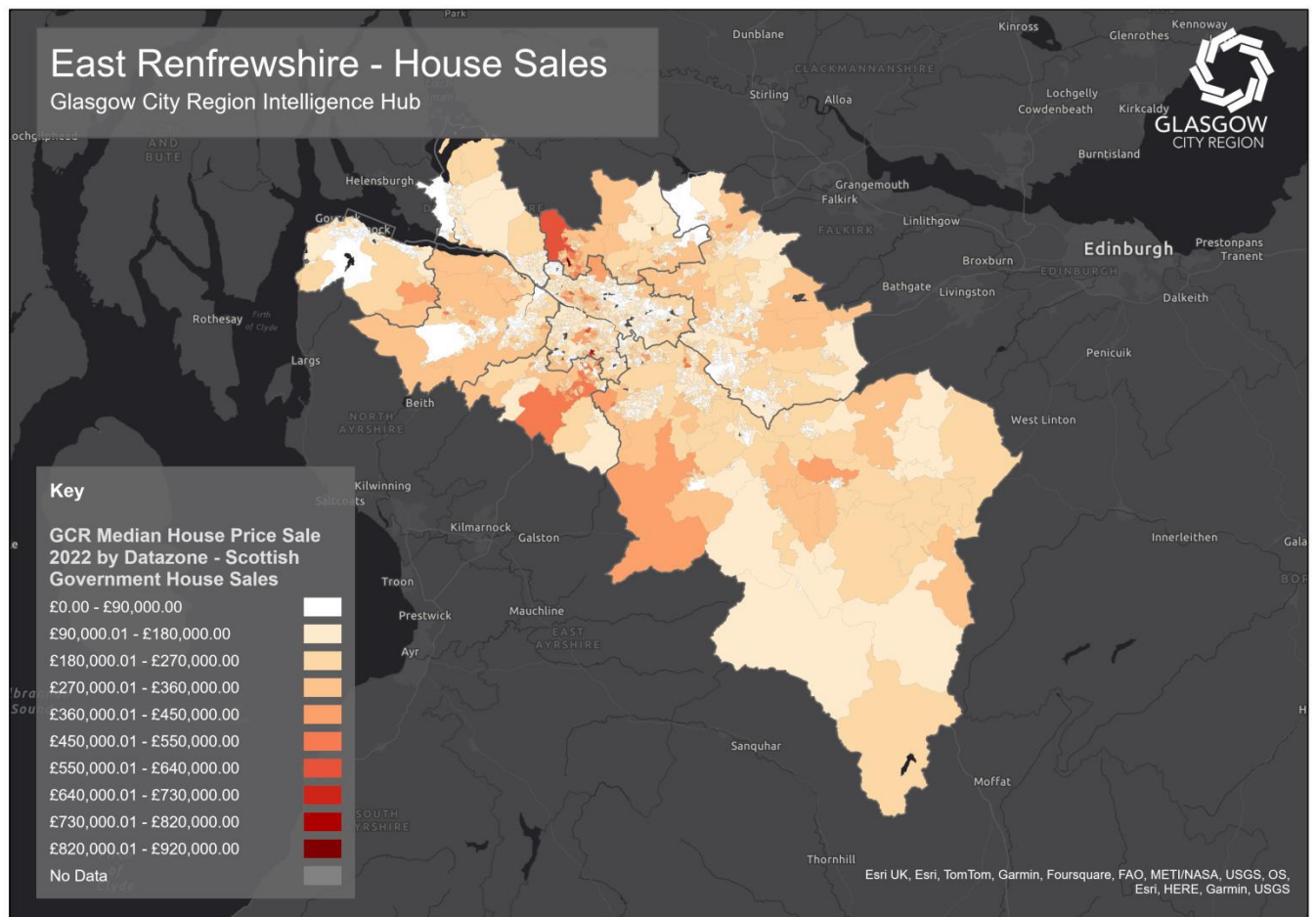
Source: [Scottish House Condition Survey: Local Authority Analysis 2017-2019](#)

House Sales

Figure 2.7 shows the distribution of median house price sales across the Region in 2022. Whilst each member authority has pockets of high value housing, on a local authority basis ERC had the highest median house price sales in Scotland in 2022 (£275,000). East Renfrewshire also has the lowest level of housing affordability amongst the Glasgow City Region member authorities.

If ERC were able to improve the wages of its current economic base, the workplace-based wage in the area could rise. Increasing workplace-based wages in ERC could be achieved through supporting enterprise in the Foundational Economy, in addition to attracting enterprise in innovative sectors. These increased wages will not only attract workers into ERC, but it could also make its housing market become more affordable.

Figure 2.7: House Sales



Source: Glasgow City Region Intelligence Hub (Scottish Government and ASHE) (CD 232)

Registers of Scotland Property Market Report 2023

The [Registers of Scotland Property Market Report](#) (CD 073) provides an insight into the trends impacting Scotland and contains data spanning 20 years from 2003-04 to 2022-23. The main findings for East Renfrewshire are as follows:

In 2022-23:

- the average price for a new build residential property in Scotland was £308,158; this compares with an average price of £216,337 for all residential properties;
- East Renfrewshire showed the highest average price for a new build at £392,724, followed by East Dunbartonshire at £376,040, and City of Edinburgh at £366,293;
- the lowest average new build price was in Inverclyde at £192,068.

Between 2007-08, the peak year for new build sales, and 2022-23:

- the value of the new build property market in Scotland increased by 3%;
- the market value decreased in 18 out of 32 local authorities;

- East Renfrewshire, one of the 14 local authorities in which the market value increased, saw its market value rise from £2.4 million to £130 million.

Local Authority analysis 2021-23:

- City of Edinburgh had the highest average residential property price in urban areas of Scotland at £302,565;
- East Renfrewshire has the highest average residential property price in rural areas of Scotland at £387,127.

Median price in 2022-23:

- the median house price in Scotland was £185,000, an increase of 8.2% from 2021-22;
- East Renfrewshire had the highest median price at £280,000, followed by East Lothian and City of Edinburgh with median prices of £276,995 and £270,000 respectively; by contrast, when comparing average prices, the order of the top three showed City of Edinburgh with the highest average price, followed by East Renfrewshire and East Lothian;
- the lowest median house price was in Inverclyde at £95,000.

Source: [Registers of Scotland Property Market Report](#)

According to [UK House Price Index](#) (CD 162) East Renfrewshire has an overall average price of £285,806 in August 2023, higher than Scotland's average of £195,242 and lower to the UK's average of £292,049. While sold houses on Rightmove show that the average selling price in East Renfrewshire was £312,436, the highest average within Glasgow City Region. The priciest area within East Renfrewshire was Mearnskirk (£429,458) and the most affordable was Thornliebank (£204,695).

The country is facing a housing crisis; as the latest data shows that in December 2023, the average UK renter experienced a 10.2% year-on-year increase in housing costs. Evidence suggests that tighter regulations in Scotland have pushed many landlords to sell, meaning that in 2023, 12% of all property sellers in Scotland were landlords. Greater demand for private rentals, due to high property prices and interest rates, will likely mean that this trend will continue into 2024.

3) Religion and Ethnicity

East Renfrewshire is one of the most ethnically and culturally diverse areas in Scotland, with significant Jewish and Muslim communities.

Most people in East Renfrewshire (87%) report their ethnicity as 'White', which has decreased since the 2011 Census (94%). The majority of these people belonged to the 'White: Scottish' category (78%), 'White: other British' was the second largest category at 5.7%. Of the 'White' ethnic group, 0.06% identified as 'Gypsy/Traveller', 0.46% 'White Polish' and 1.4% as 'Other White' including 1.65% 'White: Irish' as shown in Figure 3.1.

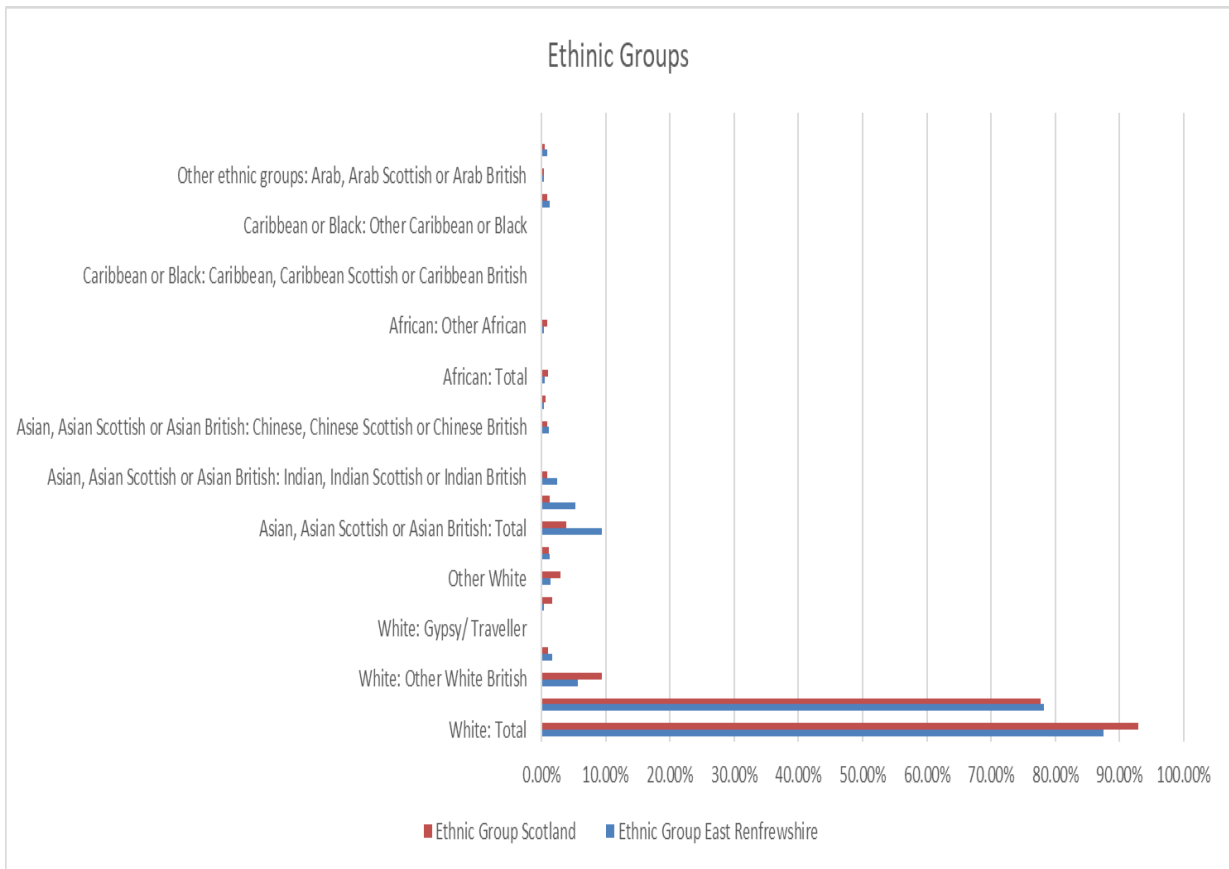
Minority ethnic groups in East Renfrewshire have grown in size between 2011 and 2022. The 'Asian' population showed the largest increase from 5 per cent and now represents 9.46% of the total East Renfrewshire population. 'Mixed or multiple' ethnic groups represented 1.24% and 'Other Ethnic' groups 1.31% of the population. The 'African, Caribbean or Black' groups made up 0.06% of the population.

In the Census of 2022, the majority of people stated they had 'no religion.' In Scotland, 51.1% of people had no religion, up from 36.7% in 2011. 38% of people in East Renfrewshire state that they had 'no religion', up from 27% in 2011. 21 per cent said their religion is 'Church of Scotland', 21 per cent 'Roman Catholic' and 4 per cent 'Other Christian'.

After Christianity, the next largest religion was 'Muslim' which represented 5.5 per cent with an increase of 2.2 per cent from 2011. This was followed by 'Jewish' at 1.56 per cent. The other religions combined (including 'Hindu', 'Buddhist', 'Sikh' and 'Other religion') represented a further 2.36 per cent as shown in Figure 3.2.

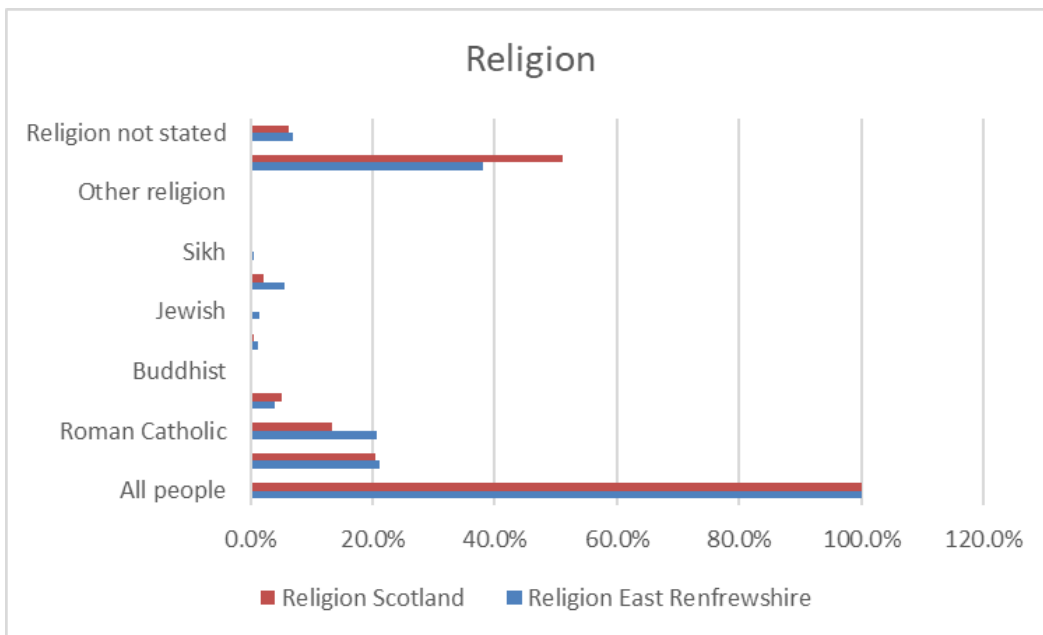
The highest proportion of 'Muslim' population live in the Giffnock and Thornliebank ward, with large shares also based in the wards of Neilston, Uplawmoor and Newton Mearns. The proportion of 'Jewish' population is highest in Newton Mearns, Giffnock and Thornliebank.

Figure 3.1: Ethnic Groups



Source: [2022 Census \(CD 081\)](#)

Figure 3.2: Religion

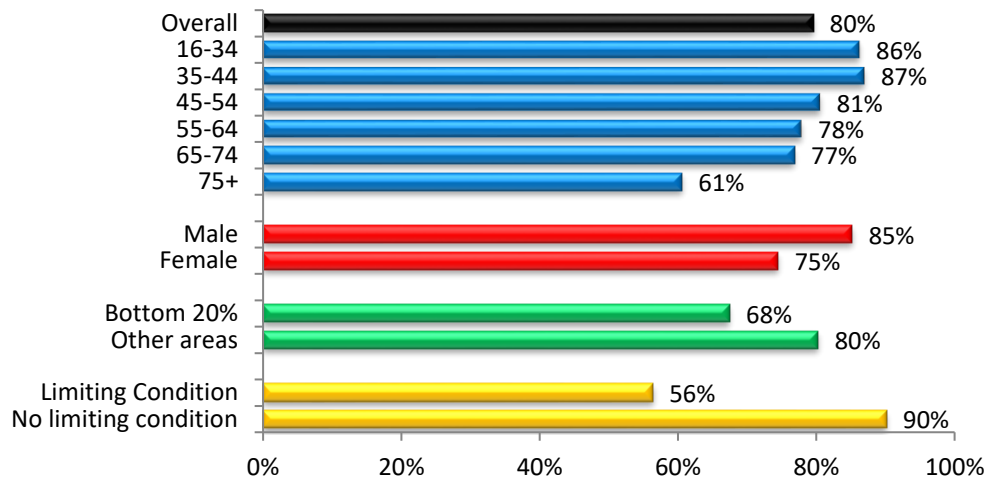


Source: [2022 Census](#)

4) Health and Well-Being

Figure 4.1 shows that 80% of the sample of the Adult Health and Wellbeing Survey had a positive view of their physical wellbeing.

Figure 4.1: Positive View of Physical Wellbeing



Source: NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey (CD 188)

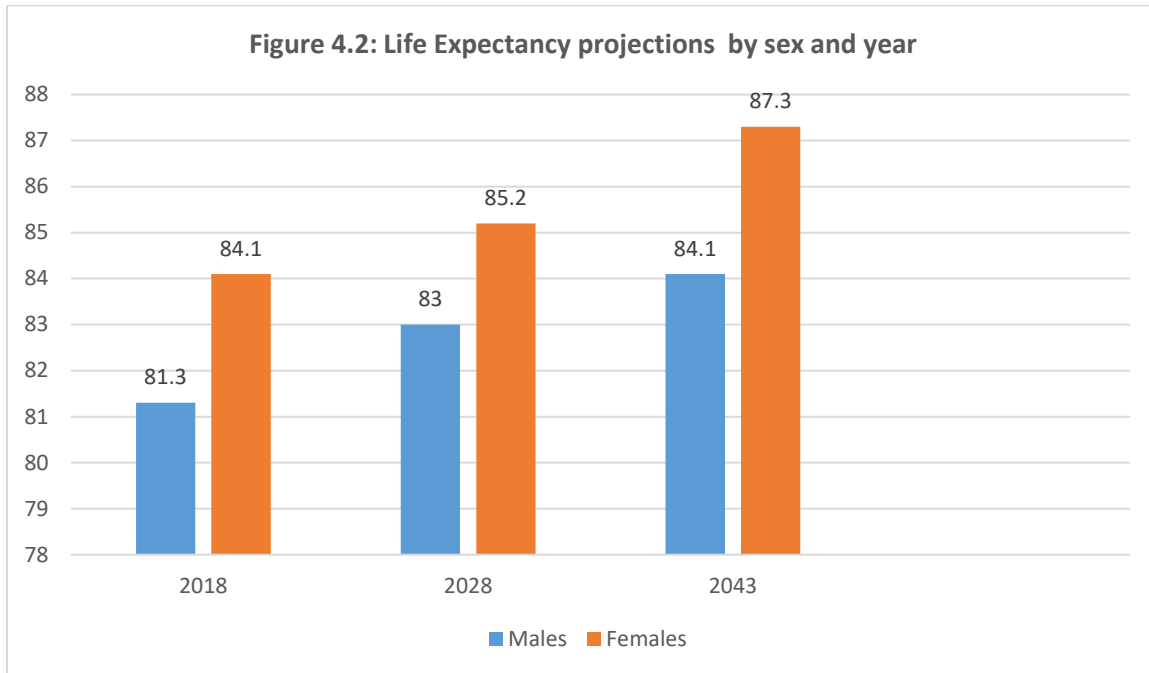
Life Expectancy

Although East Renfrewshire possesses a relatively healthy population, an increasing and ageing population is likely to increase demand on care services, with people over 80 the greatest users of hospital, community health services and social care.

In East Renfrewshire, life expectancy at birth was higher for females (83.8 years) than for males (79.4 years) in 2019-21. Male life expectancy at birth has increased more rapidly than female life expectancy at birth between 2001-03 and 2019-21. Life expectancy at birth in East Renfrewshire is higher than Scotland level for both females and males.

Over the period between 2001-03 and 2019-21, female life expectancy at age 65-69 has risen by 8.7% and is higher than the percentage change for Scotland overall (+8.7%). Over the same period male life expectancy at age 65-69 has risen by 14.3% and is lower than the percentage change for Scotland overall (+15.3%).

The 2018 based population projections show an increase in life expectancy for both males and females. For males rising from 81.3 years of age in 2018 to 83 in 2028 and to 84.1 in 2043. For females, life expectancy increases from 84.1 years of age in 2018 to 85.2 in 2028 and to 87.3 in 2043 as shown by Figure 4.2.



Source: NRS 2018 population projections (CD 043)

<https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/east-renfrewshire-council-profile.html>

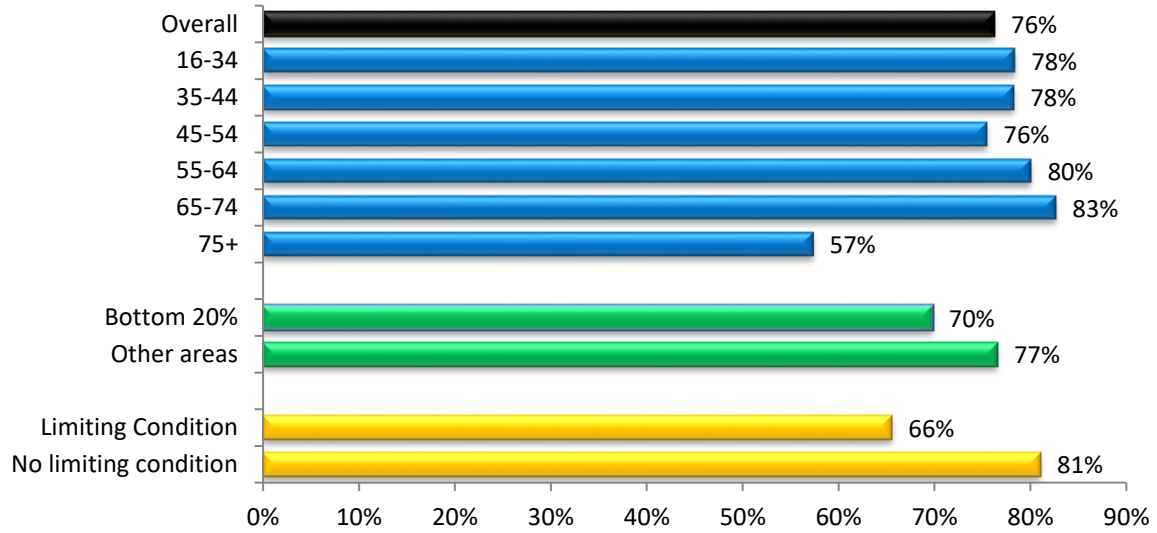
Heart and circulatory disease

The British Heart Foundation provide local heart and circulatory disease statistics (CD 004). Headline facts for East Renfrewshire include:

- 24% of adults have obesity;
- 35% of adults do not meet physical activity recommendations;
- 3,900 people are living with coronary heart disease;
- Around 12,000 people are living with heart and circulatory diseases; and
- Heart and circulatory diseases cause 24 deaths each month.

The East Renfrewshire GP Prevalence data (CD 241) shows that in 2021/22 East Renfrewshire had a lower coronary heart disease prevalence rate (3.40) compared with 3.95 in East Dunbartonshire for example and 3.69 across the NHS Greater Glasgow and Clyde Health Board area. The figures for East Renfrewshire have been consistently lower over the period 2017/18 to 2021/22.

The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey shows that 76% of the sample met the target of 150 minutes of physical activity per week as shown by Figure 4.3.

Figure 4.3: Proportion who met the Target of 150 Minutes of Exercise Per Week

Source: NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey

Health Outcomes and Inequalities

In line with the socio-demographic profile we see differing health outcomes for the populations in our two localities (Eastwood and Barrhead). While life expectancy at birth is above the Scottish average for East Renfrewshire as a whole, it remains below average in the Barrhead locality. Early mortality rates are higher in Barrhead than the national figure and the prevalence of long-term conditions including cancers are also higher than the East Renfrewshire figure. This is shown in the HSCP Profile 2020/21. (CD 281)

Data also shows poorer outcomes for the Barrhead locale in relation to the percentage of the population prescribed medication for anxiety, depression and psychosis as well as hospital admissions related to alcohol and drugs.

Table 4.1: HSCP Profile 2020/21

Indicator	Time period	Eastwood Locality	Barrhead Locality	ERC HSCP	Scotland
Male life expectancy in years	2016-2020	81.8	75.5	79.5	76.8
Female life expectancy in years	2016-20	84.7	80.8	84	81
Early mortality rate per 100,000	2018-20	54	121	72	116
Population with long-term conditions	2019/20	20	23	22	19
Cancer registrations per 100,000	2017-19	598	641	608	644
Anxiety, depression and psychosis prescriptions	2019/20	15.57	21	17	20

Source: Public Health Scotland - East Renfrewshire HSCP Profile 2020-21 (February 2022) (CD 281)

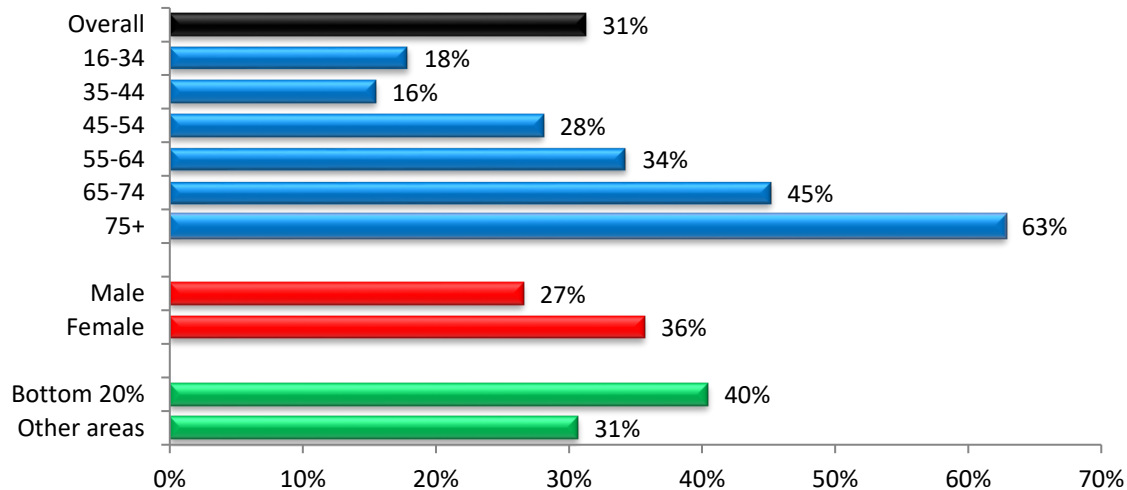
In 2020/21, 20% of the total population in East Renfrewshire had at least one physical long-term condition (LTC). These include: cardiovascular, neurodegenerative, and respiratory conditions, as well as other organ conditions (namely liver disease and renal failure), arthritis, cancer, diabetes, and epilepsy.

- 1.1 in 10 people under 65 have at least 1 LTC.
- 4.4 in 10 people aged 65 to 74 have at least 1 LTC.
- 6.3 in 10 people aged 75 to 84 have at least 1 LTC.
- 8 in 10 people over 85 have at least 1 LTC.

Source: Public Health Scotland - HSCP Profile 2020/21 (February 2022)

The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey shows that 3 in 10 adults in the wider Health Board area had a long-term condition or illness. Just under half (46%) were receiving treatment for at least one illness / condition as shown by Figure 4.4.

Figure 4.4: Limiting Long-Term Condition or Illness

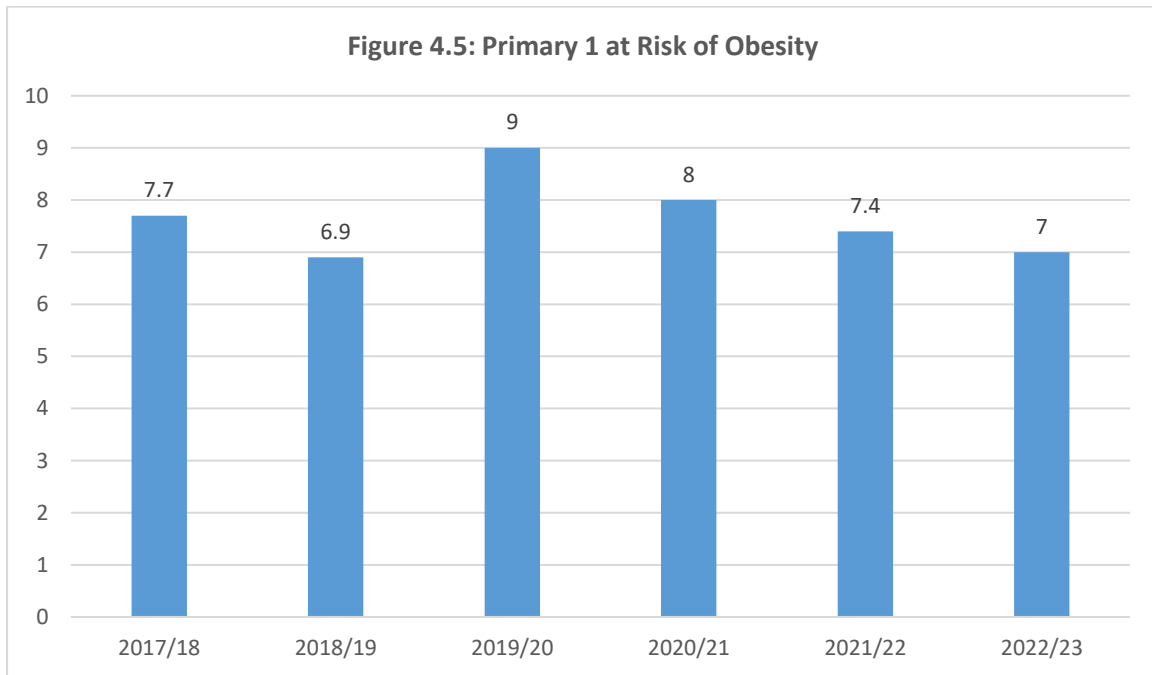


Source: NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey

The East Renfrewshire GP Prevalence data shows that in 2021/22 East Renfrewshire had a lower cancer prevalence rate (2.96) compared with 3.91 in East Dunbartonshire, however this was higher than the rate across the NHS Greater Glasgow and Clyde Health Board area (being 2.74). The figures for East Renfrewshire have been consistently higher over the period 2017/18 to 2021/22 than the wider Health Board area. A similar picture is shown for rates of Chronic Kidney Disease (2.95) compared with 2.72 across the Health Board area and dementia (0.59) compared with 0.53 in 2021/22.

Childhood Obesity

East Renfrewshire consistently records a lower percentage of children at risk of obesity than the Scotland wide figure. Figure 4.5 presents the 2022/23 statistics on body mass index (BMI) for Primary 1 school children (those aged around 5 years old) published by Public Health Scotland. At risk of obesity is defined as BMI greater than or equal to 95th centile. The data reveals that the proportion of those at risk of overweight and obesity combined has dropped since pre-pandemic (2018/19) levels. The 2022/23 data shows that 82.2% are of a healthy weight with 7% at risk of obesity.



Source: Public Health Scotland Primary 1 Body Mass Index (BMI) statistics Scotland dashboard
[Public Health Scotland - Primary 1 Body Mass Index \(BMI\) statistics Scotland \(2022-2023\) \(CD 071\)](#)

5) Deprivation

Scottish Index of Multiple Deprivation (SIMD)

The following section explores the deprivation structure of East Renfrewshire through the Scottish Index of Multiple Deprivation (SIMD). The SIMD provides one of the most detailed and targeted assessments of people in deprivation in Scotland; this defines deprivation along seven domains:

- Employment;
- Income;
- Health;
- Education;
- Crime;
- Access; and
- Housing.

SIMD is the Scottish Government's standard approach to identify areas of multiple deprivation in Scotland. It can help improve understanding about the outcomes and circumstances of people living in the most deprived areas. It can also allow effective targeting of policies and funding where the aim is to wholly or partly tackle or take account of area concentrations of multiple deprivation.

Overall, East Renfrewshire is one of the least deprived local authority areas in Scotland. However, this masks the notable discrepancies that we see across the area with some neighbourhoods experiencing significant deprivation.

There are 122 data zones (small population units) in total across the East Renfrewshire area and of these 122, there are 7 amongst the 20 per cent most deprived areas in Scotland. This compares with 339 data zones in Glasgow. More than half of East Renfrewshire's population (55%), and 67% of the Eastwood population live in SIMD data zones that are among the 20% least deprived in Scotland. All of East Renfrewshire's neighbourhoods that are among the 20% most deprived are concentrated in the Barrhead locality with a quarter of the population living in these data zones. However, SIMD identifies deprived areas not individuals, so not everyone living in a deprived area is individually deprived, and not all deprived individuals live in deprived areas.

Based on [SIMD's \(2020\)](#) (CD 127), the people living in the most deprived areas are located in Barrhead, mainly Dunterlie, East Arthurlie, Dovecothal and Auchenback with a population of 5,352 individuals. Besides Barrhead, there are people living in pockets of deprivation in Neilston and Uplawmoor, Newton Mearns, Thornliebank and Eaglesham. Individual's living in the least deprived areas are located in Busby, Giffnock, Newton Mearns, Whitecraigs, Eaglesham, which covers the majority of East Renfrewshire's Population (66,394).

The [Mid-2020 Small Area Population Estimates Report](#) (CD 042) shows that East Renfrewshire had the highest percentage of its population (38%) living in the 10% least deprived areas with 1% living in the most deprived areas.

Table 5.1: Deprivation data zones (SIMD 2020)

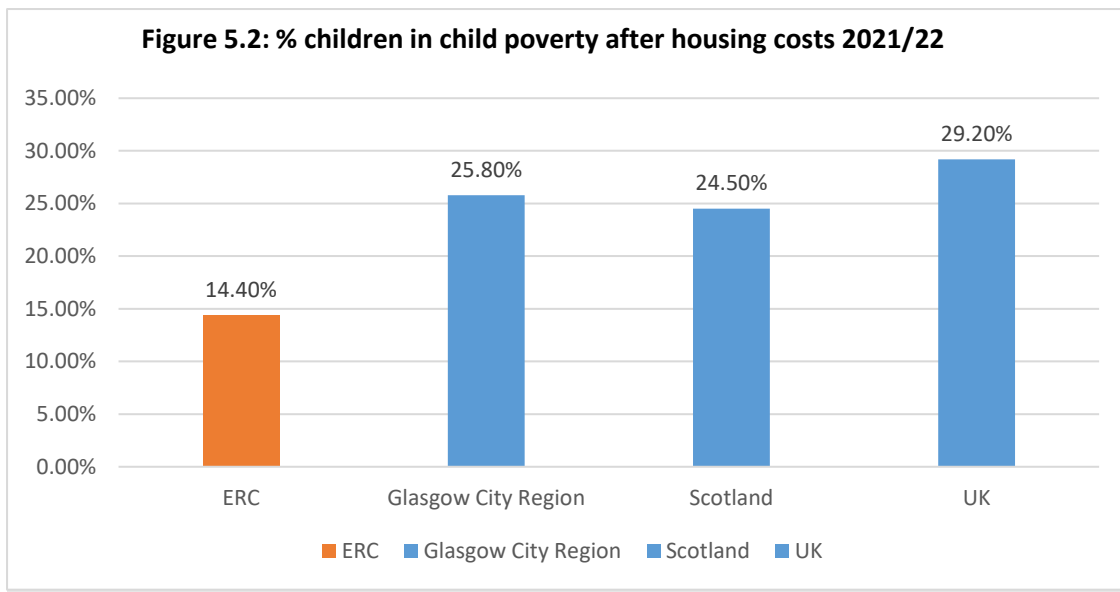
Community	Datazone	Intermediate Zone Name	Rank	Population 2020
Barrhead	S01008316	Dunterlie, East Arthurlie and Dovecotehall	0-5% most deprived	634
Barrhead	S01008315	Dunterlie, East Arthurlie and Dovecotehall	5-10% most deprived	685
Barrhead	S01008314	Dunterlie, East Arthurlie and Dovecotehall	10-15% most deprived	628
Barrhead	S01008313	Dunterlie, East Arthurlie and Dovecotehall	10-15% most deprived	840
Barrhead	S01008309	Dunterlie, East Arthurlie and Dovecotehall	10-15% most deprived	759
Barrhead	S01008326	Auchenback	15-20% most deprived	1016
Barrhead	S01008323	Auchenback	15-20% most deprived	790

Source: [SIMD 2020](#)

Child Poverty

According to the Department of Work and Pension's (DWP) and the [East Renfrewshire Local Child Poverty Action Report 2022 -2023](#) (CD 234), child poverty has reached a record high with a total of 2,645 children living in poverty in East Renfrewshire compared to 2,187 in 2020/2021 and 2,508 in 2019/2020, a steady increase that shows families are struggling under the current economic situation. East Renfrewshire has children living in poverty in all of its different wards, and this data mirrors that shared with SIMD poverty indicators.

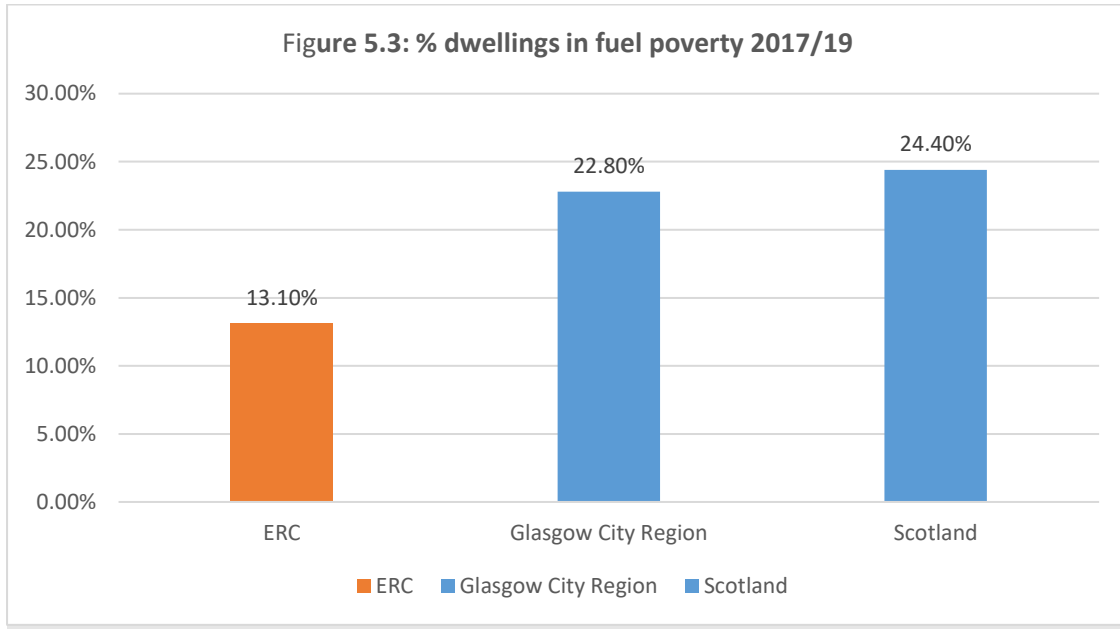
However, East Renfrewshire has the lowest percentage of children in poverty after housing costs; 14.4% (Figure 5.2), down from 14.6% in 2018/19.



Source: [end child poverty](#) (CD 018)

Fuel Poverty

East Renfrewshire has the lowest percentage of dwellings in fuel poverty nationally; 13.1% as shown in Figure 5.3. This figure has reduced significantly from 27.4 % in 2014/16; a 14.3% reduction.



Source: [Scottish household condition survey](#) (CD 144)

6) Transport

Car or Van Ownership

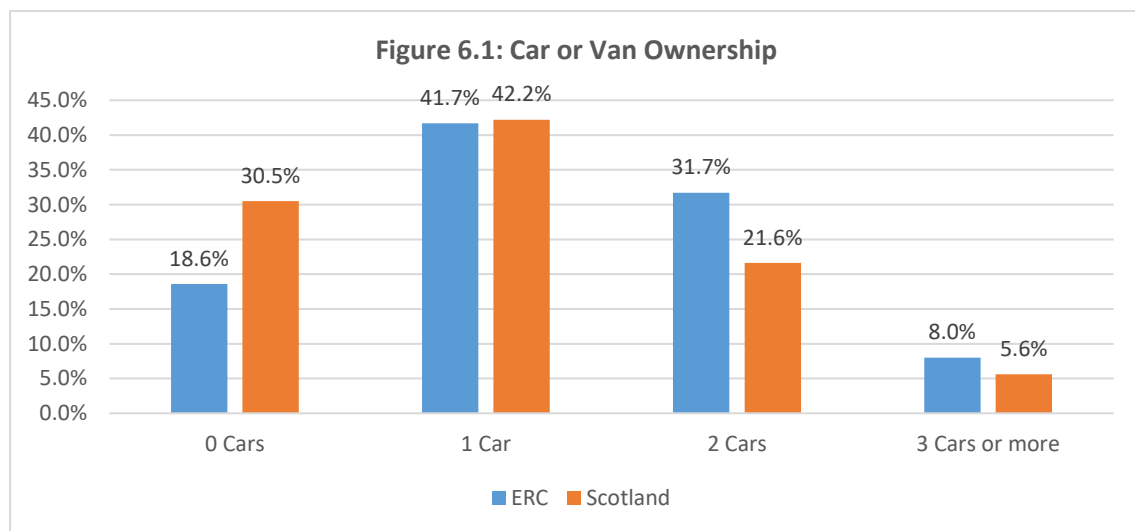
Over 81% of residents in East Renfrewshire own a car / van compared to only 69.5% across Scotland. The percentage of households with 2 or more cars / vans is also significantly higher in East Renfrewshire than Scotland as shown by Figure 6.1.

Based upon the 2019 Transport Scotland data, East Renfrewshire has a ratio of 502 cars per 1000 people, the 3rd highest in the Strathclyde Partnership for Transport (SPT) region as shown in Figure 12 of the [East Renfrewshire Local Transport Strategy LTS Case for Change Report](#) (CD 256).

The 2019 household survey data suggests East Renfrewshire has the largest driver mode share in the SPT region (68%) with the area experiencing the greatest modal share increase over the period 2013-2019; 8.9% compared to a regional average of 5%.

Notably, patterns of car ownership appear to reflect inequalities, with less affluent areas possessing lower rates of car ownership, compared to more affluent communities. More affluent areas are significantly likely to have access to two or more vehicles as shown in Figure 14 of the LTS Case for Change Report.

In terms of everyday journeys, 2019 household survey data suggests the main purpose of travel for residents includes commuting (24% of trips), shopping (21%) and visiting friends (11%). The main mode of travel for these journeys is predominantly private car, followed by walking and public transport.



Source: 2011 Census (CD 078)

Travel to work patterns

Analysis of travel to work patterns shows that the majority of residents travel outwith the authority to work as shown in table 6.1 and Figure 6.2. This results in a net daily outflow and possible economic leakage as people both earn and spend away from home.

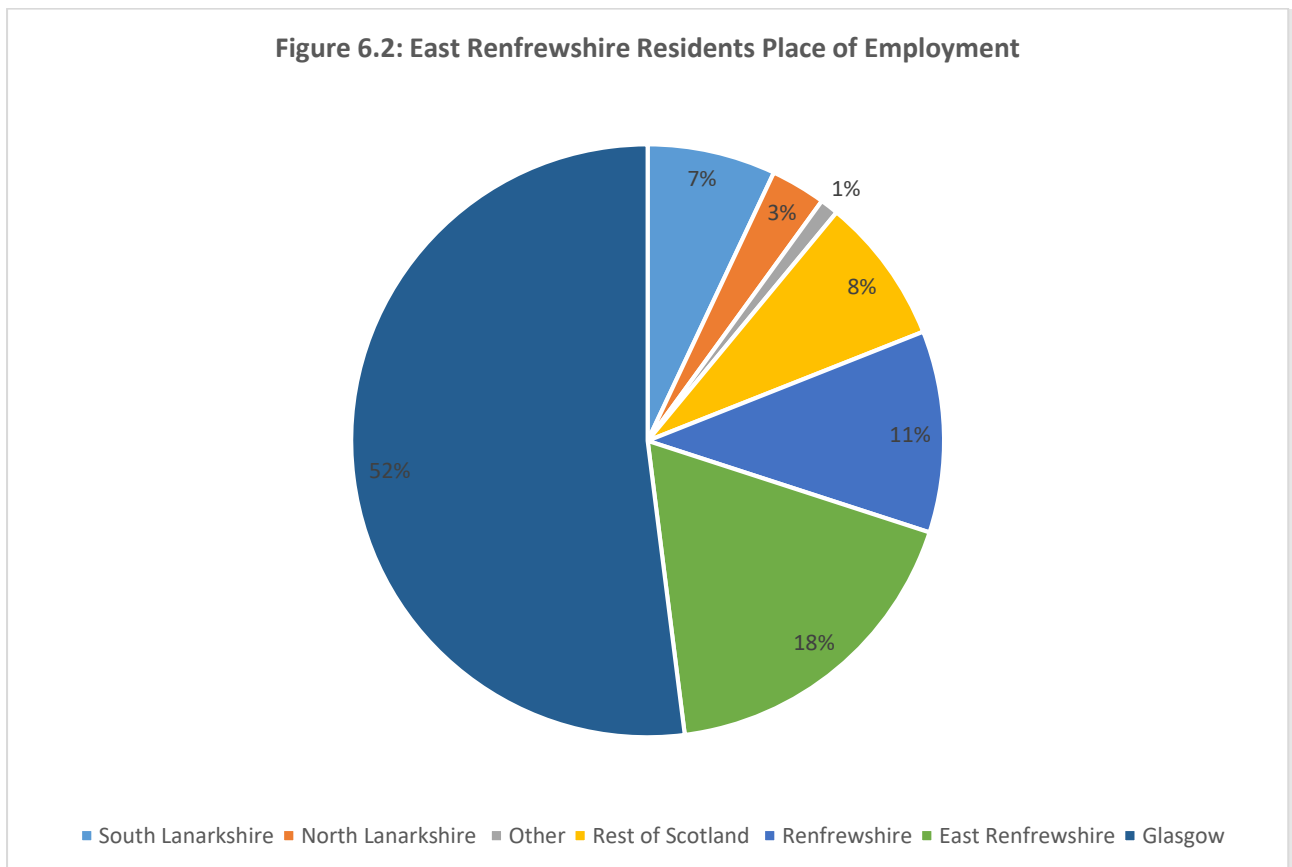
Only 18% of ERC residents work in the area, with 52% travelling to Glasgow, 11% to Renfrewshire and 7% to South Lanarkshire. This highlights how dependent residents of East Renfrewshire are on employment opportunities in the surrounding area and the need for good transport links.

Table 6.1: Travel to Work Trends

Origin	Destination	
	Outside East Renfrewshire	Inside East Renfrewshire
Giffnock & Newton Mearns	76%	24%
Barrhead & Neilston	72%	28%
East Renfrewshire	75%	25%

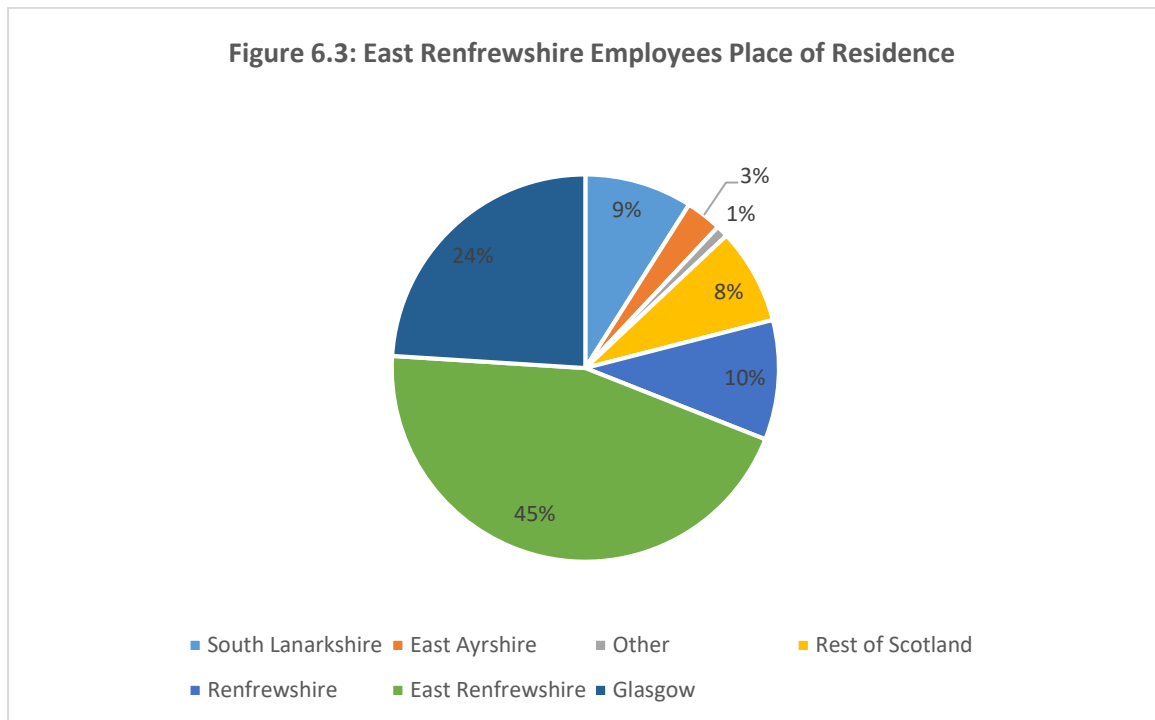
Source: 2011 Census

Figure 6.2: East Renfrewshire Residents Place of Employment



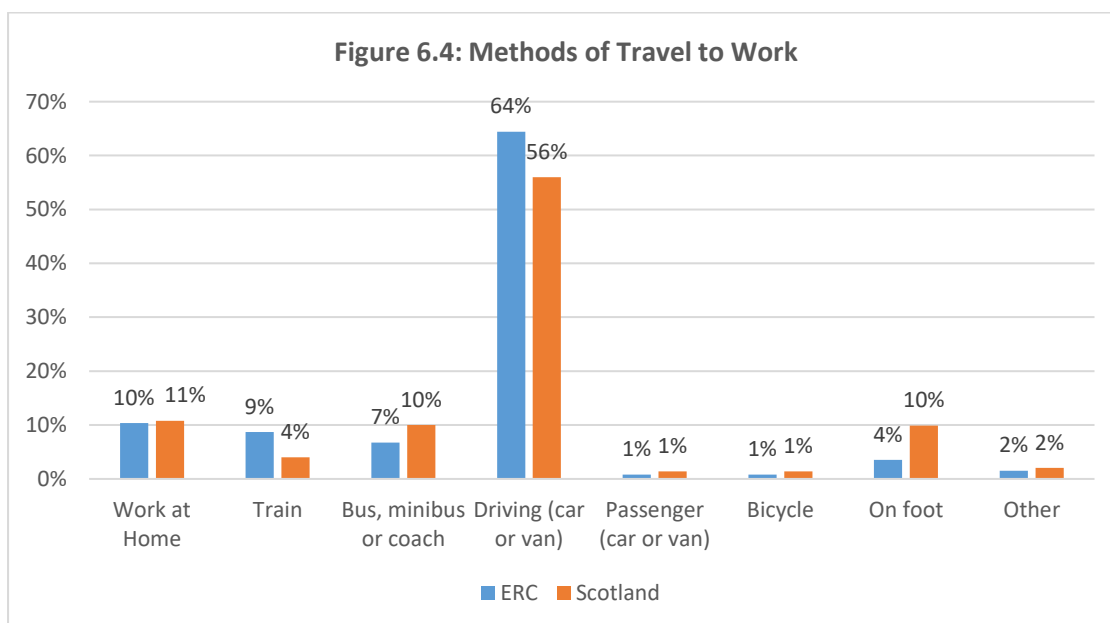
Source: 2011 Census

55% of those who work or study in the area come from outwith the Council boundary itself. Glasgow contributes 24%, Renfrewshire 10% and South Lanarkshire 9%.



Source: 2011 Census

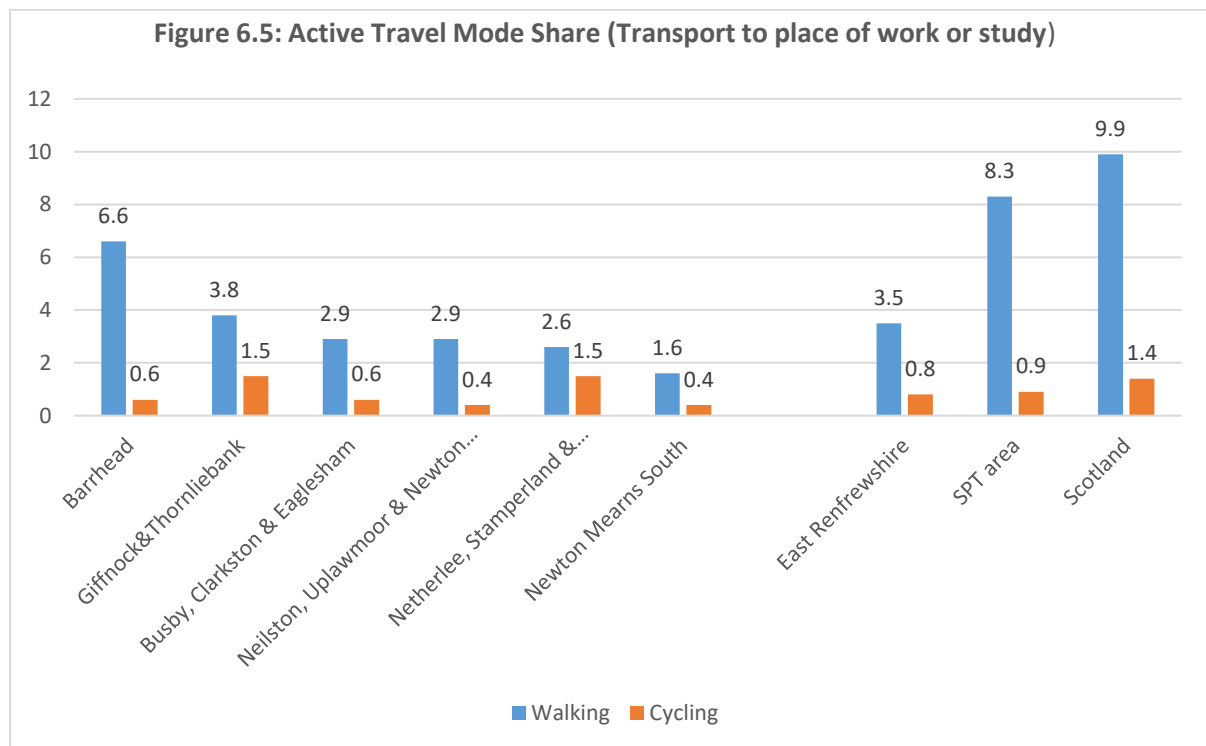
Approximately 20% of East Renfrewshire residents in employment travel to work by sustainable transport modes (train, bus, walk or bike), with 10% of residents working from home as shown by Figure 6.4. The majority of commuting is undertaken by private car and the figures remain higher than the national figure. 9% of the population travel to work using trains, which is more than double the figure for Scotland. The proportion of residents who walk or cycle to work is lower than across Scotland.



Source: 2011 Census

The 2011 Census data presented in Figure 6.5 suggests walking to work by residents of East Renfrewshire is below national and regional averages. Analysis suggests that the walking mode share for commuting purposes is higher in more deprived areas where, it may be inferred, a greater proportion of the population both live and work. Cycling rates are comparable with regional averages, however, are lower than national figures.

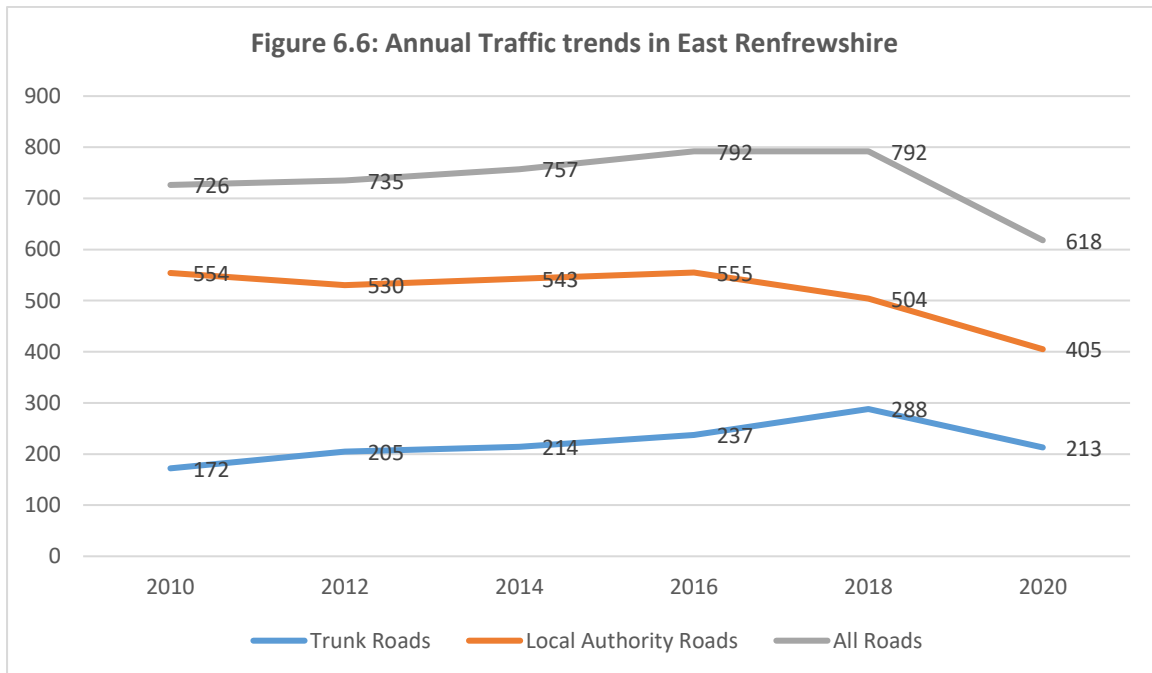
In terms travel to work, the age – gender split outlined in Figure 21 of the LTS Case for Change Report suggests a greater number of females walk to work compared to males, with the exception of 16-24 year old male group. This trend generally increases with age. Cycling to work data Figure 22 of the LTS Case for Change Report suggests this remains a predominantly male activity, with driving to work more evenly split between male and female demographics (Figure 23 of the LTS Case for Change Report).



Source: 2011 Census

Road Traffic

Road traffic data trends for East Renfrewshire and the region are presented in Figure 6.6 below. Overall, there has been a year on year growth, however, a sharp decrease in 2020 has resulted in traffic estimates that are lower than the 2010 levels for all roads. This decrease is likely due to the decline in traffic levels observed due to COVID-19 travel restrictions and changing travel behaviour during the first year of the pandemic.



Source: <https://www.transport.gov.scot/publication/scottish-transport-statistics-2021/> (CD 132)

7) The Economy

[East Renfrewshire's GVA \(Gross Value Added\)](#) (CD 016) has been increasing steadily since 2015 with a value for all industries of 1,079 in 2020, but in 2021 there was a slight decrease to a value of 1,076. The best performing sector in East Renfrewshire is the Services sector, with a GVA value of 938, which also shows a slight decrease comparing to the GVA value of 965 in 2020.

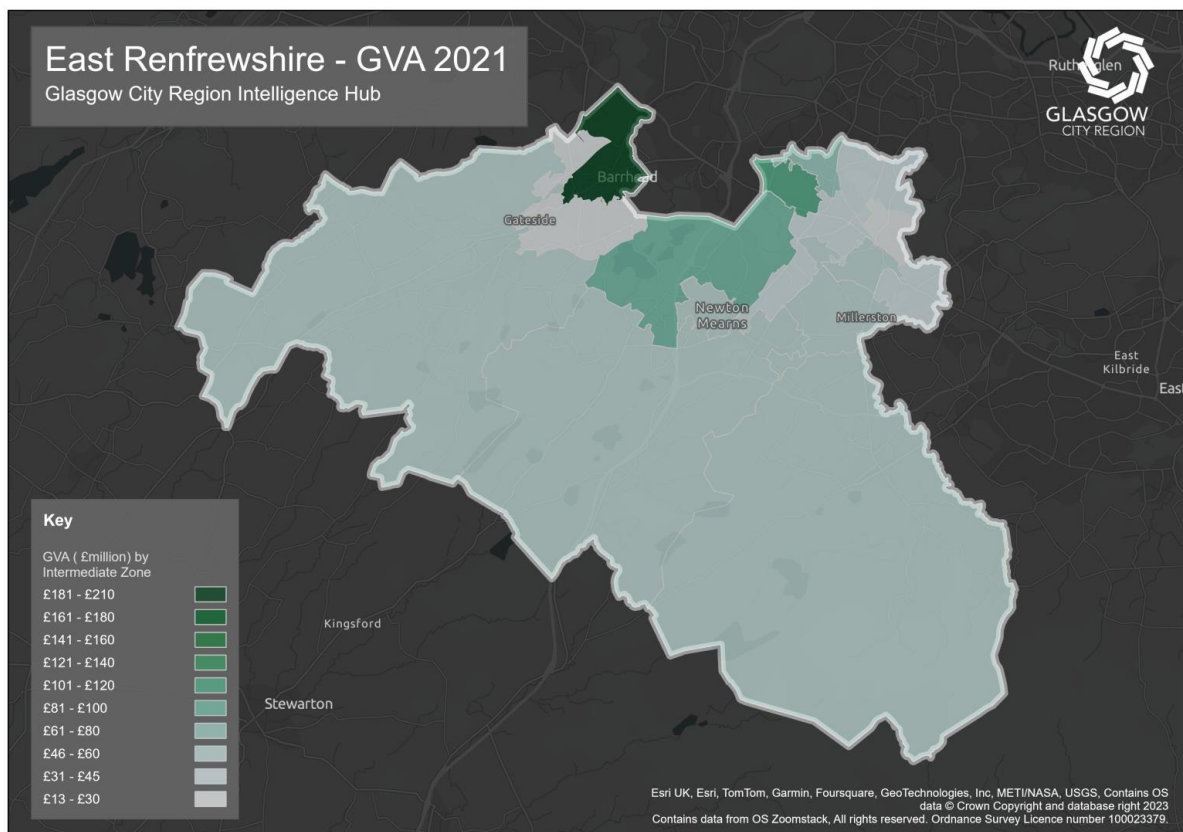
Post-pandemic recovery:

The East Renfrewshire (ERC) economy was estimated to still be behind pre-pandemic levels. Whilst there was a 3% increase in GVA between 2020 and 2021 (+£44m), ERC requires an additional £68m in GVA to match its pre-pandemic output of £1.08bn.

Where economic activity is located:

As illustrated in Figure 7.1, intermediate zone (IZ) estimates from 2020 show that the majority of East Renfrewshire's economic output is generated in the areas of Barrhead and Giffnock. Top 5 East Renfrewshire IZs for total GVA production is shown in Table 7.2.

Figure 7.1: GVA 2021



Source: Glasgow City Region Intelligence Hub (ONS, Sub regional GVA) (CD 232)

The latest data highlights that East Renfrewshire's productivity levels are below that of relevant comparators. Short-term (2018-2021) growth has slowed in comparison to long-term trends (2011-2021) as shown in Table 7.1.

Table 7.1: Productivity levels

Geography	GVA per hour worked 2021	3 Year% Change	10 Year% Change
East Renfrewshire	£33.4	5.9%	38.0%
Glasgow City Region	£34.8	7.1%	26.4%
LGBF* Family Group 3 Average	£36.3	7.0%	34.7%
Scotland	£37.0	6.9%	25.6%

Source: Intelligence Hub analysis based on data from ONS Subregional Productivity

*Local Government Benchmarking Framework Economy Group

Table 7.2: GVA production

Top 5 East Renfrewshire IZs for total GVA production	Industries with greatest GVA generation (2020)		
Dunterlie, East Arthurlie and Dovecothall	Public Administration and Defence -£48.0m	Construction -£41.3m	Human health and social work activities -£21.4m
South Thornliebank and Woodfarm	Public Administration and Defence -£48.0m	Education -£24.5m	Construction -£7.1m
North Giffnock and North Thornliebank	Education -£18.7m	Wholesale and Retail -£10.4m	Construction -£4.9m
Crookfur and Fruin	Wholesale and Retail -£16.7m	Human health and social work activities -£9.6m	Education -£9.3m
Mearns Kirk and South Kirkhill	Education -£19.6m	Human health and social work activities -£6.1m	Wholesale and Retail £5.3m

Source: Glasgow City Region Intelligence Hub analysis based on data from ONS Subregional Productivity

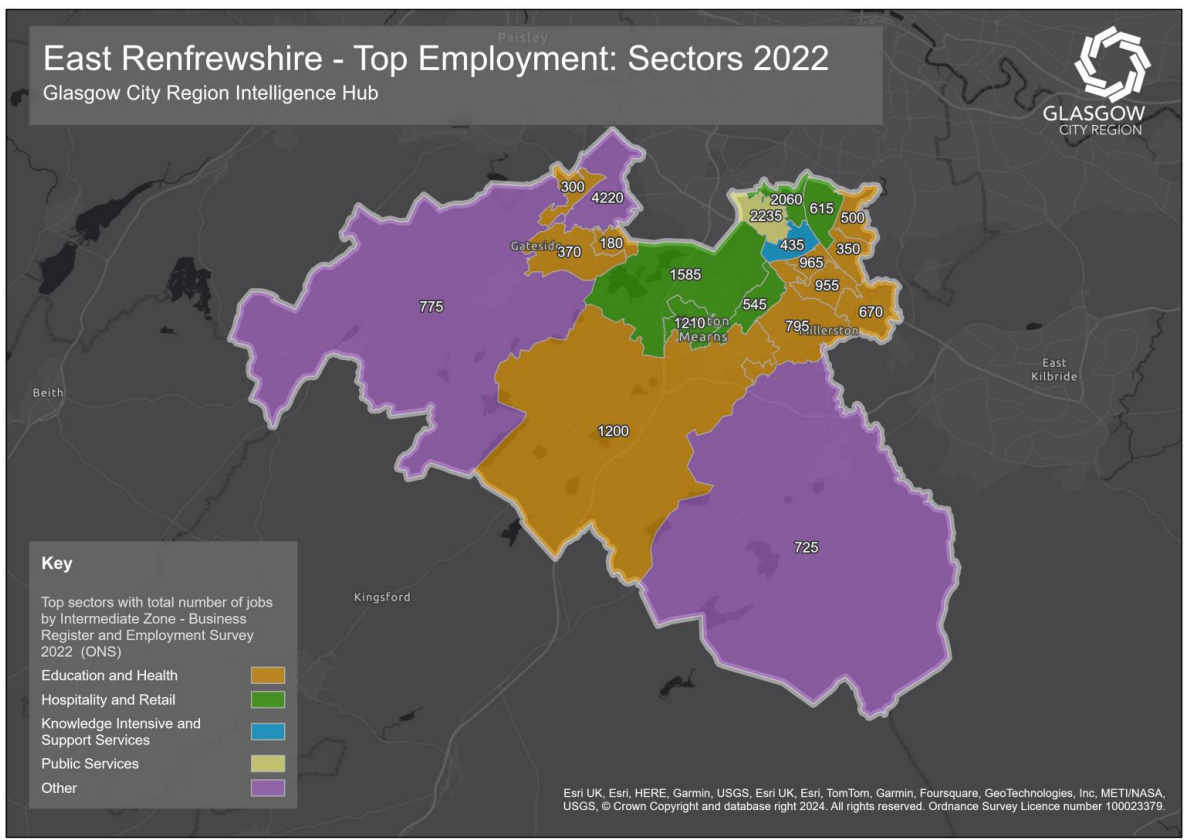
East Renfrewshire economic activity by employment

The largest employing sectors in ERC include Education (15.4%), Retail (15.2%), and Human Health (14.5%).

Where different economic activity can be found

Figure 7.2 presents the main economic function of different areas within ERC and provides an estimate of the total number of jobs. As aligned with GVA shown in Figure 7.1, the largest proportion of jobs are centred around Barrhead and Giffnock areas and are concentrated in sectors not typically classified as being of high value/production.

Figure 7.2: Top Employment Sectors 2022



Source: Glasgow City Region Intelligence Hub (Business Register and Employment Survey) (CD 232)

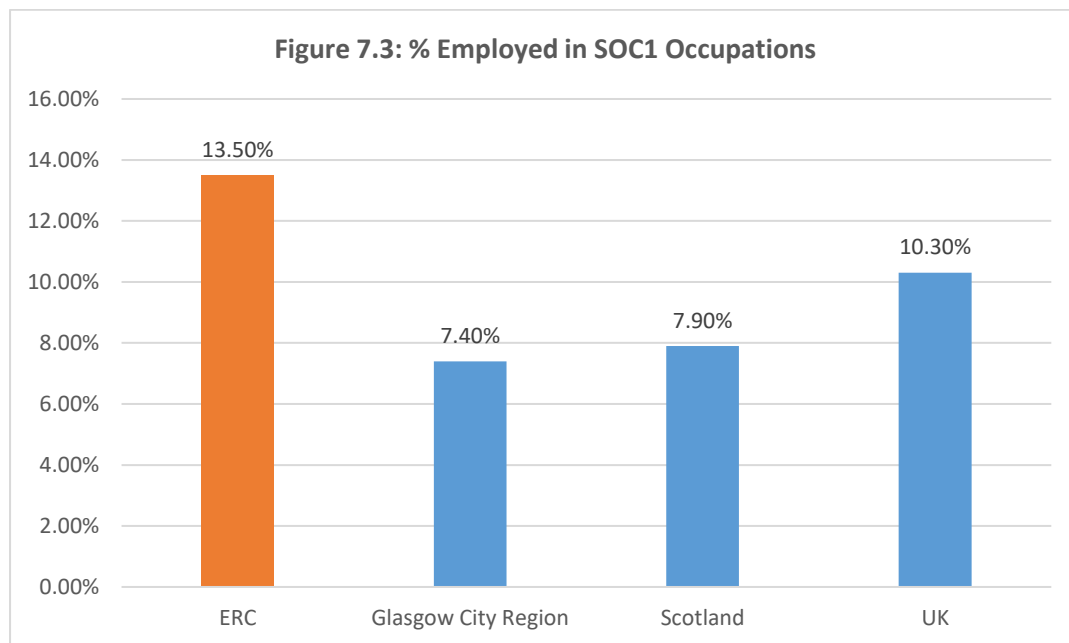
Employment Overview

By looking at the employment sector in East Renfrewshire, 63.5% (27,200) of our residents work in job positions with a high income, an increase of 1,100 positions from last year's data while the other 36.5% (15,700) work in positions that are considered of low income; a significant decrease of 2,500 positions from last year. Consequently, the above average income for the majority of the population masks the low income data when only averages for the whole population are presented.

Also, it is worth mentioning that East Renfrewshire has the highest percentage of residents in high earnings by place of residence, compared to Scotland and the UK. As shown in the Table 7.3, 15% of employed residents are Managers, Directors and Senior Officials (SOC1 occupations), while the figure is much lower for the UK standing at 10.7% and Scotland at 8.2%. The same goes for Professional Occupations where East Renfrewshire has a high figure (34.7%) when compared to the UK (26.8%) and Scottish Figures (26.1%).

Employment in SOC1 Occupations

East Renfrewshire has the highest percentage rate of people employed in SOC1 Occupations nationally as shown in Figure 7.3. This includes Managers, Directors and Senior Officials.



Source: [Nomis Annual population survey 2022](#) (CD 060)

Table 7.3: Employment by occupation in East Renfrewshire

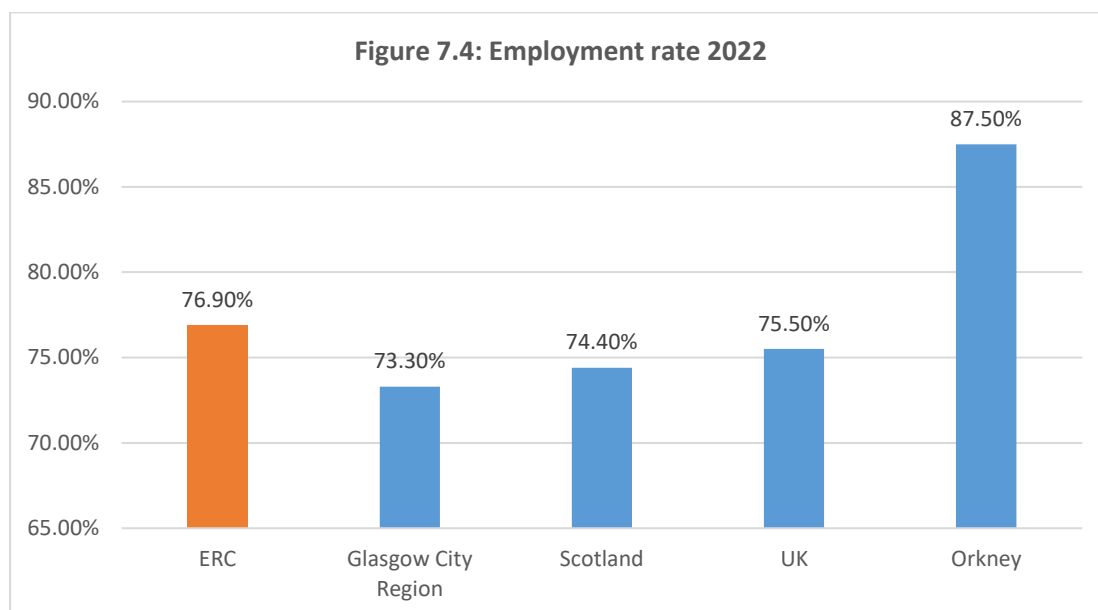
Occupation	Oct 2021-Sept 2022	Jun 2022- Jul 2023
Managers, Directors and Senior Officials	13.50%	15%
Professional Occupations	31.60%	34.70%
Associate Professional Occupations	13.70%	13.80%
Administrative and Secretarial Occupations	11.90%	11.80%
Skilled Trades Occupations	5.50%	4.20%
Caring, Leisure and Other Service Occupations	8.40%	9.10%
Sales and Customer Service Occupations	5.90%	3.60%
Process, Plant and Machine Operatives	2.30%	1.80%
Elementary Occupations	7.20%	6%

Source: [Nomis Labour Market Profile- East Renfrewshire 2023](#) (CD 061)

Employment Rate

East Renfrewshire has the 2nd highest employment rate across the region at 76.9%; higher than the regional and national figure as shown by Figure 7.4. This figure has risen from 73.4% in 2019. For comparison, Orkney's figure is 87.5%, the highest in Scotland.

East Renfrewshire's employment rate is at 77%, showing an increase compared to the previous year (Oct 21- Sept 22), as the labour market is picking up, with the unemployment rate (2.7%) and the economic inactivity rate (20.4%) both decreasing. The positive trend in the labour market is also evident in Scotland and the UK with an increase in employment rates respectively at 75.2% and 75.8%. The UK and Scotland have also shown a decrease in Unemployment and Economic Inactivity rates as shown by Table 7.4.



Source: [Nomis Annual population survey 2022](#) (CD 060)

Table 7.4: UK, Scottish & East Renfrewshire levels of employment, unemployment and economic inactivity rates % (Oct 22-Sept 23)

	Employment % (aged 16-64)	Unemployment % (aged 16-64)	Economic Inactivity % (aged 16-64)
UK	75.8	3.7	21.2
Change on Quarter	0.2 pts	-0.1 pts	-0.2 pts
Change on Year	0.3 pts	0.0 pts	-0.4 pts
Scotland	75.2	3.4	22.1
Change on Quarter	0.4 pts	-0.1 pts	-0.5 pts
Change on Year	0.7 pts	-0.1 pts	-0.7 pts
East Renfrewshire	77	2.7	20.4
Change on Quarter	2.4 pts	-0.8 pts	-2.3 pts
Change on Year	2 pts	-0.5 pts	-2.4 pts

Source:

[ONS- Employment, unemployment and economic inactivity in East Renfrewshire- November 2023](#) (CD 063)

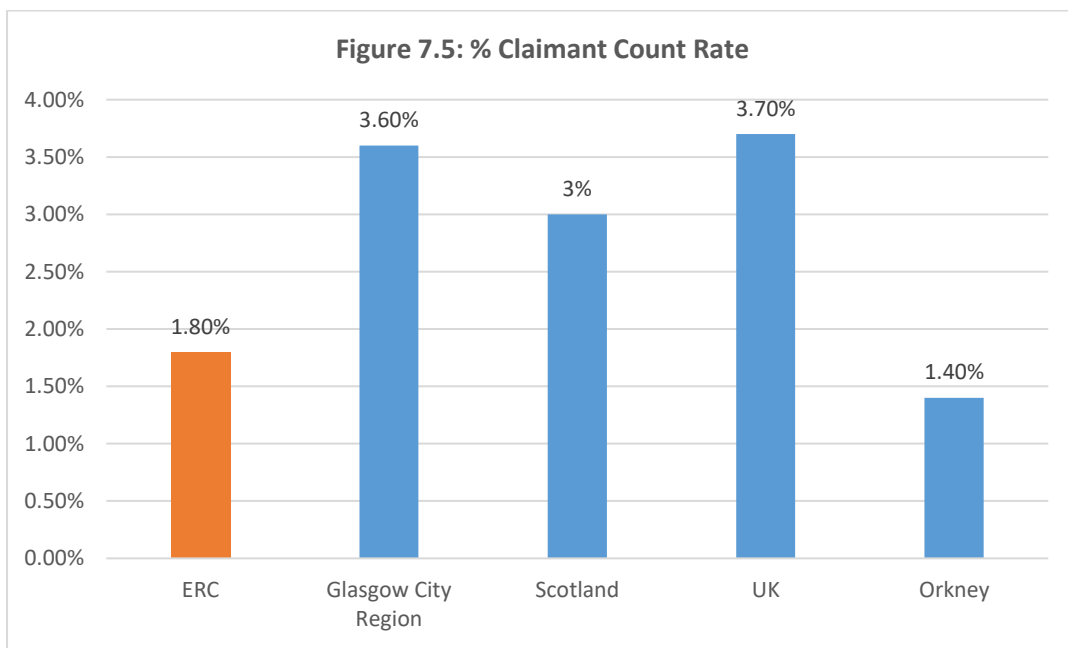
[Nomis- East Renfrewshire's Labour Market Profile - June 2023](#)

Claimant Count

The Claimant Count records the number of people claiming unemployment-related benefits. East Renfrewshire has the joint lowest claimant count rate regionally, alongside East Dunbartonshire. The figure has reduced from 3.8 in 2020 to 1.8 claims in 2023 as shown by Figure 7.5. This figure is lower than regional, national and UK wide figures. For comparison the lowest figure nationally is Orkney at 1.4.

The Claimant Count in East Renfrewshire was 1,000 in December 2023, up from December 2022, where there were 955 claimants.

The proportion of people aged 16 to 64 years in East Renfrewshire who were claiming unemployment-related benefits was 1.8% (1,000 claimants) in December 2023, a slight increase compared with December 2022 at 1.7% (955 claimants).



Source: [Nomis Labour Market Profile- East Renfrewshire 2023](#) (CD 061)

Earnings

In 2023, East Renfrewshire had the 2nd highest resident-based weekly earnings nationally at £858.70.

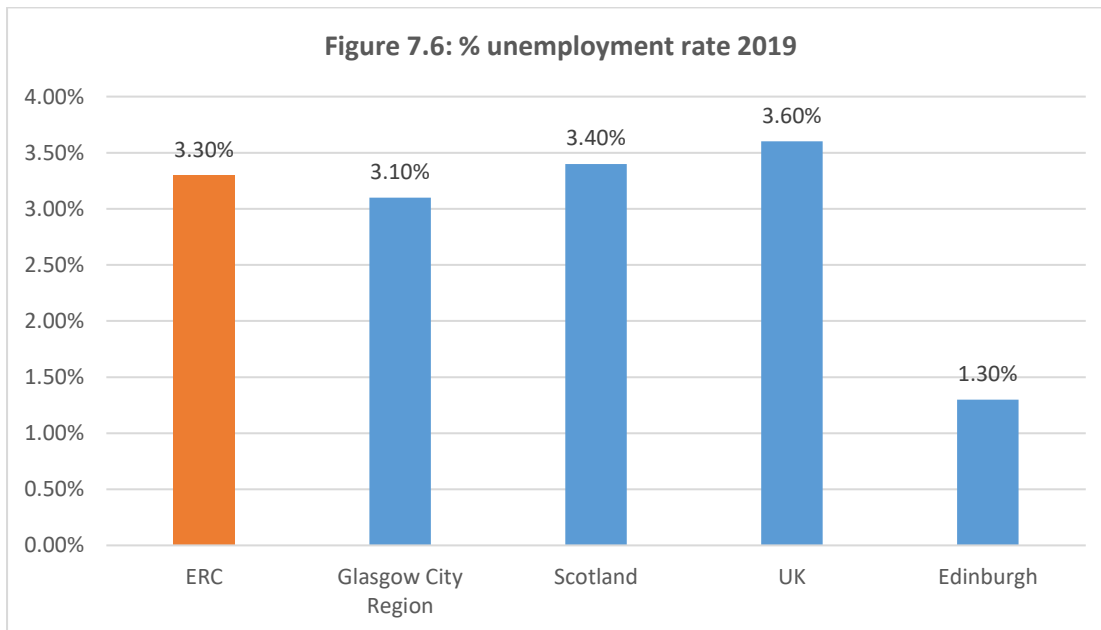
Table 7.5: Weekly Earnings

Geography	Resident-based Weekly Earnings 2023	Scottish Local Authority Ranking
ERC	£858.7	2nd
Scotland	£702.4	-

Source: [Nomis- East Renfrewshire's Labour Market Profile - June 2023](#)

Unemployment Rate

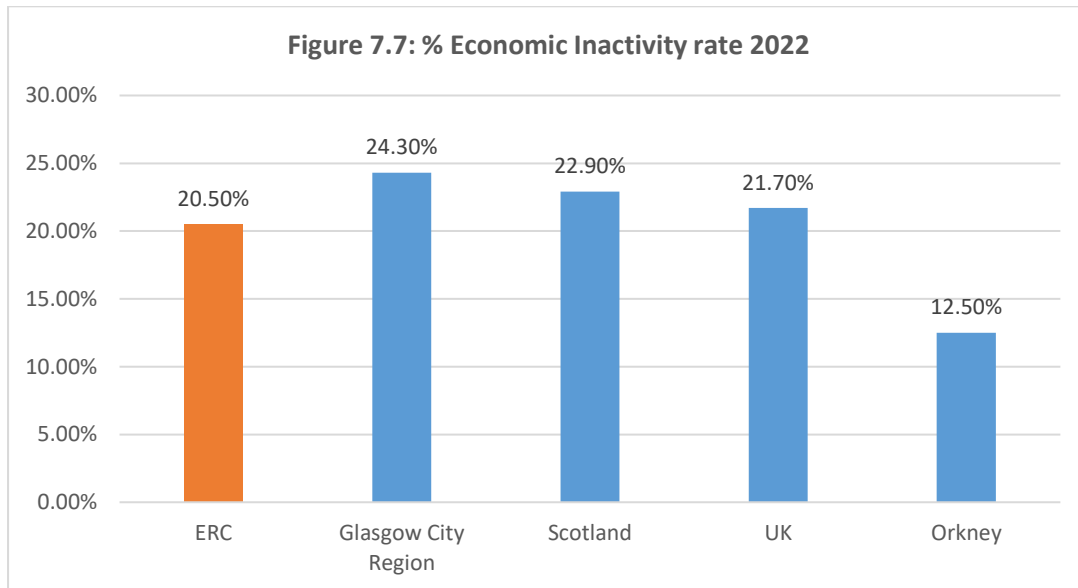
East Renfrewshire has the 2nd highest rate across the region and higher than the regional average, although lower than the national figure as shown by Figure 7.6. For comparison Edinburgh's figure is only 1.3%, the lowest in Scotland. The rate has risen from 2.7% in 2019.



Source: [Annual population survey 2022](#)

Economic Inactivity Rate

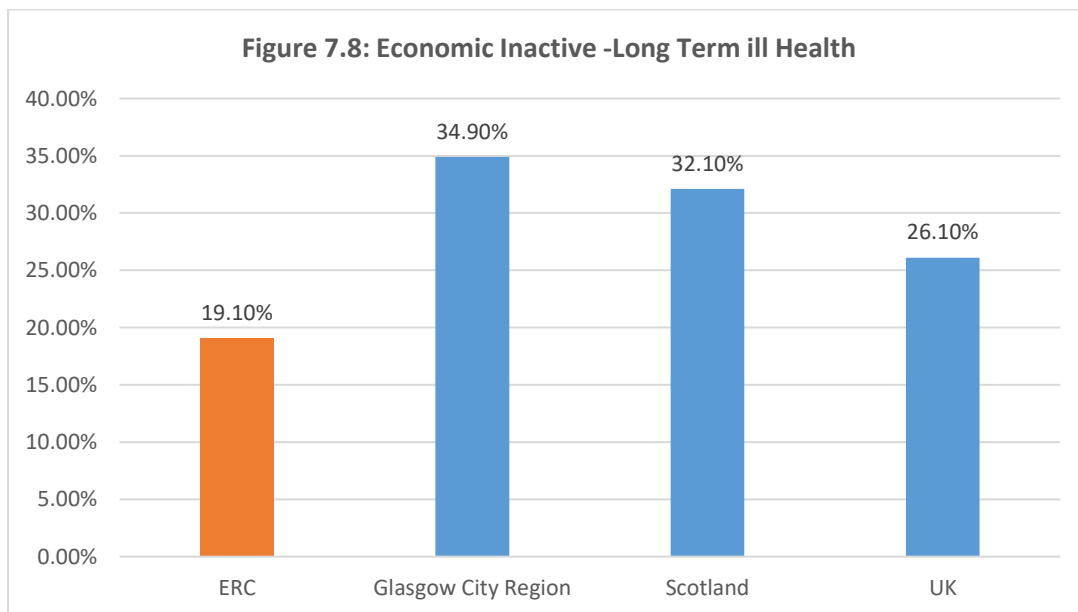
East Renfrewshire has the 2nd lowest Economic Inactivity rate regionally and a lower rate than the national figure as shown in Figure 7.7. This figure has reduced from 24.6% in 2019, a pattern that is replicated across all the region's Local Authorities.



Source: [Annual population survey 2022](#)

Economic Inactive - Long Term ill Health

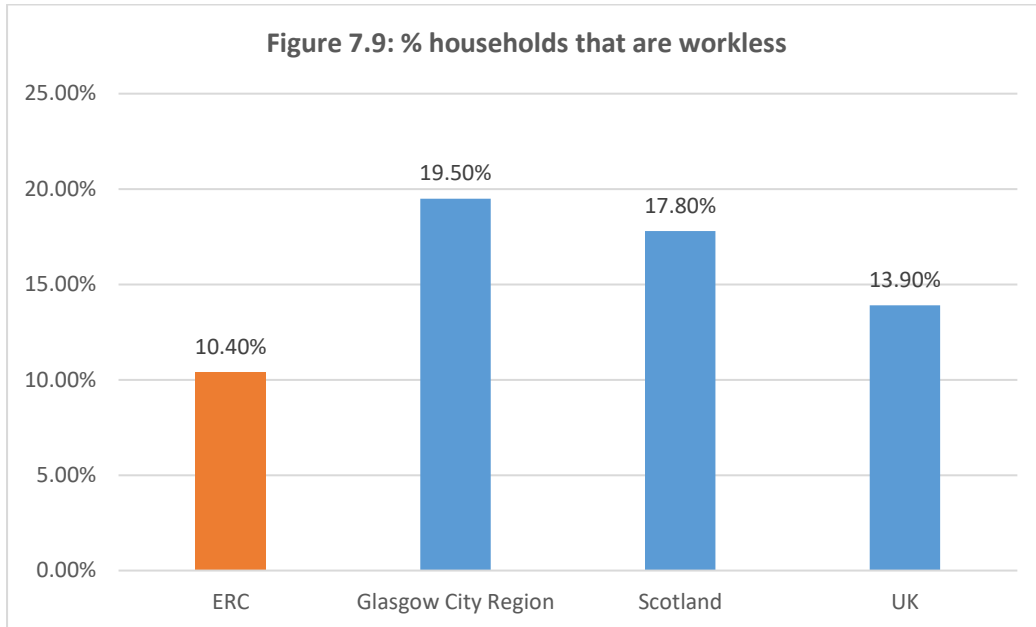
East Renfrewshire has the lowest percentage of Economic Inactivity due to long term ill health nationally at 19.1% as shown in Figure 7.8. This figure has increased from 15.5% in 2019, a pattern that is replicated across all the region's Local Authorities.



Source: [Annual population survey 2022](#)

Workless Households

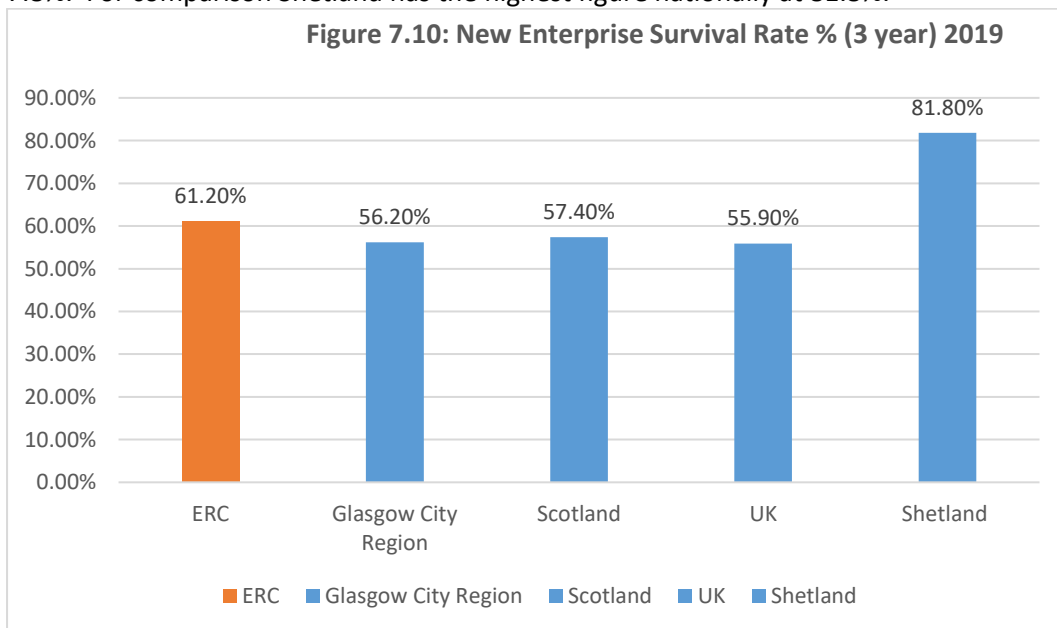
East Renfrewshire has the lowest percentage of workless households nationally at 10.4% as shown in Figure 7.9, a reduction from 14.3% in 2019.



Source: [ONS – Households by combined economic activity](#) (CD 064)

New Enterprise Survival Rate

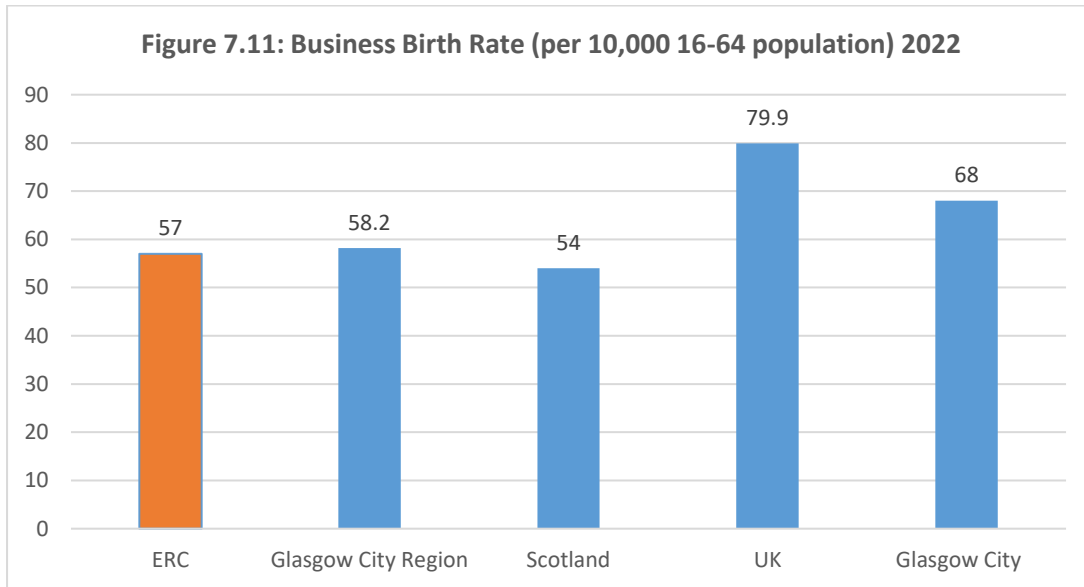
East Renfrewshire has the highest enterprise survival rate regionally; as shown by Figure 7.10. The new enterprise survival rate has increased from 53.4% in 2016 to 61.20% in 2019, an increase of 7.8%. For comparison Shetland has the highest figure nationally at 81.8%.



Source: [Census Business Demography - 2021](#) (CD 079)

Business Birth Rate

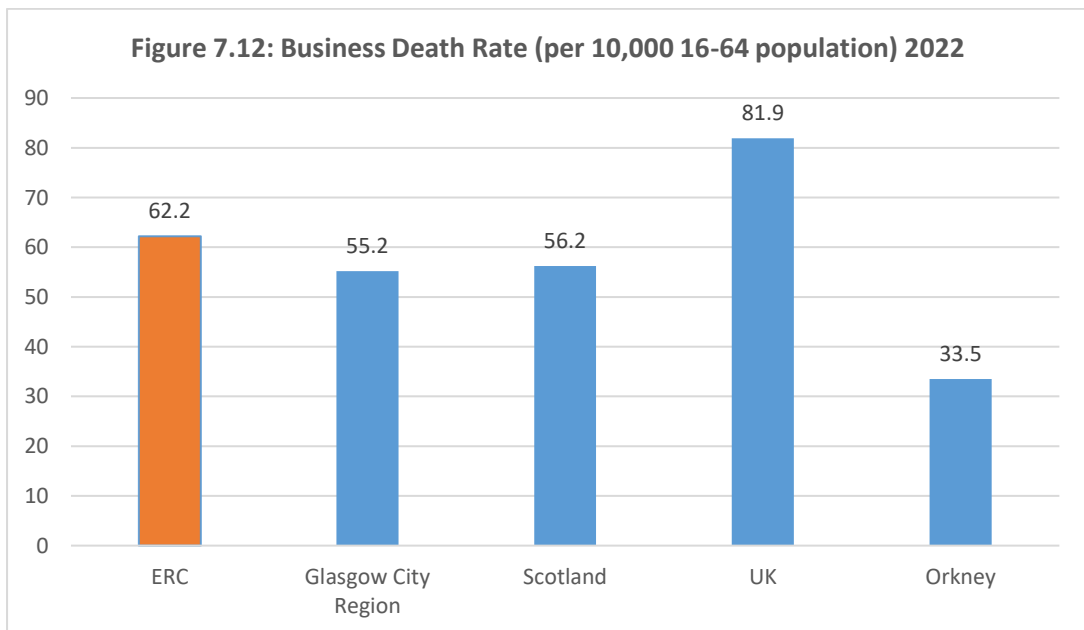
East Renfrewshire has the 3rd highest business birth rate regionally; a figure higher than the national rate as shown by Figure 7.11. The figure has reduced from 59 (per 10,000 16-64 population) in 2019. For comparison the highest figure nationally is Glasgow City at 68.



Source: [Census Business Demography - 2021](#)

Business Death Rate

East Renfrewshire has the highest business death rate regionally; a figure higher than the national rate as shown by Figure 7.12. The figure has increased from 56.3 in 2019 in comparison to the lowest figure nationally which is Orkney at 33.5.

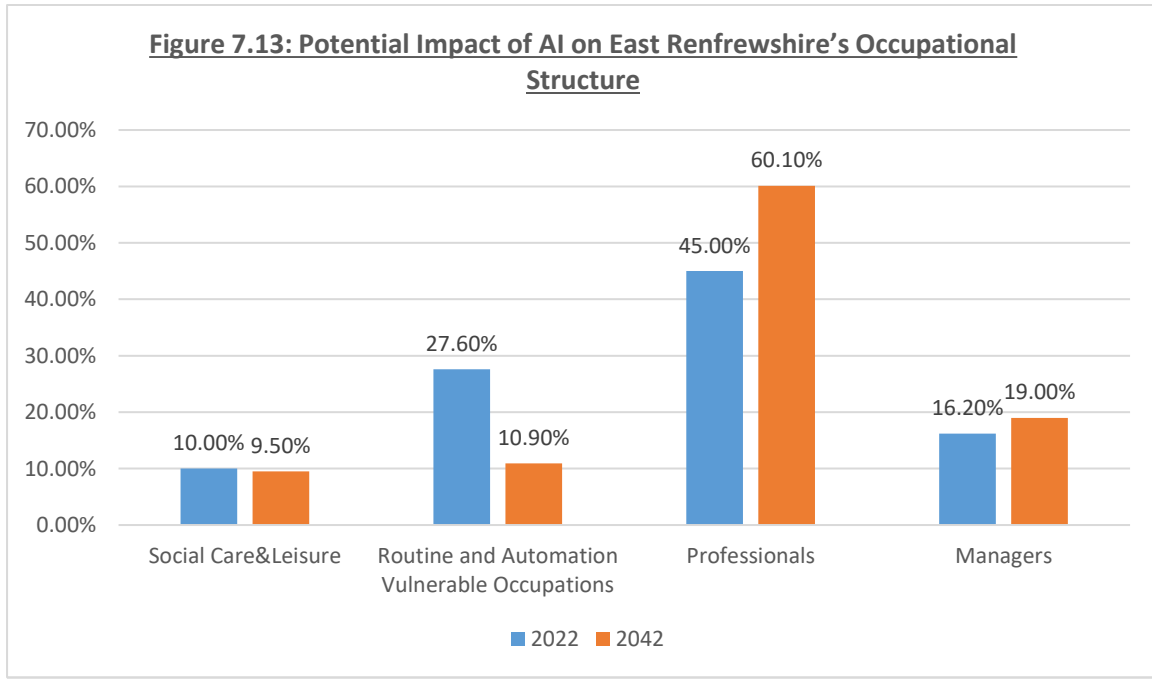


Source: [Census Business Demography - 2021](#)

Potential Impact of AI on East Renfrewshire's Occupational Structure

In the next 20 years, occupations like administration and customer service may experience displacement. 27.6%, or almost 12,000, of ERC's jobs are in these occupations that are vulnerable to automation from Artificial Intelligence (AI).

Figure 7.13: Potential Impact of AI on East Renfrewshire's Occupational Structure



Source: Glasgow City Region Intelligence Hub (UK Government and SDS) (CD 232)

LDP3 Evidence Report

SD 001 - Site Assessment Framework

September 2024



1) Introduction

This document sets out the methodology and assessment process for the consideration of land/sites for development in LDP3. In doing so, it identifies the guiding principles for establishing potential new site allocations, consistent with national planning policy and sustainable development. The document will be used as part of the evidence base to support the Council's approach towards the inclusion or omission of sites for development in the LDP. It is important that sites are promoted at this early stage in the process to fully inform the Proposed Plan and to ensure all reasonable options are assessed.

The identification of sites should be founded on a proportionate, robust and effective assessment of the suitability and availability of land for particular uses or a mix of uses. The concept of place and deliverability of sites will be important aspects of the methodology and will be essential in the identification of sites for inclusion within the new LDP. The Scottish Governments Emerging Housing Land Audit Guidance will be critical to the Council's consideration of residential sites with respect to deliverability. The Transport Appraisal, Education and Healthcare modelling that will help inform the Proposed Plan will also assist with site identification and potential mitigation measures.

There is also a requirement to undertake a Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. SEA is a process to ensure that any significant environmental effects are identified, assessed and mitigated. The SEA process has been combined with the site assessment framework to provide an overall site appraisal.

A 'Call for Sites' exercise will be undertaken which will use a structured framework of criteria that will gain information on the location, site history, current use, ownership, site conditions, site deliverability, biodiversity, natural places, historic assets, soils, water, population and human health and infrastructure and services.

Consultation will also be undertaken with specific consultation bodies during the evaluation of sites, whilst promoters of land will be required to provide an appropriate level of detail and assessments to allow a full consideration of their site's suitability and deliverability.

The promotion of land should take an infrastructure first approach whereby decisions on sites are informed by the capacity, condition, needs and deliverability of infrastructure including education, health and social care services, drainage, water and wastewater, flood risk management, digital, energy supplies, transport and green infrastructure/open space.

It is vital that the required level of information and supporting assessments is submitted through the Call for Sites process to allow for a comprehensive assessment of site options. There will be no automatic opportunity to submit further details later in the process unless requested by the Council. This is to ensure there is no delays to the overall LDP programme.

Which sites will be assessed?

Sites assessed will come from a number of different sources:

- All sites in the current adopted LDP2 that have yet to be built. The LDP Guidance is clear that no sites should automatically roll forward from one plan to the next without being assessed. De-allocations of sites currently allocated in LDP2 will be considered where sites are no longer viewed as deliverable;
- Sites promoted through the 'Call for Sites' exercise. This will be undertaken once the Evidence Report Gate Check concludes, which will allow landowners, developers, communities and other stakeholders to put forward sites for consideration to be included in the new LDP which they consider are deliverable during the plan period;
- Any other sites the planning authority considers may have potential for the delivery of housing or other uses; and
- Land use proposals contained in Local Place Plans.

2) Site Assessment Methodology

The methodology comprises a three-stage process for the assessment of proposed sites.

Stage 1: Initial Assessment and Discounting of Sites

Stage 1 seeks to sieve out sites that are unsuitable for development due to major constraints that cannot be mitigated or overcome based upon key physical and environmental information gathered through the Topic Papers along with any information submitted by site promoters.

Constraints include sites that lie within or are likely to have a significant impact on sites designated for their national importance for nature conservation, historic environment, located within high flood risk zones as shown by the Councils [Strategic Flood Risk Assessment Map](#), or areas identified where Education impacts are significant. If the site is situated fully within an irreplaceable habitat, such as an internationally or nationally designated site for biodiversity it will be excluded in the initial sift. This includes Sites of Special Scientific Interest (SSSI's) and ancient woodland.

The Housing Topic Paper sets out the evidence in relation to housing need and demand in the Council area and the availability of housing land. It sets out the projected population and household growth in the area as well as setting out an indicative housing land requirement (HLR). The HLR is another important consideration for the site assessment process, establishing the total amount of housing land that should be allocated in LDP3. Not all sites promoted through the Call for Sites will be needed, appropriate and/or deliverable for housing. The site assessment process will be a key means to identify deliverable land in the right locations to achieve the HLR and other strategic policy objectives. The Evidence Report includes the Council's agreed, indicative HLR along with a rationale explaining how this has been calculated from the evidence.

Sites will be rated with a 'RAG' (Red, Amber and Green) classification and will be accompanied by a summary. Red sites that are subject to major constraints will not be taken forward to the next phase. In addition, any site promoted through the call for sites process without the required level of information and supporting assessments will be discounted and will not proceed to stage 2. This includes sites currently allocated in LDP2 that are yet to be built. Only Green and Amber sites will proceed to Stage 2.

Stage 2: Detailed assessment of sites

For sites which have successfully been assessed through Stage 1, the next phase will involve further detailed assessment of sites based on the information submitted within the Call for Sites Proforma, together with site visits and research into the site and surrounding area. This stage will help identify the deliverability of a site. A Proforma is set out in Appendix A.

Proposals will be required to be supported by the following high-level assessments, where applicable and proportionate to the site:

- Transport Appraisal
- Flood Risk and Drainage Assessment
- Viability Assessment
- Climate and Carbon Impact Assessment
- Ecological Survey
- Design Statement

- Landscape Appraisal
- Contamination Report
- Local Living Compatibility Assessment – reference should be made to the Councils Local Living interactive map toolkit
- Heat Network Report
- Economic Benefits Statement
- Historic Impact Assessment

Stage 3: Assessment against National Planning Framework 4 (NPF4) policies

Stage 3 is a detailed, site-specific assessment based upon the policy requirements of NPF4, and includes analysis of the sustainability of the site, its deliverability and viability and the likelihood that it will be developed during the plan period. This assessment will be supported by information gathered through stage 2. This stage also includes an initial assessment to identify whether each proposed site is compatible against the proposed spatial growth strategy and other Council priorities.

At this stage, an environmental assessment will be carried out to assess each site as ‘reasonable alternatives’ against the SEA framework. Those sites filtered out at Stage 1 are not considered ‘reasonable’ as they have fundamental constraints that would make them undeliverable and will therefore not be subject to SEA. Sites will be assessed against the Framework set out in Appendix B.

This combined approach will ensure that the three themes in NPF4: Sustainable Places; Liveable Places; and Productive Places are fully considered with sites assessed in a consistent manner.

This stage will also consider the individual and potential cumulative environmental and infrastructure impacts of the preferred site allocations and any associated mitigation measures. Placemaking opportunities will also be considered.

The views of key agencies and infrastructure providers will be key to this element of the process.

3) Outcomes and Site Identification

An assessment matrix will provide an illustrative assessment of each site. The outcome of the matrix will allow sites to be compared and those sites which score favourably to be considered further.

Following the conclusion of this process the Council will identify sites to be taken forward through the Proposed Plan. Only sites that are deliverable will be identified. The Council may also identify longer term sites i.e. beyond year 10, to ensure ongoing flexibility within the housing land supply.

The information gathered through this process and supporting assessments submitted at the call for Sites stage will also help inform future master plans or development briefs and the LDP Delivery Programme. These will be prepared alongside the Proposed Plan.

Appendix A: Site Performa

Site Proposer Details	
Name Address Postcode	
Email address	
Site Details	
Site address Postcode	
Location / OS grid reference	
Site size (ha)	
Summary Description topography, ground conditions (contamination), boundaries, physical constraints (pylons, sub stations etc), access, exposure, surface/fluvial/pluvial flood risk	
Current land use Identification as to whether the site is in active use and if so the arrangements/ timescales for the use on the site to cease.	
Surrounding land uses A description of surrounding/ adjacent land uses	

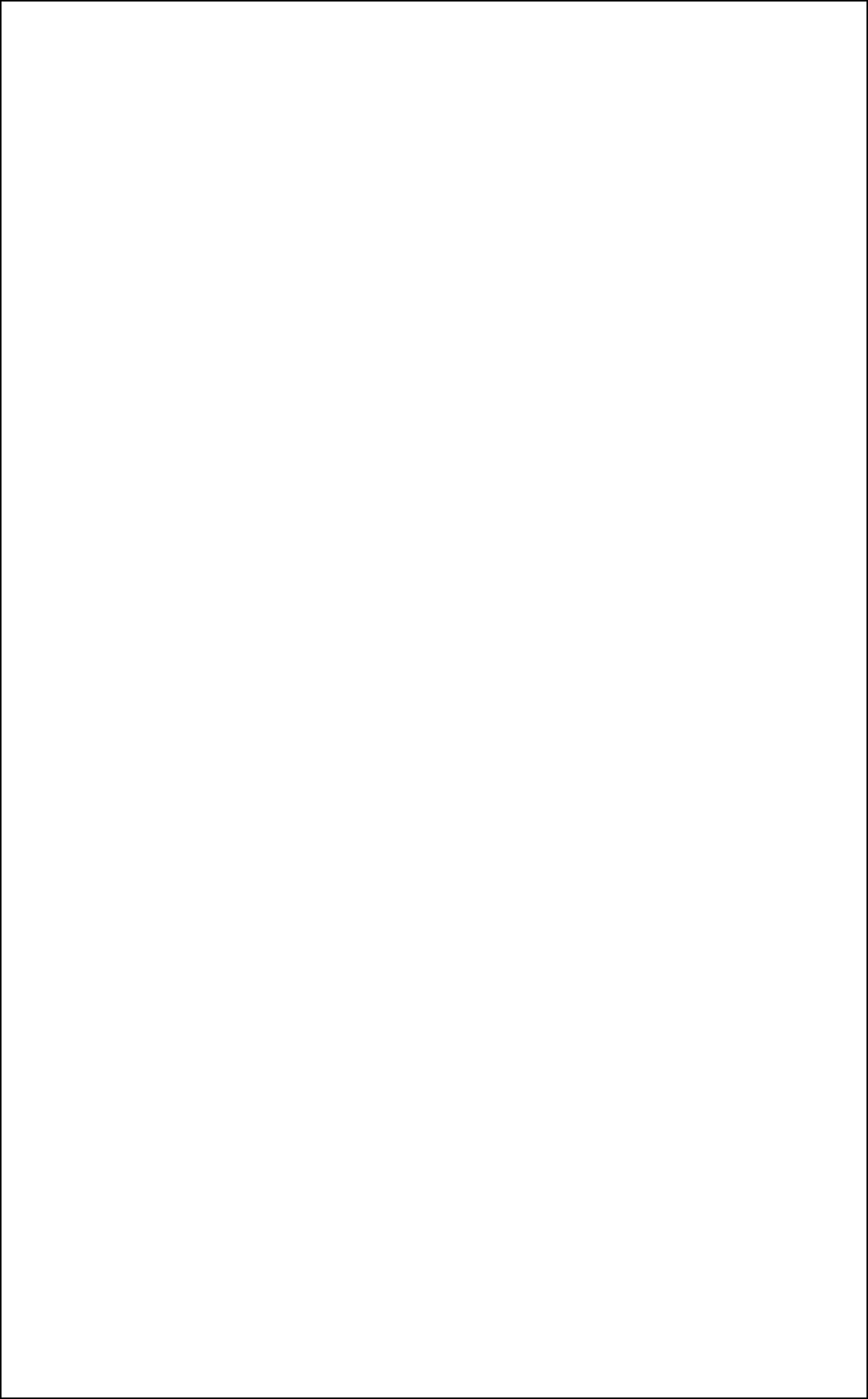
<p>Type:</p> <ul style="list-style-type: none"> • Brownfield; • Greenfield; • Mixed; or • Vacant and Derelict 	
<p>Site Location e.g. urban area/green belt (If Green belt describe strength of boundary)</p>	
<p>Planning history (if any) Previous planning consents Previous assessments undertaken (e.g. flood risk, drainage, contaminated land etc.) Is the site currently allocated within the adopted LDP2? - Yes/No – if yes, provide background on current status of site and include local development plan site reference</p>	
<p>Site Ownership and Deliverability Detail on site ownership whether in full, part or option. In addition information on the following should be submitted:</p> <ul style="list-style-type: none"> • Has the site been marketed or had developer interest? • Has an option been agreed? • Legal burdens (Ransom strip / restrictive covenant, access issues, third party land) • Awareness of any infrastructure requirements • Evidence of consortium agreements 	

<p>Viability Has a viability assessment been provided? Other studies submitted to support the site.</p>	
<p>Key Agency and Infrastructure Providers Engagement Detail of discussions regarding site conditions and infrastructure requirements</p>	
<p>Proposed Use</p> <p>Residential For residential proposals unit numbers, density, tenure mix and size and site phasing will be required</p> <p>Phasing - Housings Land Pipeline: Estimated timescales for development to begin on site will be required.</p> <p>Timescales should be indicated within one of the following categories:</p> <ul style="list-style-type: none"> • Short term - 0 to 3 years • Medium term – 4 to 7 years • Long term – 7 to 10 years plus <p>Non-residential Type and floospace sqm</p>	<p>Proposals should reflect the outcomes of the Councils emerging Local Housing Strategy, adopted Affordable Housing Supplementary Guidance (June 2022) and the regional Housing Need and Demand Assessment 3 together with other supporting studies.</p>
<p>Community Benefits Demonstration of potential community benefits</p>	

Insert site map / location and photographs

A site plan showing 'red line' boundary of the site put forward for consideration will be required. Photographs of the site (include potential access points and significant views in and out site) should also be provided.

A Design Statement should be submitted with the proposal.



Appendix B: Site Assessment and SEA checklist

Table 1: Site Assessment and SEA checklist

SEA theme *	Environmental Objectives		NPF4 Theme	LDP3 Topic Paper
Climatic Factors	1	To what extent will the policy or proposal promote and enable adaptation to climate change and reduce greenhouse gas emissions? A Climate and Carbon Impact Assessment will be required to be submitted, where applicable.	Sustainable Places	(1) Climate Mitigation and Adaptation
	2	To what extent does the proposal use nature-based solutions for climate change mitigation and adaptation?	Liveable Places	(5) Historic Assets and Places
	3	To what extent does the proposal maintain and enhance resilience of existing and planned green infrastructure?		(8) Energy Generation and Distribution
	4	To what extent does the proposal have good proximity to services and good access to existing or proposed public transport and active travel network?		(10) Transport
	5	To what extent does the proposal promote active travel and sustainable transport modes?		(12) Local Living
	6	Is the site in an area of heat network potential or a designated Heat Network Zone (HNZ)? The Council's LHEES will be used to help inform this assessment.		(14) Infrastructure first
	7	To what extent does the proposal promote the use of low carbon technologies and the generation of renewable energy?		(16) Heating and Cooling
	8	To what extent will the policy or proposal affect the historic environment designations?		(17) Blue and Green infrastructure
Biodiversity and Nature	9	To what extent will the policy or proposal conserve, restore and enhance biodiversity?		Sustainable Places

		An ecological survey will be used to inform this analysis - e.g. new woodland creation and strengthening nature networks	Liveable Places	(3) Soils (4) Woodland and Forestry (17) Blue and Green infrastructure
10	To what extent will the policy or proposal facilitate the creation of nature networks and improve ecological connectivity?			
11	National Designations To what extent will the proposal affect national designations – e.g. SSSI			
12	To what extent will the proposal affect other designations -and locally important designations such as Local Nature Reserves (LNRs) or Local Biodiversity Sites (LBS).			
13	To what extent will the proposal affect Non designated – e.g. trees, TPOs, hedges, woodland, (including woodlands in the Ancient, Semi Natural and Long-Established Plantation Woodlands), species rich grasslands. The Council’s Forestry and Woodland Strategy will be used to inform this analysis.			
14	Protected Species–e.g. bats, otters, etc - can it be ascertained if protected species will be affected? A site survey be required to be submitted, where applicable.			
15	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?			
Cultural Heritage	16	Does the proposal protect or enhance the site or setting of: <ul style="list-style-type: none"> • Scheduled Monuments • Listed buildings • Inventory gardens and designed landscapes • Conservation Areas • Undesignated historic environment assets 	Sustainable Places Productive Places	(1) Climate mitigation and adaptation (5) Historic Assets and Places

		<ul style="list-style-type: none"> Streetscapes and settlement patterns monuments 		(11) Placemaking
	17	<p>Does the proposal promote or enable the retention, maintenance and sustainable use or re-use of historic buildings and infrastructure? This includes:</p> <ul style="list-style-type: none"> Buildings at Risk Vacant or under-used historic environment assets The condition of the historic environment as a place to live, work and visit 		(24) Creativity, Culture and Tourism
	18	<p>Does the policy or proposal make the historic environment more climate resilient:</p> <ul style="list-style-type: none"> Support the repair and appropriate retrofit of historic buildings? Support the transition to green energy supply in historic buildings? Include adaptation measures to make the historic environment assets and places more resilient to the effects of climate change (e.g. coastal erosion, flooding etc)? 		
	19	<p>Does the policy or proposal:</p> <ul style="list-style-type: none"> Enable the historic environment to support creation of high-quality places and spaces? Promote sustainable, responsible tourism, recreation and cultural activity? 		
Landscape	20	To what extent will the policy or proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Sustainable Places	(2) Biodiversity and Natural Places
	21	Will the proposal have the opportunity to incorporate new or enhance existing blue and/or green infrastructure and networks providing multiple benefits such as enhanced biodiversity, management of surface water?	Liveable Places	(6) Green Belts and Landscape Character (7) Brownfield, Vacant, Derelict and Contaminated Land
	22	Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as Green Belt and current settlement		(13) Housing

		<p>boundaries, existing townscape and character of surrounding area and its visual qualities?</p> <p>The Council’s Landscape Character Assessment will be used to assess the impact of proposals on the landscape and Green Belt.</p> <p>A Landscape Appraisal will be required to be submitted, where applicable.</p>		<p>(17) Blue and Green Infrastructure</p> <p>(19) Strategic Flood Risk and Water Management</p>
	23	To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		
Population and Place	24	<p>Will the proposal affect service infrastructure:</p> <ul style="list-style-type: none"> • Education capacity – Primary and Secondary School Catchment Area • Primary Health Care/GP capacity • Communications and Digital Infrastructure • Grid Capacity • Services and Utilities (water and drainage) 	Sustainable Places	(8) Energy Generation and Distribution
	25	To what extent will the proposal affect core path links or other key access networks such as cycle paths and rights of way?	Liveable Places	(10) Transport
	26	Will the proposal provide jobs and meet community wealth building objectives?	Productive Places	(11) Placemaking
	27	<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>		(12) Local Living
		<p>Vehicular Access constraints or opportunities -</p> <ul style="list-style-type: none"> • Is the network capable of accommodating active travel, public transport, other shared modes, and private vehicle traffic generated? <p>A Transport Appraisal will be required to be submitted.</p>		(13) Housing
				(14) Infrastructure First
				(15) Education
				(18) Play, Recreation and Sport

761

	28	<p>Is the site close to a range of facilities? Can these be accessed by public transport or active travel?</p> <p>The Council's Local Living assessment will be used to inform this analysis.</p>		<p>(21) Communications and Digital Infrastructure</p> <p>(22) Economic Development</p> <p>(26) Socio-Economic Profile</p>
Human health, air and hazards	29	Is the proposal within the vicinity of a major accident hazard site or major accident hazard pipeline?	Sustainable Places	(7) Brownfield, Vacant, Derelict and Contaminated Land
	30	Does the proposal introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry etc.)?	Liveable Places	(20) Health and Well Being
	31	Will the proposal lead to a sensitive use being located close to a site with noise/odour issues or a site regulated for emissions to air by SEPA (e.g. new housing adjacent to a large manufacturing factory)		
Soil and Geology	32	<p>Does the proposal make use of a brownfield site or contaminated and vacant and derelict land? If on brownfield, is the site naturalised?</p> <p>The Council's Vacant and Derelict Land Assessment will be used to inform this analysis.</p> <p>A Contamination Report will be required to be submitted, where applicable.</p>	<p>Sustainable Places</p> <p>Productive Places</p>	<p>(3) Soils</p> <p>(7) Brownfield, Vacant, Derelict and Contaminated Land</p> <p>(25) Minerals and Coal Mining</p>
	33	Are there any contaminated soils issues on the site and if so, will the option employ remedial actions to ensure the site is suitable for use (as defined in PAN 33)?		

	34	Is the proposal on peat or carbon rich soils and could the development of the site lead to a loss of peat or carbon rich soils?		
	35	Does the proposal result in the loss of prime agricultural land or land that is culturally or locally important for primary use as identified by the LDP?		
	36	Does the proposal impact upon mineral resources?		
Material Assets and Waste	37	For waste infrastructure and facilities (except landfill and EFW) does the proposal comply with the criteria listed in NPF4 policy 12 d)?	Sustainable Places	(10) Zero Waste
	38	Does the proposal minimise demand for primary resources by reusing an existing building?		
Water	39	Could the policy or proposal affect the condition of the water environment (water quality, physical condition, water resources, and the migration of wild fish)? See RBMPs for further detail on water condition.	Liveable Places	(14) Infrastructure first (17) Blue and green infrastructure (19) Strategic Flood Risk and Water Management
	40	Could the policy or proposal have a direct impact on the water environment (for example, result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		
	41	Can the proposal connect to the public foul sewer?		
	42	Can the proposal connect to the public water mains? If not, is there a sustainable water source that is resilient to the periods of water scarcity?		
	43	Are there wetlands or boggy areas on the site?		
	44	For large scale developments, are there any private or public water supplies within 250m of the site which may be affected?		

	45	<p>Flood Risk</p> <p>Relative to the floodplain, as defined in NPF4 could the proposal be at risk of flooding (from any source) or result in additional flood risk elsewhere? If flood risk is not fully understood, a Flood Risk Assessment (FRA) should be undertaken. Specify which of the following flood sources are applicable: fluvial, pluvial, sewer, groundwater or coastal.</p> <p>The Council's Strategic Flood Risk Assessment will be used to inform this analysis. A Flood Risk and Drainage Assessment will be required to be submitted, where applicable.</p>		
	46	<p>Could the development of the site help alleviate any existing flooding problems in the area?</p>		

**(Environmental Assessment (Scotland) Act 2005 Schedule 3 themes covered)*

766

LDP3 Evidence Report

SD 002- Strategic Environmental Assessment Scoping Report

April 2024



Key Facts

Responsible authority	East Renfrewshire Council
Title of plan	East Renfrewshire Local Development Plan 3 Evidence Report
Mandate for the plan	Statutory requirement under the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (Scotland) Act 2019.
Subject	Land use planning
Period covered	2026-2036
Frequency of updates	No more than ten years
Plan area	East Renfrewshire
Purpose of plan	To provide a strategy to guide future development within the plan area. To identify sites for new developments and set out policies that, alongside the National Planning Framework 4, will guide decision making on planning applications.
Contact Name:	Richard Greenwood
Job Title:	Principal Strategy Officer (LDP Lead)
Contact Address:	East Renfrewshire Council 2 Spiersbridge Way Spiersbridge Business Park Thornliebank G46 8NG
Contact Tel No:	0141 577 8542
Contact Email:	ldp@eastrenfrewshire.gov.uk
Signature: (electronic Signature is acceptable)	R.Greenwood
Date:	April 2024

1) Introduction

East Renfrewshire Council has started preparing its' third Local Development Plan (LDP3) which will guide future land use considerations and development across East Renfrewshire. LDP3 will now be prepared under the Planning (Scotland) Act 2019 which has introduced a new statutory process for Local Authorities in preparing local development plans together with enhanced status for the National Planning Framework and revised procedures for assessing planning applications. It will build on and replace the existing adopted Local Development Plan 2 (LDP2) March 2022) and will take into account other East Renfrewshire Council Strategies and Plans including the Council's Vision for the Future, Community Plan and Get to Zero Action Plan amongst others.

This review and its environmental assessment will also take due consideration of the relevant planning policy requirements contained in the National Planning Framework 4.

Strategic Environmental Assessment (SEA) plays an important role in protecting the environment and helping to ensure that future development is sustainable. SEA is a process to ensure that any significant environmental effects are identified, assessed and mitigated. The SEA should be closely aligned with, and influence, the LDP preparation.

The Scottish Government published [Local Development Planning Regulations and Guidance](#) in May 2023. The guidance states that the Evidence Report preparation can be aligned with the scoping of SEA. The Evidence Report must set out the planning authority's view on 'environmental characteristics' as per [section 15\(5\)](#) of the Act. In the preparation of the SEA, there is a need to identify and consider existing environmental problems relevant to the plan and to manage environmental sensitivities, including but not limited to those identified in section 15(5). The material that informs the scoping report and the Evidence Report are therefore similar.

Statutory and Administrative Context

There is a statutory requirement for the Local Development Plan to undergo a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment (Scotland) Act 2005.

The SEA is an integral part of the Local Development Plan process and provides a systematic assessment, which ensures that environmental considerations are taken on board at an early stage in Plan preparation process and that development takes place in the right location with minimal environmental impact. At key stages the Consultation Authorities and the public will be able to comment on the environmental assessment as well as the Local Development Plan.

The purpose of this Strategic Environmental Assessment Scoping Report is to define the scope/level of detail to be covered in the Environmental Report, and to reach agreement on the consultation timescales with the Consultation Authorities.

Habitats Regulations

A Habitats Regulations Appraisal (HRA) determines whether a plan or project should be subject to appraisal. The screening stage of the HRA screens the plan for likely significant effects on European Sites. An HRA Screening was undertaken to inform LDP2 and concluded that, in the area covered by the Local Development Plan, there were no Special Areas of Conservation or Special Protection Areas and there are no other European Sites located out-with the East Renfrewshire area which were likely to be affected by the strategies, policies or proposals in the Plan. As a result a HRA was not required. The Council is of the view that this remains the most up-to-date position and no

additional assessment is required for LDP3. However, any future proposals or changes to the Plan which have the potential to have an adverse effect on the integrity of any European Sites will be subject to a HRA in accordance with the Habitats Regulations.

2) Proposed timescales and consultation on the Local Development Plan and Strategic Environmental Assessment

The main stages of the LDP3 and Strategic Environmental Assessment process and anticipated timescales are outlined in Table 1.

Preparation of a new-style LDP will include the following three key stages:

1. Evidence Gathering – gathering of data and information to inform the production of the new LDP before submission to Scottish Ministers for Gatecheck. The Council is currently at this stage of the LDP3 process.
2. Preparation of the new LDP, consultation, examination and adoption. In preparing the Proposed Plan we will have regard to the Evidence Report that has successfully completed the Gate Check stage. Key agencies have a duty to cooperate with the planning authority in the preparation of the Proposed Plan. A site appraisal will be undertaken to inform the Proposed Plan.
3. Delivery of the adopted LDP.

The Evidence Report and Gatecheck are two key changes that have been introduced through the Planning (Scotland) Act 2019.

Further details on each of these stages is described in the [Development Plan Scheme \(April 2024\)](#)

This Scoping Report has been prepared to inform and accompany the Evidence Report for the emerging Local Development Plan 3. It will help inform the ‘gate-check’ of the Evidence Report. It has been submitted to the SEA Consultation Authorities: Historic Environment Scotland, NatureScot and The Scottish Environment Protection Agency for comment.

Following comments received on this scoping report from the consultation authorities an Environmental Report will be prepared alongside the drafting of the Proposed Plan, with the two processes informing and assisting each other. A summary of the comments received will be set out in the Evidence Report and at the Environmental Report stage. The Proposed Plan and Environmental Report will be published at the same time for a minimum 12-week consultation period, programmed for February 2026.

If modifications to the Proposed Plan are needed following this consultation period the Environmental Report will be revised to reflect the modifications, with further consultation depending on the scope of any modifications.

The Proposed LDP will then be submitted to Scottish Ministers for examination programmed for December 2026. If further modifications are introduced through the examination process the Environmental Report will be revised to reflect the modifications.

A Post Adoption Statement for the Strategic Environmental Assessment will be prepared to coincide with the adoption of the Local Development Plan, programmed for October 2027. Thereafter monitoring will take place to assess the outcomes and impacts of the plan.

The consultation period for this Scoping Report will run from 19 April for a period of 6 weeks.

Table 1: LDP and SEA Stages and Timescales Summary

Stage	Expected date
Preparation And Publication of Evidence Report and SEA Scoping Report	Publication of Evidence Report and submission to Scottish Ministers – Q2 2024 (estimated August 2024). Submit SEA Scoping Report to Consultation Authorities – Q1 2024 (April 2024)
Gate Check	Q2 2024 to Q4 2024/25 (estimated Sept 2024 - Jan 2025)
Preparation and Publication of Proposed Plan, Proposed Delivery Programme and Environmental Report	Publish Proposed Plan, Proposed Delivery Programme, Environmental Report and supporting documents for consultation – Q4 2025/26 (min 12 weeks) (estimated Feb 2026).
Proposed Local Development Plan Examination	Submission of Proposed Plan and supporting documents to Scottish Ministers for Examination Q3 2026 (estimated Dec 2026). Examination: Q3 2026 to Q1 2027.
Adoption of the Plan	Adoption of the Plan: Q3 2027 (Estimated Oct 2027). Post Adoption SEA Statement: Q3 2027.

3) Description of Plan Content

The key purpose of the LDP is to set out a long term strategy and a policy framework to guide future development, sustainable and inclusive economic growth and regeneration. Figure 1 identifies the boundaries and geographical extent of East Renfrewshire along with its main settlements and transport routes.

The statutory 'development plan' for East Renfrewshire comprises two documents:

- The adopted National Planning Framework 4 (February 2023) (prepared by Scottish Government); and
- The Adopted East Renfrewshire Local Development Plan 2 (March 2022).

It will be a number of years before all of the reforms to the planning system take full effect. In the meantime, the current adopted LDP2 will continue to form part of the East Renfrewshire Development Plan alongside the new policies set out in NPF4 until LDP3 has been adopted.

Together these documents will form the basis on which all Planning decisions relating to East Renfrewshire will be made

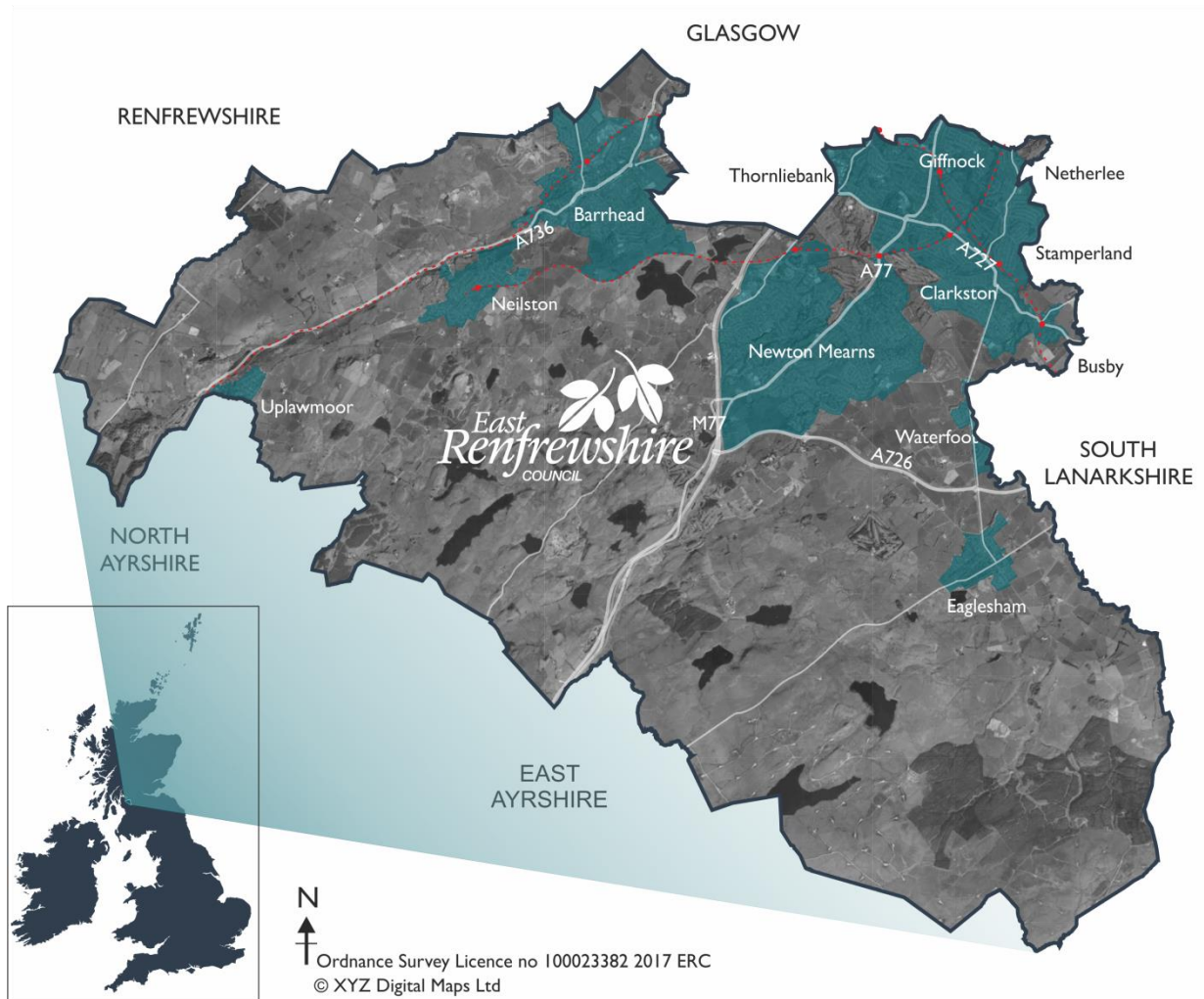
The first stage in preparing the third Local Development Plan (LDP3) is a process of evidence-gathering, to inform the production of an Evidence Report. The purpose of the evidence-gathering is to allow the Council to identify important matters that affect the Council area and the identification of the key things that the plan itself must address. A series of Topic Papers have been prepared on a range of topics and are outlined in section 4.

LDP3 will establish a new long-term vision and strategy for East Renfrewshire, looking 20 years ahead, based upon an infrastructure first approach. The LDP will be place based, people centred, and delivery focused and will place infrastructure considerations at the heart of place making. National policies included in NPF4 will not be required to be repeated in the LDP but will include local policies that reflect local issues and context. The LDP will be developed in collaboration with a wide range of stakeholders.

East Renfrewshire is facing challenging pressures for new development which it must tackle over the next 20 years through LDP3. The LDP will be required to set out a spatial strategy and policy framework to help guide and shape future development and change, whilst also enabling greater climate and environmental resilience and protecting and enhancing our high quality natural and built environment.

The Plan will have an emphasis on maps, site briefs and masterplans, with minimal policy wording and will be supported by a delivery programme. Sites specifically identified for new development will have to be confirmed as being free from constraints as far as possible.

Figure 1: Boundaries and Geographical Extent of East Renfrewshire



Relationship with other relevant plans, programmes or strategies

There are a number of wider plans, programmes and strategies which will also be taken into account in preparing the Local Development Plan and as part of its assessment. Appendix 1 of this Environmental Scoping Report sets out the framework of international, national, regional and local plans, programmes and strategies relevant to the Local Development Plan.

4) Environmental Characteristics of East Renfrewshire

East Renfrewshire covers an area of approximately 67 square miles (174 km²) and exhibits a diverse range of environments. As shown in figure 1, the north of the area comprises the urban areas of Giffnock, Newton Mearns, Clarkston, Busby, Thornliebank and Barrhead. These areas have a distinctive and largely suburban character which forms part of the southern conurbation of Glasgow. There is also an extensive rural hinterland to the south which provides an attractive setting for the urban areas and within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located.

The proximity of East Renfrewshire to Glasgow, coupled with its attractive setting, mean that the area is viewed as a highly desirable place to live, work and visit. East Renfrewshire is an area of rich environmental quality in terms of both the built and natural environment with a network of important local urban greenspaces that contributes positively to local amenity and provides leisure and recreation opportunities. Demand and need for housing is high and there is significant pressure for new housing including private, affordable and homes for older people.

East Renfrewshire is well placed in respect of the national transport network with the M77 motorway and the Glasgow South Orbital (GSO) passing through the area and with good accessibility to Glasgow and beyond by public transport routes. However, there remain limitations with public transport routes in certain parts of the Council area. Being within easy commuting distance of Glasgow and other areas also provides local communities with a wide choice of job opportunities but equally encourages out-commuting which places increasing demands on public transport and the road network.

East Renfrewshire residents enjoy a good quality of life and as such, health in the area is relatively good. The [2022 Citizens Panel](#) reveals that there is a strong satisfaction within East Renfrewshire as a place to live (85%). East Renfrewshire's good reputation, good educational opportunities and safety were the most common reasons for living in the area.

The LDP3 Evidence Report Topic Papers provide information on the current baseline information for environmental issues relevant within the authority. The Topic Papers aim to support the planning and delivery of sustainable, liveable and productive places as set out within National Planning Framework 4. The Topic Papers update information that was included in the State of the Environment Report that informed LDP2.

The topics that we have prepared to allow the LDP3 to take account of National Planning Framework 4 are:

Sustainable Places

1. Climate Mitigation and Adaptation
2. Biodiversity and Natural Places
3. Soils
4. Woodland and Forestry
5. Historic Assets and Places
6. Green Belts and Landscape Character
7. Brownfield, Vacant, Derelict and Contaminated Land
8. Energy Generation and Distribution
9. Zero Waste
10. Transport

Liveable Places

11. Placemaking
12. Local Living
13. Housing and Housing Land Monitoring Report
14. Infrastructure First
15. Education
16. Heating and Cooling
17. Blue and Green Infrastructure
18. Play, Recreation and Sport
19. Strategic Flood Risk and Water Management
20. Health and Wellbeing
21. Communications and Digital Infrastructure

Productive Places

22. Economic Development and Business and Industry Land Audit
23. Town Centres and Retailing
24. Creativity, Culture and Tourism
25. Minerals and Coal Mining
26. Socio-Economic Profile

The Topic Papers are available from the [LDP3 Hub](#)

A summary of key issues based upon the SEA themes is set out in the following section.

Climatic Factors

NPF4 is broadly supportive of wind energy developments, subject to assessment against specific criteria relating to project design and mitigation. The main existing sources of renewable energy across East Renfrewshire include onshore wind turbines, concentrated to the south of the Council area. East Renfrewshire has:

- 6 consented wind energy projects with a combined capacity of 4.155 MW; and
- 13 operational windfarm projects comprising 199 turbines with a combined capacity of 468.28 MW.

The LDP3 spatial strategy will take into account areas of heat network potential and any designated Heat Network Zones (HNZ). The Heat and Cooling Topic Paper provides a summary of Initial feasibility reports on two heat network zones at Eastwood Park and Barrhead Main Street. This matter is also explored further within the Energy Generation and Distribution Topic Paper.

The Socio-Economic and Transport Topic Papers set out a series of facts and data which highlight that:

- Car ownership is high (81% have access to a car) – 8th highest in Scotland, and 64% of people travel to work by car.
- The lack of a well-connected active travel network is a barrier to the uptake of more cycling within the area.
- Analysis of travel to work patterns shows that the vast majority of residents travel out-with the authority to work.
- Connectivity between the east and west of the area is very poor; services are not well integrated between bus and trains; and reduced funding subsidy for buses means some services are reducing.

- East Renfrewshire has 31 charging points, the lowest of any Local Authority in Scotland as at 1st January 2024 with 32.1 charging points per 100,000 people.

There is a need to decarbonise the transport sector - The Get to Zero Action Plan supports the national route map to reduce car kilometres by 20% from 2018-2030.

The Council's latest [Carbon Emissions Report](#) (January 2024) provides an overview of trends in the last 12 months. Key findings include:

- There has been an 8% (~1,183tCO₂e) reduction in total emissions.
- Emissions from gas have reduced by 11%. This is due to the milder winter and warmer summer experienced in 2022/23, reducing the need for heating. In order to significantly reduce gas emissions, gas boilers will need to be removed from buildings.
- Electricity emissions reduced by 12%, this is mainly a result of the decarbonisation of the national grid, and East Renfrewshire Council's consumption dropped by 4%.
- The water supply and treatment processes are also decarbonising. This has resulted in a 6% reduction in water emissions, despite an 11% increase in East Renfrewshire Council's water consumption.
- Business travel emissions have increased by 21%. This increase is a result of the return to normal business travel following the impacts of Covid-19 in 2020/21.
- There has been no change to the emissions from fleet vehicles.

The following trends are noted against the baseline (i.e. 2022/23 versus 2019/20):

- There has been a 36% (~7,641tCO₂e) reduction in total emissions.
- This is mainly due to the Clyde Valley Waste partnership which diverts waste from landfill. This has reduced waste emissions by 83% since baseline.
- Gas emissions have reduced by 9%.
- Emissions from electricity have reduced by 22% in this period.
- Business travel has increased, resulting in a 7% increase in related emissions.
- There has been a 70% reduction in water emissions.

Biodiversity and Nature

There are strong linkage between climate change and biodiversity loss, with nature-based solutions being an important way of addressing these two issues together. Whilst ecological restoration can take many decades for some habitats, the LDP will need to play a role in securing positive effects for biodiversity from development through addressing, mitigating or improving biodiversity; integrating green infrastructure into new proposals; and providing a network across the Council area.

There are no European Site designations within the authority area. Where there is biodiversity interest it is primarily of local importance, although nationally important species are regularly recorded and there are some areas of nationally important peatland habitat and riparian woodland. Biodiversity highlights include the reservoirs at Dams to Darnley, which attract numbers of overwintering ducks and geese and the Eaglesham moors with breeding populations of rare black grouse, hen harriers and merlin.

Located on the edge of the Glasgow conurbation East Renfrewshire has an important role in facilitating the creation of nature networks and strengthening connections between neighbouring authorities to support improved ecological connectivity. Nature Networks connect nature-rich sites, restoration areas, and other environmental projects through a chain of areas of suitable habitat, habitat corridors and stepping-stones. The work to identify nature networks is ongoing being

undertaken in collaboration with other local authorities, Green Action Trust, Clyde Climate Forest, NatureScot and Glasgow Clyde Valley Green Network.

East Renfrewshire has:

- 6 Sites of Special Scientific Interest (SSSI - the river valley woodlands along the Whitecart at Busby Glen are a SSSI and of particular importance, their condition is recorded as declining because of over grazing by deer and invasive plant species;
- 1 Local Nature Reserve at the Dams to Darnley Country Park;
- 119 Local Biodiversity Sites (LBSs) of which 24 are rated poor -with the exception of Rouken Glen Park all the LBS sites in the urban area are known to be both vulnerable and in poor condition;
- 63 ancient woodland sites in East Renfrewshire covering 249 ha and 0.3% of the Council area; and
- 73 Tree Preservation Orders (TPOs).

The Whitelee access project area is important for peatland habitats and encompasses the largest habitat management plan in the Council area with 2,547ha of peatland and species rich grassland within the windfarm site boundary being proactively managed for nature recovery.

East Renfrewshire has one of the lowest levels of native woodland cover in Scotland, with less than 1% of the district supporting native woodland cover, this compares unfavourably with other authorities in the Clydeplan area which average 3.5% native woodland cover. The [Scottish Native Woodland Survey](#) identifies 146 native woodland sites in East Renfrewshire covering 369 ha.

The Council has planted or facilitated the planting of 33 “Wee Woods”. Over 10,000 trees have been planted by 500 school pupils and community volunteers. Since 2015 there have been 14 approved schemes for new woodlands. These new schemes have created 442 ha of new woodland, including 211 ha of broadleaved trees.

This is explored further within the Biodiversity and Natural Places, Woodland and Forestry and the Blue and Green Infrastructure Topic Papers.

Cultural Heritage

East Renfrewshire is an area of rich environmental quality in terms of both the natural and built environment. This brings many social, cultural, educational and economic benefits to our communities; contributing to our history and education, local distinctiveness, placemaking and quality of life and helps to support the growth of tourism and leisure.

East Renfrewshire contains:

- 138 listed buildings, including 5 Category A listed buildings which are of national importance;
- 5 conservation areas;
- 2 gardens and designed landscapes; and
- 11 scheduled monuments.

Landscape

The landscape of East Renfrewshire, immediately to the south of Scotland’s largest city, faces a contrasting set of pressures. Most of the landscape within East Renfrewshire is designated as Green Belt or countryside. This is in recognition of the importance and inherent sensitivity of this landscape as a setting for the urban area. In addition to this sensitivity there is the value of this landscape

offering recreational opportunities and a contrast of landscape in relation to the adjacent urban landscape. Opposing this there is the requirement for developable land to meet housing and economic needs.

Information on the Green Belt Landscape Character Assessment Review (November 2016) can be viewed on the [interactive map](#).

The area classified as urban in the Local Development Plan 2 spans approximately 2,810 ha (approximately 16% of the council area) with the total area of land identified as Green Belt as 9077 ha (52%). Past trends since the adopted 2003 Local Plan show an increase in the urban area. Since 2011 there has been an increase in urban area and loss of Green Belt due to the urban expansion around Newton Mearns, Barrhead South and Neilston where land was released from the Green Belt for development, resulting in a reduction of the Green Belt approximately 176ha.

East Renfrewshire has a developing blue/green infrastructure resource. This network is made up with parks and open spaces, the Whitecart and Levern Rivers and their tributaries, urban woodlands and built features such as SUDS ponds, swales and flood attenuation basins. The spread of blue/green infrastructure is uneven across neighbourhood areas. Private housing in Giffnock, Stamperland and Clarkston built in the inter war period has the least blue/green infrastructure resource. Neighbourhoods from the post war period development are better equipped with greenspace, particularly those neighbourhoods of social housing. While greenspaces are frequent here, they are seldom multifunctional and in their current condition offer a limited range of ecosystem services

The headline findings of the Play Sufficiency Assessment are summarised below, with all 107 formal play spaces identified and categorised as follows:

- 35 play spaces maintained by East Renfrewshire Council containing 382 pieces of play equipment
- 58 privately maintained play spaces
- 4 play spaces maintained by Barrhead Housing Association
- 4 Skate parks
- 6 multi-use games areas (MUGAs)
- 22 East Renfrewshire Council play spaces equipped with accessible play equipment.
- 62% of homes (24,466) fall within 400m walk (5mins) of a formal playspace

Play spaces were found to vary enormously in size from micro spaces equipped with a single article of apparatus to destination play areas offering up to 30 different pieces of play equipment.

Within the urban area there are 389 ha of land which is managed primarily for either formal sports or for informal recreation opportunities such as walking, cycling or dog walking.

Town Parks: There are 4 town parks - Rouken Glen (66ha), Cowan Park (6ha), Busby Glen (3ha) and the Orry (12ha). 5% of homes which are within 800m (10 minutes' walk) of a town park.

Neighbourhood Parks: There are nine neighbourhood parks - 58% of homes which within 800m walk (10 minutes) of a neighbourhood park.

Population and Place

The physical characteristics of East Renfrewshire are a key factor in considering the vulnerability of communities from climate effects. In a socio-economic context, and for a 'just transition to net zero', the most vulnerable groups to consider are those at flood disadvantage, the ageing population and those in areas of multiple deprivation.

Demographic pressures remain a very specific challenge for East Renfrewshire as we have an increasing elderly and younger population with East Renfrewshire continuing to experience a higher life expectancy than the Scottish average. An increasing and ageing population is likely to increase demand on care services, with people over the age of 80 the greatest users of hospital, community health services and social care.

Overall, East Renfrewshire is one of the least deprived local authority areas in Scotland. However, this masks the notable discrepancies across the area with some neighbourhoods experiencing significant disadvantage. 9000 people live in SIMD data zones where health outcomes are classified as falling within the lowest 25% rankings in Scotland, this represents approximately 10% of the population. Conversely there are many residents living in data zones which are among the very best for health in Scotland. Fuel poverty is a major issue for 24% of families in Scotland with an estimated 13% of homes in East Renfrewshire in fuel poverty.

East Renfrewshire residents enjoy a good quality of life and as such, health in the area is relatively good. The [2022 Citizens Panel](#) reveals that there is a strong satisfaction within East Renfrewshire as a place to live (85%). Headline indicators include:

- 35% of adults do not meet physical activity recommendations.
- Life expectancy remains below average in the Barrhead locality.
- 24% of adults have obesity.
- The NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey shows that 76% of the sample met the target of 150 minutes of physical activity per week.

Local Living neighbourhoods can support the transformative social and economic change that will be needed to tackle some of the key challenges we face around climate, the environment, health, green recovery and the resilience of our communities. The Council has developed a [Local Living GIS toolkit](#) to support preparation of LDP3 and decision making across multiple service areas and council processes. The concept is described in more detail in the Local Living Topic Paper.

Human health, air and hazards

Air quality is an important factor in considering the health and well-being of an area. Poor air quality causes increased incidences of respiratory disease and other illnesses. Air pollution also has negative impacts upon the surrounding natural environment including designated habitats.

Air quality in East Renfrewshire is generally good. There are no major industrial or commercial sources of air pollutants within the area and road traffic is therefore the main source of local air pollution.

Transport emissions within East Renfrewshire are 41% of total CO² emission estimates, the largest emitting sector. Within a national context, East Renfrewshire represents 1.6% of Scotland's total Transport Emissions. Across all sectors within East Renfrewshire concentrations of CO² emissions have continued to decrease. While there are no Air Quality Management Areas (AQMA) in East Renfrewshire the Council has implemented measures designed to improve local air quality and

increase public awareness of the steps that can be taken to minimise impact on our local environment.

The Council does not currently monitor PM10 (PM10 describes inhalable particles, with diameters that are generally 10 micrometers and smaller). The closest air quality monitoring station is located at Waulkmill Glen sited within Glasgow City Council boundary. Monitoring results of PM10 from this location shows levels of PM10 have improved over a 7-year period from 2017 to 2023. This is explored further within the Health and Well-being and Transport Topic Papers.

East Renfrewshire forms part of the wider [Glasgow Agglomeration Noise Action Plan](#). No Candidate Noise Management Areas (CNMAs) were identified within the East Renfrewshire Council during the Round 1 (2007) and Round 2 (2012) process. Candidate Quiet Areas Rounds 1 and 2 identified 3 Candidate Quiet Areas within East Renfrewshire Areas. The three areas were not progressed to designated quiet areas.

There are no premises which meet the HSE threshold for the Major Control of Accident Hazard Regulations. This is explored further within the Brownfield, Vacant, Derelict and Contaminated Land Topic Paper.

Soil and Geology

East Renfrewshire's soils are an important natural resource. They play an essential part in our lives, providing us with a range of benefits. Some of these benefits are obvious, like growing food, while others are less obvious like filtering water, reducing flood risk and influencing climate. They also support valuable habitats which provide homes for threatened plants and animals.

East Renfrewshire's soils have been formed by the underlying geology, the local climate, the altitude and how they are managed. The most sensitive soils are the carbon rich soils found primarily in the higher moorland which borders East Ayrshire. There are smaller pockets of carbon rich soil found on the plateau of the Ferneze Hills above Neilston.

These carbon rich soils contain varying quantities of peat, from deep peat with associated peatland habitats to peaty soils which are carbon rich but may not support peatland habitats, in East Renfrewshire peaty soils are typically managed for livestock grazing. The [Scotland's Soils Database](#) classifies the peat soil resource using five classifications. There are no class 2 or class 4 peat soils in East Renfrewshire. There is no land classified as prime agricultural land classes 1 to 3.1 in East Renfrewshire.

There are 33 sites on the Council's Vacant and Derelict Land Register covering 43HA. The area and number of vacant and derelict sites in East Renfrewshire has been gradually reducing over the past ten years. In East Renfrewshire 19 % of homes are within 400m of a derelict site, the homes affected are concentrated in Barrhead, Thornliebank and Busby

East Renfrewshire is rich in geology. This is highlighted in the three Sites of Scientific Interest (SSSI) noted for their important geological features: Boylestone Quarry; Rouken Glen; and Waulkmill Glen.

There are no formally identified contaminated land sites in East Renfrewshire.

In East Renfrewshire there is one active quarry at Floak which produces crushed rock.

There is a history of coal mining in northern section of the authority across Barrhead, Giffnock and Newton Mearns. The same is also true of the western section of the authority beneath Uplawmoor. The East Renfrewshire area contains coal resources which may be capable of extraction by surface mining methods, these resources cover approximately 2.49% of the Plan area. Within the Plan area there are approximately 100 recorded mine entries and around 14 coal mining related hazards have been reported to The Coal Authority.

Material Assets and Waste

NPF4 supports the development of waste management facilities which support the circular economy. This prioritises the reduction and reuse of materials in construction.

The Council approved a new Fleet Purchasing Policy in September 2023 to transition from diesel to zero-emission vehicles from 2027-2030.

There are two waste management facilities in East Renfrewshire: Carlibar Road, Barrhead and Greenhags, Newton Mearns.

There has been a reduction in greenhouse gas emissions with waste being diverted from landfill to energy recovery. A 49% reduction has been estimated, as a result of the [Clyde Valley residual waste contract](#).

In East Renfrewshire, 41,421 tonnes of household waste was generated in 2022 with 23,193 tonnes recycled. 3,261 tonnes of waste was landfilled or 7.9%.

In 2022/23 56% of household waste was recycled.

This is explored further within the Zero Waste Topic Paper.

Water

Policy 22 of NPF4 seeks to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. The Strategic Flood Risk Assessment for LDP3 provides further information on flood risk, taking into account climate change that will enable the Council to understand existing and potential flood risk which will inform future development.

Within East Renfrewshire there are small pockets of surface water flooding spread across the rural and urban parts of the Council area. Surface water is a potentially significant issue and various watercourses have and will continue to cause flooding issues and potentially impact development such as the White Cart Water, Capelrig Burn, Broom Burn, Auldhouse Burn and Lavern Water. These areas are at a 0.5% (or medium likelihood of flooding) or a 10% risk (or a high likelihood of flooding) each year. Areas at risk of river flooding are mainly limited to the immediate river floodplain and are surrounding a reservoir. In addition, whilst there may not be a record of flooding in other areas this does not mean it has not been subject to flooding in the past or may be prone to flooding in the future.

Areas of significant flood risk shown on the [SFRA Map](#) include pockets within Barrhead, Thornliebank, Newton Mearns, Busby and Giffnock and will be avoided when identifying site allocations for LDP3

A total of 17 rivers were assessed through the SEPA water classification and which can also be viewed on the [water classification hub maps](#). The majority of the water bodies have been classified as moderate or good in relation to overall quality status. No water bodies status has worsened from 2020 to 2022.

This matter is explored in detail under the Strategic Flood Risk Assessment and Water Management Topic Paper.

5) Scope and level of detail proposed for the Environmental Assessment

The purpose of the SEA is to assess the likely significant impacts (positive or negative) that the plan will have on the environment. Schedule 3 of the Act includes a list of environmental factors which must be considered in the SEA.

To fully assess the environmental impacts of the Local Development Plan it is necessary to identify all the aspects of the environment upon which the plan may have a significant effect. Based on the wide scope of the Local Development Plan and the environmental characteristics and issues highlighted in Section 4 of this Scoping Report, it is considered that there is potential for the plan to have significant environmental effects on all environmental topics set out in Schedule 3 of the Act. The assessment will therefore include consideration of all environmental topics.

Table 2 sets out the SEA objectives relating to each SEA theme and identifies linkages with NPF4 themes and the LDP3 Evidence Report Topic Papers. A summary of these is provided below. In addition, given the integrated nature of the environmental factors and the extent of issues covered by the LDP, it is considered that the inter-relationship between these factors and cumulative impacts should also be assessed.

- Climatic Factors - This theme covers the impact of policies and proposals on lifecycle greenhouse gas emissions. It considers energy use and potential for onsite energy generation and heat networks and considers the potential for proposals to adapt to climate change risks. It links with active travel and local living objectives and existing and planned green infrastructure.
- Biodiversity and Nature – This theme covers the impact of policies and proposals on biodiversity, national and local designations and undesignated sites, habitats, networks and species and natural places in East Renfrewshire.
- Cultural Heritage – This theme covers the impact of policies and proposals on the historic environment assets and their settings. It also considers the potential to make the historic environment more climate resilient.
- Landscape - This theme covers the impact of policies and proposals on the landscape, considering landscape characteristics and visual impact. Impacts upon open space and blue and green infrastructure will also be considered.
- Population and Place - This theme covers the impact of policies and proposals on local communities, quality of place, infrastructure, active travel and the transport network. Contributions towards Local Living objectives are also considered. This theme will also consider the deliverability of proposals.
- Human health, air and hazards - This theme covers the impact of policies and proposals on potential environmental health issues including air pollution, noise, dust and hazardous installations.
- Soil and Geology - This theme covers the impact of policies and proposals on soil and land, including loss of soil organic matter, prime quality agricultural land, carbon rich soils, Brownfield, Vacant, Derelict and Contaminated Land and minerals resources

- Material Assets and Waste - This theme covers the impact of policies and proposals on resources, waste generation and collection.
- Water - This theme covers the impact of policies and proposals on potential flooding, and the quality of water environments.

Table 2: SEA themes and objectives

SEA theme *	Environmental Objectives		NPF4 Theme	LDP3 Topic Paper
Climatic Factors	1	To what extent will the policy or proposal promote and enable adaptation to climate change and reduce greenhouse gas emissions? A Climate and Carbon Impact Assessment will be required to be submitted, where applicable.	Sustainable Places	(1) Climate Mitigation and Adaptation
	2	To what extent does the proposal use nature-based solutions for climate change mitigation and adaptation?	Liveable Places	(5) Historic Assets and Places
	3	To what extent does the proposal maintain and enhance resilience of existing and planned green infrastructure?		(8) Energy Generation and Distribution
	4	To what extent does the proposal have good proximity to services and good access to existing or proposed public transport and active travel network?		(10) Transport
	5	To what extent does the proposal promote active travel and sustainable transport modes?		(12) Local Living
	6	Is the site in an area of heat network potential or a designated Heat Network Zone (HNZ)? The Council's LHEES will be used to help inform this assessment.		(14) Infrastructure first
	7	To what extent does the proposal promote the use of low carbon technologies and the generation of renewable energy?		(16) Heating and Cooling
	8	To what extent will the policy or proposal affect the historic environment designations?		(17) Blue and Green infrastructure
				(20) Health and Well Being

Biodiversity and Nature	9	To what extent will the policy or proposal conserve, restore and enhance biodiversity? An ecological survey will be used to inform this analysis - e.g. new woodland creation and strengthening nature networks	Sustainable Places	(2) Biodiversity and Natural Places
	10	To what extent will the policy or proposal facilitate the creation of nature networks and improve ecological connectivity?	Liveable Places	(3) Soils
	11	National Designations To what extent will the proposal affect national designations – e.g. SSSI		(4) Woodland and Forestry
	12	To what extent will the proposal affect other designations -and locally important designations such as Local Nature Reserves (LNRs) or Local Biodiversity Sites (LBS).		(17) Blue and Green infrastructure
	13	To what extent will the proposal affect Non designated – e.g. trees, TPOs, hedges, woodland, (including woodlands in the Ancient, Semi Natural and Long-Established Plantation Woodlands), species rich grasslands. The Council’s Forestry and Woodland Strategy will be used to inform this analysis.		
	14	Protected Species–e.g. bats, otters, etc - can it be ascertained if protected species will be affected? A site survey be required to be submitted, where applicable.		
	15	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		
Cultural Heritage	16	Does the proposal protect or enhance the site or setting of: <ul style="list-style-type: none"> • Scheduled Monuments • Listed buildings 	Sustainable Places	(1) Climate mitigation and adaptation

		<ul style="list-style-type: none"> • Inventory gardens and designed landscapes • Conservation Areas • Undesignated historic environment assets • Streetscapes and settlement patterns monuments 	Productive Places	(5) Historic Assets and Places
17	Does the proposal promote or enable the retention, maintenance and sustainable use or re-use of historic buildings and infrastructure? This includes: <ul style="list-style-type: none"> • Buildings at Risk • Vacant or under-used historic environment assets • The condition of the historic environment as a place to live, work and visit 			(11) Placemaking
18	Does the policy or proposal make the historic environment more climate resilient: <ul style="list-style-type: none"> • Support the repair and appropriate retrofit of historic buildings? • Support the transition to green energy supply in historic buildings? • Include adaptation measures to make the historic environment assets and places more resilient to the effects of climate change (e.g. coastal erosion, flooding etc)? • 			(24) Creativity, Culture and Tourism
19	Does the policy or proposal: <ul style="list-style-type: none"> • Enable the historic environment to support creation of high-quality places and spaces? • Promote sustainable, responsible tourism, recreation and cultural activity? 			
Landscape	20	To what extent will the policy or proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Sustainable Places	(2) Biodiversity and Natural Places
	21	Will the proposal have the opportunity to incorporate new or enhance existing blue and/or green infrastructure and networks providing multiple benefits such as enhanced biodiversity, management of surface water?	Liveable Places	(6) Green Belts and Landscape Character

	22	<p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as Green Belt and current settlement boundaries, existing townscape and character of surrounding area and its visual qualities?</p> <p>The Council’s Landscape Character Assessment will be used to assess the impact of proposals on the landscape and Green Belt.</p> <p>A Landscape Appraisal will be required to be submitted, where applicable.</p>		<p>(7) Brownfield, Vacant, Derelict and Contaminated Land</p> <p>(13) Housing</p> <p>(17) Blue and Green Infrastructure</p> <p>(19) Strategic Flood Risk and Water Management</p>
	23	To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		
Population and Place	24	<p>Will the proposal affect service infrastructure:</p> <ul style="list-style-type: none"> • Education capacity – Primary and Secondary School Catchment Area • Primary Health Care/GP capacity • Communications and Digital Infrastructure • Grid Capacity • Services and Utilities (water and drainage) 	<p>Sustainable Places</p> <p>Liveable Places</p> <p>Productive Places</p>	<p>(8) Energy Generation and Distribution</p> <p>(10) Transport</p> <p>(11) Placemaking</p> <p>(12) Local Living</p> <p>(13) Housing</p> <p>(14) Infrastructure First</p> <p>(15) Education</p>
	25	To what extent will the proposal affect core path links or other key access networks such as cycle paths and rights of way?		
	26	Will the proposal provide jobs and meet community wealth building objectives?		
	27	Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		
		Vehicular Access constraints or opportunities -		

		<ul style="list-style-type: none"> Is the network capable of accommodating active travel, public transport, other shared modes, and private vehicle traffic generated? <p>A Transport Appraisal will be required to be submitted.</p>		<p>(18) Play, Recreation and Sport</p> <p>(21) Communications and Digital Infrastructure</p> <p>(22) Economic Development</p> <p>(26) Socio-Economic Profile</p>
	28	<p>Is the site close to a range of facilities? Can these be accessed by public transport or active travel?</p> <p>The Council's Local Living assessment will be used to inform this analysis.</p>		
Human health, air and hazards	29	Is the proposal within the vicinity of a major accident hazard site or major accident hazard pipeline?	Sustainable Places	(7) Brownfield, Vacant, Derelict and Contaminated Land
	30	Does the proposal introduce a new potentially significant air emission to the area (e.g. combined heat and power, an industrial process, large scale quarry etc.)?	Liveable Places	(20) Health and Well Being
	31	Will the proposal lead to a sensitive use being located close to a site with noise/odour issues or a site regulated for emissions to air by SEPA (e.g. new housing adjacent to a large manufacturing factory)		
Soil and Geology	32	Does the proposal make use of a brownfield site or contaminated and vacant and derelict land? If on brownfield, is the site naturalised?	Sustainable Places	(3) Soils
		<p>The Council's Vacant and Derelict Land Assessment will be used to inform this analysis.</p> <p>A Contamination Report will be required to be submitted, where applicable.</p>	Productive Places	(7) Brownfield, Vacant, Derelict and Contaminated Land

	33	Are there any contaminated soils issues on the site and if so, will the option employ remedial actions to ensure the site is suitable for use (as defined in PAN 33)?		(25) Minerals and Coal Mining
	34	Is the proposal on peat or carbon rich soils and could the development of the site lead to a loss of peat or carbon rich soils?		
	35	Does the proposal result in the loss of prime agricultural land or land that is culturally or locally important for primary use as identified by the LDP?		
	36	Does the proposal impact upon mineral resources?		
Material Assets and Waste	37	For waste infrastructure and facilities (except landfill and EFW) does the proposal comply with the criteria listed in NPF4 policy 12 d)?	Sustainable Places	(10) Zero Waste
	38	Does the proposal minimise demand for primary resources by reusing an existing building?		
Water	39	Could the policy or proposal affect the condition of the water environment (water quality, physical condition, water resources, and the migration of wild fish)? See RBMPs for further detail on water condition.	Liveable Places	(14) Infrastructure first (17) Blue and green infrastructure (19) Strategic Flood Risk and Water Management
	40	Could the policy or proposal have a direct impact on the water environment (for example, result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		
	41	Can the proposal connect to the public foul sewer?		
	42	Can the proposal connect to the public water mains? If not, is there a sustainable water source that is resilient to the periods of water scarcity?		

43	Are there wetlands or boggy areas on the site?		
44	For large scale developments, are there any private or public water supplies within 250m of the site which may be affected?		
45	<p>Flood Risk Relative to the floodplain, as defined in NPF4 could the proposal be at risk of flooding (from any source) or result in additional flood risk elsewhere? If flood risk is not fully understood, a Flood Risk Assessment (FRA) should be undertaken. Specify which of the following flood sources are applicable: fluvial, pluvial, sewer, groundwater or coastal.</p> <p>The Council's Strategic Flood Risk Assessment will be used to inform this analysis. A Flood Risk and Drainage Assessment will be required to be submitted, where applicable.</p>		
46	Could the development of the site help alleviate any existing flooding problems in the area?		

**(Environmental Assessment (Scotland) Act 2005 Schedule 3 themes covered)*

6) Assessment Methodology

The key objective of the Environmental Assessment is to assess whether each policy and site specific proposal in the plan is likely to have a significant impact on the environment. The method will also allow an assessment to be made of the likely significant environmental impacts of the Local Development Plan strategy. Reasonable alternatives will be considered as part of the assessment.

An example of the proposed matrix to be used is given in Appendix 2. The matrix will also identify if mitigation measures are required for each policy or proposal to avoid, reduce, remedy or compensate for the perceived significant negative impacts. A comments section in the matrix will provide a brief reasoning behind the scoring to try and make the process as transparent as possible.

Cumulative effects may occur from different actions within the plan or from the combined actions of other plans. The potential for cumulative and synergistic effects will be considered as part of the assessment, taking into account any interrelationships between effects or issues.

The Local Development Planning Regulations and Guidance states that a detailed site appraisal will not be appropriate at the Evidence Report stage, but the Evidence Report should include a site appraisal methodology that will be used to appraise sites and inform allocations for the Proposed Plan. It goes on to state that this could be linked or ideally integrated with the approach to SEA assessment.

A site assessment framework has been prepared as a component of the LDP3 Evidence Report. It sets out the methodology and assessment process for the consideration of land/sites for development in LDP3. In doing so, it identifies the guiding principles for establishing potential new site allocations, consistent with national planning policy and sustainable development. The SEA matrix outlined in this Scoping Report and the objectives set out in Table 2 will comprise the framework for assessing site proposals. This process will also identify, describe and assess reasonable alternatives for the plan's policy framework and the plan's spatial development strategy and site allocations. The SEA Consultation Authorities published an updated LDP Site Assessment/SEA Checklist in February 2024 which has informed the matrix and table 2 objectives.

Site assessment will cover all sites in the current adopted LDP2 that have yet to be built; sites promoted through the 'Call for Sites' exercise; any other sites the planning authority considers may have potential for the delivery of housing or other uses; and land use proposals contained in Local Place Plans. The methodology comprises a three-stage process for the assessment of proposed sites:

- Stage 1 - a High Level Assessment of sites to sieve out sites that are unsuitable for development due to major constraints that cannot be mitigated or overcome and are therefore not reasonable options for development;
- Stage 2 - a detailed assessment of sites based on the information submitted within the Call for Sites Proforma.
- Stage 3 - a detailed, site-specific assessment based upon the policy requirements of NPF4, and includes analysis of the sustainability of the site, its viability and the likelihood that it will be developed during the plan period.

At stage 3, an environmental assessment will be carried out to assess each site as 'reasonable alternatives' against the SEA framework. Those sites filtered out at Stage 1 are not considered 'reasonable' as they have fundamental constraints that would make them undeliverable and will therefore not be subject to SEA. Sites will be assessed against the Framework referred to above and highlighted in the Environmental Report at Proposed Plan stage.

Constraints mapping and the LDP3 Evidence Report Topic Papers will be used to help inform assessment of each potential sites against identified SEA themes.

It is anticipated that the Environment Report for the Proposed Plan will use a standard framework for scoring potential effects as follows. This method of assessment is based on a recognised approach utilising negative, positive and neutral rankings in a matrix. The mitigation is also listed in the matrix and identifies if it is intended to avoid, reduce, remedy or compensate for the perceived significant negative impacts.

Scoring

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Y	Mitigation will be required
A	The mitigation is intended to avoid the perceived significant negative impacts
Rd	The mitigation is intended to reduce the perceived significant negative impacts
Rm	The mitigation is intended to remediate the perceived significant negative environmental impact
C	The mitigation is intended to compensate for the perceived significant negative environmental impacts
()	Adjusted Scoring following mitigation

Appendix 1

Legislation or policy framework	Summary of Policy
International	
European Union (1992) Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	The aim pursued by this Directive is to ensure biodiversity through the conservation of natural habitats and of wild fauna and flora in the territories of the Member States
EU Waste Framework Directive (Directive 2008/98/EC)	The Directive identifies the waste hierarchy and requires member states to establish an integrated and adequate network of waste disposal installations, and for member states to have a national waste management plan or plans. The Zero Waste Plan (ZWP) performs this duty, and development plans will be required to comply with the ZWP in addition to the national planning framework.
Water Framework Directive	This ambitious piece of European environmental legislation aims to improve and protect the water environment on a catchment scale
National	
National Planning Framework 4 (2023)	<p>The Fourth National Planning Framework (NPF) sets out the national spatial strategy for Scotland (up to 2045) and sets out where development and infrastructure is needed. It will guide spatial development, set out national planning policies, designate national developments and highlight regional spatial priorities that will guide the preparation of Regional Spatial Strategies (RSSs).</p> <p>The Strategy is based around ‘sustainable places’, ‘liveable places’, and ‘productive places’ and sets out spatial principles and Regional Spatial Priorities for Scotland. These three key themes run throughout NPF4, guiding much of the framework’s priorities and policies.</p>
Planning (Scotland) Act 2019	The Planning (Scotland) Act 2019 was passed by the Scottish Parliament in June 2019. This will determine the future structure of the modernised planning system.
Climate Change (Emissions Reduction Targets) (Scotland) Act 2019.	In 2019, the Scottish Government declared a climate emergency. The Scottish Government’s commitment to energy reduction and responding to climate change is established in the Planning (Scotland) Act 2019 and the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019. Prior to 2019 our action to tackle climate change was guided by the Climate Change (Scotland) Act 2009 which committed Scotland to a 42% reduction in greenhouse gases by 2020 and 80% reduction by 2050. The Act requires Local Authorities to act sustainably, contribute to carbon emissions reduction targets and to climate change adaptation. In 2019, the Scottish Government's commitment to responding to the climate emergency was strengthened through a new Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 which sets a target for net zero emissions by 2045.

Climate Change Plan Update (2020)	The Climate Change Plan Update outlines the Scottish Government’s pathway to achieving the targets set by the Climate Change Act 2019 and is a key strategic document for delivering a green recovery from COVID-19.
Scottish Climate Change Adaptation Programme (2019-24)	The second Scottish Climate Change Adaptation Programme sets out policies and proposals to prepare Scotland for the challenges that we will face as our climate continues to change in the decades ahead. There are seven Outcomes in the Programme, each have been split into Sub-Outcomes which act as building blocks for the Outcomes.
A Guide to Climate Change Impacts on the Scotland’s Historic Environment	The guide identifies many of the risks and hazards of climate change that are facing Scotland’s historic environment and offers owners, local communities and carers of historic sites routes to take action, to implement adaptation measures and enhance resilience to climate change. Divided into seven distinct elements, the guide provides a tool for assessing the different hazards and levels of risk that threaten different types of sites in Scotland’s historic environment.
Historic Environment Scotland Climate Change Risk Assessment	The Climate Change Risk Assessment Report represents the most in depth study to date of the historic sites in the care of HES. The results of this initial risk assessment will provide the strategic basis for existing maintenance work programmes, as well as the allocation of funds for future works.
Third Land Use Strategy (2021-26)	Scotland's Third Land Use Strategy sets out the vision, objectives and policies to achieve sustainable land use. The strategy covers the next five years and aims to provide a more holistic understanding of our land, the demands we place upon it and the benefits we get from our land.
Environmental Noise Directive	The Directive was adopted in 2004 and requires Member States to bring about measures “intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise”.
Cleaner Air for Scotland 2 – Towards a Better Place for Everyone (2021)	Scotland's second air quality strategy, setting out how the Scottish Government and its partner organisations propose to further reduce air pollution to protect human health and fulfil Scotland’s legal responsibilities over the period 2021-2026.
Air Quality Standards (Scotland) Regulations 2010	Sets targets and limits for a number of pollutants with implications for human health, including carbon monoxide, oxides of nitrogen, sulphur dioxide and particulates.
Scottish Biodiversity Strategy to 2045	The biodiversity strategy sets out a clear ambition for Scotland to be Nature Positive by 2030, and to have restored and regenerated biodiversity across the country by 2045.
Scottish Soil Framework 2009	Highlights the various pressures on soils, particularly climate change and identifies policies to combat threats, and protect soils. Outcomes, and actions across a range of sectors are considered.
Sites of Special Scientific Interest (SSSI)	Site of Special Scientific Interest is a statutory designation made by NatureScot under the Nature Conservation (Scotland) Act 2004. Sites of Special Scientific Interest (SSSIs) are those areas of land and water that we consider best represent our natural heritage in terms of their: <ul style="list-style-type: none"> • flora – i.e. plants • fauna – i.e. animals • geology – i.e. rocks • geomorphology – i.e. landforms • a mixture of these natural features

State of Nature Report Scotland 2023	The report is the most precise review of how nature in Scotland is faring. It provides compelling evidence of the twin biodiversity and climate crises.
Scotland's Forestry Strategy 2019-2029	Long-term framework for the expansion and sustainable management of Scotland's forests and woodland
Nature Conservation (Scotland) Act 2004	Places duties on public bodies for conserving biodiversity, increase protection for Sites of Special Scientific Interest (SSSI) and associated land, and strengthens wildlife enforcement legislation.
Wildlife and Natural Environment (Scotland) Act 2011	This Act amends existing legislation in relation the protection of wildlife, biodiversity and nature conservation.
Heat Networks Act (2021)	The Heat Networks Act places a duty on local authorities to carry out a review to consider whether one or more areas in its authority is likely to be particularly suitable for the construction and operation of a heat network.
Draft Scottish Energy Strategy and Just Transition Plan (2023)	The Draft Scottish Energy Strategy and Just Transition Plan sets out how Scotland will meet the challenge of reducing demand within main energy-using sectors such as heat in buildings, transport, industry and agriculture whilst using energy more efficiently, and becoming largely decarbonised by 2030.
Heat in Buildings Strategy (2021)	The Heat in Buildings Strategy sets Scotland's vision for the future of heat in buildings, and the actions to be taken in the buildings sector.
New build heat standard	The new build heat standard requires that from the 1st of April 2024, new buildings in Scotland applying for a building warrant will be required to use zero direct emissions heating systems (ZDEH) to meet their space and hot water heating and cooling demands.
Heat in Buildings Bill (Consultation 2023)	The Heat in Buildings Bill consultation document builds upon Heat in Buildings Strategy. The Scottish Government sought the views on the proposals for: <ul style="list-style-type: none"> • All privately rented homes to meet a minimum energy efficiency standard by the end of 2028; • All other privately owned homes to meet a minimum energy efficiency standard by the end of 2033; and • The use of polluting heating systems to be prohibited by the end of 2045.
Draft Scottish Energy Strategy and Just Transition Plan (2023)	The Draft Scottish Energy Strategy and Just Transition Plan sets out how Scotland will meet the challenge of reducing demand within main energy-using sectors such as heat in buildings, transport, industry and agriculture whilst using energy more efficiently, and becoming largely decarbonised by 2030.
Energy Efficiency Standard for Social Housing (EESH)	The Energy Efficiency Standard for Social Housing (EESH) aims to improve energy efficiency of social housing in Scotland. It is set to be replaced with a new Social Housing Net Zero Standard in the next couple of years.
Onshore wind policy statement (2022)	The onshore wind policy statement outlines the Scottish Government's ambitions and aspirations for the Onshore Wind Sector, highlighting how these can be delivered. Key aims include: <ul style="list-style-type: none"> • An onshore wind capacity target of at least 20 GW by 2030 - this will represent an additional 11 GW of capacity by the end of the decade, as Scotland currently has about 9 GW of operational onshore wind. • Establishing an Onshore Wind Strategic Leadership Group (SLG) that will lead the delivery of the 2030 target and comprise members of government, industry, supply chain stakeholders and community groups.

UK Hydrogen strategy	The Hydrogen strategy sets out the Government’s approach to developing a thriving low carbon hydrogen sector in the UK, with the ambition for 5GW of capacity by 2030. The Strategy outlines the role of hydrogen in meeting net zero targets, the existing opportunity within the UK, a strategic framework, a roadmap for the economy, and the UK Government’s commitments for a hydrogen economy.
Hydrogen Policy Statement (2020)	The Hydrogen Policy Statement outlines the Scottish Government’s support for the strategic growth of a strong hydrogen economy in Scotland. A Hydrogen Action Plan (2022) sets out actions to implement the Policy Statement.
Hydrogen action plan (2022)	The Hydrogen action plan sets out the actions that will be taken over the next five years to support the development of a hydrogen economy. It addresses the key role that both the offshore and onshore wind industries could play in supporting and facilitating the development of hydrogen projects in Scotland. It also sets out how the steps taken in the plan will contribute towards a just transition to net zero. The plan explores the export opportunities which would become open to Scotland with the development of a hydrogen economy and considers Scotland’s potential in this industry in the decades ahead. A key aim is for Scotland to have capacity to produce 5 GW of Hydrogen by 2030 and 25 GW of Hydrogen by 2045.
Making Things Last: a circular economy strategy for Scotland (2016)	This strategy sets out the priorities for moving forward towards a more circular economy, where products and materials are kept in high value for as long as possible. It builds on Scotland’s progress in the zero waste and resource efficiency agendas befitting the environment, economies and community.
Scottish Government’s Zero Waste Plan (2010)	<p>The Scottish Government’s Zero Waste Plan provides the strategic direction for waste policy within Scotland. The ZWP vision states that the management of waste within Scotland should be guided by the ‘Waste hierarchy’ whereby waste is sorted, reused, remanufactured, reduced, recycled, processed and value recovered (including energy) as we move away from our reliance on landfill.</p> <p>The Plan describes a Scotland where all waste is seen as a resource; through application of a waste hierarchy which ensures prevention, reuse, recycling and recovery before considering waste disposal to landfill. The Zero Waste Plan sets out a target of 70% recycling and a maximum 5% to landfill for all Scotland’s waste by 2025. Achieving zero waste will make a positive contribution to Scotland’s climate change and renewable energy targets. Proposals should accord with the Zero Waste Plan and SEPA’s position statement on Planning, Energy and Climate change.</p> <p>The Zero Waste Plan sets out the waste hierarchy, which was introduced through the European Waste Framework Directive. The hierarchy focuses on prevention of waste as the highest priority followed by reuse, recycling, recovery of other value (eg energy), with disposal as the least desirable option.</p>
Stop, Sort, Burn, Bury	The Scottish Government commissioned a review on the decarbonisation of residual waste infrastructure in 2021. The report (Stop, Sort, Burn, Bury?) was issued in May 2022 and led to the Scottish Government’s decision to ban new EfW plants in the country, noting that an excess in infrastructure capacity was likely. The report makes 12 policy recommendations for the Scottish Government, local authorities and the wider waste industry, including proposing that no further planning permission should be granted to EfW infrastructure within the scope of the review, ‘unless balanced by an equal or greater closure of capacity’.

Scotland's National Strategy for Economic Transformation (March 2022)	The strategy sets out the priorities for Scotland's economy as well as the actions needed to maximise the opportunities over a 10 year period to achieve a vision of a wellbeing economy.
National Transport Strategy for Scotland (NTS2) (2020)	The new National Transport Strategy for Scotland (NTS2) was launched in February 2020. The NTS sets out the Government's strategy and objectives for the transport network in Scotland. The NTS has an increased focus on the social, economic and environmental impacts of transport, as well as an emphasis inclusive growth and greater equality
Strategic Transport Projects Review (STPR2) (2022-2042)	Transport Scotland's second Strategic Transport Projects Review (STPR2) sets out a high-level, strategic programme for national level investment in major transport projects over the next 20years (2022-2042) to deliver NTS2.
Infrastructure Investment Plan (IIP) 2021-22 to 2025-26	The Infrastructure Investment Plan (IIP) sets out how the Scottish Government will deliver the National Infrastructure Mission and sets a long-term vision of infrastructure supporting an inclusive, net zero carbon economy in Scotland.
The Route Map to Achieve a 20 per cent Reduction in Car Kilometres by 2030	The Route Map is a strategic document that details the interventions that will be put in place to achieve this ambitious target.
Place Standard tool	The Place Standard tool provides a simple framework to structure conversations about place. The Tool has 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and assess the quality of new and existing places and identify issues for improvement.
Housing to 2040	Housing to 2040 outlines how the Scottish Government will take housing policy forward over the long term. A vision for - "More homes at the heart of great places" - establishes that the Scottish Government will make changes so that the housing system works well to deliver affordable and good quality homes for everyone. Housing to 2040, through Action 5, seeks to shift the planning system to be more directive about the quality of places, including where new development should happen and how those developments can deliver more for new and existing communities, including for 20-minute neighbourhoods.
Central Scotland Green Network	East Renfrewshire is a partner in the Central Scotland Green Network (CSGN), a national development in NPF4 and one of Europe's largest and most ambitious green infrastructure projects. The CSGN will play a key role in tackling the challenges of climate change and biodiversity loss by building and strengthening nature networks. A greener approach to development will improve placemaking, can contribute to the roll-out of 20-minute neighbourhoods and will benefit biodiversity connectivity.
SEPA's Handbook of Natural Flood Management	The Handbook of Natural Flood Management provides a practical guide to the delivery of natural flood management. Woodland and trees reduce the amount of precipitation reaching the ground. Land management practices such as those associated with agriculture and forestry also bring about changes to soils which affect water holding and the rate of infiltration. Well-sited and well-managed floodplain, riparian and catchment woodlands can contribute to a range of outcomes.
Water Environment and Services (Scotland) Act, 2003	The act made provision for protection of the water environment In Scotland.
The Flood Risk Management (Scotland) Act 2009	The Flood Risk Management (Scotland) Act 2009 (the Act) outlines a statutory framework for delivering a sustainable and risk-based approach to managing flooding. The Act places a duty on responsible authorities to exercise their flood risk related functions with a view to reducing overall flood risk and promoting sustainable flood risk management.

River Basin Management Plan (2021 - 2027) (2021)	The River Basin Management Plan (2021 - 2027) (2021) sets revised objectives to the end of 2027 and a strengthened programme of measures for achieving them in order to protect and improve the water environment of the Scotland River basin district.
Sustainable flood risk management guidance (2011)	The Sustainable flood risk management guidance looks to manage surface water to reduce flood risk and work collaborative across organisation to support the delivery of integrated drainage.
Groundwater Protection Policy for Scotland (SEPA, 2009)	This policy aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater and providing a common SEPA framework to: <ul style="list-style-type: none"> • protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution; • maintain the groundwater resource by authorising abstractions and by influencing developments, which could affect groundwater quantity
Scottish Water Climate Change Adaptation Plan 2024	The Adaptation Plan 2024 outlines the efforts it will take to make services and infrastructure more resilient to extreme weather.
Scottish Water Biodiversity Report (2023)	The Biodiversity Report outlines the progress Scottish Water have made since their last report in 2020 to understand, manage and enhance biodiversity, and how they are contributing to Scotland's Biodiversity Strategy.
Scottish Governments R100 Programme	Programme to enable access to superfast broadband - speeds of at least 30Mbps - to every home and business in Scotland by 2021 through a £600m infrastructure fund.
The Connected Nations 2023: Interactive report	Includes coverage and usage statistics for both fixed and mobile networks, as well as tracking progress over time.
NatureScot Scotland's National Peatland Plan: Working for our future (2015)	Scotland's National Peatland Plan provides a framework for recognising, communicating and, where appropriate, quantifying the benefits of healthy peatlands and marshalling the knowledge, skills, incentives and funding to improve the condition of those which are damaged or degraded.
NatureScot Guidance on local landscape areas (2017)	Local Landscape Area (LLA), following Scottish Government policy, is the name used for the local landscape designation. Previous names include Special Landscape Area and Area of Great Landscape Value.
Historic Environment Policy for Scotland (2019)	Sets out policies for the historic environment, provides policy direction for Historic Environment Scotland and provides a framework that informs management of the historic environment for the Scottish Government, local authorities and the range of bodies that are accountable to Scottish Ministers, including Historic Environment Scotland.
Our Past, Our Future (OPOF)	Scotland's new strategy for the historic environment Our Past, Our Future (OPOF) was published in April 2023. The strategy sets the direction of travel for the historic environment sector and identifies the priority areas of action to focus work to support this mission. The 3 priorities are <i>Delivering the transition to net zero</i> , <i>Empowering resilient and inclusive communities and places</i> and <i>Building a wellbeing economy</i> . The importance of the contribution that the maintenance, reuse and adaptation of our historic environment can make in preventing waste and reducing carbon emissions is recognised under the transition to net zero priority.
Historic Environment Scotland Pointing the Way to the Future	Pointing the Way to the Future, HES' climate and nature crisis statement recognises that the historic environment is part of a just transition to net zero. It contributes to our places, communities and identities and the reuse of historic assets is central to sustainable development.

Your Historic Place lens	The Your Historic Place lens is designed to be used with the Place Standard Tool. It can help to spark and support conversations which explore the connections between people, place, and our historic environment. The lens has been developed by Historic Environment Scotland, supported by the Place Standard Implementation Group. It follows the successful launch of other Place Standard Tool lenses which focus on climate change and air quality.
Managing Change Guidance Note on Asset Management	Managing Change Guidance Note on Asset Management sets out the principles that apply to the management of the historic environment as part of an overall asset management approach to land and property portfolios in public and private ownership. Furthermore, Built Environment Forum for Scotland (BEFS) and Historic Environment Scotland have also released a new Sustainable Investment Tool (SIT) . The SIT enables visualisation around decision-making for projects and investment in built heritage and will help organisations as well as community and interest groups with heritage assets to explore sustainability, enabling greater resilience for Scotland's places
Managing Change in the Historic Environment	Managing Change in the Historic Environment is a series of guidance notes about making changes to the historic environment
Regional	
Regional Spatial Strategies (RSS)	<p>Reforms to the planning system also include the introduction of a new duty for the Council to jointly participate with the other Local Authorities in the Glasgow and Clyde Valley Region with the preparation of a Regional Spatial Strategy. Regional Spatial Strategies will provide clear place-based spatial strategy that guides future development. RSS are not part of the statutory development plan, but have an important role to play in informing future versions of the NPF and LDPs.</p> <p>The current 8 Clydeplan local authorities have continued to work together to prepare the first indicative RSS. East Renfrewshire Council will continue to play an active role in the preparation and alignment of a future RSS and Regional Economic Strategy for the Glasgow City region. Once Scottish Government has produced guidance for the preparation of formal RSS the Council will set about the process of transitioning the IRSS into an RSS.</p>
Glasgow City Region Climate Adaptation Strategy and Action Plan	The Strategy aims to ensure Glasgow City Region's economy, society and environment is not only prepared for, but continues to flourish in the face of the impacts arising from the climate crisis. The Strategy is supported by the Action Plan which contains the concrete actions being taken in the City Region between 2020 and 2025 that will move us towards our vision.
Strathclyde Partnership for Transport (SPT) Regional Transport Strategy (July 2023)	The new Regional Transport Strategy and the Delivery Plan which flows from it will set the policy framework, targets and strategic programme of projects and initiatives for all partners in the west of Scotland for the next 20 years. The RTS supports the principles of the NTS 2 Sustainable Travel Hierarchy.
Housing Need and Demand Assessment 3 (HNDA3)	A Housing Need and Demand Assessment (HNDA), provides an evidence base for housing policy decisions and directing housing investment via Local Housing Strategies and land allocation decisions in the Local Development Plan. The Glasgow City Region Housing Need and Demand Assessment (HNDA) 3 received Robust and Credible status on (insert date) from the Centre for Housing Market Analysis (CHMA) at Scottish Government.
Glasgow and Clyde Valley Green Network	East Renfrewshire is a partner in the Glasgow Green Network (GCVGN) initiative. The Partnership is a catalyst for Green Network delivery on the ground, identifying priority locations through strategic spatial analysis. Developing local

	strategies and contributing to design plans, the Partnership is instrumental in facilitating new project collaborations and helping to deliver ambitious initiatives that contribute to Glasgow City Region.
Clyde and Loch Lomond Local Flood Risk Management Plan (2021)	The Clyde and Loch Lomond Local Flood Risk Management Plan (2021) sets out the short to long term ambition for flood risk management for the Clyde and Loch Lomond Plan District.
Glasgow City Region Economic Strategy and Action Plan (2022)	The regional economic strategy and action plan aims to promote sustained and inclusive economic growth across the region and links in with each Council's City Deal projects.
Climate Ready Clyde	Climate Ready Clyde is a cross-sector initiative funded by the Scottish Government and 12 member organisations to create a shared vision, strategy and action plan for an adapting Glasgow City Region.
West of Scotland Archaeology Service	The purpose of the Service is to maintain and update the Historic Environment Record (HER)
Glasgow Agglomeration Noise Action Plan.	East Renfrewshire forms part of the wider Glasgow Agglomeration Noise Action Plan. It is a requirement of the Environmental Noise Directive that noise exposure levels are mapped and managed within agglomeration boundaries and that certain information is made available to the public.
Glasgow and Clyde Valley Landscape Character Assessment (1999)	The Glasgow and Clyde Valley Landscape Assessment provides a broad consideration of landscape character covering the East Renfrewshire Council area.
Local	
Adopted Local Development Plan 2 (LDP2) (2022)	The Local Development Plan 2 (LDP2) was adopted on 31 March 2022 and replaced the LDP1 (2015). The LDP2 sets out the development strategy, key policies and proposals that provide the land use planning framework to guide development in East Renfrewshire up to 2031 and beyond. The Plan aims to enhance and regenerate existing places and protect green space and is supported by 3 spatial objectives: <ul style="list-style-type: none"> • Creating Sustainable Places and Communities; • Promoting Sustainable and Inclusive Economic Growth; and • Promoting a Net Zero Carbon Place.
Get to Zero Action Plan	The Council published its climate change plan, the Get to Zero Action Plan in February 2024. The Council has committed to achieve net zero carbon emissions by 2045, in line with the Scottish Government target
East Renfrewshire Draft Local Heat and Energy Efficiency Strategy (LHEES) (2024) (CD01)	The Council's draft Local Heat and Energy Efficiency Strategy (LHEES) (CD01) is a long term plan to decarbonise heat and improve energy efficiency. This new strategy is at the heart of the Scottish Government's heat transition, with the aim of removing natural gas or oil as the main means of heating homes and buildings. It will help identify potential energy efficiency and decarbonised heat interventions, including heat network opportunities.
East Renfrewshire Local Transport Strategy	The Local Transport Strategy will replace the previous LTS (2008-2011) and will provide a framework for transport decision making and investment over the next 10 years.
Corporate Asset Management Plan (CAMP)	The Council's Corporate Asset Management Plan (CAMP) is about the long term broad plan for our assets to support corporate goals and objectives and covers the 5 year period 2023 – 2028.

Property Asset Management Plan (PAMP) (2024-2026) (CD09)	The purpose of the Property Asset Management Plan (PAMP) (CD09) is to set out the Council's plans for the management of its built nondomestic property assets in 2024 and 2025.
Housing Asset Management Plan (HAMP)	Asset management will be embedded into Housing service delivery to maintain and improve current core stock, as well as enabling decision making for new homes across the area.
Fleet Asset Management Plan 2023-2028	Fleet Asset Management Plan seeks to provide a policy context for an overview of the scope, existing uses and current activities of our council fleet. 5. It identifies future actions and potential risks and seeks to provide a well-managed, and efficient fleet of vehicles.
Roads Asset Management Plan (RAMP)	The Roads Asset Management Plan (RAMP) covers the period 2024 – 2029 and seeks to provide an overview of the Council's approach to the management and maintenance of the assets of the Roads Service.
Open Space Asset Management Plan 2023-2028	The Open Space Asset Management Plan (OSAMP) covers the period 2023 – 2028 and seeks to provide a Policy context for open space and provides an overview of the quantity, existing uses and current activities. It identifies future actions and potential risks and seeks to provide a well-managed accessible, attractive environment with a variety of opportunities for residents and visitors to exercise, learn and enjoy.
Local Housing Strategy (2024-29)	The LHS is the statutory housing plan for the area, setting out a strategic vision for the delivery of housing and housing related services across all tenures and types of housing provision. The emerging Local Housing Strategy (2024-29) builds on the progress of the 2017-22 strategy and sets out the vision, priorities and actions that will give strategic direction to housing and housing related services in East Renfrewshire for the next 5 years.
Strategic Housing Investment Plan (SHIP) (2024 - 2029)	The Strategic Housing Investment Plan (SHIP) is the key document that sets the priorities for investment in housing in East Renfrewshire.
Affordable Housing Supplementary Guidance (June 2023)	The guidance supplements Policy SG4 of the East Renfrewshire Local Development Plan 2 (LDP2) in relation to the delivery of affordable housing and sets out how the planning system can facilitate the development of affordable homes.
Development Contributions Supplementary Guidance (June 2023)	The guidance supplements Strategic Policy 2 of the adopted East Renfrewshire Local Development Plan 2 (LDP2). It provides a consistent and transparent framework by which the planning system can support the delivery of development while alleviating any potentially negative impacts on land use, the environment and infrastructure that would make it unacceptable in planning terms. It outlines how development contributions are calculated and provides information on securing requirements by planning obligation or legal agreement.
Green Network Supplementary Guidance (2023)	The guidance provides detailed policy and guidance on integrating green infrastructure into new development using local examples of housing development where this has been successful, with explanations of the nature services being delivered by this new green infrastructure.
Play Sufficiency Assessment (CD11)	The Play Sufficiency Assessment (CD11) assess the quantity, quality and accessibility of formal and informal play opportunities across the entirety of authority and at neighbourhood level.
Playing Pitch Strategy & Action Plan 2018 –2028	The focus of this Strategy is to provide clear direction to all partners so that together they can plan and develop the more modern, efficient and sustainable range of community based sport and leisure facilities that East Renfrewshire requires

Social Justice Framework Social Justice Strategy	In April 2023 the Council published a Social Justice Framework for Education in East Renfrewshire. This framework is accompanied by a Social Justice Strategy .
East Renfrewshire Children’s Plan (2023-26)	The Plan focuses on tackling the drivers of poverty whilst also mitigating the impacts of those who are in poverty.
Food Growing Strategy 2023	The objective of this strategy is to ensure that food growing in East Renfrewshire can maximise these benefits for our residents.
Air Quality Annual Progress Report (2020)	The Council’s Air Quality Annual Progress Report (2020) provides an overview of air quality in East Renfrewshire Council and summarises the work being undertaken by the Council to improve air quality and any progress that has been made.
Capital Investment Strategy (2023)	The Capital Investment Strategy sets out the Council’s long term capital ambitions and the associated resource implications and risks over the period 2023 to 2033.
General Fund Capital Plan (2023)	The General Fund Capital Plan covers the 10 years from 2023/24 to 2032/33. The Capital Plan includes figures for future years so that long term capital investment plans and their associated financial impacts can be recognised.
Community Plan (2018-28)	The Community Plan (2018-28) reflects residents' top priorities and serves as the main strategic document for the East Renfrewshire Community Planning Partnership. The Plan also includes Fairer East Ren – our Local Outcomes Improvement Plan - as required by the Community Empowerment Act. Fairer East Ren focuses on reducing inequality of outcome across groups and communities which is supported by more detailed Locality Plans focused upon local communities.
Locality Plans	Locality Plans are focused on tackling those inequalities within a specific geographical community. Locality plans have been developed for two localities: Arthurlie, Dunterlie and Dovecothall ; and Auchenback
HSCP Strategic Plan (2022-25)	HSCP Strategic Plan sets out the shared ambitions and strategic priorities of the partnership and how it will focus activity to deliver high quality health and social care to the people of East Renfrewshire in support of its vision which is “working together with the people of East Renfrewshire to improve lives.
Integration Joint Board Accommodation Strategy (June 2023)	The Integration Joint Board (IJB) sets the strategic objectives and direction for the HSCP as set out in the Strategic Plan outlined above. The purpose of the Accommodation Strategy is to support the delivery of the strategic plan and ensure that property is fit for purpose and supports service delivery, now and in the future in line with the strategic aims and plans of the IJB.
Draft East Renfrewshire Primary Care Estate Strategy (January 2023) (CD19)	The draft Primary Care Estate Strategy (CD19) sets out evidence-based proposals relating to a longer-term property strategy for the East Renfrewshire HSCP reflecting the requirements of all stakeholders along with data relating to the current condition, capacity, and functional suitability of the existing property portfolio.
Draft Economic Development Delivery Plan 2023-2025 (CD05)	The Delivery Plan (CD05) focusses on the next five years and lays the foundations for continued growth from 2023 and beyond, whilst setting out the ideas and support we need over this period that will put the Council in a strong place on which to build and develop.
East Renfrewshire Culture and Leisure Trust (ERCL) 2024/25 Business Plan.	The Business Plan identifies: <ul style="list-style-type: none"> • the projected resources and/or expenditure of the Trust during each Financial Year in performing the Services and complying with its’ contractual obligations to East Renfrewshire Council (ERC); • The Trust’s proposal for the next Annual Service Payment.

Public Library Strategy 2024/2029	The strategy sets out the future direction of the public library service in East Renfrewshire over the next 5 years from 2024 to 2029.
East Renfrewshire Draft Cultural Strategy 2024 –2029 (CD22)	The strategy aims to enhance and embed a strong cultural identity for East Renfrewshire by providing high quality cultural opportunities.
Green Belt Landscape Character Assessment Review (November 2016) (CD28)	The assessment classifies the landscape into 18-character types based on distinct combinations of characteristics. The character types typically draw out the more subtle differences in topography and physical features across the landscape of East Renfrewshire and have been subdivided into 52 unique character areas, each with a specific geographical location.
Core Paths Plan	The Plan identifies a network of paths that connect communities and give everyone the opportunity to enjoy the outdoors.
Open Space Audit (CD10)	The audit informs the development of greenspace policies and plans as well as the targeting of effort and resources.

Note: CD references refer to core documents prepared to support the LDP3 Evidence Report Topic Papers and can be found on the [LDP3 Hub](#)

LDP3 Evidence Report

SD 003 - Business and Industry Land Monitoring Report

September 2024



Business and Industry Land Audit 2023

The Council conducts an annual survey of the land allocated for business and industry land within the Local Development Plan. The audit provides an overview of the supply and availability of employment land across the Council area. This online story map provides an interactive method to view the 2023 Business and Industry Audit.

Summary tables provide statistics and analysis of the land supply for industrial, and business uses, provide details of the take up of land for these uses and the development of land for industry for business.

We also survey any new sites and opportunities created through the granting of planning permission. This allows us to assess the amount, location and quality of land available for industrial or business uses. It also allows us to develop strategies and policies to ensure that there is a supply of well-located sites suitable and available to the market.

Sites are categorised based on how easily or quickly they can be developed, taking into account their environmental quality, location and accessibility. Attractive, well-located and desirable sites are identified as the Marketable Land Supply while those that are less likely to be developed in the next few years or reserved for a specific use or user are regarded as being non-marketable. All the current East Renfrewshire supply is classified as Marketable.

Interactive Map

You can explore the business and industry sites in East Renfrewshire by clicking on, zooming-in, and moving around the [interactive online map](#).

You can also search for a site using the address search facility.

Clicking on a site will 'pop-up' information about that site.

Monitoring of the Business and Industry Land Supply 2023

The 2023 Business and Industry Land Supply comprises 9 sites totalling 12.24HAs of which:

- 6 sites are on brownfield land (10.49 Ha)
- 2 sites are on greenfield land (0.6 Ha)
- 1 site is on mixed brown and greenfield land (1.15 Ha)

The majority of the marketable land supply is located in Barrhead (5 sites totalling 9.37HAs) with the remainder on 4 sites within the Eastwood area totalling 2.87 HAs. The majority of allocated business and industrial land is on brownfield sites. Appendix 1 and the interactive map set out information for each site.

The total marketable land supply has reduced during this audit period by 0.32HA due to the completion of a site at Crossmill Business Park, Barrhead.

Figure 1 shows the total marketable land supply from 2012 and demonstrates a reduction since a peak of 30HAs in 2014/15. The significant reduction between 2014/15 and 2015/16 was largely due to the reallocation of business land to residential use in LDP1, such as at Shanks Park. The reduction in 2019/20 was due to the loss of a longstanding business land site (3.42ha) at Blackbyres Road Barrhead, for residential use. The established supply of marketable employment land has remained relatively static over recent years but continues to come under pressure for non-industrial uses.

Figures 2 and 3 show the marketable land by type and the take up per year. The take up of land for business purposes has been minimal over recent years, albeit with a reduction of 0.32 HAs in the current audit. In tandem with this there has been only limited applications for business uses on allocated sites since 2012, 12 in total.

However, major employment developments over recent years includes the development of the Greenlaw Business Park in Newton Mearns which was delivered via the City deal project and the ongoing redevelopment of the former Nestle site in Barrhead for mixed-use commercial development.

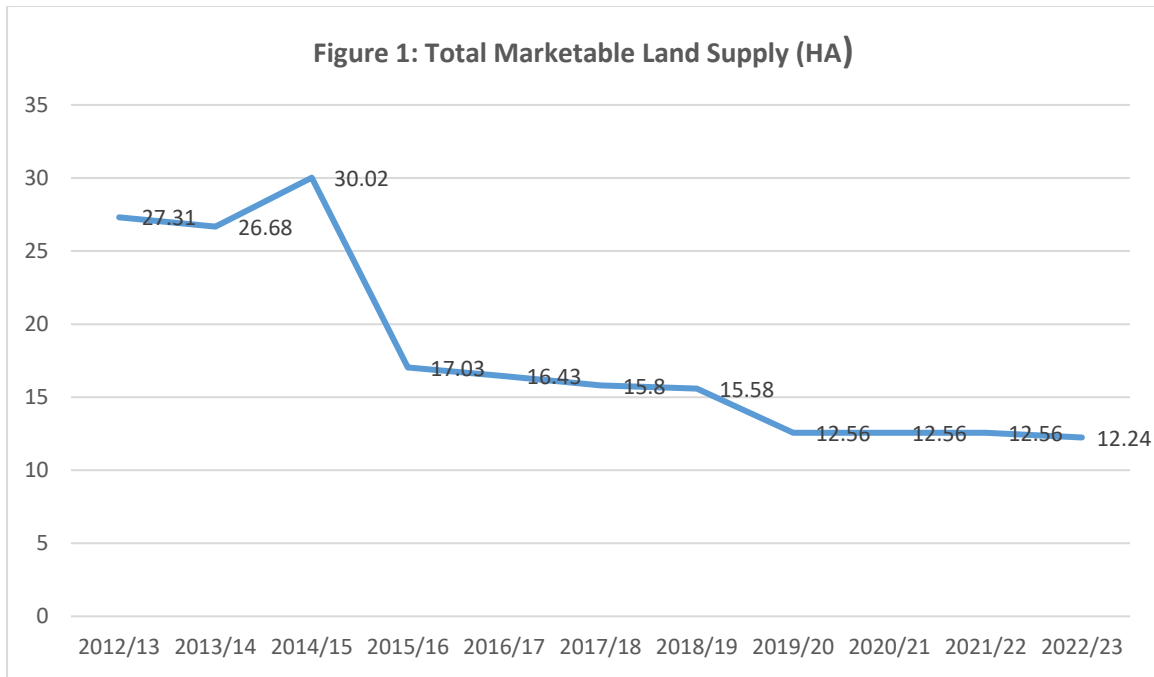


Figure 2: Marketable Land Supply (HA) by Type

	Brownfield	Greenfield	Mixed	Total
2012/13	12.16	14	1.15	27.31
2013/14	17.61	7.92	1.15	26.68
2014/15	20.95	7.92	1.15	30.02
2015/16	10.77	5.11	1.15	17.03
2016/17	10.77	4.51	1.15	16.43
2017/18	10.77	3.88	1.15	15.8
2018/19	10.77	3.88	1.15	15.58
2019/20	10.81	0.6	1.15	12.56
2020/21	10.81	0.6	1.15	12.56
2021/22	10.81	0.6	1.15	12.56
2022/23	10.49	0.6	1.15	12.24

Figure 3: Take up of Employment Land

	Brownfield	Greenfield
2012/13	0.11	0
2013/14	0	0
2014/15	0	0
2015/16	0.36	0
2016/17	0	0
2017/18	0	0.63
2018/19	1.10	0
2019/20	0	3.42
2020/21	0	0
2021/22	0	0
2022/23	0.32	0

Appendix 1: Marketable Land Supply 2023

REF	TOWN	ADDRESS	DEV AREA (HAs)	CATEGORY*	LAND TYPE
RF01.01	BARRHEAD	GLASGOW ROAD (EAST) BARRHEAD	5.45	A	Brownfield
RF01.02C	BARRHEAD	MURIEL STREET BARRHEAD	0.14	A	Greenfield
RF07	BARRHEAD	CARLIBAR ROAD BARRHEAD	0.93	A	Brownfield
RF09	BARRHEAD	GLASGOW ROAD BARRHEAD	1.15	A	Mixed
RF10	BARRHEAD	GLASGOW ROAD BARRHEAD	1.7	A	Brownfield
EW15	BUSBY	FIELD ROAD BUSBY	0.26	A	Brownfield
EW12	GIFFNOCK	BURNFIELD ROAD GIFFNOCK	0.42	A	Brownfield
EW01	THORNLIEBANK	SPEIRSBRIDGE BUSINESS PARK THORNLIEBANK	0.46	A	Greenfield
EW13	THORNLIEBANK	EVANTON PLACE THORNLIEBANK	1.73	A	Brownfield

**Category: A - Land available for Industry and Business purposes.*

LDP3 Evidence Report

SD 004 - Housing Land Monitoring Report

September 2024



Housing Land Monitoring Report

Local authorities are required to conduct an annual survey of the housing land supply to monitor the delivery of housing land. This online story map provides an interactive method to view the 2023 Housing Land Audit. Completion data and programming of the housing land supply is set out in the summary tables.

The housing land audit sets out the planning status and programming of housing sites over a 7-year period and beyond. The audit also records the number of new housing units that have been built in previous years. The Housing Land Audit supports and informs the East Renfrewshire Local Development Plan (LDP). The most recent update is 31st March 2023.

All housing sites with a total capacity of four or more dwellings collectively make up the all tenure housing land supply and are shown on the interactive map.

Planning (Scotland) Act 2019

The Planning System in Scotland is undergoing a substantial transformation and the context for preparing our next Local Development Plan (LDP3) has changed significantly. LDP3 will now be prepared under the Planning (Scotland) Act 2019 which has introduced a new statutory process for Local Authorities in preparing local development plans together with enhanced status for the National Planning Framework.

NPF4 identifies a Minimum All-tenure Housing Land Requirement (MATHLR). This figure represents the minimum number of houses to be provided for within new Local Development Plans. It is to be regarded as the starting point towards identifying the land for housing that will be needed in the future and which Local Development Plan allocations will require to meet. East Renfrewshire's 10-year MATHLR has been confirmed in NPF4 as 2800 dwellings and is inclusive of an in-built flexibility allowance of 25%.

Notwithstanding these changes, there continues to be a requirement on local planning authorities to prepare an annual Housing Land Audit (HLA) which will assist in monitoring the delivery of housing land.

Housing Market Areas

Clydeplan and the regional Housing Need and Demand Assessment (HNDA) set out the approach to establishing the geographical frameworks for the private and social housing sectors for the Clydeplan area and the various geographical building blocks for each of the 8 Local Authorities.

The East Renfrewshire Council local authority area is covered by two distinct housing sub-market areas (HSMA): the Renfrewshire HSMA, which comprises the entire Levern Valley part of East Renfrewshire, the whole of Renfrewshire, and parts of Inverclyde; and the Greater Glasgow South HSMA, which includes the entire Eastwood part of East Renfrewshire and parts of Glasgow City and South Lanarkshire Council local authority areas. The Eastwood and Levern Valley parts of the Council area are known as 'Local Authority Sub Areas'.

Homes for Scotland Comments

As part of the production of the housing land audit we work closely with Homes for Scotland (HFS) who are the industry body for house-builders over the programming and effectiveness of sites. The programming within the audit has been discussed and largely agreed with HFS. HFS did not formally dispute any of the sites, however they queried the programming on 2 sites:

- ERRF0539 - GLEN ST/WALTON STREET, Barrhead
 - HFS queried programming.
 - Council response – Retain programming in the audit subject to further review through LDP3 process.

- ER0067 - ROBSLEE DRIVE, Giffnock
 - HFS queried programming.
 - Council response – Retain programming in the audit subject to further review through LDP3 process.

Storymap

You can explore the housing sites in East Renfrewshire by clicking on, zooming-in, and moving around the [interactive online map](#).

You can also search for a site using the address search facility.

Clicking on a site will 'pop-up' information about that site including the reference we have allocated it, the site's capacity, the number of houses completed and future programming.

Monitoring of the Housing Land Supply

The figures in the following sections summarise the housing land supply position based upon the 2023 housing land audit and provide a historical comparison with the figures contained within previous audits.

Completions

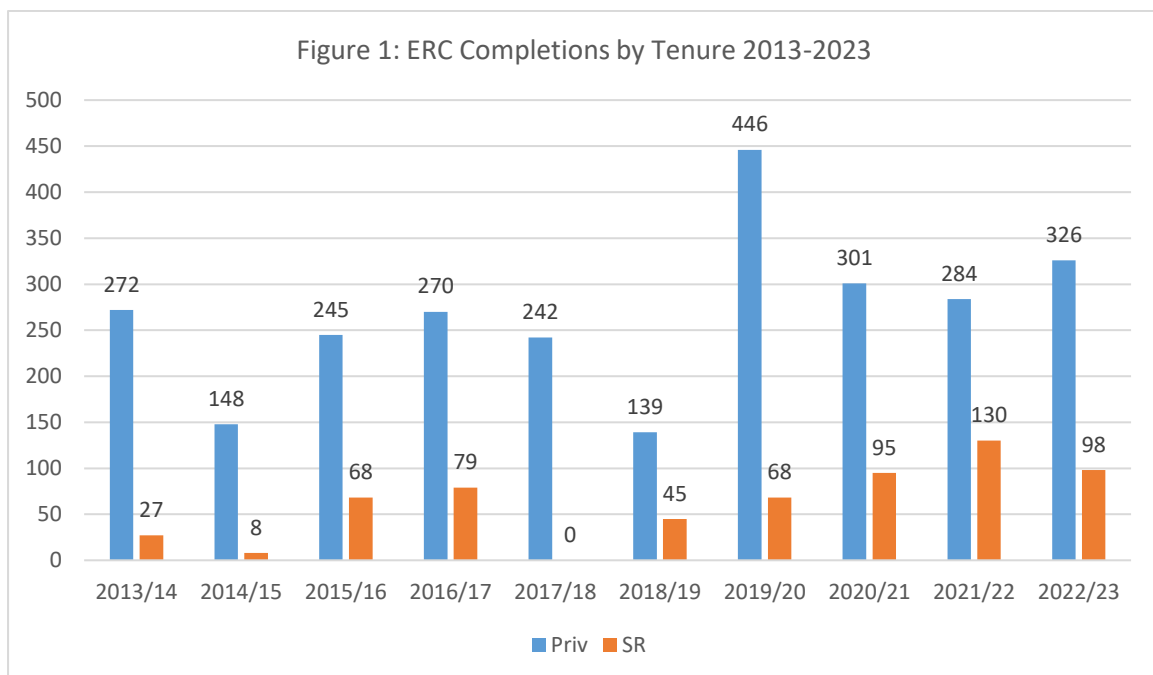
Figure 1 shows completions during the 10 year period 2013-2023 by tenure split. The audit continues to show strong private sector completion figures, in particular within the Eastwood sub area.

In total there have been 3291 completions of which 2673 have contributed to the private sector and 618 the social rented sector (of which 89 have been for non-new build sources such as Rent of the Shelf and Open Market Shared Equity). The average all tenure completion rate since 2013/14 is 329 homes per annum. 12 sites (10 Private and 2 Social Rented) were completed during this audit period.

Figures 2 -3 provide a breakdown of completions for each of the Local Authority sub areas, namely Eastwood and Levern Valley.

Figure 4 shows the breakdown for Brownfield and Greenfield completions over the same period. The majority of completions have been on Greenfield sites which reflects the lack of brownfield supply across the Council area.

424 completions were recorded for 2022/23. This figure remains above the average for this period. The increase in completions since 2019/20 predominantly stems from the master plan sites at Maidenhill and Barrhead South.



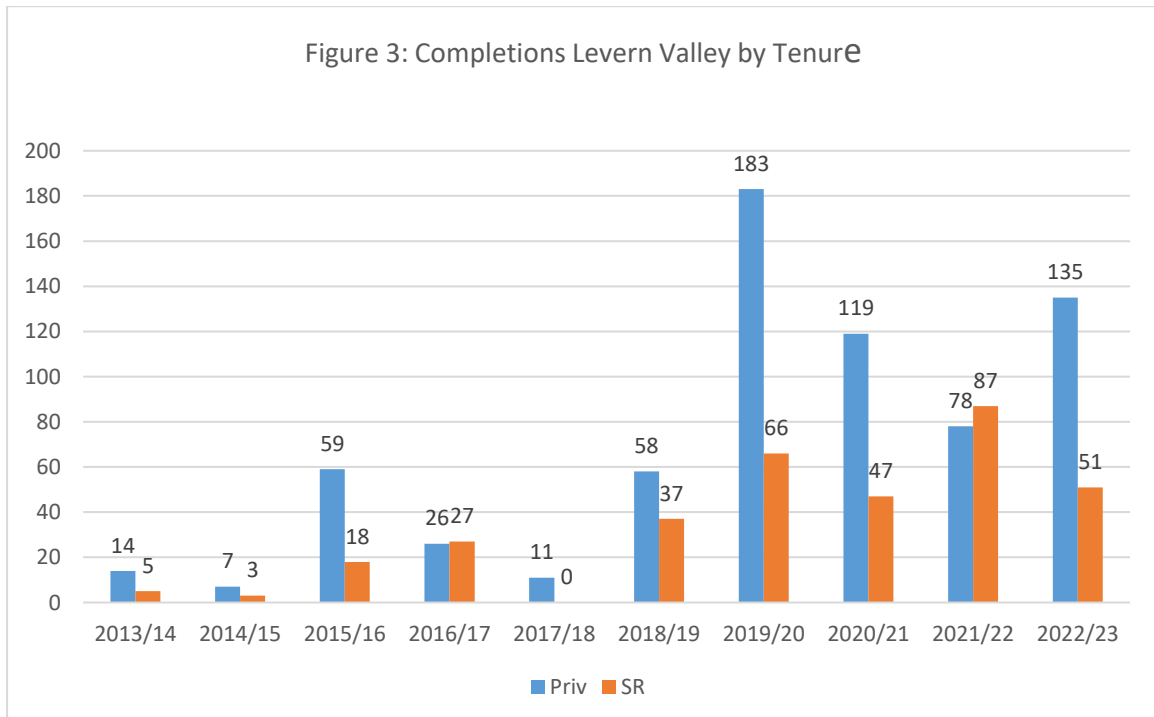
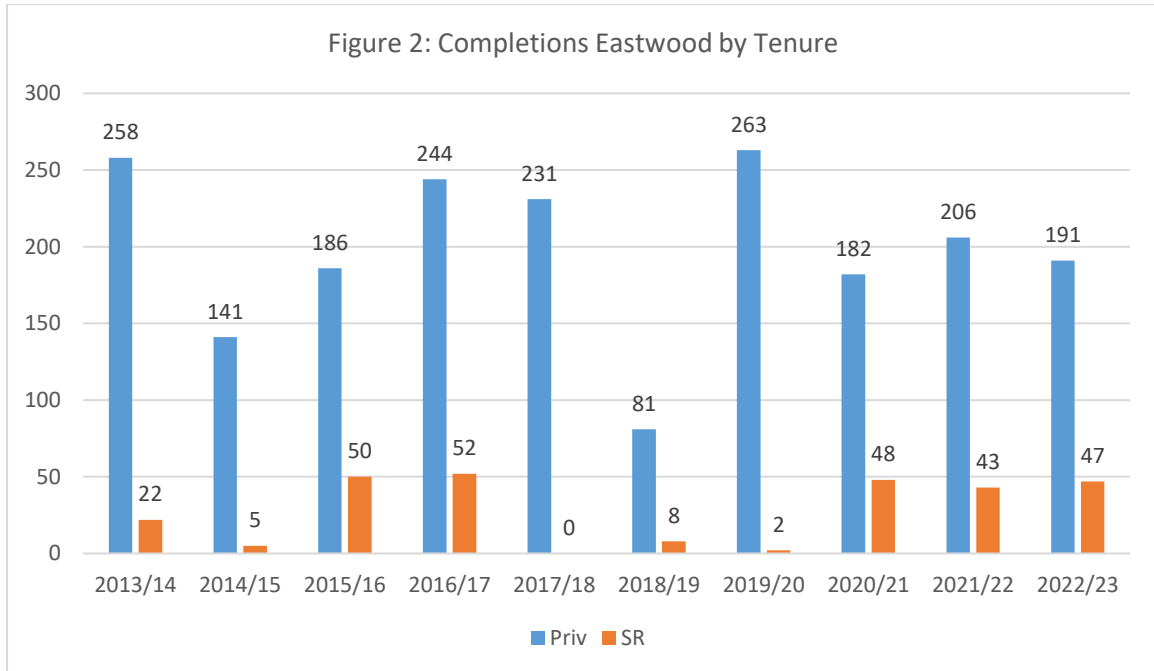


Figure 4: Completions by Type 2013-2023

Type	Total	%
Brownfield	796	24
Greenfield	2495	76
Total	3291	100

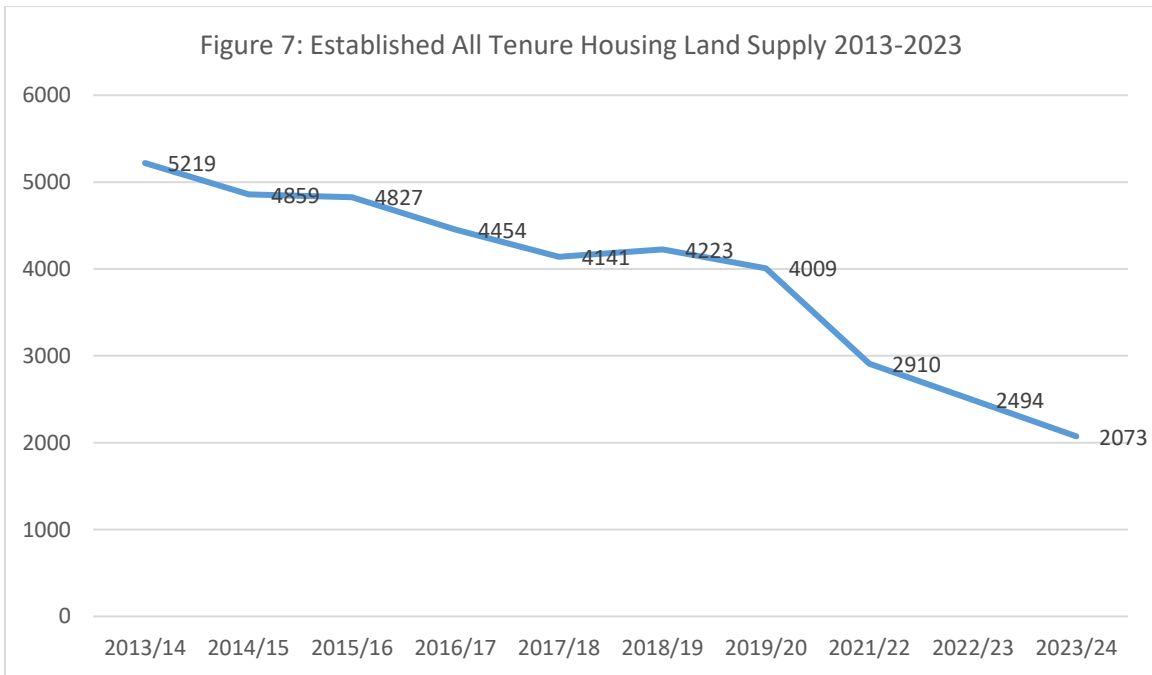
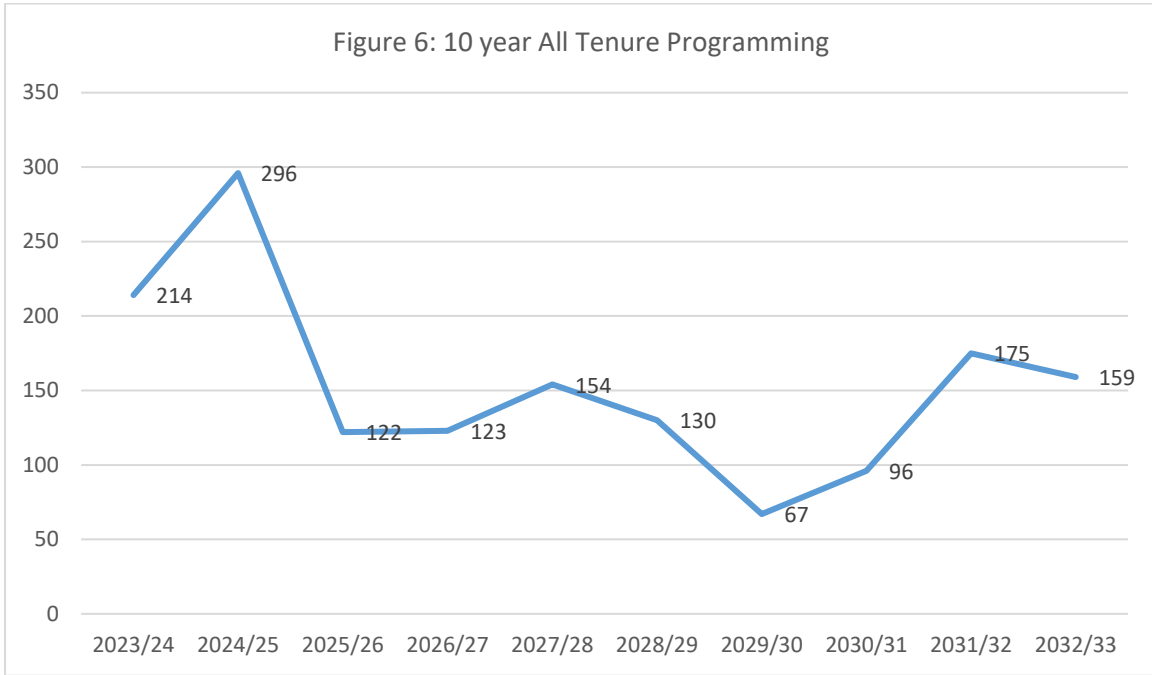
Housing Land Supply

Figures 5 and 6 provide a yearly breakdown of programming over a 7- and 10-year period. During the 7-year period 2023-2030 there is a programmed all tenure effective land supply of 1106 units. A further 968 units are programmed in the longer-term post 2030 with a total established land supply of 2074 units. Further detailed information for each site is set out in Appendix 1.

Figure 7 shows the total established land supply since 2013 and demonstrates a year-on-year reduction in the land supply from its peak in 2013/14.

Figure 5: All Tenure Effective Land Supply Programming

Period	All Tenure Effective Land Supply
2023/24	214
2024/25	296
2025/26	122
2026/27	123
2027/28	154
2028/29	130
2029/30	67
Total	1106



Planning Status

The established land supply consists of 36 sites of which 21 have planning permission or are under construction and 15 sites currently with no consent.

Figures 8 and 9 show that 688 units (or 33%) of the established land supply have either planning consent or are under construction with a further 1386 units without a consent. Of the sites with planning consent 520 units contribute to the private supply.

Of the 1386 units with no current consent 1196 units (or 86%) have active developer interest (Figure 10). The remaining 190 units are without a current identified developer, however discussions with landowners are ongoing.

Figure 8: Planning Status

	2023-2030	Post 2030	Total
Sites with Planning Permission or Under Construction	686	2	688
Sites with No Consent	420	966	1386
Total	1106	968	2074

Figure 9: Sites with Planning Permission or Under Construction by Tenure

Private	520
Social Rent	168
Total All Tenure	688

Figure 10: Developer Status

Sites with no current planning permission but with active developer interest	1196
Allocated sites with no current developer attached	190
Total	1386

Windfall

Windfall development can be taken account of in meeting housing land requirements, so long as this is realistic and based on clear evidence of past completions and likely future trends.

Figure 11 shows that 12 windfall sites with a capacity of 417 units have been added to the housing supply after gaining planning permission at an average of 42 units per annum during the 10-year period 2013 to 2023.

Figure 11: Windfall Sites 2014 to 2023

Year	No of Sites	Capacity
2022/23	0	0
2021/22	0	0
2020/21	2	61
2019/20	0	0
2018/19	2	12
2017/18	4	158
2016/17	0	0
2015/16	0	0
2014/15	4	186
2013/14	0	0
Total	12	417

Densities

The tables below show average densities for all completed residential development in East Renfrewshire from 2013-2023. Data is from the East Renfrewshire Council Housing Land Audit.

- Gross figures based upon total area and number of completions
- Only completed sites included 2013-2023.

Figure 12: ERC Density

	Total Completions	Total Area Ha	Density DPH
ERC	2848	148.12	19.22

Figure 13: House Density

	Total Completions	Total Area Ha	Density DPH
ERC	1123	72.81	15.42
Eastwood	723	51.4	14.07
Levern Valley	400	21.41	18.68

Figure 14: Flat Density

	Total Completions	Total Area Ha	Density DPH
ERC	468	9.44	49.57
Eastwood	406	6.98	58.16
Levern Valley	62	2.46	25.2

Figure 15: Mix Density

	Total Completions	Total Area Ha	Density DPH
ERC	1257	65.87	19.08
Eastwood	1030	53.21	19.36
Levern Valley	227	12.66	17.93

Small Site Analysis

Currently small sites i.e. those comprising sites of 1-3 units are not included within the HLA. The revised HLA guidance requires small sites to be included in the audit and states that these sites can contribute towards meeting the Housing Land Requirement set out in the LDP. An assessment of small sites over the previous 5 years was undertaken to identify the number and location of this type of proposal.

46 homes gained permission over this 5-year period of which 28 were located in the Eastwood sub area and 18 in the Levern Valley sub area. Of this total 24 have been completed with 16 in Eastwood and 8 in Levern Valley. A number of other sites have commenced.

Glossary

Brownfield Land: Land which has previously been developed. The term may cover vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered suitable.

Completions: For the purpose of the Housing Land Audit, a completed unit is a unit that is both complete and occupied.

Effective Housing Land Supply: The part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Established Housing Land Supply: The total housing land supply – including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development (non-effective housing land supply). The established housing land supply is divided into the effective and the non-effective housing land supply.

Greenfield Land: Land which has never previously been developed, or fully restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes or outdoor recreation.

Windfall: Sites not allocated for development in the Local Development Plan which become available for development unexpectedly during the life of the plan.

Appendix 1

SITE_REF	ADDRESS1	ADDRESS2	SUBAREA	TENURE	BROWNFIELD/ GREENFIELD	STATUSES	SITE_SIZE (HA)	CAPACITY	REMAINING CAPACITY	TOTAL BUILT	PROGRAMMING							
											23 - 24	24 - 25	25 - 26	26 - 27	27 - 28	28 - 29	29 - 30	POST T 2030
ER0035	BARRHEAD	SPRINGFIELD ROAD	LV	PRIV	G	NO	15.26	280	280	0	0	0	24	24	24	24	24	160
ER0062	Busby	Main Street	EW	SR	B	NO	0.2	20	20	0	0	0	0	0	0	0	0	20
ER0066	Giffnock	Burnfield Road	EW	SR	B	NO	0.64	20	20	0	0	0	0	0	0	0	0	20
ER0067	Giffnock	Robslee Drive	EW	PRIV	B	NO	5.21	126	126	0	0	0	0	25	25	25	25	51
ER0071	BARRHEAD	Barnes Street/ Cogan Street/Robertson Street	LV	PRIV	B	NO	0.95	50	50	0	0	0	0	0	0	0	0	50
ER0072	BARRHEAD	Chappellefield	LV	PRIV	B/G	NO	4.14	120	120	0	0	0	0	0	0	0	0	120
ER0080	BARRHEAD	Shanks Park	LV	PRIV	B	NO	15.2	400	400	0	0	0	0	0	0	0	0	400
ER0090	BUSBY	EASTERTON AVENUE	EW	SR	G	NO	1.28	20	20	0	0	0	0	0	0	0	0	20
ER0097	NEILSTON	HOLEHOUSE BRAE	LV	PRIV	G	NO	1.99	65	65	0	0	0	0	0	0	0	0	65
ER0098	NEILSTON	NEILSTON RD	LV	PRIV	G		7.26	134	3	131	3	0	0	0	0	0	0	0
ER0099	NEILSTON	N KIRKTON RD	LV	PRIV	G	NO	5.21	90	90	0	0	0	25	25	20	20	0	0
ER0102	NEWTON MEARNS	MALLETSHEUGH EAST	EW	PRIV	G	U/C	8.29	99	32	67	20	12	0	0	0	0	0	0
ER0102A	NEWTON MEARNS	MALLETSHEUGH EAST	EW	SR	G	U/C	1	30	20	10	0	10	10	0	0	0	0	0
ER0104A1	NEWTON MEARNS	MAIDENHILL (TW)	EW	PRIV	G	U/C		106	3	103	3	0	0	0	0	0	0	0
ER0104A3	NEWTON MEARNS	MAIDENHILL (CALA)	EW	PRIV	G	U/C		77	22	55	22	0	0	0	0	0	0	0

ER0104A4	NEWTON MEARNS	MAIDENHILL (CALA)	EW	PRIV	G	U/C		52	52	0	15	35	2	0	0	0	0	0
ER0104B1	NEWTON MEARNS	MAIDENHILL (CALA)	EW	SR	G	PP		54	54	0	0	54	0	0	0	0	0	0
ER0104B2	NEWTON MEARNS	MAIDENHILL (CALA)	EW	SR	G	PP		32	32	0	0	32	0	0	0	0	0	0
ER0104B3	NEWTON MEARNS	MAIDENHILL (CALA)	EW	SR	G	PP		19	19	0	0	19	0	0	0	0	0	0
ER0104C4 A	NEWTON MEARNS	MAIDENHILL (TW)	EW	PRIV	G	U/C		94	38	56	20	18	0	0	0	0	0	0
ER0104C5	NEWTON MEARNS	MAIDENHILL (TW)	EW	PRIV	G	PP		58	58	0	0	0	0	10	24	24	0	0
ER0104C6	NEWTON MEARNS	MAIDENHILL (TW)	EW	PRIV	G	U/C		32	24	8	12	12	0	0	0	0	0	0
ER0105	BARRHEAD	LYONCROSS	LV	SR	G	U/C		132	8	124	8	0	0	0	0	0	0	0
ER0106	BARRHEAD	SPRINGFIELD ROAD/SPRINGHILL ROAD	LV	PRIV	G	U/C	13.98	264	197	67	40	40	40	40	37	0	0	0
ER0106A	BARRHEAD	SPRINGFIELD ROAD/SPRINGHILL ROAD	LV	SR	G	U/C	13.98	25	25	0	25	0	0	0	0	0	0	0
ER0106B	BARRHEAD	SPRINGFIELD ROAD/SPRINGHILL ROAD	LV	INT	G	U/C	13.98	27	27	0	10	17	0	0	0	0	0	0
ER0107	BARRHEAD	SPRINGFIELD RD/BALGRAYSTONE RD	LV	PRIV	G	NO	5.96	78	78	0	0	0	10	24	24	20	0	0
ER0110	BARRHEAD	N DARNLEY RD	LV	PRIV	G	NO	2.1	60	60	0	0	0	0	0	0	0	0	60
ER0111A	NEWTON MEARNS	MAIDENHILL West	EW	SR	G	U/C	3.06	14	10	4	10	0	0	0	0	0	0	0
ER0113	NEWTON MEARNS	St John Thornhill Home	EW	PRIV	B	U/C	0.4	4	2	2	0	0	0	0	0	0	0	2
ER0123	NEILSTON	BROADLIE RD	LV	PRIV	B	PP	0.15	5	5	0	2	3	0	0	0	0	0	0

Appendix 3

LDP3 Evidence Report

Templates

September 2024

<p>Issue Topic Paper 001 - Climate Mitigation and Adaptation</p>	<p>NPF4 – Sustainable Places Policy 1: Tackling the climate and nature crisis Policy 2: Climate Mitigation and Adaptation</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • The principal physical and environmental characteristics of the district. <p>Section 3F:</p> <ul style="list-style-type: none"> • Policies regarding low and zero-carbon generating technologies in new buildings. <p>Other statutory requirements:</p> <ul style="list-style-type: none"> • SEA (Environmental Report) • HRA
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Adaptation Scotland Climate Change Projections for Scotland Summary (2021) (CD 003) • Adaptation Scotland (CD 002) • Glasgow City Region Climate Adaptation Strategy and Action Plan (CD 178) • Glasgow City Region Climate Risk and Opportunity Assessment (2018) (CD 179) • Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 (CD 011) • Climate Change Plan Update (2020) (CD 106) • Climate Ready Scotland: climate change adaptation programme 2019-2024 (CD 012) • National Planning Framework 4 (NPF4) 2023 (CD 102) • Historic Environment Scotland - A Guide to Climate Change Impacts on the Scotland’s Historic Environment (CD 029) • Historic Environment Scotland Climate Change Risk Assessment (CD 030) • Scottish Water Climate Change Adaptation Plan 2024 (CD 134)

	<ul style="list-style-type: none"> • East Renfrewshire Get to Zero Action Plan (GTZAP) CD 240 • East Renfrewshire Carbon Emissions Report (January 2024) (CD 212) • East Renfrewshire Local Heat and Energy Efficiency Strategy (LHEES) (2024) (CD 253) • East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022) (CD 206) • Green Belt Landscape Character Assessment (CD 243) • the Local Living Toolkit, (CD 255) • Site Assessment Framework (SD 001) • Nature Scot - Sites of Special Scientific Interest (CD 055) • Dams to Darnley Country Park (CD193) • East Renfrewshire Local Biodiversity Sites (CD 251) • East Renfrewshire ancient woodland sites (CD 208) • East Renfrewshire Tree Preservation Orders (CD 273) • East Renfrewshire Whitelee Access Project (CD 275) • Scottish Native Woodland Survey (CD 129) • Scotland's Soils Database (CD 091) • East Renfrewshire Local Living GIS toolkit (CD 255) • Climate Ready Clyde Glasgow City Region Vulnerability Map (2022) (CD 168)
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Summary of Evidence

The purpose of this topic paper is to provide background information on the subject of climate mitigation and adaptation in relation to the development of East Renfrewshire. This topic paper looks at the key drivers for change that will minimise emissions and adapt to the current and future impacts of climate change. As an overarching policy theme, the Climate Crisis topic is cross-cutting in nature, with connections identified across a broad range of topics which are addressed in separate Topic Papers.

There is a need to enable low carbon living across the Council area and our communities through changes to infrastructure plus transport in all forms, policies and plans. The effects of a changing climate on future infrastructure needs and delivery will be far reaching, extending to impacts on health, resources and biodiversity.

Section 1 sets out an overview of climate change, trends, risks and challenges faced in Scotland. Climate change is one of the biggest challenges facing our society. The impacts of climate change have the potential to affect every part of our lives, including access to natural resources, essential

infrastructure, affordable housing, green spaces and health and wellbeing. Linked to climate change, the planet is facing a nature and biodiversity crisis too.

The planning system is fundamental in the transition to a zero-carbon place and economy and minimising the carbon emissions of development, in delivering new renewable energy systems, and of designing zero carbon places which support healthy and sustainable transport options.

The Topic Paper refers to a number of key documents including the Climate Change Projections for Scotland Summary (2021), Glasgow City Region Climate Adaptation Strategy and Action Plan and the Glasgow City Region Climate Risk and Opportunity Assessment as shown in the links above.

Section 2 outlines the policy context. A number of key documents are summarised including the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, Climate Change Plan Update, NPF4 and the Councils Get to Zero Action Plan, LHEES and the adopted LDP2. Considerable work has already been undertaken through the Get to Zero Action Plan and other Council initiatives to better understand climate mitigation and adaptation across the Council area. Further analysis will though be required once the spatial distribution of development is agreed through the Proposed Plan stage of LDP3.

Section 3 sets out climate mitigation and adaptation challenges for East Renfrewshire. In October 2021 East Renfrewshire Council declared a climate emergency and set a target for net zero carbon emissions by 2045. The paper outlines the joint approach with Climate Ready Clyde, local challenges including demographic pressures due to an ageing population, flood risk, sustainable design and construction, nature and biodiversity, transport and connectivity, low carbon energy, zero waste and local living.

Climate Ready Clyde Vulnerability Maps shows the postcode areas within the City Region that are most vulnerable to the impacts of climate change. The map (and Figure 1 of the paper) highlights concentrated areas of both Barrhead and Neilston are vulnerable to the impacts of climate change within East Renfrewshire. Mitigation projects that the Council have implemented are shown which includes a tree planting programme, heat network feasibility studies, updated Property Asset Management Plan and a new fleet purchasing policy amongst others.

Section 4 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Climatic Factors.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

Although the current LDP2 provides a robust framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation, it will be critical to build upon this in the preparation of LDP3. The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The Climate Emergency declared by East Renfrewshire Council and the Get to Zero Action Plan requires the Council to take urgent action to address the risks of climate change to meet key targets for reduction in carbon emissions.

National policy, including NPF4 is supportive of renewable and low carbon energy development, in order to support a Just Transition to the low carbon economy.

LDP3 will need to assess, describe and plan for the transition to a net zero approach across the entire Council area and to ensure that new developments are planned in such a way as to fit within the decarbonisation strategy for the area as a whole. This is critical if the Council are to achieve a zero-carbon place. There is a need for stronger integration of key plans, policies and strategies to ensure that actions and investment in relation to housing, planning, economy, transport, natural resources and energy, are aligned towards promoting decarbonisation and reaching net zero.

The six spatial principles of NPF4 should form the basis of the spatial strategy, helping to guide development to, and create, sustainable locations. The Proposed Plan will set out a strategy to address the climate change issues identified through this and other topic papers. It will encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change; and will ensure this is delivered in a planned and phased way, whilst directing future development away from the most sensitive and environmentally important areas of the Green Belt.

LDP3 will need to consider how to realise the full potential of the area for opportunities for renewable, low carbon, and zero emission energy as described within the Energy Generation and Distribution Topic Paper.

In preparation for LDP3 the Council will continue to develop our infrastructure policy framework to ensure the delivery of ambitious levels of sustainable energy, green infrastructure, and active and public transport. One of the biggest barriers to low carbon development is the funding of new infrastructure. If homes are to be affordable as well as attractive, it will be vital for the development industry and infrastructure providers to find ways of cutting both the long-term running costs and the up-front infrastructure costs.

For addressing the climate crisis, a fundamental objective of site selection should be that allocations for development are in sustainable locations where they can contribute to local living and reducing distances travelled by car.

The Local Living toolkit will therefore be a key factor when developing master plans or development briefs for new sites brought forward through LDP3, to identify gaps in service provision and ensure new sites are well integrated and connected with existing communities.

New development that will be identified in LDP3 provides opportunities to factor in net zero objectives, sustainable design, green network and nature based solutions, active travel and other appropriate climate mitigations at the outset of the design process. New development can provide an opportunity to shape and improve places, for example by providing infrastructure needed by existing communities and creating environments that promote health and well-being.

Place and Design opportunities will be considered carefully as part of LDP3's development. The Council will:

- Explore opportunities to deliver zero carbon places through a whole inclusive place approach to zero carbon design, service provision and infrastructure.
- Use Design Codes - to explore and demonstrate development that meets net zero objectives.
- Promote of a 'place-led' approach to designing for a changing climate. Understanding and working with existing assets, the character of areas and the surrounding landscape is critical.
- Increase the density of our urban areas/places, where appropriate.
- Encourage adaptation of existing buildings - the buildings we already have represent a significant carbon store and investing in them and adapting them, will be part of the plan strategy.
- Support a place-focussed green recovery. Encouraging nature based solutions – 'Building with Nature' is a set of wellbeing standards built around the '3 Ws' – water, wildlife and wellbeing.
- Require high standards of design with the goal of maximising a building's use, constructing it to withstand environmental pressures over a long time-period and considering the variety of uses it may have in the future.
- Ensure linkages with the Food Growing Strategy and identify land for sustainable growing within new master plan areas.
- Promote electrical car charging, car club accessibility and public transport in favour of traditional car parking. Parking standards will be reviewed as part of the LDP3 process.

Statements of Agreement / Dispute

Statements of Agreement

Public - John Morrison, Margret Barr

Responses stated that they broadly agree with the evidence.

NatureScot

Agree broadly with the evidence.

Understand that this topic paper is supported by others. Suggest that detail on carbon sinks such as carbon rich soils and trees is shown.

Figure 1 would benefit from addition of a legend.

Pleased that the paper recognises twin nature and biodiversity crises and how these are linked.

We welcome that the paper advocates nature-based solutions as important to addressing both issues.

Scottish Water

Scottish Water supports the content of the Climate Mitigation and Adaptation Topic Paper. Scottish Water believes that a holistic approach to water and wastewater management is required. This includes adaptation and mitigation measures that address not only water scarcity but managing surface water and flooding as well as reducing carbon as part of the Hydro Nation agenda. Scottish Waters Climate Change Adaptation Plan outlines the efforts to make services and infrastructure more resilient to extreme weather. Scottish Water's Strategic Plan also sets out how we will play our full part in achieving the Scottish Government's climate change commitments through an ambitious plan to secure net zero emissions by 2040.

Historic Environment Scotland

In terms of identifying pressure on the historic environment resource, we agree that climate change and a focus on energy efficiency can pose a challenge and perceived conflict with the aims of heritage protection. We therefore welcome the recognition that it will be critical to carefully manage change so that the historic environment and its heritage assets are sustained. The historic environment has a key role to play in tackling the climate emergency and realising a just transition to net zero. Traditional buildings (those which are pre-1919) make up 19% of our existing housing stock in Scotland, and a significant proportion of our infrastructure is historic. The maintenance, reuse and retrofit of existing heritage assets mitigates resource scarcity, prevents waste and can reduce carbon emissions, particularly if low carbon materials are used. It also makes best use of the embodied carbon in the built assets we already have.

A Guide to Climate Change Impacts on the Scotland's Historic Environment and The Climate Change Risk Assessment Report are referred to.

ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes, Taylor Wimpey); ICENI on behalf of The Mac Mic Group, ICENI on behalf of the Baird Family, Homes for Scotland, Cala Management Ltd (CALA), Taylor Wimpey, Miller Homes

Agree broadly with the evidence.

It is positive that the Council acknowledge that they will need to identify land within the Green Belt if growth cannot be accommodated within the urban area. Future development within these areas must have consideration for the climate and nature crisis. Development on green belt land can bring positive biodiversity effects as supported in the Scottish Biodiversity Strategy to 2045. New developments that use sustainable development approaches should be supported through the upcoming LDP3.

Do not disagree with the general themes of the Topic Paper and many of these issues that are most relevant to the climate crisis are already addressed by HFS members through their developments and through Building Regulations. There is no need for LDPs to set an ambition for optimising build quality and performance to ensure new homes and buildings are energy efficient. The focus should be on enhancing the energy efficiency of existing homes and buildings. HFS members are fully committed to reducing the impacts of climate change and protecting biodiversity and already consider sustainability as an integral part of their business.

LDP3 should promote the transition to a net zero approach across the Council area. The decarbonisation strategy for the area as a whole should lead new development and this should be planned to fit with the strategy. LDP3 should ensure strong integration of plans and policies in relation to housing, economy, transport, energy and natural resource. LDP3 should promote areas of potential for renewable, low carbon and zero emission energy generation. LDP3 should embrace a place-led approach to design taking cognisance of climate change. ERC must be flexible and open to innovative solutions to mitigate the impacts of climate change.

In addition to sustainable locations, marketability and deliverability must also be considered for new developments. This will ensure that homes are being built in the areas where there is recognised demand. The socio-economic benefits of home building cannot be understated.

Any unnecessary certification requirements should also not be imposed on the homebuilding industry at the planning stage if it is already controlled by other means. This could also affect the viability of developments and their ability to be delivered

It is positive in the LDP3 site implications section states a fundamental objective of site selection should be that allocation for development are in sustainable locations where they can contribute to local living and reduce distances travelled by car. Request that a balanced and pragmatic view is taken with respect to local living, sustainability when identifying/ assessing sites for new homes.

Housing growth areas can promote new active travel routes connecting to existing and new area. The incorporation of sustainable technologies in new development can mitigate future impacts of climate change.

An extensive sustainability strategy will be adopted within all CALA proposals for LDP3

Residential-led development can address 'Demographic change - ageing population' through the creation of new facilities and adaptable homes. Development can also manage Flood Risk, promote Sustainable Design, create Low Carbon and net zero energy generation technologies and promote Local Living and active travel.

The Topic Paper highlights concerns regarding fuel poverty. HFS members already routinely provide energy efficiency measures in their developments.

Statements of Dispute

None Received

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received and broad agreement with the general themes presented. It is positive that HFS and their members are fully committed to working with the Council to reduce the impacts of climate change and protect biodiversity. The Council recognises that the Climate Crisis topic is cross-cutting in nature, with connections identified across a broad range of topics which are addressed in separate Topic Papers.

A summary of the Scottish Water Climate Change Adaptation Plan has been added to the Topic Paper.

Historic Environment Scotland's A Guide to Climate Change Impacts on the Scotland's Historic Environment and The Climate Change Risk Assessment Report have been added to the Topic Paper.

The Council agrees that Green Belts should be identified or reviewed as part of the preparation of LDPs. The Landscape Character Assessment (LCA), Site Assessment Framework and SEA will be crucial in identifying potential spatial options for the Proposed Plan to meet the 10-year housing requirements. Separate Topic Papers clearly state that further revision to the Green Belt boundaries will be required, once the spatial distribution of sites is known.

The sustainability and marketability and deliverability of proposals will be considered through the Site Assessment Framework. Local living considerations and active travel are also key components of the assessment framework. The Council will take a pragmatic and proportionate approach to the submission of supporting statements and assessments at the 'Call for Sites' stage.

Addressing fuel poverty issues is noted.

Additional text has been added to Section 3 of the Topic Paper under the heading 'Biodiversity and Nature' to address issues raised by Nature Scot. Figure 1 has been deleted and a link provided to the [Glasgow City Region Vulnerability Map \(2022\)](#).

Gatecheck

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 2 - Biodiversity and Natural Places</p>	<p>NPF4 – Sustainable Places Policy 3: Biodiversity Policy 4: Natural Places</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • The principal physical and environmental characteristics of the district. <p>Other statutory requirements:</p> <ul style="list-style-type: none"> • SEA (Environmental Report) • Biodiversity Duty Report • HRA • Forest and Woodland Strategy <p><u>Nature Conservation (Scotland) Act 2004</u></p> <p><u>Wildlife and Natural Environment (Scotland) Act 2011</u></p>
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) (CD 102) • Nature Conservation (Scotland) Act 2004 (CD 054) • Wildlife and Natural Environment (Scotland) Act (CD 157) • Scottish Biodiversity Strategy to 2045 (CD 094) • Scottish Water Biodiversity Report (2023) (CD 133) • East Renfrewshire Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Green Network Supplementary Guidance (2023) (CD 204) • East Renfrewshire Development Contributions Supplementary Guidance (2023) (CD 203) • East Renfrewshire Biodiversity Duty Report (2021-2023) (CD 209) • East Renfrewshire Get to Zero Action Plan (CD 240) • East Renfrewshire - Open Space Audit (CD 197) • NatureScot Map Search (CD 057) • Nature Scot Local Nature Conservation Sites (CD 056)

	<ul style="list-style-type: none"> • East Renfrewshire Local Biodiversity Sites (CD 251) • East Renfrewshire Local Biodiversity Sites Review 2013 (CD 252) • Clyde Valley Green Network Green Network Strategy (CD 186) • Dams to Darnley Country Park (CD 193) • Whitelee Access Project (CD 275) • East Renfrewshire Blue Network (CD 210) • SEPA Water Classification Hub (CD 152) • Scotland's Environment - River modification Index (CD085) • Scotland's Environment - Riparian Vegetation Planting (CD 084) • Scottish Wetland Inventory (CD 139) • SEPA Water Classification Hub (CD 152) • Scotland's Environment - Barriers to fish migration (CD 083) • Scottish Water: Water Resilient Places (CD 138)
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Summary of Evidence

The purpose of this Topic Paper is to provide information on the condition of biodiversity and natural places in East Renfrewshire and identify local and regionally important biodiversity sites for nature networks. NPF4 puts the climate and nature crisis's at the heart of its vision. The new Scottish Biodiversity Strategy sets targets for halting biodiversity loss by 2030 and restoring and regenerating biodiversity by 2045.

The LDP has an important role to play in creating nature positive places that are designed to reduce emissions whilst protecting and restoring the environment.

Section 1 provides an overview of the policy context for biodiversity and natural places as detailed in NPF4, the Scottish Biodiversity Strategy and the adopted LDP2. The Councils Biodiversity Duty Report and the Council's Get to Zero Action Plan are summarised.

Section 2 provides information on the condition of biodiversity and natural places in East Renfrewshire noting there are no European Site designations within the authority area. Where biodiversity interest exists, it is of local importance, although nationally important species are regularly recorded and there are areas of nationally important peatland habitat and riparian woodland. Biodiversity highlights include the reservoirs at Dams to Darnley, which attract numbers of over wintering ducks and geese and the Eaglesham moors with breeding populations of rare black grouse, hen harriers and merlin.

Located on the edge of the Glasgow conurbation East Renfrewshire has an important role in facilitating the creation of nature networks and strengthening connections between neighbouring authorities to support improved ecological connectivity. Nature Networks connect nature-rich sites, restoration areas, and other environmental projects through a chain of areas of suitable habitat, habitat corridors and stepping-stones. The work to identify nature networks is ongoing

being undertaken in collaboration with other local authorities, Green Action Trust, Clyde Climate Forest, NatureScot and Glasgow Clyde Valley Green Network.

East Renfrewshire has:

- 6 Sites of Special Scientific Interest (SSSI - the river valley woodlands in Busby Glen are of particular importance but their condition is worsening due to over grazing by deer and invasive plant species;
- 1 Local Nature Reserve at the Dams to Darnley Country Park;
- 119 Local Biodiversity Sites (LBS) of which 24 are rated poor -with the exception of Rouken Glen Park all the LBS sites in the urban area are known to be both vulnerable and in poor condition;

Section 3 provides an overview of the potential for developing the nature networks which are an expectation of both NPF4 and the Scottish Biodiversity Strategy. The East Renfrewshire nature network will focus on connecting the 119 Local Biodiversity Sites and ensuring that local networks connect with the wider regional networks. Collaborative work is ongoing to identify the optimum network across the Glasgow city region by the Clyde Valley Green Network. Mapping at regional scale has identified the important woodlands, grasslands, moorland and wetlands which will form the backbone of the regional network. The regional mapping identifies some challenges for East Renfrewshire with large gaps between species rich grasslands and woodlands evident.

This section also provides a summary of the Dams to Darnley Country Park and Whitelee Access Project.

Section 4 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Biodiversity and Nature factors.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

NPF4 introduces a robust suite of policies for biodiversity. The new concept of nature networks becomes a core component of NPF4 Policies 3 and 4. The Council is not expected to have a major role driving action on the ground to deliver nature networks because most of the land is privately owned but LDP3 will however be expected to achieve the following:

- Spatially define the Nature Networks by connecting locally important biodiversity sites - this work has commenced in partnership with stakeholders. LDP3 will have to consider how to successfully integrate new areas for development where they converge with nature networks. The two are not mutually exclusive but will require careful planning.
- Ensure that new development delivers "positive effects" for biodiversity.
- NPF4 has set the policy bar higher than is the case for LDP2, which only requires that "adverse effects be avoided" as new development must now deliver "positive effects." This will require greater attention to the biodiversity aspects of new development when undertaking site assessment for LDP3.
- New development and biodiversity gains are not mutually exclusive, recent housing development at Barrhead South masterplan area demonstrates successful positive effects. With the new style LDP to incorporate masterplans and design briefs there is an opportunity to provide clear guidance to ensure that biodiversity is not just fully considered in new proposals, but that proposals will go on to deliver the desired enhancements.
- Ensure that the policy overlaps with Policy 1 and 2 Climate Change, Policy 5 Woodlands and Policy 20 Blue and Green Infrastructure are explicit, and synergies are maximised.
- Identify projects on Council owned land that contribute to nature networks, the creation of new habitats and the restoration of degraded habitats. This is work which could be combined with a revised open space strategy, new woodland strategy and production of an updated local biodiversity action plan.

Statements of Agreement / Dispute

Statements of Agreement

Public - Billy Clark

A single response was received from a member of the public who broadly agrees with the evidence.

Nature Scot

Agree broadly with the evidence, suggest providing more information on the definition of local biodiversity sites.

Homes for Scotland, ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), Taylor Wimpey, ICENI on behalf of The Baird Family

Agree broadly with the evidence. HFS and others do not disagree with the general themes of the Biodiversity and Natural Places Topic Paper and our members are fully committed to protecting biodiversity and already consider sustainability as an integral part of their business.

Agree that where applicable, new development should be supported where it can be demonstrated that the proposal will enhance or improve access to existing or neighbouring designations.

It is acknowledged that sites should take account of existing biodiversity and habitats, ensuring that areas of high biodiversity are protected during development, with opportunities explored to increase biodiversity on site where possible through the creation of nature networks and strengthening connections between them to support improved ecological connectivity.

Taylor Wimpey fully supports Biodiversity Net Gain (BNG) on-site mitigation can help build sustainable communities, create a better place to live and add value to developments. It is the right thing to do to help nature recover. We recognise that on-site mitigation can help build sustainable communities, create a better place to live and add value to developments.

Baird Family state that there is no minimum requirement for biodiversity net gain but it is noted that new development must deliver 'positive effects.'

Scottish Water

Scottish Water's Strategic Plan supports action to address the Nature Crisis.

Nature based solutions and blue-green infrastructure will increase water resilient places as outlined in the [Water-resilient places – surface water management and blue-green infrastructure policy framework](#).

Scotland's towns and cities have strengthened resilience to climate change by maximising their use of blue-green infrastructure to soak up and manage rainwater and keep it from overloading public sewer networks.

Further information on Scottish Waters Biodiversity Policy can be found in their [Biodiversity Report](#)

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received and broad agreement with the general themes presented.

Scottish Water's commitment to addressing the nature crisis is welcomed. The link to the Water Resilient Places and the Biodiversity Report is noted and this evidence has been added to the Topic Paper.

In response to Nature Scot's comment, an improved definition of "local biodiversity sites" has been added to the evidence paper.

Statements of Dispute

SEPA

Disagree with parts of the evidence. There is insufficient evidence on the water environment in Topic Paper 2. SEPA recommends inclusion of evidence on the water environment:

- The riparian corridor layer.
- The Geomorphic risk layer – identifies sections along the river network at risk of channel adjustment.
- Riparian vegetation planting opportunities (25m raster) layer – identifies at a strategic scale the location of riverbanks which could be protected from erosion by improved riparian vegetation
- Flood Hazard Maps – identifies areas affected by flooding which may provide opportunities for nature networks
- Scottish Wetland Inventory layer – identifies known wetlands but is not comprehensive.
- Obstacles to fish migration (included in WFD classification) – identifies natural and artificial obstacles to migratory fish, therefore potential opportunities to remove artificial barriers and restore habitats.
- Water Environment Fund Projects: current, completed and future opportunities
- Water environment classification layers – provides current baseline information and could be used to identify opportunities to address issues and enhance nature networks.
- Natural Flood Management maps – identifies areas to be protected for their role in reducing flood risk and for opportunity mapping for nature-based solutions.

Homes for Scotland, ICENI on behalf of The Mac Mic Group, Miller Homes, Cala Management Ltd (CALA), ICENI on behalf of The Baird Family

Consider there are significant gaps in the evidence.

The observation that HFS members already deliver biodiversity enhancements in line with NPF4 Policies 3 and 4 is noted.

The Topic Paper states "Scotland is one of the most nature depleted countries in the world and East Ren is very much part of this tendency (p6)" – We disagree with this. We understand 2-3% of Scotland is built on.

LDP3 should actively identify areas of biodiversity loss to reverse and enhance nature networks within new development. LDP3 should give significant weight to nature networks and nature-based solutions. ERC should aim to work towards protecting and enhancing as many nature designations as possible. Where applicable, new development should be supported where it can be demonstrated that the proposal will enhance or improve access to existing or neighbouring designations.

Low scoring Local Biodiversity Sites could be enhanced through new development and the strengthening of green networks to achieve positive effects.

ERC should revise their open space strategy, woodland strategy and local biodiversity action plan to actively promote and facilitate the provision of nature-based enhancements within new areas of development.

The Topic Paper refers to surveys from 2015. The data should be the most up to date possible to accurately reflect local conditions.

The site selection process should consider other factors alongside matters relating to biodiversity so that a balanced and pragmatic planning judgement can be formed. It is vital that the presence of trees/woodland on sites that are promoted for development do not preclude the site from being considered as suitable of being developed. Trees & woodland can be protected and will improve the amenity and biodiversity value of a development. The presence of trees and woodland can be incorporated into the design of any site layout, thus contributing to the creation of quality places and providing an asset for the local community. When selecting sites for allocation within the LDP it is paramount that all factors are considered in the round in order that a balanced decision can be made.

HFS quote from NPF4 that development of LBS's will be supported where "development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified"; or "Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic". The substantial contribution of housebuilding to the Scottish economy is given as a reason where the economic argument might outweigh the environmental one.

Construction Environment Management Plans are one tool to protect the environment during the construction phase.

It is important for the Topic Paper to recognise the need for evidence to be kept up to date.

Cala suggests low scoring LBS should on case by case basis have their status reviewed but new housing development provides opportunities to enhance LBS designations in line with NPF4 Policy 2 requirement for enhancement and restoration of habitats. Cala agree with the topic paper that that new development and biodiversity gains are not mutually exclusive, that development masterplans and design briefs should provide clear guidance to maximise biodiversity enhancements.

Cala stress the important socio-economic benefits of home building and that the site selection process must also consider the full range of factors other than biodiversity, including marketability and deliverability. This is particularly important for settlements within an area designated for its landscape quality and where this may affect the location. Considering both marketability and

deliverability will ensure development happens in the areas where there is a significant demand for housing.

Brindley Associates on behalf of The Mac Mic Group

Brindley request that the locations and boundaries of the Local Biodiversity Sites are easily available for developers to identify and download in vector format. Information pertaining to the reason for designation of an LBS, including special characteristics / features should also be identified, and made clear and accessible to developers. This will enable developers to identify where there is potential for development to have positive effects on an LBSs and appropriately mitigate any potential negative effects.

Brindley note there is no current biodiversity action plan and suggest an up-to-date Local Biodiversity Action Plan which identifies species and habitats of particular importance is critical. This would enable developers to strive to protect, enhance and create these key habitats and provide habitats for the identified species within their proposals. An LBAP will be valuable when the Scottish Biodiversity Metric is introduced.

Potential development sites where there is an opportunity to deliver high biodiversity gain and / or create and enhance desired Nature Networks within and beyond the sites should be targeted.

Brindley make comments on Topic paper 6 Greenbelt and Landscape Character which are relevant to the biodiversity topic paper. Comments include suggestions for the creation of new riparian nature networks that incorporate the Earn Water, Eaglesham Burn and the wetlands in the Flenders area. There are suggestions that new structural woodland corridors connect existing fragmented woodlands in the Newton Mearns South, Clarkston and Eaglesham areas.

East Renfrewshire Council Response.

The council has responded to the gaps identified by SEPA by amending the topic paper to include the missing information. The new SEPA information has also been added to update the Flood Hazard information covered in Topic paper 19 Flood Risk and Water Management and the Natural Flood Management and the Geomorphic risk layer which is covered in Topic Paper 17 Blue Green infrastructure.

The evidence paper statement on East Renfrewshire's nature depletion does not refer to the area of land developed/undeveloped but to the poor condition of the environment caused by intensive agriculture, land management and invasive species. The context for the statement is taken from Nature Scot's National Biodiversity Strategy.

The Council agrees with statements that LDP3 should actively identify areas of biodiversity loss to reverse and enhance nature networks within new development and that low scoring biodiversity sites so that new development can take measures to reverse losses and make enhancements. LDP3 will identify and give significant weight to nature networks and nature-based solutions in line with NPF4. The Council agrees that new development can be sensitively planned to successfully integrate with existing woodland and enhance existing biodiversity.

There is already data available on the status of LBS sites. The comments on the potential of new development to integrate with and create new woodland are welcomed. The introduction by Nature Scot of a Scottish biodiversity net gain metric will support these ambitions.

Miller Homes and HfS reference to NPF4 policy on the balance between economic interest and biodiversity in planning decisions where the substantial contribution of housebuilding to the Scottish economy might be an instance where economic interest might outweigh the environmental one is noted, this matter would not be considered at this stage in the LDP3 process.

The statement regarding identification of the low scoring biodiversity sites will be a consideration at subsequent plan stages.

The Council notes the comments on the need to review the Open Spaces Strategy (OSS) and complete a Woodland Strategy and Biodiversity Action Plan. Forestry Scotland have indicated that they are content with the evidence outlined in Topic Paper 4 Woodland and Forestry which combines the Regional Woodland and Forestry Strategy with the East Renfrewshire Woodland Opportunities Report.

Work to review the OSS has commenced with a recent revision of the Open Space Audit, the finished document will be available to inform the proposed plan preparation stage of the LDP3. There are no immediate plans to produce an up-to-date Local Biodiversity Action Plan with the focus on identifying nature networks the primary focus for LDP3.

The concerns regarding the role of biodiversity in the site selection process are noted. The Site Assessment Framework is fully comprehensive and robust and takes a fully rounded view with the framework including 46 different criteria - biodiversity and nature are covered in criteria 9 to 15. The comment suggesting selection of development sites where there is opportunity to deliver high biodiversity gain is noted. The selection framework includes criteria 9 *"To what extent will the policy or proposal conserve, restore and enhance biodiversity?"* and criteria 10 *"To what extent will the policy or proposal facilitate the creation of nature networks and improve ecological connectivity?"* Biodiversity enhancement will therefore be a consideration of site selection within the wider context of the 46 criteria.

Regarding multiple comments on sites being deliverable and marketable the Site Section Framework stresses the importance of deliverability as a criterion for selection.

Comments on the use of construction Environment Management Plans to protect biodiversity during construction are noted, this evidence will be considered in more detail at later stages in the LDP process.

Brindley Associates detailed comments identifying locations where new development could enable the creation of new nature networks and woodland are noted and this approach would align with NPF4 policies 3, 4 and 6. At this stage the locations for new housing development are not yet known and will be determined at the Proposed Plan stage of the LDP3 process.

Brindley associates' comments on availability of information on Local biodiversity sites is noted. The location of [Local Biodiversity Sites](#) are viewable as a web map within the Topic Paper.

Gatecheck

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

Issue Topic Paper 003 – Soils	NPF4 – Sustainable Places Policy 5: Soils
Information required by the Act regarding the issue addressed in this section	<u>2019 Planning (Scotland) Act</u> Section 15(5): <ul style="list-style-type: none"> • The principal physical and environmental characteristics of the district. Other statutory requirements: <ul style="list-style-type: none"> • SEA (Environmental Report)
Links to Evidence	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) (CD 102) • Scottish Biodiversity Strategy to 2045 (CD 094) • Scotland's Soils Database (CD 091) (CD 091) • Office for National Statistics - UK natural capital: peatlands (2019) (CD 065) • Scotland's Soils Capability for Agriculture (CD 090) • The Wildlife and Countryside Act 1981 (CD 157) • Clyde Peatlands (CD 172) • Clyde Valley Green Network (CD 185) • Clydeplan (2017) (CD 176) • East Renfrewshire Wind Energy Study 2012 (CD 274)
Summary of Evidence	
<p>This Topic Paper provides an overview of the soil resource in East Renfrewshire and the implications for LDP3. It gives an overview of the role of soils in our ecosystem, the location of sensitive carbon rich soils and when soils should be considered as a constraint or consideration when planning for development.</p> <p>Section 1 provides an overview of the policy context as provided by NPF4, Scottish Biodiversity Strategy and the adopted LDP2. With regards to soils this requires identifying the locations of locally, regionally, nationally and internationally valued soils including land of lesser quality that is culturally or locally important for primary use.</p> <p>Section 2 provides an overview of the soils resource. East Renfrewshire's soils are an important natural resource, each soil type has been formed by the underlying geology, local climate and altitude and how the soil is managed. The most sensitive soils are the carbon rich soils found primarily in the higher moorland which borders East Ayrshire. These have formed slowly in cold</p>	

and wet conditions leading to the formation of peat. There are smaller pockets of carbon rich soil found on the plateau of the Fereneze Hills above Neilston as shown in Figure 1 of the report.

These carbon rich soils contain varying quantities of peat, from deep peat with associated peatland habitats to peaty soils which are carbon rich but may not support peatland habitats. There are no class 2 or class 4 peat soils in East Renfrewshire as shown by Figure 2 of the report.

There is no land classified as prime agricultural land classes 1 to 3.1 in East Renfrewshire.

East Renfrewshire's peatlands are home to several rare species of plants and animals. These include short eared owl, merlin, hen harrier and black grouse; all are Red listed species from Schedule 1 of listed species of The Wildlife and Countryside Act. Almost 2500 ha, 78% of the total area of peat soils, are designated in the LDP2 as Local Biodiversity sites.

Section 3 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Soil and Geology Factors.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

The location of peatlands and carbon rich soils in upland and plateau areas means the most likely development pressure will come from proposals for renewable energy, primarily wind. NPF4 policy 5 Soils c) states that *Development proposals on peatland, carbon-rich soils and priority peatland habitat will only be supported for:*

- i) *Essential infrastructure and there is a specific locational need and no other suitable site.*
- ii) *The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets*
- iii) *Small-scale development directly linked to a rural business, farm or croft;*
- iv), *Supporting a fragile community in a rural or island area; or*
- v) *Restoration of peatland habitats.*

The Whitelee area which contains East Renfrewshire's largest and best quality area of peatlands also hosts the UK's largest onshore wind farm. The two land uses co-exist and the windfarm farm operator has restored over 1000 ha of degraded peatland in the heart of the windfarm area.

LDP2 includes a Spatial Framework for Wind energy which identifies land where wind energy development is likely to be acceptable. The spatial framework was prepared within the context of policy 10 in the former [Clydeplan \(2017\)](#) (CD 176) and informed by the Council's Wind Energy Study 2012 (CD 274).

The LDP2 Spatial Framework for Wind Energy gives "significant protection" to areas of Class 1 nationally important peatland habitat from wind energy development. There is therefore a divergence between the LDP2 and NPF4 Policy 5c which supports the generation of renewable energy on peatland, carbon-rich soils and peatland habitat, subject to a site specific assessment to identify the quality and condition of carbon rich soils, the likely effects of the proposal on peatlands and the likely net effects of the development on climate emissions and loss of carbon.

There will be a need to amend LDP3 to align with NPF4 and review the Spatial Framework to include Class 1 areas of peatland. To ensure that peatland and carbon rich soils are protected, the LDP3 should link to guidance detailing the information required when a development proposal is proposed on carbon rich soil. This guidance should include Nature Scot's Developing with Nature Guidance with a focus on the *mitigation hierarchy*, peat management plans, and the production of assessments calculating the net carbon emissions from any development on a peat soil.

Where development is on mineral soils Construction Environment Management Plans (CEMP) are an important tool in safeguarding onsite natural resources during construction works.

There are strong cross overs with Policy 3 *biodiversity* and Policy 2 *climate*. LDP3 should ensure these connections are clear and not contradictory. Peatlands which are currently local biodiversity sites should be considered for inclusion as part of the wider nature networks which are in the process of being identified across the Glasgow City Region.

Statements of Agreement / Dispute

Statements of Agreement.

Nature Scot

Broadly Agree with the evidence.

ICENI on behalf of the Baird Family

Agree broadly with the evidence. It is agreed that valued soils are protected and restored where possible.

The following is acknowledged:

There is no land classified as prime agricultural land classes 1 to 3.1 in East Renfrewshire, therefore NPF4 Policy 5 b) development proposals on prime agricultural land will not be relevant to East Renfrewshire.

There are no class 2 or class 4 peat soils in East Renfrewshire.

The location of peatlands and carbon rich soils in upland and plateau areas means the most likely development pressure will come from proposals for renewable energy, primarily wind.

Scottish Water

Efforts to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development are strongly supported. Managing restoration of peatlands carefully is vital as damaged, poor condition or eroded peatland can have a significant impact on drinking water quality supplies of upland sources from increases in dissolved organic carbon (DOC). Scottish Water welcome early engagement with our Sustainable Land Management Team to determine if development proposals impact on drinking water catchments.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received and broad agreement with the general themes presented.

The Council notes Scottish Water's comments on damaged peatlands impacting on drinking water quality and has added additional text on this to the topic paper. This subject is also addressed in Topic Paper 19 SFRA and Water Management.

Statement of Dispute

Homes for Scotland, ICENI on behalf of the Baird Family, Miller Homes

Considers there are significant gaps in the evidence

LDP3 should recognise there are tools to minimise the impact of development on soil and the disturbance of peat. The Topic Paper could acknowledge that risks can be controlled a Construction Environment Management Plan (CEMP).

To help ensure that peatland and carbon rich soils are protected, HFS supports the inclusion of guidance in LDP3, with reference to Nature Scot's Developing with Nature Guidance, detailing the information required when a development proposal is proposed on carbon rich soil.

To meet the default Minimum All-Tenure Housing Land Requirement (MATHLR) Topic Paper 13: Housing recognises housing is likely be delivered in greenfield locations. The Council cannot on one hand advocate greenfield development but then use soils as a barrier or development. There must be a balance.

It is important for the Topic Paper to recognise the need for evidence to be kept up to date and any plan and decisions must be able to be made in this context.

HFS notes the divergence between NPF4 Policy 5c and LDP2 which gives significant protection to areas of Class 1 nationally important peatland habitat from wind energy development. It is positive that the Topic Paper recognises the need to amend LDP3 to ensure it aligns with NPF4, which is vital in ensuring that there are no unnecessary restrictions to development put in place.

NPF4 Policy 5c sets out scenarios in which development proposals on peatland, carbon rich soils and priority peatland habitat will be supported, including for "essential infrastructure and there is a specific locational need and no other suitable site". The socio-economic benefits of home building cannot be understated. They contribute millions of pounds annually to infrastructure investment across the district. As outlined in the report commissioned by HFS, and published in March 2022, <https://homesforscotland.com/download/the-social-and-economic-benefits-of-home-building-in-scotland/>).

East Renfrewshire Council Response

The Council agrees that Construction Environment Management Plans (CEMP) can be an important tool in safeguarding onsite natural resources during construction. The use of CEMPs during construction will be added to the evidence in the Topic Paper.

The Site Appraisal Framework provides a comprehensive assessment criteria for selection of sites. Soils will not be used as a "barrier" but will be considered using criteria 32 to 36 of the 46 criteria in the Framework. The Landscape Character Assessment (LCA), Site Assessment Framework and SEA will be crucial in identifying spatial options during the Proposed Plan stage of the process.

It is worth noting that the carbon rich soils that NPF4 policy 5 seeks to protect are found in remote moorland locations and unlikely to be found in locations of interest to the house building industry.

The statement of economic benefits of house building by HFS and Miller Homes is noted. The site assessment process requires the submission of an Economic Benefits statement allowing presentation of the economic case.

Gatecheck

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 004 - Woodland and Forestry</p>	<p>NPF4 – Sustainable Places Policy 6: Forestry, Woodlands and Trees</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p>2019 Planning (Scotland) Act</p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • The principal physical and environmental characteristics of the district. <p>Other statutory requirements:</p> <ul style="list-style-type: none"> • SEA (Environmental Report) • Forestry and Woodland Strategy
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Glasgow City Region Forestry and Woodland Strategy 2020 (CD 182) • Opportunities for Increasing Canopy Cover on Local Authority Land Holdings, East Renfrewshire Council (March 2024) (Summary Report) (CD 198) • National Planning Framework 4 (NPF4) (CD 102) • SEPA Handbook of Natural Flood Management (CD 146) • East Renfrewshire Local Development Plan 2 (2022) (CD 206) • Scottish Native Woodland Survey (CD 129) • East Renfrewshire ancient woodland sites (CD 208) • East Renfrewshire Native Woodlands (CD 283) • Local biodiversity sites with some woodland component (CD 284) • Historic Environment Scotland Inventory of Gardens and Designed Landscapes (CD 032) • East Renfrewshire Tree Preservation Orders (CD 273) • Clyde Climate Forest (CD 171) • Connectivity areas for Clyde Climate Forest (CD 285) • Scotland’s Forestry Strategy (2019-2029) (CD 077) • Scottish Water Forestry Activities Near Water Assets (CD 135)

Summary of Evidence

This Topic Paper provides an overview of the location, area and number of woodlands, including ancient woodlands, and protected trees in East Renfrewshire. In recent years woodlands and forestry have become an area of increased interest for local development plans. The 2019 Planning (Scotland) Act requires local authorities to prepare a forestry and woodland strategy, placing woodlands at a juncture where environmental policy, forestry policy and planning policy converge.

Woodlands take centuries to mature, a mature woodland is an irreplaceable resource. Woods and trees of any age trees provide us with environmental and social health and well-being benefits; storing carbon emissions, supporting the nature recovery, managing rainfall, cleaning air pollution, providing shade and shelter and providing timber, jobs and places for outdoor recreation.

Section 1 provides an overview of the policy context for woodland and forestry as provided by the 2019 Planning (Scotland) Act, NPF4, SEPA's Handbook of Natural Flood Management and the adopted LDP2.

Section 2 provides information on location, area and number of woodlands and protected trees in East Renfrewshire. As part of the Glasgow City Region area East Renfrewshire uses the 'Forestry and Woodland Strategy' 2020 for the Glasgow City Region to guide decision making. Used in conjunction with the detailed Opportunities for Increasing Canopy Cover on Local Authority Land Holdings in East Renfrewshire (March 2024) (Summary Report) (CD04), Tree Protection Areas and nature designations these documents fulfil the role of a local Forestry and Woodland Strategy.

East Renfrewshire has one of the lowest levels of native woodland cover in Scotland, with less than 1% of the district supporting native woodland cover, this compares unfavourably with other authorities in the Glasgow city Region which average 3.5% native woodland cover. The Scottish Native Woodland Survey identifies 146 native woodland sites in East Renfrewshire covering 369 ha. There are 63 ancient woodland sites in East Renfrewshire covering 249 ha and 0.3% of the Council area.

East Renfrewshire has extensive commercial forestry concentrated on the moorland plateaux and hills to the south of Eaglesham and Neilston. These forests make an important contribution to the rural area, as well as contributing to a sustainable timber supply to meet the needs of Scotland's growing timber processing sector. There are 1100 ha of commercial forestry in East Renfrewshire covering 2.5% of the Council area.

Sixty two of the 119 designated local biodiversity sites contain some woodland interest within their boundary.

There are 73 Tree Protection Orders in place to protect individual trees or groups of trees which make a significant contribution to the landscape and character of the area

The Council has planted or facilitated the planting of 33 "Wee Woods". Over 10,000 trees have been planted by 500 school pupils and community volunteers. Since 2015 there have been 14 Forest Scotland approved schemes for new woodlands. These new schemes have created 442 ha of new woodland, including 211 ha of broadleaved trees.

Section 3 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Trees and Woodland factors within the Biodiversity and Nature Topic.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

NPF4 provides a robust suite of policies to enhance, expand and protect woodlands. These policies are largely compatible with the equivalent policies in LDP2. NPF4 does introduce some new policy dimensions.

NPF4 introduces a requirement that development on land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported when there is an enhancement and improvement of woodlands and planting of new trees on the site. This requirement could have implications for any development on greenbelt release as much of the green belt falls within the area identified as the Strategy's preferred area for new woodland. New development and new woodland are not mutually exclusive, new development is an opportunity for woodland creation, and where it is designed and delivered well it produces the "positive effects" for biodiversity required by NPF4 Policy 3.

LDP3 should identify where new woodland associated with development can create and strengthen nature networks. NPF4 proposes nature networks as a key tool to reverse biodiversity loss. The site assessment process could consider using a criterion which evaluate what potential a site has for new woodland creation and strengthening nature networks.

The intention that new style LDP's move to content displaying masterplans and design briefs creates an opportunity to provide design guidance that ensures woodlands are fully integrated into new development areas and contribute to nature networks where possible.

LDP3 should ensure that the policy overlaps with Policy 1 and 2 Climate change and Policy 3 and 4 biodiversity and natural places are explicit and synergies are maximised.

LDP3 should identify woodland projects on Council owned land that contribute to nature networks, the creation of new habitats and the restoration of degraded habitats. This work could be combined with a revised open space strategy and production of an updated local biodiversity action plan.

Statements of Agreement / Dispute

Statements of Agreement

Forest Scotland Central Conservancy

Broadly agree with the evidence presented regarding the protection of existing woodland and trees, and the evidence regarding opportunities for new woodland creation and tree planting. The topic paper statement that, "new development is an opportunity for woodland creation" is particularly welcomed.

Nature Scot

Agree broadly with the evidence.

Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes,

Agree broadly with the evidence. Agree that development can create new and enhance existing woodlands and strengthen nature networks and encourage biodiversity on site. Agree that LDP3 should identify where new woodland associated with development can create and strengthen nature networks. NPF4 proposes nature networks as a key tool to reverse biodiversity loss.

ICENI on behalf of The Mac Mic Group also agree that the extent of the proposed priority areas for Clyde Climate Forest planting as this is a logical defensible natural boundary to the greenbelt.

Scottish Water

Broadly agree with evidence but advise that a small area of ancient woodland creation is within the Dusk Water catchment boundary which supplies Muirdykes Water Treatment works, if tree guards are used they should be biodegradable or if not biodegradable they should be removed and disposed of in line with the Waste Management Regulations. It is requested that the "[Guidance on Forestry Activities Near SW Assets](#)" is taken into account. A link to this document will be added to the evidence paper.

East Renfrewshire Council Response

The multiple positive comments on the potential for integrating new development with woodland creation/enhancement and strengthening of nature networks are welcomed.

The Mac and Mic Group suggestion of the proposed Clyde Climate Forest forming a logical defensible boundary are noted, although the Clyde Climate Forest is indicative.

The comments on integrating new development with woodland creation/enhancement are welcomed and align with NPF4 policy.

Scottish Water's suggestion to include their guidance on forestry operations in drinking water catchments has been added to the Topic Paper under the section titled 'Scotland's Forestry Strategy 2019-2029'.

Statements of Dispute

Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes, Taylor Wimpey

The site assessment process should consider a criterion which evaluates what potential a site has for new woodland creation and strengthening existing nature networks. New development provides an opportunity for the delivery of new woodlands which contributes to a 'positive effect' for biodiversity enhancements.

Historic Environment Scotland

Consider there is a gap in the evidence in this topic paper which does not specifically refer to the two sites; Rouken Glen Park and Greenbank Gardens listed on the Inventory of Gardens and Designed Landscape.

East Renfrewshire Council Response

The suggested gap in the evidence regarding woodland creation and nature networks in the Site Assessment Framework is a positive suggestion. Reference has been added to criteria 9 within the Biodiversity and Nature theme.

The gap evidence identified by Historic Environment Scotland is accepted and the Inventory of Gardens and Designed Landscape has been added to the evidence report with a cross reference to Topic Paper 005: Historic Assets which outlines further information.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

Issue Topic Paper 005 - Historic Assets and Places	NPF4 – Sustainable Places Policy 7: Historic assets and places
Information required by the Act regarding the issue addressed in this section	<u>2019 Planning (Scotland) Act</u> Section 15(5): <ul style="list-style-type: none"> • The principal-built heritage characteristics of the district. Other statutory requirements: <ul style="list-style-type: none"> • SEA (Environmental Report)
Links to Evidence	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • Historic Environment Policy for Scotland (HEPS) (CD 028) • Historic Environment Scotland Our Past, Our Future (CD 035) • Historic Environment Scotland Pointing the Way to the Future (CD 036) • Historic Environment Scotland Your Historic Place Lens (CD 037) • Historic Environment Scotland Managing Change in the Historic Environment (CD 034) • Historic Environment Scotland Managing Change Guidance Note on Asset Management (CD 033) • Built Environment Forum for Scotland (BEFS) and Historic Environment Scotland Sustainable Investment Tool (SIT) (CD 007) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • HES Portal (CD 027) • Buildings at Risk Register for Scotland (CD 005) • Designed Landscapes of the Recent Past (CD 031) • Site Assessment Framework (SD 001)
Summary of Evidence	
This Topic Paper provides an overview of the Built environment context and sets out the key conservation designations in East Renfrewshire. The built heritage brings many social, cultural, educational and economic benefits to our communities; contributing to our history and education, local distinctiveness, placemaking and quality of life and helps to support the growth of	

tourism and leisure. LDP3 has a key role to play in the overall protection of the historic environment and ensuring that its other policies and proposals do not lead to direct or indirect impacts on such designations.

Section 1 provides an overview of the Historic Environment policy context as provided by Historic Environment Scotland strategies, NPF4 and the Council's adopted LDP2.

Section 2 provides an overview of East Renfrewshire's historic environment and sets out the key conservation designations. This comprises ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes and other features, and comprises both statutory and non-statutory designations.

East Renfrewshire contains:

- 138 listed buildings, including 5 Category A listed buildings which are of national importance;
- 5 conservation areas;
- 2 gardens and designed landscapes; and
- 11 scheduled monuments.

Section 3 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Cultural Heritage considerations.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be

prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

LDP3 has a key role to play in the overall protection of the historic environment and ensuring that its other policies and proposals do not lead to negative direct or indirect impacts on such designations. It is vital that the area's heritage assets continue to be protected from inappropriate development and improved through policies.

LDP3 should continue to seek to ensure development proposals address how the historic environment adds to the sense of place for new development. Development should respond to and support valued local historic character. The LDP should continue to promote and reinforce local distinctiveness through high quality design.

It is critical that the historic environment is fully integrated in the site assessment framework (SD 001) and that proposals demonstrate explicitly, a clear understanding of the significance of heritage assets and their setting.

Climate change and a focus on energy efficiency is inevitably leading to changes to the historic environment. It is also widely recognised and accepted that the historic environment should play its part in meeting these current and future challenges. However, it is vital that changes are consistent with the aims of heritage protection and reflect the global climate and nature crises of Policies 1 and 2 of NPF4. In accepting that some change will be necessary it is critical that this is carefully managed so that the historic environment and its heritage assets are sustained.

Statements of Agreement / Dispute

Statements of Agreement

Public - Billy Clark

A single response was received from a member of the public who broadly agrees with the evidence.

Historic Environment Scotland

Welcome the preparation of this topic paper on historic assets and places in the East Renfrewshire Council area and setting out the topic's implications for the emerging Local Development Plan 3. The data provided within the topic paper will serve to provide an important summation of the evidence base for the historic environment.

Welcome the Council's aspiration to reduce the number of category A-listed buildings that have fallen into a state of disrepair.

We welcome the proposed production of conservation area appraisals, preferably in conjunction with a management plan, because they play an important role in managing change in the historic environment.

Welcome comments about the need to fully integrate the historic environment in the site assessment methodology.

Welcome the recognition that it will be critical to carefully manage change so that the historic environment and its heritage assets are sustained. Reference is made to the Guide to Climate Change Impacts on the Scotland's Historic Environment and Historic Environment Scotland Climate Change Risk Assessment.

Scottish Water

Support the need to preserve historic characteristics of places. We welcome an approach which focuses on incorporating climate change and energy efficiency when considering the historic environment to enable resilience for future climates.

ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group , Miller Homes

Agree broadly with the evidence. LDP3 should ensure development proposals promote the sense of place. Development should respond to, and support valued local historic character. The LDP should continue to promote and reinforce local distinctiveness through high quality design of new development.

As part of the spatial strategy evidence base, ERC should undertake an assessment of historic assets and places to understand their cultural significance. This would then inform how new proposals, within the vicinity of historic assets can be sensitively designed to mitigate any impacts.

Development proposals should be accompanied by further assessments to identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should be supported where it can be demonstrated there is negligible/positive impact on the historic asset.

Future guidance / policy should support development design that reflects the locality and any heritage assets. This will help promote and create distinctive places.

Development should be supported where historic assets are enhanced as places in terms of access to and creating a destination. New development should celebrate local heritage with reference to design, materials, local art and increasing access to assets.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received.

The Council agrees that LDP3 should continue to promote and reinforce local distinctiveness through high quality design of new development. The Council notes comments about the assessment of future proposals which will help inform the Proposed Plan approach. The Topic Paper provides a comprehensive overview of the historic environment. The Council will continue to work closely with Historic Environment Scotland to ensure proposals reflect the historic nature of places, spaces and buildings.

Statements of Dispute**Historic Environment Scotland**

Historic Environment Scotland agreed the topic paper was acceptable subject to:

1. Recommend replacing references to 'built heritage designations' and 'built environment' with 'historic environment'.
2. Recommend adding a qualifying adjective (such as negative/ detrimental) in front of direct and indirect impacts, where it is set out in the document that 'its other policies and proposals do not lead to direct or indirect impacts on such designations'.
3. Useful links to the historic environment policy and guidance could be added in this section.
4. Listed Buildings - Small discrepancy between our figures for the number of listed buildings in East Renfrewshire. The topic paper cites a total of 93 category B listed buildings while our records show that there are 92 such designations within the area.
5. Buildings at Risk - discrepancy between the figures provided in the topic paper and our number. The topic paper identifies 8 buildings recorded as being at risk in the East Renfrewshire Council area whereas our figures are that there are 9 At-Risk buildings on the register. Information on Buildings at Risk and forthcoming vacant church buildings is provided.
6. Information is provided on Notable development pressure trends. .
7. Information on current grants and projects is provided.
8. Reference is made to the Designed Landscapes of the Recent Past study.
9. A glossary of terms and definitions is provided in the response.
10. The SEA Consultation Authorities proforma could be used to inform environmental assessments.

ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group

Development proposals should be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place and how the proposal is sensitively designed to mitigate any impact on historic assets.

East Renfrewshire Council Response

In response to the additional points made Historic Environment Scotland the Council responds as follows:

1. The topic paper has been revised to refer to the 'historic environment' rather than built heritage designations' and 'built environment'.
2. 'Negative' has been added in front of direct and indirect impacts.
3. Current HES Strategies, Guidance and Tools have been added to the topic paper to reflect HES comments. The Guide to Climate Change Impacts on the Scotland's Historic Environment and Historic Environment Scotland Climate Change Risk Assessment have been added to Topic Paper 1 - Climate Mitigation and Adaptation.
4. Historic Environment Designations data on Listed Buildings has been updated to reflect HES recommendations.
5. Historic Environment Designations data on Buildings at Risk and on forthcoming vacant church buildings has been added to the Topic Paper.
6. Notable development pressures have been reflected in the Topic Paper.

7. References to the Designed Landscapes of the Recent Past study have been added to the Topic Paper.
8. Information on current grants and projects has been added to the Topic Paper.
9. Definitions have been updated to reflect HES response.
10. The SEA Consultation Authorities proforma informs and is reflected in the Council's LDP3 site assessment framework.

The requirement for proposals to prepare a historic impact assessment will be added to the Site Assessment Framework.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 006 - Green Belts and Landscape Character</p>	<p>NPF4 – Sustainable Places Policy 8: Green Belts Policy 17: Rural Homes</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • The principal physical and environmental characteristics of the district. <p>Section 15(5):</p> <ul style="list-style-type: none"> • The housing needs of the population of the area, including in particular, the needs of persons undertaking further and higher education, older people and disabled people; • The availability of land in the district for housing, including for older people and disabled people; • The desirability of allocating land for the purposes of resettlement; and • The extent to which there are rural areas within the district in relation to which there has been a substantial decline in population. <p>Section 16(2)(ab):</p> <ul style="list-style-type: none"> • In preparing the LDP the planning authority are to have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for selfbuild housing. <p>Regulation 9 - Have regard to:</p> <ul style="list-style-type: none"> • any LHS <p>Other statutory requirements:</p> <ul style="list-style-type: none"> • LHS which is required by the Housing (Scotland) Act 2001, as amended, to be informed by an assessment of housing provision that is carried out by a HNDA.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire Adopted Local Development Plan 2 (LDP2) (CD 206) • East Renfrewshire Green Belt and Landscape Character GIS interactive map (CD 242)

	<ul style="list-style-type: none"> • East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022) • East Renfrewshire LDP2 Examination Report (2021) (CD 248) • NatureScot National Landscape Character Assessment (CD 058) • Green Belt Landscape Character Assessment (2016) (CD 243) • Green Belt Landscape Character Assessment Annex of Figures (2016) (CD 243a) • Scottish Government Urban Rural Classification 2020 (CD 118) • Scotland's Census 2011 (CD 078) • Scotland's census 2022 (CD 081) • Site Assessment Framework (SD 001) • Rural Settlement Profiles (SD 005)
<p>Summary of Evidence</p>	
<p>This Topic Paper provides an overview of current and previous Green Belt studies, outlines how the landscape was analysed and evaluated and what this revealed in terms of constraints and opportunities. An overview of key issues identified for rural homes is also discussed. The East Renfrewshire green belt has been a successful strategic management tool in guiding new development and ensuring that the landscape setting and identity of settlements has been protected.</p> <p>Section 1 provides an overview of the East Renfrewshire Green Belt. This section identifies that most of the landscape within East Renfrewshire is designated as Green Belt or countryside. This is in recognition of the importance and inherent sensitivity of this landscape as a setting for the urban area. Opposing this there is the requirement for developable land to meet housing and economic needs.</p> <p>Section 2 outlines the policy context as provided by NPF4.</p> <p>Section 3 provides an overview of Green Belt Reviews. The East Renfrewshire Local Development Plan (LDP1) was adopted in June 2015 and was informed by the 2005 Green Belt Landscape Character Assessment prepared for the Council by Land Use Consultants. A review of the boundary was undertaken which provided opportunities for significant new development through Strategic Development Opportunities but also put in place a robust and defensible green belt boundary, providing a defence to unplanned growth and reflecting a long-term settlement strategy.</p> <p>An updated Green Belt and Landscape Character Assessment (LCA) was undertaken in 2016 and informed the Strategy and green belt boundary for LDP2.</p> <p>LDP2 promoted a compact strategy of consolidation and regeneration of existing places and communities, with a focus on brownfield and vacant sites. The Plan carried forward development opportunities identified in LDP1 but did not propose any new housing sites or amendments to the green belt boundary.</p>	

Section 4 summarises Landscape Character Assessments (LCA). The landscape character of East Renfrewshire has been assessed through three landscape character assessments, the Glasgow and Clyde Valley Landscape Assessment (1999) which was further augmented by the East Renfrewshire Landscape Character Assessment (2005) and in turn by the review of this assessment in 2016. The key aspects of the 2016 LCA are summarised in tables (1-3) and figures (1-3) of the Topic Paper and the GIS interactive map. The LCA also sets out a summary for each settlement identifying the key features and characteristics of its landscape context as shown in Table 4 of the Topic Paper.

Section 5 provides an overview of the Scottish Government Urban Rural Classification 2020. This shows that the majority of East Renfrewshire falls within the accessible rural areas category. However, the majority of the population is located within the large urban areas category. This pattern reflects the split in urban and rural land in the area.

Section 6 outlines the LDPs approach to rural homes. The rural hinterland to the south of East Renfrewshire comprises the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham which perform a valuable role providing services and facilities for their local communities. Table 7 of the Topic Paper shows that there has been a general increase in the population for the rural settlements and none of have experienced a significant reduction in their population. The Rural Settlement Profiles and Topic Paper 12: Local Living also highlights that the challenges of providing additional services and facilities in rural areas and that locating services strategically to serve a group or cluster of settlements needs to be considered through LDP3.

Section 7 provides an overview of Green Belt monitoring for applications determined in the green belt. The majority of applications have been approved in accordance with the Plans strategy. However, since 2011 there has been an increase in the urban area and loss of Green Belt due to the urban expansion around Newton Mearns, Barrhead South and Neilston where land was released from the Green Belt for development, resulting in a reduction of the Green Belt approximately 176ha.

Section 8 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

Other issues:

A summary of the key issues identified for Specialised housing provision; self-build housing; and links with the Council's Local Housing Strategy are outlined in detail in the Topic Paper 13: Housing.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Landscape considerations.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of

Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

The East Renfrewshire Green Belt has been a successful strategic management tool in guiding new development and ensuring that the landscape setting and identity of settlements has been protected. Its integrity has been assessed and tested through successive LDP examinations, with adjustments made when required to meet housing requirements. As LDP2 did not make any additional allocations into the green belt and as there have been no major proposals granted that would impact upon the green belt or landscape character it is viewed that the 2016 Landscape Character Assessment (LCA) remains the most up to date evidence base to inform LDP3 and potential spatial growth options.

The housing topic paper sets out the Housing Land Requirement for the East Renfrewshire area over a 10-year period. The Green Belt continues to be subject to development pressure at the urban fringe. The Landscape Character Assessment (LCA) and other supporting landscape studies, Site Assessment Framework and SEA will be crucial in identifying potential spatial options for the Proposed Plan to meet these housing requirements and will be used, if growth cannot be fully accommodated in the urban area, to identify opportunities on the land most suitable and capable of accommodating development on land out-with the urban area. Assessment will be undertaken alongside the availability of infrastructure and meeting Local Living requirements.

The LCA forms form a critical component of the Site Assessment Framework (SD 001) and will be used to assess proposals submitted as part of the 'call for sites' process that will be undertaken after the evidence report has been through Gate Check stage. This includes landscape and visual sensitivity, coalescence and long-term integrity of the Green Belt.

NPF4 identifies Green Belt areas under Policy 8 and the wider rural area under Policy 17. Through LDP3 we will amend the references used to reflect NPF4 and the policy approach to be taken within each to align with NPF4.

The Local Living Topic Paper highlights that rural areas generally have poorer access to public transport and more limited access to services and facilities. Application of the concept of Local Living is also more challenging in the rural areas and that locating services strategically to serve a group or cluster of settlements needs to be considered through LDP3. The paper notes that provision of additional housing in rural settlements to support the viability of existing services and the delivery of new services also needs to be considered. The sustainability of the rural economy is also important, and the LDP3 should seek to support appropriate development in the Green Belt and rural areas. Further information on each rural settlement is set out in the Rural Settlement Profiles (SD 005).

Statements of Agreement / Dispute

Statements of Agreement

Public - Billy Clark

A single response was received from a member of the public who broadly agrees with the evidence.

NatureScot

NatureScot stated that they were generally happy with the topic paper, which provides details of the current green belt boundaries of East Renfrewshire. The response states that they understand that Green Belt boundaries have been continually updated since 2002, reflecting changes in settlement boundaries and taking into account future housing growth. They noted that the Council have undertaken landscape character assessments, and in 2016, a Green Belt Landscape Character Assessment Review, which provides comprehensive data which will be useful to informing the next LDP.

Scottish Water

Scottish Water acknowledges the strategic summary of the topic paper.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received and that the Landscape Character Assessment provides comprehensive data which will be useful to informing the next LDP.

Statements of Dispute

Homes for Scotland, Barratt Homes West Scotland & David Wilson Homes West Scotland (Barratt), ICENI on behalf of the Baird Family, Cala Management Ltd (CALA), Rowallandale Ltd, Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes, Brindley Associates on behalf of The Mac Mic Group, Robertson Residential Group

The responses provide support for the recognition in the topic paper, that not all new development will be located within the urban area, and that green belt land will need to be

utilised for the delivery of housing. They refer to the evidence presented in the Brownfield, Vacant, Derelict and Contaminated Land Topic Paper and the reducing supply of brownfield sites.

There is agreement that the Green Belt is a key planning tool that is instrumental in guiding planned growth to the most appropriate locations however, we disagree that the existing Green Belt boundary remains appropriate and fit for purpose. The responses dispute the approach to consideration of the green belt outlined in the topic paper which in their view does not allow for the local authority to robustly evidence which land is best placed to support the numerous new housing allocations that will be required across East Renfrewshire. They state that the national policy context regarding green belts has changed. The context surrounding their designation has shifted, and current boundaries are to be reviewed as a necessity. They state a pragmatic and strategic approach to Green Belt review and land release, is needed in order to meet housing pressures, whilst protecting parts of the Green Belt that still serve their purpose. Reference is made to the Diffley Report which estimates housing needs for East Renfrewshire.

The responses state that it is imperative that the Council carry out a review of the green belt as part of preparing the emerging LDP3, particularly as NPF4 (Policy 8) states that Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car based commuting or suburbanisation of the countryside. Green belts should be identified or comprehensively reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth or to extend or alter the area covered as green belt. In addition, Rowallandale Ltd stated that the Council must also recognise the need for land for religious groups and be able to plan for the space required to accommodate these types of uses.

The responses dispute the use of coalescence and state that this should be a matter to be weighed against other planning considerations at the detailed site assessment stage. This must be weighed against other defined policy objectives such as Local Living and Infrastructure First. The Scottish Government's recent planning guidance document on "Local Living and 20 Minute Neighbourhoods" (Scottish Government, 2024) should be taken into consideration when identifying suitable and sustainable locations for housing development. This will help support appropriate village expansion in addition to growth around urban settlement edges.

It is agreed that a joined-up approach in deciding Green Belt release should be taken alongside considerations of housing need, local infrastructure requirements and supporting local living requirements.

It is stated that a green belt review is not discretionary but is a clear requirement of NPF4 and the Guidance. It is therefore a significant risk that the Gate Check process may deem the Evidence Report to be deficient on this basis.

It is stated that a new Landscape Character Assessment is required to be completed, given the previous version is now almost a decade old, and it is merely a review of a 2005 assessment.

Rowallandale Ltd stated that it is important, prior to the Gate Check, to reflect any development which has proceeded to in an updated landscape character assessment to reflect the most up to date position on the character and quality of the Green Belt to aid decision making in release of new Green Belt sites to meet community needs to local people.

Brindley Associates stated that The Landscape Character of East Renfrewshire is said to be broadly covered by Glasgow and Clyde Valley Assessment (1999), which is represented accordingly within

NatureScot's Landscape Character Assessment (2019). Key characteristics and issues of the Landscape Character Types (LCTs) located within East Renfrewshire may not all be applicable to the area. It may, therefore, be helpful for the Council to identify which characteristics and issues are applicable to each LCT within the council area, including areas outwith settlements, and key characteristics that the council would like to promote where future development falls within its boundaries.

ICENI on behalf of The Mac Mic Group state that within the paper there is zero reference to renewable energy developments within the Greenbelt. The topic paper must consider the Greenbelt as multifunctional that can assist in addressing the climate emergency and recently declared housing emergency. Subject to design, renewable energy development proposals should be supported within the greenbelt. Additionally, we consider future development would facilitate and enhance a usable green network within ERC. The usable green network aligns with the multifunctional greenbelt incorporating active travel, biodiversity enhancement and sustainable drainage systems.

This topic paper is intrinsically linked with the draft topic papers on Housing, Brownfield, Vacant and Derelict Land, Local Living, Education, Transport, and the Placemaking. Findings and key issues for LDP3 must reflect and address the findings of the related papers.

Settlement specific responses on Clarkston, Waterfoot, Eaglesham, Busby and Newton Mearns are referred to.

East Renfrewshire Council Response

Policy 8: Green Belts of NPF4 states that 'LDPs should consider using green belts, to support their spatial strategy as a settlement management tool to restrict development around towns and cities. Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside. Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and should be clearly identified in plans'.

The Council agrees that Green Belts should be identified or reviewed as part of the preparation of LDPs. The Topic Paper and Topic Paper 13: Housing acknowledge that the Landscape Character Assessment (LCA) and other supporting landscape studies, Site Assessment Framework and SEA will be crucial in identifying potential spatial options for the Proposed Plan to meet the 10-year housing requirements. The topic papers clearly state that further revision to the Green Belt boundaries will be required, once the spatial distribution of sites is known, in accordance with NPF4 and the LDP guidance.

The 2016 LCA factored in land use changes resulting from the identification of masterplan sites promoted through LDP1 and carried forward to LDP2. Settlement boundaries therefore remain unaltered from those shown in LDP2. The Council retains the view that as LDP2 did not make any additional allocations into the Green Belt and as there have been no major proposals granted that would impact upon the Green Belt boundaries or landscape character the 2016 LCA remains relevant and the most up to date evidence base to inform LDP3 and potential spatial growth options. Section 7 of the Topic Paper provides an overview of planning application decisions in the Green Belt. As shown in this section and the Plan Outcomes section of this Evidence Report whilst

there continues to be considerable pressure for development in the Green Belt the current strategy of LDP2 has shown to be effective in resisting such proposals. No major development sites that constitute departures from the Development Plan have been approved by the Council or on appeal out with the urban areas or at the urban fringe. In addition, there have been no major infrastructure projects that would alter the current boundaries.

The review of green belt boundaries is only one factor in the identification of sites for the Proposed Plan. Other key assessments include the SEA, Transport Appraisal, Local Living analysis and Education modelling. Until the Call for Sites stage and other supporting assessments have been concluded it is premature to indicate potential growth options or removal of land from the Green Belt at this Evidence Report stage. As clearly stated in the Topic Paper the spatial distribution of growth and any resultant land to be removed from the Green Belt will be achieved through the Proposed Plan.

The Council acknowledges that coalescence is not specifically mentioned under Policy 8 of NPF4. However, this remains a key consideration when identifying potential growth options and will be considered through the Call for Sites stage. The Council disagrees that such references should be removed from the Topic paper.

Analysis of the Diffley Report is addressed separately under the Councils response to Topic Paper 13: Housing.

The Council acknowledges that the needs of faith groups will be considered through the preparation of development briefs or master plans for LDP3.

Commentary on settlement locational information will be addressed through the Call for Sites and Proposed Plan stage when identifying the spatial distribution of development.

The Council notes the comments on Renewable Energy. As highlighted in the Topic Paper 8: Energy Generation and Distribution LDP3 will need to continue to consider how to realise the full potential of the area for opportunities for renewable, low carbon, and zero emission energy in accordance with NPF4. Renewable energy issues are also addressed under Topic Paper1: Climate Mitigation and Adaptation. NPF4 identifies Green Belt areas under Policy 8 and the wider rural area under Policy 17. Through LDP3 we will amend the references used to reflect NPF4 and the policy approach to be taken within each to align with NPF4. This matter will be address further through the Proposed Plan stage.

Gate Check

The Council is of the view that agreement has not been reached on all areas of dispute. This topic may require to be considered further by the Reporter.

<p>Issue Topic Paper 007 - Brownfield, Vacant, Derelict and Contaminated Land</p>	<p>NPF4 – Sustainable Places Policy 9: Brownfield, vacant and derelict land and empty buildings Policy 23: Health and safety</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • the principal physical and environmental characteristics of the district <p>Regulation 9 to have regard to:</p> <ul style="list-style-type: none"> • the location of Control of Major Accident Hazard establishments and / or pipelines.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022) (CD 206) • East Renfrewshire Economic Development Delivery Plan 2023-2025 (CD 230) • East Renfrewshire Economic Baseline Report (Feb 2024) (CD 232) • Glasgow City Region Vacant Industrial and Commercial Land and Property Study 2024- Vacant and Derelict Land Assessment (in progress) (CD 184). • Transforming Vacant and Derelict Land - Housing & Development - Our work - Scottish Land Commission (CD 128) • Buildings at Risk Register for Scotland (CD 005) • Buildings at Risk Register Busby Lower Mill (CD 006) • Site Assessment Framework (SD 001) • East Renfrewshire Housing Land Monitoring Report 2023 (SD 004)
<p>Summary of Evidence</p>	
<p>The purpose of this topic paper is to provide background information about Vacant and Derelict Land (VDL) in relation to the development of East Renfrewshire. This topic paper provides the location of vacant and derelict sites, data on the make-up of VDL, identifies trends in the re-use of VDL and places this information within the framework of policies and guidance regarding</p>	

brownfield sites. An overview of contaminated land and major accident Hazard establishments and / or pipelines is also shown.

Section 1 outlines the Policy Context as provided by NPF4 and the adopted LDP2. NPF4 states a renewed focus on reusing vacant and derelict land to limit build on greenfield. Reference is also made to the Council's Economic Development Delivery Plan, Economic Baseline Report and the regionally VDL assessment.

Section 2 provides data on vacant and derelict land in East Renfrewshire. There are 33 sites on the Council's Vacant and Derelict Land Register covering 43HA. The area and number of vacant and derelict sites in East Renfrewshire has been gradually reducing over the past ten years. In East Renfrewshire 19 % of homes are within 400m of a derelict site, the homes affected are concentrated in Barrhead, Thornliebank and Busby.

Section 3 provides overview of contaminated land. There are no formally identified contaminated land sites in East Renfrewshire. There are pockets of radon gas across the Council area.

Section 4 provides an overview of Major Accident Hazard establishments and / or pipelines. There are no premises which meet the HSE threshold for the Major Control of Accident Hazard Regulations. There is a network of major Transco gas pipelines which traverse the southern half of the authority area.

Section 5 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme with brownfield, vacant, derelict and contaminated land addressed under the 'Landscape', 'Human Health, Air and Hazards', and 'Soil and Geology' themes.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

There is a positive trend that the area of VDL is declining with a good probability that some of the seven sites (6 vacant, 1 derelict) with planning consent or in the process of getting planning consent will be developed before adoption of LDP3. If these developments are realised the number of vacant sites will drop to six and three of these six are currently be marketed as development ready platforms in Crossmill Business Park. Redevelopment of brownfield land should also remain a priority through the Site Assessment Framework (SD 001).

The development of flats on the derelict site in Newton Mearns will remove one derelict site, however the remaining derelict land is a challenge for LDP3. The NPF4 emphasis on Local Living also increases the pressure to achieve housing on derelict land allocated for housing. The derelict sites which remain on the register are those sites with the greatest obstacles for development. It is becoming apparent that allocating a site for housing is not in itself a sufficient catalyst for development. Three derelict sites are designated in LDP2 for housing and are major contributors to the housing Land supply in LDP2. These are Shanks (notional capacity of 400 units) Robslee (notional capacity of 126 units) and Chapellfield (notional capacity of 120 units). LDP2 recognises the challenges of developing these sites and this is reflected in the longer timeframes for development.

The Council will continue to explore the effectiveness of all housing sites currently included within the 2023 Housing Land Audit (SD 004). This includes exploring alternative approaches to unlock sites that have been designated in several plans, including the use of compulsory purchase powers or the potential use of masterplan consent areas (MCAs). This will be informed by a Call for Sites and Ideas exercise. We will prepare a housing pipeline setting out programming of sites over the short-, medium- and longer-term periods to meet the 10-year indicative Housing Land Requirement. Only sites that are deliverable will be identified in LDP3. Sites will not automatically be rolled forward from LDP2.

The application of MCAs could front-load consideration of design, infrastructure and environmental matters at an earlier stage in the planning process. This would allow the Council to take a leadership role rather than waiting for application to be submitted. An MCA could incentivise the developer by providing a streamlined consent process.

Shanks presents the largest challenge given its size, previous use and fragmented ownership. An application for planning permission in principle for housing was submitted in 2017 but the applicant has not been able to take forward plans to construction. LDP3 will consider how obstacles can be overcome and the preferred end use whether that be mixed, residential or economic. A partnership approach is one option, offering the potential to realise the additional funding and resources that will be necessary to make Shanks a viable proposition.

Robslee is another large derelict site in a prime location on the edge of Giffnock. The site has been included in the Housing Land Supply total since 2012. It is known that there is developer interest

in the site, but no proposals have been forthcoming with flooding and potential contamination constraints to be addressed.

The Hurllet site is the largest (1.8ha) derelict site owned by the Council and is allocated in the current LDP2 as greenbelt land. The site is located beyond the current urban edge of Barrhead on the shared boundary with Glasgow City Council and Renfrewshire which might explain why it has attracted less attention than the more central sites. LDP3 could be more pro-active in envisaging a future for a valuable Council asset.

Derelict land at Glen Street in Barrhead Town Centre is in a key location and capable of meeting multiple NPF4 objectives around Local Living neighbourhoods, town centre vitality and sustainability.

The Chapellfield site is programmed in the 2023 HLA post 2030. The southern area of the site has substantially naturalised as woodland and there could be justification for removing it from the VDL completely using the naturalisation criteria. The site is also identified in the current Strategic Housing Investment Plan (SHIP) (2023-2028) for social rented housing together with market homes.

The Water Works derelict site has been reduced in size by a community growing project which has transformed derelict sewages tanks into usable community space. This is a productive use of land which lies on the flood plain and cannot be developed. LDP3 should continue to support the community use of the site and designate the site as part of a green network.

The priority sites for LDP3 to consider:

- Shanks
- Glen Street
- Robslee
- Hurllet
- Chapellfield

LDP3 should take cognisance of potential land contamination and possible risks from radon gas when identifying areas for development. While both issues can be remediated during construction, the early identification of potential hazards can help inform later design phases. There are no premises which present a major accident hazard.

Statements of Agreement / Dispute

Statements of Agreement

Public - Billy Clark

Agree broadly with the evidence.

Scottish Water

Strongly encourage approaches to bring vacant and derelict land to uses that support the management of increasing flood risk from climate change. Using VDL to establish nature-based solutions and blue-green infrastructure networks, as an alternative to traditional development, is something Scottish Water will work with partner agencies to explore.

Developers must consider Scottish Water's Surface Water Policy when designing for Brownfield sites and appropriate above ground sustainable surface water drainage must be incorporated into early design of new developments as connection to combined networks is not promoted.

Nature Scot

Agree broadly with the evidence

Dundas Estates and Development Company Ltd

Agree broadly with the evidence

The Leith Group Representing EPC-UK Ltd

Do not disagree with the evidence but request that the Council collaborate with EPC-UK because of the sensitive operations undertaken at their sites so that specialist advice can be given on the operation and protection of hazard sites in relation to local communities.

East Renfrewshire Council Response

The Council acknowledges and welcomes Scottish Water's positive promotion of VDL being used to create new blue/green infrastructure.

The Leith Group's comment regarding sensitive operations and the request for collaboration over potential hazards site is noted and discussed in more detail in Topic Paper 25 Minerals and Quarrying.

Statements of Dipute

Miller Homes, Icenl On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes, Robertson Homes; Taylor Wimpey), Icenl on behalf of the The Mac Mic Group, Homes for Scotland (HFS), Cala Management Ltd, Taylor Wimpey

Consider there are significant gaps in the evidence.

Support for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings, where this land is available and where it can reasonably and viably be developed. Allocating brownfield/derelict sites for housing is not in itself a sufficient catalyst for development. This matter must be considered when determining which sites contribute towards meeting the indicative Local Housing Land Requirement.

The brownfield sites designated for housing in LDP2 must be re-assessed and must not be rolled forward from LDP2. The draft Topic Paper states (in reference to vacant and derelict sites) that allocating a site for housing is not in itself a sufficient catalyst for development. Viability requires to be more fully understood here. Miller Homes, and HFS are willing to share knowledge of constraints associated with the housing sites which have not been brought forward for development. It is important for the Topic Paper to recognise the need for evidence to be kept up to date and any plan and decisions must be able to be made in this context.

The area and number of vacant and derelict sites in East Renfrewshire has been gradually reducing over the past ten years. The topic paper identifies the area of VDL reduction therefore, this reduction combined with forecasted population growth and the need to allocate sufficient land to exceed the Minimum All-Tenure Housing Land Requirement (MATHLR).

The topic paper must align with the Greenbelt topic paper; Housing topic paper and the HfS Rettie / Diffley Existing Housing Need Report. To meet housing needs allocating sites on green belt in sustainable locations will provide houses with faster delivery timescales than on VADL.

Green belt sites will be required where there is proven deliverability and marketability and reduced constraints like contamination. Green belt sites often have lower biodiversity levels and housing development can offer biodiversity enhancement opportunities. Allocating sites on green belt in sustainable locations will provide much needed houses whilst contributing to a settlement infrastructure.

With biodiversity enhancements an NPF4 requirement, brown field sites are less capable of promoting biodiversity in comparison with greenbelt sites due to site constraints, naturalisation and viability. The spatial strategy must take into account the deliverability and viability of brownfield site development.

Miller Homes note that the Council has indicated that there is no formally identified contaminated land in East Renfrewshire.

Dundas Estates and Development Company Ltd

We don't agree entirely that the Council has been proactive in promoting vacant and derelict sites. Whilst Policy E10 of LDP2 is clearly supportive, the reality in many parts of the Council area is that housing development on vacant sites is severely constrained due to capacity issues with associated infrastructure e.g. schools. This has served to block several development proposals for the re-use of vacant and derelict sites.

The derelict land maps shown on figures 1 – 3 are drawn at a large scale, and it is not clear that the vacant site at the former Mearnskirk Care Home on Mearnskirk Road, Newton Mearns is included. If not included it should be added to the Council's Vacant and Derelict Land annual survey returns.

Historic Environment Scotland (HES)

HES consider there is a gap in the evidence because it does not contain specific information about vacant and derelict buildings that are on the Buildings at Risk Register (BARR).

We note that reference is made to Buildings at Risk within Topic Paper 7 and that consideration is given to this evidence in the Historic Assets and Place Topic Paper. However, we would note that while the entries on the Buildings at Risk Register are focused on heritage assets it is also an evidence source for data on empty buildings. It would therefore be beneficial for this evidence source to be more fully covered in this topic paper.

East Renfrewshire Council Response

In response to comments on the viability of VADL sites, all housing sites allocated in LDP2 will be re-assessed before inclusion in LDP3. Section 7 of Topic Paper 13 Housing states that the Council

will explore the effectiveness and deliverability of all housing sites currently included within the 2023 Housing Land Audit. The Site assessment framework reaffirms the LDP guidance requirement that no site will automatically roll forward from the current adopted LDP2.

Analysis of the Diffley Report is addressed separately under the Councils response to Topic Paper 13: Housing.

Comments that VADL land is insufficient to meet housing need, and this will require release of greenbelt land are noted. The revision of Green Belt boundaries is covered in Topic Paper 6 Green Belt and Landscape Character and Topic Paper 13 Housing. The Landscape Character Assessment (LCA), Site Assessment Framework and SEA will be crucial in identifying spatial options for the Proposed Plan that meet the 10-year housing requirements.

The suggestion that HFS and HFS members are willing to share knowledge of constraints associated with housing sites that have not been brought forward for development is welcomed.

Historic Environment Scotland's suggestion of referencing the Buildings at Risk Register (BARR) is noted. Section 2 of the Topic Paper has been amended to include Busby Mill, which is on both the BARR and VADL registers, this evidence improves cross referencing to Topic Paper 5 Historic Assets.

The deliverability of biodiversity enhancements on brownfield land would be considered on a site-by-site basis. The Council agrees with the comment regarding the low biodiversity value of agricultural greenfield land compared to brownfield and agrees with the comment that new development can enhance biodiversity where existing levels are low.

Site specific comments will be considered at the Proposed Plan Stage.

Scottish Water's comments on the re-use of vacant and derelict land in ways which create new blue infrastructure to manage flood risk are noted.

The suggestion that a site at the former Mearns Kirk Nursing home is included on the VDL register and added to the figures in topic paper is noted, this site will be surveyed as part of the 2024 annual review of VADL. The evidence regarding Infrastructure constraints, in particular education, are covered in Topic Paper 14 Infrastructure First.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 008 - Energy Generation and Distribution</p>	<p>NPF4 – Sustainable Places Policy 11: Energy</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • the infrastructure of the district; and • how that infrastructure is used. <p>Regulation 9 - have regard to:</p> <ul style="list-style-type: none"> • the national marine plan; and • any regional marine plan.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 (CD 011) • National Planning Framework 4 (NPF4) 2023 (CD 102) • Heat Networks Act 2021 (CD 026) • Draft Scottish Energy Strategy and Just Transition Plan 2023 (CD 013) • Onshore wind policy statement 2022 (CD 103) • UK Hydrogen strategy (CD 163) • Hydrogen Policy Statement 2020 (CD 109) • Hydrogen action plan 2022 (CD 108) • East Renfrewshire Get to Zero Action Plan (GTZAP) (CD 240) • East Renfrewshire Local Heat and Energy Efficiency Strategy (LHEES) (2024) (CD 253) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Wind Energy Spatial Framework Map (CD 297) • East Renfrewshire Renewable Energy Supplementary Guidance (2017) (CD 264) • East Renfrewshire Wind Energy Study (2012) (CD 274) • RenewableUK Wind Energy Database (CD 074) • Electric vehicle charging devices by local authority (CD 017) • Scottish Power Energy Network Development Plan (2022) (CD 130) • SPEN Open Data Portal (CD 131) • Site Assessment Framework (SD 001)

Summary of Evidence

The purpose of this Topic Paper is to provide background information on the subject of energy generation and distribution. This Topic Paper looks at the issues which influence the energy sector and also discusses current policies and guidance relating to energy that will form the framework for the development of the LDP.

The planning system is fundamental in the transition to a zero-carbon place and economy and minimising the carbon emissions of development, in delivering new renewable energy systems, and of designing zero carbon places which support healthy and sustainable transport options. It will make a significant contribution to meeting the Scottish Governments overall aim of reducing Scotland's emissions of all greenhouse gases to net-zero by 2045.

Section 1 provides an overview of the context for energy generation and distribution and the key challenges. East Renfrewshire Council has joined many local authorities in Scotland in declaring a climate emergency in October 2021. Energy use is changing because of the decarbonisation of energy networks and due to climate change.

The main existing sources of renewable energy across East Renfrewshire include onshore wind turbines, concentrated to the south of the Council area. The electricity grid serving the East Renfrewshire area has seen a significant growth in renewable and low carbon energy generation as part of the strategic approaches set out in previous LDPs. Substantial additional renewable generation will be required to support the transition to net zero. The Council has published a Local Heat and Energy Efficiency Strategy (LHEES) (CD01), as a long-term plan to decarbonise heat and improve energy efficiency.

The transition to net zero carbon is also placing new pressures on electricity infrastructure, with the electrification of heat and transport all leading to a need for reinforcement and additional capacity on the grid.

Section 2 outlines the Policy Context including NPF4 and the Heat Networks Act.

Section 3 provides an overview of national and local strategies, including at a national level the Draft Scottish Energy Strategy and Just Transition Plan, Onshore wind: policy statement, Hydrogen Policy Statement and at a local level the East Renfrewshire Get to Zero Action Plan and the Council's LHEES.

Section 4 provides an overview of opportunities for renewable, low carbon and zero emission energy within East Renfrewshire. The Paper states that the Council will seek to ensure that the area's potential to accommodate renewable energy technologies is realised and optimised, giving careful consideration to relevant environmental, community and cumulative impacts of proposals. Whilst wind energy is likely to make the most substantial contribution to renewable energy targets, the drive towards a low carbon future cannot be secured by wind energy alone and it is recognised that a diverse mix of renewable energy sources is required.

LDP3 should continue to explore opportunities for the development of electricity generation from a range of renewable energy technologies such as solar, geothermal, biomass, anaerobic digestion, district heating or hydroelectric if targets are to be met. An element that must be taken into account when considering new renewable energy installations is the ability to connect into the electrical grid.

An overview of potential sources of renewable energy is provided.

Section 5 provides an overview of the Existing Grid Capacity within East Renfrewshire. The Council liaised with Scottish Power Energy Networks (SPEN) in preparing the Topic Paper. Discussions with SPEN identified that the loadings in East Renfrewshire were quite healthy and at this point there isn't a significant need for reinforcement. However, ongoing dialogue with SPEN will help to ensure that the programmed delivery of sites aligns with the investment plans of SPEN, ensuring sites are feasible for delivery.

Section 6 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on energy considerations within the 'Climatic Factors' and 'Population and Place' themes.

Other matters:

There are no national or regional marine plans applicable to East Renfrewshire.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

Although the current LDP2 provides a strong framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation, it will be critical to build upon this in the preparation of LDP3. The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The Climate Emergency declared by East Renfrewshire Council and the Get to Zero Action Plan requires the Council to take urgent action to address the risks of climate, change to meet key targets for reduction in carbon emissions.

National policy, including the National Planning Framework (NPF4) is supportive of renewable and low carbon energy development, in order to support a Just Transition to the low carbon economy.

The Plan will need to assess, describe and plan for the transition to a zero-carbon energy system that will be needed across the entire Council area and to ensure that new developments are planned in such a way as to fit within the decarbonisation strategy for the area. This is critical if the Council are to do full justice to achieving a zero-carbon place. Policies in LDP3 will be required to be adaptable to infrastructure demands, and the roll out of new technologies as they emerge.

There are a number of energy generating developments across the Council area, including wind energy developments. LDP3 will need to continue to consider how to realise the full potential of the area for opportunities for renewable, low carbon, and zero emission energy. The Plan will need to provide a positive policy framework for the development of renewable energy projects and energy storage including associated infrastructure and potential upgrades to grid capacity. LDP3 will continue to explore opportunities for the development of heat networks as well as emerging technologies such as hydrogen, particularly as fuel poverty and requirement for heat networks continue to influence energy policy. Hydrogen continues to be an emerging technology, with delivery challenges around distribution within the gas network and viability.

Further studies may be commissioned to determine Areas of Greatest Potential for alternative energy sources, with a focus on locational/environmental considerations such as scale, visual impact, landscape features, carbon rich soils etc. Solar farms and battery storage are two examples of potentially viable renewable technologies that could be capable of delivering renewable energy at a commercial scale. There will be a need to amend LDP3 to align with NPF4 and review the current Spatial Framework to include Class 1 areas of peatland as highlighted in the Soils Topic Paper.

East Renfrewshire's just transition towards decarbonising heat will require the changing use of existing energy infrastructure. This will be influenced by where grid improvements and additional generation are required. The Council will work collaboratively with the SPEN to undertake energy infrastructure modelling that reflects agreed programming for mixed use and residential site allocations identified through the Proposed Plan stage to ensure comprehensive grid capacity solutions are implemented.

Following publication of the final LHEES a Local Area Energy Plan will be progressed alongside the development of Local Development Plan 3.

Energy planning will form a consideration of the site assessment framework (SD 001) by taking account of considering the proximity of and potential for heat network zone designation in designating proposed development sites.

Statements of Agreement / Dispute

Statements of Agreement

Public - Billy Clark

Agree broadly with the evidence

NatureScot

NatureScot stated that they were content with this paper. They stated that they didn't notice anything that they would dispute, or that they consider to be missing.

Scottish Water

Recognise that water plays a key role in renewable energy development. Scottish Water is actively engaged in the growth of hydrogen as a key energy source and continue to support Scotland's ambitions in this sector. Hydrogen production can have significant impact on water resources due to volume of water required. Scottish Water support the opportunities to use alternative sources of water for hydrogen processes where drawing potable water from the public network may prove challenging, for example, re-use and treatment of effluent and desalination. Scottish Water strongly recommends early engagement through the Pre-Development Enquiry (PDE) process to further interrogate network and capacity demand required to facilitate any new energy developments.

Homes for Scotland, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes

Agree broadly with the evidence. The Building (Scotland) Amendment Regulations 2023 (New Heat Standard) has changed the way that new homes will be heated and the associated carbon emissions. Section 72 of the Climate Change (Scotland) Act 2009 introduced Section 3F into the Town and Country Planning (Scotland) Act 1997. Section 3F requires local development plans to contain policies that require new buildings to be designed to avoid a specified and rising proportion of greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies.

As of 1 April 2024, the above regulations combined with national planning policy and heat policy go much further than what section 3F can achieve. The requirement to include policies within development plans under Section 3F is therefore no longer necessary and as detailed within the Climate Change Act – Section 72: fourteenth annual report work is commencing to prepare a repeal Order for consideration by the Scottish Parliament.

Agree – Potential future schemes appear to be predominantly for solar photovoltaics and battery storage proposals. However, there is an emerging need to ensure that energy supply is resilient. Support should be given to diversification of the energy market.

Agree – potential to develop technology in urban areas using existing VDL or underused land. Large scale Solar development would enable a diverse supply of renewable energy moving from an over reliance on wind energy. The greenbelt would be capable of accommodating renewable energy development.

The Topic Paper highlights concerns regarding fuel poverty. It requires to be understood that HFS members already routinely provide energy efficiency measures in their developments. On average, 89% of all new homes built by HFS members meet at least an EPC grade 'B' standard. In terms of carbon reduction, surveys show that, increasingly, home builders are embedding zero emissions heating systems and enhanced energy-efficiency measures into their developments.

HFS members are fully committed to reducing the impacts of climate change and already consider sustainability as an integral part of their businesses. The move away from gas central heating to heat pumps combined with the provision of electric vehicle charging points will substantially increase the energy demand for new homes. It is key that grid capacity is provided timeously to serve proposed development on allocated sites to ensure that new homes are not delayed.

It is vital to highlight the need for the spatial strategy in the next LDP to consider both sustainable and marketable locations for new developments. Similarly, the availability of grid capacity should not dictate where development is located. It is essential that the Council works with SPEN to ensure that an upgrade to the network is aligned with the future housing supply pipeline.

The focus in the proposed Local Area Energy Plan should be to ensure that there is sufficient grid capacity to support new developments within LDP3.

ERC has identified areas that have the possibility of installing district heating systems through the LHEES.

ERC has the lowest EV Charging facilities in Scotland. New development can help deliver increased EV Charging to the area contributing to a sustainable place.

New development and new District Heating Systems, where viable, can strengthen the grid to support heat decarbonisation. This will improve the heating of new and existing homes in ERC delivered by utilising Air Source Heat Pumps. Additionally, housebuilding allows for increased supply of fit-for purpose and energy efficient homes.

This paper, alongside the Greenbelt topic paper should promote renewable energy development within.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comment received. It is positive that HFS and their members are fully committed to working with the Council to reduce the impacts of climate change through future proposals.

The requirement for collaborative working with Scottish Water is noted.

The sustainability and marketability of proposals will be considered through the Site Assessment Framework.

The Topic Paper clearly acknowledges that the Council will continue to work in collaboration working with SPEN to undertake energy infrastructure modelling and to ensure grid capacity solutions are implemented once the spatial distribution of growth is known. The impact of proposals upon grid capacity is a core component of the Site Assessment Framework.

Addressing fuel poverty issues is noted.

The Council notes the comments on Renewable Energy. As highlighted in the Topic Paper LDP3 will need to continue to consider how to realise the full potential of the area for opportunities for renewable, low carbon, and zero emission energy in accordance with NPF4. Renewable energy issues are further addressed under Topic Paper1: Climate Mitigation and Adaptation. NPF4 identifies Green Belt areas under Policy 8 and the wider rural area under Policy 17. Through LDP3 we will amend the references used to reflect NPF4 and the policy approach to be taken within each to align with NPF4. This matter will be address further through the Proposed Plan stage.

Statements of Dispute

Homes for Scotland

The heating and cooling of our homes is dependent on and not limited to location, altitude, orientation, principal design, and fabric heat loss. Most East Renfrewshire homes currently fall outwith any potential Heat Network Zones (HNZ). There is however potential for standalone heat networks provided by an independent distribution network operator to be viable for larger new housing developments. This could involve a centralised energy centre comprising of air source heat pumps or network of ground source heat pumps. Homes post 2023 building standards will have a lower heat demand than pre-2023 building standards and require a higher unit trigger number for a commercially viable heat network. HNZ are therefore unviable in East Renfrewshire unless they are part of a new strategic housing allocation.

HNZs are supported in principle, however where there are multiple landowners and interests' development is likely to be delayed due to the requirement to form an Energy Services Company (ESCo). Additionally, it is not clear how infrastructure belonging to an ESCo within the potentially adopted road network would be considered by a roads authority.

It is unreasonable to require a development to be designed and constructed to connect to a potential future heat network at a later date. The extent of any safeguard within the adopted road network, private garden ground and homes would be unknown whilst the cost associated with retrofitting a solution is likely to be prohibitive. There is also no guarantee that homeowners will be willing to convert from an existing energy provider to an ESCo.

East Renfrewshire Council Response

The LDP will take into account the requirements of Policy 19: Heat and Cooling of NPF4 which require the spatial strategy to take into account areas of heat network potential and any designated Heat Network Zones (HNZ). Criteria 16a states that proposals within or adjacent to a Heat Network Zone identified in the LDP will only be supported where they are designed and constructed to connect to the existing heat network. This matter is addressed further under Topic Paper 016: Heating and Cooling.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

Issue Topic Paper 009: Zero Waste	NPF4 – Sustainable Places Policy 12: Zero Waste
Information required by the Act regarding the issue addressed in this section	<u>2019 Planning (Scotland) Act</u> Section 15(5): <ul style="list-style-type: none"> • The infrastructure of the district; and • how that infrastructure is used. Regulation 9 - have regard to: <ul style="list-style-type: none"> • the national waste management plan.
Links to Evidence	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • EU Waste Framework Directive (Directive 2008/98/EC) (CD 021) • Making Things Last: a circular economy strategy for Scotland (2016) (CD 112) • Zero Waste Plan (2010) (CD 124) • Stop, Sort, Burn, Bury? (CD 105) • East Renfrewshire Adopted Local Development Plan 2 (LDP2) (CD 206) • East Renfrewshire Fleet Asset Management Plan (RAMP) (CD 266) • Clyde Valley residual waste contract (CD 173) • SEPA – Scottish Household Waste 2022 (CD 142) • Improvement Service Benchmarking – proportion of waste that is recycled (CD 086) • UKGBC (CD 165) • SEPA waste sites and capacity data tool (CD 151) • East Renfrewshire Waste Management Facilities map (CD 293) • SEPA waste site information (CD 150)
Summary of Evidence	
<p>The purpose of this Topic Paper is to provide an overview on the subject of zero waste. This Topic Paper assesses the key drivers for change that will minimise waste and adapt, encourage, promote and facilitate development that is consistent with the waste hierarchy. It also provides a summary of the current waste evidence base and explains how it will be used to shape LDP3.</p> <p>Section 1 sets out the policy context and an evaluation of the main policy drivers as provided by NPF4 and the waste framework directive. NPF4 supports the development of waste management facilities which support the circular economy. This prioritises the reduction and reuse of materials in construction.</p>	

Section 2 provides an overview of national, regional and local strategies that inform LDP3 as provided in the evidence section above. This includes Making Things Last: a circular economy strategy for Scotland (2016), Zero Waste Plan (2010), Stop, Sort, Burn, Bury?, East Renfrewshire Adopted Local Development Plan 2 (LDP2) and East Renfrewshire Fleet Asset Management Plan (RAMP).

Section 3 provides an overview of waste, setting out the context for East Renfrewshire. The benefits of a circular economy are set out. There are two waste management facilities in East Renfrewshire: Carlibar Road, Barrhead and Greenhags, Newton Mearns. There has been a reduction in greenhouse gas emissions with waste being diverted from landfill to energy recovery. A 49% reduction has been estimated, as a result of the Clyde Valley residual waste contract.

In East Renfrewshire, 41,421 tonnes of household waste was generated in 2022 with 23,193 tonnes recycled. 3,261 tonnes of waste was landfilled or 7.9%. In 2022/23 56% of household waste was recycled.

The Council approved a new Fleet Purchasing Policy in September 2023 to transition from diesel to zero-emission vehicles from 2027-2030.

Section 4 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on waste considerations.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be

prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

LDP3 should

- Continue to work in partnership with national and regional agencies, including our neighbouring councils within the Glasgow City Region, will be necessary to achieve our Get to Zero and Zero Waste ambitions. The partnerships we have formed and will help the Council and its staff by learning from others, sharing examples of where we are making progress and in the delivery of actions that require a regional approach.
- Promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.
- Explore opportunities for enhanced waste depot facilities to operate from whilst recognising there will be a major infrastructure challenge to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.
- Support the development of new waste management facilities and infrastructure facilities for the management of all types of waste.
- Safeguard the existing waste management facilities
- Encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products;
- Design developments with adequate, flexible and easily accessible storage space and collection systems
- Move waste management away from landfill and towards sustainable waste management.
- Incorporation of waste minimisation principles within local development plan policies to minimise waste generation during construction and provide adequate space/provision for waste and recycling facilities within new developments.
- Ensure that new development proposals are enabled to connect to any adjacent existing or new heat networks, Energy from Waste facilities, or other heat providers.

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Endorses opportunities to incorporate circular economy principles when considering any future development and expansion of local communities. This would include the utilisation of existing assets prior to new build, recycling of materials as well as looking to extract value from waste streams such as grey water recycling, surface water management, nutrients from wastewater streams and integrated energy from multiple waste streams.

ICENI on behalf of the Baird Family

Agree broadly with the evidence. The response states that where it is suggested that LDP3 should ensure that new development proposals are enabled to connect to any adjacent existing or new heat networks, energy from waste facilities, or other heat providers, this should only be included

as a requirement for development to consider this option rather than making it a safeguarding requirement where it may not be feasible or viable to do so.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comment received. The LDP will take into account the requirements of Policy 19: Heat and Cooling of NPF4 which require the spatial strategy to take into account areas of heat network potential and any designated Heat Network Zones (HNZ). Criteria 16a states that proposals within or adjacent to a Heat Network Zone identified in the LDP will only be supported where they are designed and constructed to connect to the existing heat network. This matter is addressed further under Topic Paper 016: Heating and Cooling.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 010 - Transport</p>	<p>NPF4 - Sustainable Places Policy 13: Sustainable Transport Policy 15: Local Living and 20-minute neighbourhoods Policy 18: Infrastructure First</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • the infrastructure of the district (including transport systems); and • how that infrastructure is used. <p>Regulation 9 - Have regard to:</p> <ul style="list-style-type: none"> • any regional transport strategy; and • any local transport strategy.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Transport Scotland Road Network (CD 159) • Scottish Transport Statistics 2021 (CD 132) • National Planning Framework 4 (NPF4) 2023 (CD 102) • Transport Scotland Development Planning and Management Transport (Appraisal Guidance (DPMTAG) (CD 158) • Scotland's Climate Change Plan update (2020) (CD 106) • National Transport Strategy for Scotland (NTS2) (CD 052) • Transport Scotland's Strategic Transport Projects Review (STPR2) (CD 161) • Scottish Government Infrastructure Investment Plan (IIP) (2021-26) (CD 110) • Scottish Government Programme for Government (2023) (CD 114) • Transport Scotland's Route Map to Achieve a 20 per cent Reduction in Car Kilometres by 2030 (CD 160) • Paths for All National Survey of Attitudes to Walking and Wheeling in Scotland (2023) (CD 070) • Strathclyde Partnership for Transport (SPT) Regional Transport Strategy (2023) (CD 190) • City Deal project (CD 215)

	<ul style="list-style-type: none"> • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Local Transport Strategy LTS Case for Change Report (CD 256) • East Renfrewshire Roads Asset Management Plan (RAMP) 2024 (CD 266) • East Renfrewshire Transport Network Interactive Map (CD 286) • East Renfrewshire Local Living GIS interactive online mapping toolkit (CD 255) • Strathclyde Partnership for Transport (SPT) - Park and Ride Facilities (CD 189) • East Renfrewshire Council Good Practice Guide for Residential Development Roads (CD 222) • Scottish Government's policy document Designing Streets (CD 121) • National Roads Development Guide (CD 051) • 2022 Sustrans Hands Up Scotland Survey (HUSS) (CD 154) • Electric vehicle charging devices by local authority (CD 017) • ChargePlace Scotland (CD 009) • SPT Strategic Connectivity map (CD 227) • SPT Local Connectivity map (CD 228) • Site Assessment Framework (SD 001)
<p>Summary of Evidence</p>	
<p>The purpose of this topic paper is to provide background information on the subject of transportation. This topic paper looks at the issues which influence the transportation needs of local residents. The Topic Report explains the current transport network across East Renfrewshire focusing upon the road, rail and bus networks and upon active travel and outlines the Council's commitment to produce a transport appraisal to support the Proposed Plan.</p> <p>The provision of appropriate transport infrastructure is important to ensure that new developments have access to sustainable means of transport to provide access to work, schools and local facilities. Improving local access, providing more sustainable and inclusive transport choices, influencing land use patterns around existing transport infrastructure and providing reliable, convenient connections between places should be key requirements of a future transport network.</p> <p>Section 1 outlines the outlines the transport context and some of the key challenges that require to be considered in LDP3 and the emerging Local Transport Strategy. A series of key facts and</p>	

projections and data on travel patterns and behaviour is set out in the Topic Paper 26: Socio-Economic. This section recognises the importance of rebalancing the transport network in favour of sustainable modes. However, car ownership and usage is increasing within the area with outward commuting patterns and high rates of car use for all journeys.

There are good rail and bus connections from most of the larger settlements into Glasgow City Centre itself, however the key issue arises when people wish to travel across East Renfrewshire between the Levern and Eastwood areas or to other local authority locations. The lack of a well-connected active travel network and infrastructure is also a barrier to the uptake of more cycling within the area. The Local Living neighbourhood concept will be a key element in transport policy going forward as evidenced through Topic Paper 12: Local Living.

Section 2 outlines the Transportation Policy Context and recognises the requirement for a transport appraisal to inform the Proposed Plan. National developments set out in NPF4 are also referenced including the Central Scotland Green Network, Urban Mass / Rapid Transit Networks and the National Walking, Cycling and Wheeling Network.

Section 3 provides an overview of national, regional and local transportation strategies that inform LDP3 as highlighted in the evidence links section above. This includes the National Transport Strategy 2 for Scotland, Strategic Transport Projects Review 2 and the Infrastructure Investment Plan (IIP). The IIP outlines 2 key sub regional rail transport projects for East Renfrewshire: East Kilbride Rail Enhancement; and Barrhead Rail Enhancement. Regional strategies include the Regional Transport Strategy, City Deal projects and at the local level the merging Local Transport Strategy.

Section 4 provides an overview of the Existing Transport Network within East Renfrewshire. The local road network and associated infrastructure represents a critical component of East Renfrewshire's transport network, connecting people and places with services and opportunities, as well as the conveyance of goods necessary for growth and wellbeing. The Transport Network within East Renfrewshire is well developed with linkages to surrounding areas, a key linkage being with Glasgow city centre to the north as shown by Figure 3 in the Topic Paper. An overview of public transport, active travel, parking and electric vehicle charging infrastructure is provided.

Section 5 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on transport considerations within the Climatic Factors, Human health, Air and Hazards and Population and Place themes.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

Transport is a key contributor to wider societal benefits such as health and well-being, placemaking and economic growth. The choices that are made at the Proposed Plan stage are integral to the sustainability of our area as a whole, such as where development is located, and how we choose to accommodate travel demand.

We recognise there are a range of challenges and opportunities for transport across the Council area, and that there is significant variation in levels of connectivity and car reliance. However, it is clear that in order to accommodate housing and other growth sustainably, we must provide transport opportunities that enable people currently making trips by car to choose a more sustainable alternative. LDP3 will seek to ensure that growth is delivered as part of the drive to decarbonise our transport network. Our approach will follow the sustainable transport hierarchy.

Through LDP3 the Council will develop a place-based approach to support infrastructure requirements and work collaboratively with Transport Scotland, SPT and other partners to implement this approach. The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered. However, delivering the housing growth identified in the Housing Topic Paper presents a core challenge to accommodate increased mobility needs of the population whilst supporting progress towards our Climate and nature recovery commitments. Furthermore, the economic aspirations set out within the Economic Topic Paper and their impact upon the transport network need to be considered in LDP3.

The Plan will link with the emerging Local Transport Strategy (LTS) to improve east-west public transport connectivity, enhance public transport service connectivity between settlements and essential services, reduce car dependency, enhance coverage of electric vehicle charging infrastructure and facilitate a transition from car-based design in order to support wider place and wellbeing outcomes. However, further investment across the area is needed in public transport and active travel infrastructure including improvements to existing active travel networks to make them safer and more attractive, thereby encouraging greater use.

The Plan will seek to ensure that the spatial approach does not compromise the ability to deliver equitable and inclusive transport for all, by providing people with a range of travel opportunities, enabling those that can travel sustainably to do so, potentially reducing congestion and freeing up existing road capacity for those that do still need to use it. This is reflective of the fact that rural areas generally have poorer access to public transport and more limited access to services and facilities. It is not always possible to provide easy walking and cycling distances to all everyday services and facilities in rural areas so there will be some reliance on private vehicles.

The Council will work collaboratively with Transport Scotland, SPT and partners to undertake transport infrastructure modelling through a Transport Appraisal that reflects agreed mixed use and residential site allocations identified through the Proposed Plan stage to ensure comprehensive transport solutions are implemented, including the requirement for any development contributions. The Council will agree the scope, nature and scale of the Transport Appraisal with Transport Scotland, including the potential use of the LATIS model (Land Use and Transport Integration in Scotland). Following this, transport strategies to support the Plans spatial approach will be developed. The Council will also continue to work in partnership with Network Rail and Transport Scotland to ensure the area has an excellent rail service and improve services within and beyond the Council boundary.

Transportation evidence forms a core component of the Site Assessment Framework (SD 001) and will also be crucial in identifying potential spatial options for the proposed plan.

The potential for improving the economic prospects through longer term improvements to the M77 Road corridor should be investigated within the Plan period. This corridor is well placed for access to the central Scotland economy and regional job market and is attractive for business investment. However, potential future growth would need to be balanced with the approaches identified within NPF4, i.e. a focus on local living with investment moving away from locations that can only be reached by car towards more accessible areas that are connected by low-carbon and active travel options. Strengthening strategic transport connections remains a high priority however this needs to be balanced with decarbonising transport and improving active travel. From a business perspective, it is also recognised that transport/distribution represents a large percentage of costs and are responsible for significant emissions.

The cross-council boundary nature of transport and travel across the Glasgow and Clyde Valley region and beyond, requires travel needs and behaviours to be understood and planned for, at a regional level. The Council will work with Transport Scotland, SPT and neighbouring authorities to support the implementation of transport schemes that will improve linkages across the region and the transition towards a net zero future.

The 'Local Living' concept provides people with the opportunity to meet most of their daily needs within a reasonable distance of their home, either on-foot/wheelchair, or by bike. This reduces the need to travel which in turn cuts down on private car usage and the consequent need for more road infrastructure and is a key consideration for LDP3. The concept promotes a focus on good design and placemaking, sustainable travel, enhancing green space and biodiversity and mixed-use development including local employment and community opportunities. This is explained in more detail within the 'Local Living' Topic Paper.

The Planning (Scotland) Act 2019 states that in preparing local development plans, planning authorities 'are to have regard to the desirability of preserving disused rail infrastructure for the purpose of ensuring its availability for possible future public transport requirements'. LDP2 aims to safeguard the solums of any former railway lines as future access routes. Many are currently in use or proposed for paths and active travel routes. The LDP will continue to safeguard such

routes, and consider active travel options for their future use, as and when resources allow. The solumns are shown on the [transport network map](#).

Statements of Agreement / Dispute

Statements of Agreement

Paths for All

Support the aim to provide transport opportunities that enable people currently making trips by car to choose a more sustainable alternative. Welcome the drive to decarbonise the transport network. Welcome the sustainable transport hierarchy. Would welcome investment in public transport and active travel infrastructure including improvements to existing active travel networks to make them safer and more attractive. Active Travel interventions should be evidenced. Reference was made to the 2023 National Survey of Attitudes to Walking and Wheeling in Scotland.

Nature Scot

Broadly agree with the content. Note that the Active Travel Network section (page 21) refers to strategic cycle corridors (Figure 1), however Figure 1 shows the Sustainable Travel Hierarchy. It would be helpful to have a map showing the strategic cycle routes displayed spatially so we would welcome this being included.

Strathclyde Partnership for Transport (SPT)

Broadly agree with the evidence presented. SPT supports the recognition with regards to the need to rebalance transport in favour of sustainable travel modes, and the need to address transport related emission, this section should reflect the wider requirements of the shift to a net zero transport system. A just transition to net zero carbon in the transport sector to be achieved through an integrated set of policies to decarbonise vehicles, shift more travel to active travel and public transport and reduce demand for travel particularly car travel and single occupancy car trips.

Scottish Water

Scottish Water recognises the importance of sustainable transport as a contributor to supporting development in the local catchment area. We would recommend that consideration be made to the positive contributions that could be made to the management and conveyance of surface water. Any change to the surface to create linear networks to move people more sustainably can create space and connections for blue-green infrastructure and positively support the Scottish Government Water Resilient Places Policy Recommendations.

Homes for Scotland, Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes, Cala Management Ltd (CALA), Taylor Wimpey

Agree broadly with the evidence. This paper has potential to link to papers on Local Living, Housing, Green and Blue infrastructure, Placemaking, Health and Wellbeing and Infrastructure. We agree with: Promotion of Sustainable travel Hierarchy; Promotion of 'Local Living'.

Of the NPF4 national developments listed within the topic paper new housing developments of a sufficient scale has the potential to support the delivery of the following:

- 'Central Scotland Green Network' project; and
- 'National Walking, Cycling and Wheeling Network' project.

The Central Scotland Green Network can be expanded through green active travel corridors within larger sites whilst expanding the National Walking, Cycling and Wheeling Network.

The provision of appropriate transport infrastructure is important to ensure that new developments have access to sustainable means of transport to provide access to work, schools and local facilities

Sustainable sites which support local living via sustainable modes of transport should be prioritised to encourage walking, wheeling, cycling and public transport where possible to actively reduce the need for vehicle and reduce the car ownership % in the Council area. Home builders may be able to assist in providing local active travel connections or services to support local living and 20-minute neighbourhoods.

New development and associated traffic growth should be considered through the transport strategy. New development in ERC can support the delivery of infrastructure and better connect the area to public transport and the M77 in line with council objectives.

The refreshed Local Transport Strategy (LTS) will provide a framework for transport decision making and investment over the next 10 years. This information is vital to preparation of LDP3 and to aid future decision making and it should consider the impact of NPF4 national development designations.

CALA welcomes the Strategic Cycle Corridors referred to (especially Busby to Barrhead (No. 4) and Eaglesham to Barrhead (No.5) and supports any proposals that will enhance and maintain these corridors. The enhancement of these routes will provide connectivity and accessibility especially to smaller settlements where there is poorer access to public access and active travel networks. Further housing development in those locations will assist in enhancing and maintaining these connections.

CALA agrees that the frequency of public transport (particularly several bus routes) is low across East Renfrewshire. In addition, it is considered that active travel connectivity across East Renfrewshire still needs further investment. East Renfrewshire's Get to Zero Climate Plan notes the high rate of car ownership and use, and the poor integration between active travel and public transport networks. CALA welcomes the proposal that the Plan aims to develop high quality active travel links across East Renfrewshire. It is important to note that new housing development can assist in facilitating such network improvements.

It is positive that the Council recognises that the 'Local Living' concept provides people to meet most of their daily needs within a reasonable distance from their home. Home builders may be able to assist in providing local active travel connections or services to support local living and 20-minute neighbourhoods. The housing layout may enhance connectivity by incorporating active travel links and provide passive surveillance whilst development of sufficient scale (circa 500 units) could potentially deliver local facilities such as retail units where a gap in provision is identified. New homes are also generally fibre enabled ensuring that the homeowner has the ability to work from home reducing the need to travel.

New housing development can also assist in addressing three of the six key themes set out in the Strategic Transport Projects Review 2 through the provision of active travel links, fibre to assist working from home and EV charging points. The latter two will influence travel behaviours and decarbonise transport.

ERC should support development that aligns with the National Transport Strategy 2 priorities such as reduce inequalities, take climate action, help deliver a wellbeing economy and to improve health and wellbeing.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received and recognition that the provision of appropriate transport infrastructure is important to ensure that new developments have access to sustainable means of transport to provide access to work, schools and local facilities. We agree that sustainable sites which support local living via sustainable modes of transport should be prioritised to encourage walking, wheeling, cycling and public transport where possible.

Support for the 'Local Living' concept, Central Scotland Green Network and the National walking, cycling and wheeling network are welcomed.

A summary and link to the National Survey of Attitudes to Walking and Wheeling in Scotland has been added to the Transport Topic Paper in response to comments from Paths for All.

An interactive transport network and active travel network map has been created and included in the Topic Paper showing the strategic cycle routes in response to comments from NatureScot. This replaces Figure 3.

The offer of connectivity analysis and additional information on bus stop frequency from SPT is welcomed and will help inform future versions of the Local Living analysis. Links to the priorities and objectives of the Local Transport Strategy (LTS) and National Transport Strategy 2 are noted. These are already covered in the Topic Paper.

Statements of Dispute

Public – Alex Burns

1 comment submitted stating that traffic calming measures have increased car journey times, resulting in an increase in the evolution of greenhouse gases from car combustion engines.

East Renfrewshire Disability Action Group (ERDA)

Taxi provision is not included within the paper, ERDA highlighted the important role of taxis as a transport option for people with a disability, particularly taxis adapted to carry wheelchairs. Currently there are only two taxis capable of carrying wheelchairs, there are an estimated 1400 wheelchair user households in East Renfrewshire.

Scottish Rights of Way and Access Society (ScotWays)

Generally agree with the content of the Transport Topic Paper, subject to the following:

1. Section 4 should refer to horse riding as a form of active travel, not merely cycling, walking and wheeling.
2. Information on the numbers and length of any promoted, recognised or waymarked active travel routes that link East Renfrewshire Councils area with adjoining local authority areas, notably Glasgow City.
3. The number and length of public rights of way and core paths within the Councils area, with reference to the national Catalogue of Rights of Way (CROW) and the Councils Core Paths Plan and list of rights of way; and
4. A breakdown of active travel routes/rights of way in East Renfrewshire by user categories, e.g. cycle routes, equestrian routes etc.

Strathclyde Partnership for Transport (SPT)

Broadly agree with the content of the Transport Topic Paper, subject to the following:

- Replacement of 2nd para of Urban Mass Transit section of Section 2 with revised text.
- Textual changes to Regional Transport Strategy section of Section 3.
- Replacement of SPT investment in East Renfrewshire text of Section 3 with revised text.
- Inclusion of new section on Regional Active Travel Strategy & Network Plan in Section 3.
- Inclusion of new section on Strathclyde Regional Bus Strategy in Section 3.
- Inclusion of new section on Clyde Metro in Section 3.

Homes for Scotland, Cala Management Ltd (CALA), ICENI on behalf of The Mac Mic Group, ICENI on behalf of the Baird Family, Rowallandale Ltd

Homes for Scotland state that to discourage car dominant layouts that SCOTS parking standards are reviewed and parking requirements reduced.

East Renfrewshire Council should, as a minimum, refer to the Transport and Travel data from the 2011 Census, but preferably, depending on the timing of the Gate Check utilise data from 2022 Census which will account for the changes to in travel patterns post covid. This will allow changes to future travel patterns following the implementation of the interventions detailed in the draft paper to be measured.

CALA recognises that the EV charging network in East Renfrewshire is the lowest figure of any Local Authority in Scotland. This is something that can be remedied to some degree through new housing development.

It is positive that the Council recognises that the 'Local Living' concept provides people to meet most of their daily needs within a reasonable distance from their home. Car ownership within ERC is high, therefore, ERC must increase the availability of EV charging points and promote opportunity for active travel to discourage private vehicle use. ERC should increase the number of park and ride facilities; increase integrated transport solutions. Strategic land development has the potential to assist in the delivery of Strategic Transport Projects – Clyde Metro & Glasgow City Region.

If a proposed development site can contribute to an NPF4 National Development, the designation means that the principles of the development does not need to be agreed in later consenting processes. Therefore, strategic development that can contribute to National Developments

should be supported. LDPs should take forward proposals for national development where relevant.

ERC must promote innovative solutions in terms of addressing transportation. NPF4 policies will require future development proposals to be advanced in their submission.

In order to enable people currently making trips by car to choose a more sustainable alternatives to allow housing development to come forward, there must be a joined-up approach and informed by the emerging Local Transport Strategy (LTS). It notes that the topic paper states that "further investment across the area is needed in public transport and active travel infrastructure including improvements to existing active travel networks to make them safer and more attractive, thereby encouraging greater use." Should obligations be placed upon developers these should be proportionate and appropriate to the scale and type of development and be subject to negotiation and viability discussions.

Welcome that the Council recognise that due to rural settlement locations, there will be some reliance on private vehicles. There is an opportunity for new housing development to deliver small scale local services and transport improvements proportionate to the development to encourage sustainable modes of transport. The refreshed Local Transport Strategy (LTS) will provide a framework for transport decision making and investment over the next 10 years. This information is vital to preparation of LDP3 and to aid future decision making.

East Renfrewshire Council Response

A section on taxi provision has been added to section 4 of the topic paper in response to comments from East Renfrewshire Disability Action Group (ERDA).

In response to the comments from Scotways the Council would respond as follows:

1. Horseriding has been added to the active travel network text of section 4.
- 2/3. The following information on the numbers of Core Paths and ROW and lengths has been added to the topic paper:
 - 83 Core paths covering 91 miles
 - 63 ROW covering 27 miles
4. Active travel routes are shared by users so breakdown by category is not possible. The only exception would be the A77 cycle path which is built as a segregated cycle path.

The Council agrees that development contributions towards transport infrastructure should be proportionate. Impacts upon the transport network and active travel infrastructure and solutions to addressing transportation matters will be informed by the Transport Appraisal that will be prepared at Proposed Plan stage. This will be prepared collaboratively with Transport Scotland, SPT and partners.

The revisions proposed by SPT have been incorporated into the revised Topic Paper as requested.

The Topic Paper has been prepared in collaboration with the Councils Roads Service. The importance of the emerging Local Transport Strategy in informing LDP3 is recognised and supported. Links to the priorities and objectives of the Local Transport Strategy (LTS) and National Transport Strategy 2 are noted. These are addressed in the Topic Paper. Any increase to 'Park and Ride' facilities will be undertaken in partnership with SPT and through the LTS.

The Housing Topic Paper recognises that to meet the indicative housing land requirement sites will need to be allocated over a range of geographies and settlements.

Parking standards are set out in the Councils 'Good Practice Guide for Residential Development Roads' document. The Strategic Planning Team will continue to work closely with the roads service in preparation of LDP3 and relevant masterplans and development briefs.

2011 census transport data is included within Topic Paper 26: Socio-Economic. It is worth noting that the Evidence Report is a snapshot in time. The evidence may change between the time the Evidence Report is agreed by Council, submitted for Gatecheck and during the preparation of the Proposed Plan. The Proposed Plan will be based on the most up-to-date evidence at the time, including the use of the 2022 census data if available. The Strategic Planning Team will ensure the evidence remains up to date throughout the process.

The Council is supportive of working with the development industry to improve the EV charging infrastructure across the area.

The Evidence Report clearly acknowledges in section 1 the linkages between topic papers.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 011 - Placemaking</p>	<p>NPF4 – Liveable Places Policy 14: Design, quality and place</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district. <p>Section 15(2A):</p> <ul style="list-style-type: none"> a statement of the planning authority’s policies and proposals as to the provision of public conveniences. <p>Section 15(2B):</p> <ul style="list-style-type: none"> a statement of the planning authority’s policies and proposals as to the provision of water refill locations. <p><u>Local Place Plans (LPPs)</u></p> <p>Section 15A(a):</p> <ul style="list-style-type: none"> requires a planning authority to invite local communities to prepare LPPs. <p>Section 16B (3) (d):</p> <ul style="list-style-type: none"> to set out how the authority have invited local communities to prepare LPPs, and what assistance they have provided.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> Place Standard tool (CD 069) East Renfrewshire Local Living GIS interactive online mapping toolkit (CD 255) National Planning Framework 4 (NPF4) 2023 (CD 102) Scottish Government Local living and 20 minute neighbourhoods - planning guidance (April 2023) (CD 111) SPT Strategic Connectivity map (CD 227) SPT Local Connectivity map (CD 228) East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) East Renfrewshire Development Plan Scheme 2024 (CD 235)

	<ul style="list-style-type: none"> • East Renfrewshire LDP3 Pre-Engagement Survey (CD 249) • East Renfrewshire Your Place Survey (CD 277) • East Renfrewshire Your Place Young People Survey (CD 278) • East Renfrewshire Your Place Children’s Survey (CD 276) • East Renfrewshire Local Action Plans (CD 250) • East Renfrewshire Local Place Plans (CD 196) • East Renfrewshire Transport and Place Workshops (CD 272) • East Renfrewshire Play Sufficiency Assessment (CD 260) • Changing Places Toilets (CPT) (CD 008) • Scottish Water refill point (CD 136)
<p>Summary of Evidence</p>	
<p>This Topic Paper provides an overview of the concept of placemaking and describes placemaking engagement activities undertaken to inform LDP3.</p> <p>Section 1 describes the Placemaking context. Placemaking is a design-led approach to development at all scales. This approach allows the creation of quality places that people want to live, work, play and learn in. Creating good quality places will promote people’s health, happiness and wellbeing whilst concerning the environment we live in; the people that inhabit these spaces; and the quality of life that comes from the interaction of people and their surroundings. The Topic paper discusses linkages with the Place Standard Tool and the Council’s approach to Local Living.</p> <p>Section 2 outlines the Policy Context which includes NPF4 and the Council’s adopted LDP2. Reference is also made to the Councils emerging Placemaking Supplementary Guidance.</p> <p>Section 3 describes Placemaking Engagement activities undertaken to inform LDP3. This includes:</p> <ul style="list-style-type: none"> • LDP3 Pre-Engagement Survey which informed the Council’s Development plan Scheme and find out how communities and other stakeholders wanted to engage on LDP3; • Your Place Surveys – 3 place surveys based upon the Place Standard Tool – All ages, Young People and Children surveys; • Local Action Plans - place based approach for 8 of our town and neighbourhood centres; • Local Place Plans – a summary of the action undertaken by the Council to promote this type of plan; • Transport and Place Workshops - series of workshops in local primary schools to gather evidence for both the new Local Development Plan and the Local Transport Strategy; and • Play Sufficiency Assessment (PSA) – engagement activities that were undertaken to inform the preparation of the Council’s first PSA. <p>Section 4 provides an overview of the Council’s approach towards public conveniences and water refill locations.</p>	

Section 5 sets out implications for LDP3 which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme. Placemaking considerations are addressed under the Cultural Heritage and Population and Place themes.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

LDP3 will seek to embed strong placemaking principles within its policy framework. Separate topic papers on carbon mitigation and adaptation, flood risk, green infrastructure, transport and active travel, housing and infrastructure first all link with good 'placemaking'. LDP3 will also seek to promote the concept of Local Living and incorporate this into future master plans and development briefs.

LDP3 provides the opportunity to ensure that the principles of place making are front and centre in the Plan and underpin all the thematic/technical policies.

The Council will seek to publish a draft Placemaking Supplementary Guidance during summer/autumn 2024 to provide further context on this matter and to help inform the approach for future master plans and development briefs.

Statements of Agreement / Dispute

Statements of Agreement

Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes

Broadly agree with the evidence. Future development has the potential to create new distinctive places and enhance existing amenities and infrastructure within ERC. Strategic land releases should be supported where development promotes a sense of place and placemaking principles. There needs to be a recognition that new development can support the concept of Local Living and good sustainable placemaking.

Taylor Wimpey agree LDP3 placemaking should promote local living, the interactive map provided by ERC is useful in determining what facilities are currently in place. Consideration should be given to what land releases can provide in terms of services and betterment for the existing and new community.

Depending on the scale of development, placemaking policies / guidance should promote design that reflects the locality but also, where necessary, allows for new masterplan sites to be distinctive. This will help promote distinctive places in line with NPF4.

Evidence report gathering should actively take opportunities to engage with developers and landowners on housing delivery and placemaking concepts. The Council and developers must recognise each site and its surroundings is different and development design must ensure a sense of place is created.

LDP3 should recognise the place value of new development. Future development has the potential to create new distinctive places and enhance existing amenities and infrastructure within ERC. Strategic land release should be supported where development promotes a sense of place and placemaking principles.

New, efficient housing can contribute to placemaking and the journey to achieving climate led goals in achieving local living concepts.

Socio-economic benefits of housing delivery are vital to consider. Infrastructure investment and developer contributions can promote and enhance an areas sense of place.

New, efficient housing can contribute to placemaking and the journey to achieving climate led goals in achieving local living concepts.

ICENI on behalf of the Baird Family, Rowallandale Ltd

Whilst placemaking is an important element to design led development, LDP3 should avoid placing restrictive policies which prevents housing from coming forward. The Council recognises that not all development can come forward in urban, already built up areas, thus policy challenges around sustainability, local living, reducing carbon emissions in Green Belt or less well connected areas (but where those locations suit a purpose to meet the urgent housing need for the Council) will need to be overcome. There needs to be a recognition that new development through

placemaking principles can support the concept of Local Living and good sustainable placemaking, where the right infrastructure is accounted or safeguarded for.

Scottish Water

Will continue to participate and collaborate in place-based discussions along with other key agencies to support the delivery of quality places in and around the East Renfrewshire area.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received. The Topic Paper clearly states that the principles of placemaking should be front and centre in the LDP. The importance of design and placemaking and 'Local Living' will be critical in informing the approach to future masterplans and development briefs for sites allocated through LDP3. The Council acknowledges the benefits of collaborative working with key agencies, the development industry and other stakeholders in the preparation of these documents.

The socio-economic benefits of housebuilding are acknowledged within section 6 of Topic Paper 22: Economic Development. Similar wording has been added to section 1 Topic Paper 13: Housing to reflect this matter.

Statements of Dispute

Homes for Scotland, Cala Management Ltd (CALA)

The Topic Paper states that Local Living is a place-based method of achieving connected and compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle (within approx. 800m) of their home. This reference to 800m requires to be more fully explained – neither National Planning Framework (NPF) 4 nor the Local development planning guidance (2023) (“the Guidance”) refer to an 800m metric.

The draft Topic Paper states that the Council will seek to publish a draft Placemaking Supplementary Guidance during summer/autumn 2024 to provide further context on this matter and to help inform the approach for future master plans and development briefs. This information should be provided now. Section 22 of the Town and Country Planning (Scotland) Act 1997 (“the 1997 Act”) pertaining to supplementary guidance was repealed by Section 4 of the Planning (Scotland) Act 2019.

Furthermore, the Scottish Government has recently published relevant guidance on these matters; and is consulting on draft masterplan consent area guidance. Preparation of local-level guidance on these matters risks creating an increased scope for conflict between local guidance and national guidance.

Cala Management Ltd (CALA)

CALA believe there should be greater recognition given to the benefits that new developments can bring for placemaking, particularly if they occupy a sustainable location with good access to key local infrastructure. They can help to improve local networks and connectivity and boost local centres with increased local spending.

CALA strives to deliver better design and the transition to net zero, however, consideration must be given to the costs associated with development and the viability issues this can present. NPF4 creates significant new challenges and numerous new information requirements to demonstrate that developments comply with policy. Design quality is already carefully controlled through the Design Review Panel and building standards and CALA have rigorous design standards that they apply to all new developments.

ICENI on behalf of the Baird Family, Rowallandale Ltd

The section which outlines place making engagement and activities that the Council has undertaken to inform the Evidence Report does not make any reference to engagement with developers/ landowners on how delivery of development may be a key to unlocking place based strategies.

East Renfrewshire Council Response

Comments on the approach to Local Living are addressed under the Council's response to Topic Paper 12.

The Council acknowledges that Supplementary Guidance (SG) does not form part of a new style LDP under the 2019 Planning (Scotland) Act. However, the transitional arrangements allow Local Authorities to continue to prepare SG provided it is adopted before March 2025. The Council continues to see benefit in the preparation of a Placemaking SG.

The Council welcomes the commitment by the development industry to deliver better designed places. The Council also recognises that viability of proposal remains a consideration. This will be addressed through the application of the Development Contributions SG.

The Council met with Homes for Scotland and 3 of its members at a meeting on 9th May to discuss the Evidence Report. The Development Plan Scheme, Section 3 of the Evidence Report and Topic Paper 14: Infrastructure First clearly acknowledge the importance of partnership working with the development in the preparation of LDP3 and its supporting documents with the aim of providing well designed sustainable places across East Renfrewshire.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

Issue Topic Paper 012 - Local Living	NPF4 - Liveable Places Policy 15: Local living and 20-minute neighbourhoods
Information required by the Act regarding the issue addressed in this section	<u>2019 Planning (Scotland) Act</u> Section 15(5): <ul style="list-style-type: none"> • the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.
Links to Evidence	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • Scottish Government Local living and 20 minute neighbourhoods - planning guidance (April 2023) (CD 111) • East Renfrewshire Local Living GIS interactive online mapping toolkit (CD 255) • SPT Strategic Connectivity map (CD 227) • SPT Local Connectivity map (CD 228) • AHAH (the index of 'Access to Health Assets and Hazards') (CD 296) • Priority Places for Food Index (CD 295) • Residential Mobility Index (CD 050) • Site Assessment Framework (SD 001) • Rural Settlement Profiles (SD 005)
Summary of Evidence	
<p>This Topic Paper provides an overview of the 'Local Living' concept and the Council's interactive mapping toolkit.</p> <p>Section 1 outlines what a local living neighbourhood means. The concept of local living was identified as one of the overarching spatial principles in National Planning Framework 4 (NPF4). Policy 15 'Local living and 20-minute neighbourhoods' of NPF4 and the supporting draft Local living and 20-minute neighbourhoods - planning guidance (April 2023) sets out the policy context for considering the Local Living concept and how this links with the Scottish Governments Place Standard Tool.</p> <p>Local Living is a place-based method of achieving connected and compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle of their home. This approach will help the Council address challenges of reducing carbon emissions to achieve net zero emissions by 2045, whilst meeting the need for new development.</p>	

The Council has developed a Local Living GIS interactive online mapping toolkit to support the preparation of LDP3 and decision making across multiple service areas and council processes. The toolkit is described in Appendix A of the Topic Paper.

Section 2 outlines the key features and outcomes of a local living neighbourhood. This is summarised in diagram 1.

Section 3 describes how the Council will apply the concept and how it will inform decision making. This includes asset management, LDP3, supporting funding applications and informing development proposals amongst others.

Section 4 summarises the key findings and implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme. Local Living considerations are addressed under the Climatic Factors and Population and Place themes.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

Across East Renfrewshire there is a mixture of larger urban areas, smaller rural villages and a large rural hinterland to the south of the Council area which raises challenges in implementing the concept of Local Living. The urban areas comprise established built-up areas with limited vacant land and buildings (as evidenced through the Brownfield, Vacant, Derelict and Contaminated land Topic Paper), where the provision of new services and infrastructure cannot easily be delivered.

A high-level assessment of the analysis shows that some communities across East Renfrewshire have the required services and infrastructure that would allow them to be classified as Local Living neighbourhoods. This is the case across both urban and rural settlements. However, this high-level assessment does not conclude whether the required quality of services or infrastructure is currently in place. Information gathered through the LDP3 Place Surveys and Local Action Plans will assist with gathering community's views on the quality and provision of services and facilities.

The analysis shows that the communities within the established parts of East Renfrewshire have access to a good range of services and facilities. It shows that those living within Neilston; central Barrhead; central parts of Newton Mearns; Giffnock; Stamperland; central Clarkston; Thornliebank; and Busby are all within walking distances of East Renfrewshire's services and facilities. Those living within these areas possess high levels of accessibility to the transport network.

However, infrastructure delivery has generally not kept pace with the delivery of housing provision in newly established communities located towards the urban fringe. The lower density of housing and limited-service provision in these areas tends to lead to an increase in walking, wheeling, and cycling travel distances for communities and greater reliance on the private car(s). Limited access to rail and less frequent bus services to some of these areas can also exacerbate the issue.

This is a topic future plans will need to consider through master plans and development briefs. The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a phased planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered.

Rural areas generally have poorer access to public transport and more limited access to services and facilities. It is not always possible to provide easy walking and cycling distances to all of the everyday services and facilities that people require to access in rural areas, so there will continue to be some reliance on private vehicles. The Local Living concept will therefore be more challenging in the rural areas and would require the broadening of the definition to a scale greater than 20 minutes. The viability of providing additional services and facilities in rural areas is challenging and locating services strategically to serve a cluster of settlements needs to be considered through LDP3 such as a larger settlement providing the services and facilities for the settlements around or near it. Applying the Local Living approach in rural areas needs to capitalise on rural assets and strengths, such as the sense of community; culture and history; the capacity to produce food and energy; and social enterprises, as part of the solution to delivering the agenda. Further information is set out in the Rural Settlement Profiles (SD 005).

LDP2 supports infill residential development compatible with local character and function, however, the provision of additional housing to support the viability of existing services and the delivery of new services, through limited expansion of rural settlements, also needs to be

considered through the spatial options for LDP3. This approach would help meet wider housing needs and the indicative Housing Land Requirement as described in the Housing Topic Paper.

The Local Living toolkit will be a key factor when developing master plans or development briefs for new sites brought forward through LDP3 and will inform the Site Assessment Framework (SD 001). This will help identify gaps in service provision and ensure new sites are well integrated and connected within existing communities, whilst recognising that this will not address all issues. New development can provide an opportunity to shape and improve places, for example by providing infrastructure needed by existing communities and creating environments that promote health and well-being.

Evidence gathered through the LDP3 Place Surveys, the Local Action Plans and other relevant place-based studies will also help to inform the approach for LDP3.

Statements of Agreement / Dispute

Statements of Agreement

Paths for All

Welcome the commitment to Local Living.

Scottish Water

Agrees with the high-level overview presented within this topic paper. We will continue to work closely with East Renfrewshire Council to support the place-based method and would encourage continued early engagement with Scottish Water to best facilitate this approach.

Strathclyde Partnership for Transport (SPT)

Broadly agree with the evidence presented. The references to inclusive and easy access to public transport, alongside enhanced active travel connections are welcome. However, we suggest that this topic paper notes the role of public transport in providing sustainable travel connections to services/amenities which it is not practical to provide at a local level, such as tertiary education or acute healthcare locations.

Taylor Wimpey, Miller Homes, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group

We agree with the concept of local living and support the recognition that new housing can deliver new and supplement existing 20-minute neighbourhoods, enhancing the sustainability of settlements and locations across East Renfrewshire.

We acknowledge and welcome that the Topic Paper notes that the concept of Local Living will need to be adjusted to suit local circumstances and needs.

East Renfrewshire Council Response

The Council welcomes and acknowledges the supporting comments received.

Comments by SPT on the role of public transport in proving access to tertiary education such as universities is noted. Additional text has been added to section 3 of the Topic Paper to reflect this matter.

Statements of Dispute

Public – Billy Clark

It was stated that the link to the GIS map did not work.

Homes for Scotland, Cala Management Ltd (CALA), Taylor Wimpey, Miller Homes, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, ICENI on behalf of the Baird Family, Rowallandale Ltd

The Topic Paper states that Local Living is a place-based method of achieving connected and compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle (within approx. 800m) of their home. This reference to 800m requires to be more fully explained – neither National Planning Framework (NPF) 4 nor the Local development planning guidance (2023) (“the Guidance”) refer to an 800m metric. The recently published Scottish Government Planning Guidance: Local living and 20-minute neighbourhoods (2024) uses a 20-minute metric where people cycling will have a larger neighbourhood than people walking.

This is vital if the Council is to achieve housing delivery in line with the current demand in the authority area.

Homes for Scotland, Cala Management Ltd (CALA), Miller Homes, Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group

The draft Topic Paper points towards Local Living being a matter to be weighed against other planning considerations at the detailed site assessment stage. It should also be noted that larger-scale housing developments, by way of the integration of mixed uses, may be able to create new 20-minute neighbourhoods which would be compliant with National Planning Framework (NPF) 4 aspirations.

New development can provide an opportunity to shape and improve places. This can be done by strengthening current community facilities with new schools, primary care practices, and playgrounds to best meet the needs of local people in place. New populations can also contribute to the vitality and sustainability of current community facilities, often through additional investment and spending in local services. It is therefore critical that the Council seek to allocate new large-scale housing-led mixed-use allocations. This will both deliver new (and supplement existing) 20-minute neighbourhoods, enhancing the sustainability of settlements/locations across East Renfrewshire.

Taylor Wimpey, Miller Homes, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, ICENI on behalf of the Baird Family, Rowallandale Ltd

Access to public transport should be included in the indicators (eg bus stops and rail stations). Public transport is key for connecting people unable to walk, wheel or cycle (eg children, older people or people with disabilities) to community facilities. This is also particularly important in rural and semi-rural locations, where community facilities may not be situated within a 20-minute walk.

Miller Homes, Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group

The Topic Paper refers to 'a reasonable walk, wheel or cycle'. We note that, for certain community facilities (such as allotments or libraries), a 20-minute cycle would be a more appropriate measurement.

There are data limitations surrounding the availability of Affordable Housing opportunities and Allocated Affordable Housing sites. These data limitations could inhibit the ability to include these receptors in any future local living assessments.

Information about how regularly East Renfrewshire Council is planning to update the Local Living GIS Toolkit would be useful.

We suggest that some of the selected indicators for the Local Living Mapping Toolkit should be removed or considered at a wider accessibility is more appropriate:

- Swimming pool - for viability purposes, these traditionally operate on larger catchment areas and tend to be located in areas of higher population.
- Petrol stations – while we understand that these can serve as useful retail functions in smaller settlements, their inclusion within the toolkit appears slightly contradictory with aspirations on page 2 to 'significantly reduce the need to use unsustainable modes of travel'
- Additional needs schools – again, our understanding is that there is only one school for children with additional support needs within East Renfrewshire, meaning that this feature is unlikely to be captured in the vast majority of Local Living assessments.

Cala Management Ltd (CALA), ICENI on behalf of the Baird Family, Rowallandale Ltd

It is welcomed that the Council recognises that the Local Living concept will be more challenging in the rural areas and would require the broadening of the definition to a scale greater than 20 minutes. A flexible approach should be applied, especially on settlement edges where suitable locations can be developed creating new neighbourhoods within a town or village, but that village itself may have limited services.

It is considered that a 20 minute one way journey (rather than a 20 minute return journey) is more applicable in the East Renfrewshire context to account for varying factors such as age, gender, disability, accompanying children and household income to name a few. This is backed up by research by Living Streets which indicates that a 20 minute distance may apply only loosely to the Scottish population. It is also worth noting that the 20 minute return journey will be challenging for some of the more rural and semi-rural areas of East Renfrewshire.

It is also encouraging that the Council are already considering that the provision of additional housing to support the viability of existing services and the delivery of new services, through limited expansion of rural settlements, needs to be considered through the spatial options for LDP3.

Allocations on green belt can occupy a sustainable location, continuing to provide robust settlement boundaries but also supports housing needs and new infrastructure in a rural settlement. In the 2021 Report of Examination for Local Development Plan (LDP) 2, the Reporter concluded on page 28 'that there is no known barrier to the delivery of allocated housing sites in relation to infrastructure provision.'

When acknowledging that the viability of providing additional services and facilities in rural areas is challenging, further consideration should be given into the marketability and deliverability of sites when allocating through LDP3.

Cala Management Ltd (CALA)

As noted, new development can provide an opportunity to shape and improve places, for example by providing active travel infrastructure, however further consideration should be given to the how green belt can offer infrastructure improvements. As noted in other Topic Papers, East Renfrewshire lacks brownfield/urban land to provide this vital infrastructure, green belt land can provide this space in a sustainable manner that connects to existing and new communities.

A robust housing land supply is required to be identified, such that the indicative Local Housing Land Requirement (iLHLR) can be met in full across the plan period. All sites that are allocated must be proven to be deliverable. Further comments in respect of this are set out in our submission regarding the draft Topic Paper 13: Housing.

ICENI on behalf of the Baird Family, Rowallandale Ltd

The Topic Paper notes that a high level assessment undertaken does not conclude whether the required quality of services or infrastructure is currently in place for communities in East Renfrewshire. Further analysis is required to properly inform decision making and prior to the Gate Check and preparation of LDP3.

Identifying gaps in service provision will be vital to determine where new development might be able to support this lack in provision to support both existing and planned new development.

Further information on the regularity of updates to the Local Living GIS toolkit by East Renfrewshire Council should be included.

East Renfrewshire Council Response

Issues with the GIS link to the interactive map have been resolved.

The Council acknowledges the use of an 800m metric is not referenced in the draft Scottish Government guidance and that flexibility will need to be applied in the application of the toolkit. The responses refer to particular services such as swimming pools, libraries, petrol stations, affordable housing and ASN schools and query their inclusion or that wider accessibility would be more appropriate. Section 3 of the Topic Paper has been updated to reflect that the 20-minute timeframe is an approximate guide and does not rigidly define or limit local living in any context or for particular services or facilities such as accessibility to certain services eg swimming pools

The Topic Paper is clear that the application of this concept will vary across different sites and will need to be adjusted to suit local circumstances and needs. The features suitable to each

community will depend on the local context, however the principle can be adjusted to include varying geographical scales from urban areas to rural communities and to reflect the challenges associated with different areas. The challenges for urban and rural areas are clearly described in the Topic paper. The Council is not of the opinion that a 20min one way journey should be set within the toolkit for rural areas. As described above there is flexibility within the toolkit to allow for application of the Local Living concept for different geographies. The Living Streets research is noted.

The response from the Baird Family, Rowallandale Ltd states that the Topic Paper does not conclude whether the required quality of services or infrastructure is currently in place. The Council acknowledges this statement and the Topic paper has been revised to reflect the data gathered through the LDP3 Place Surveys and Local Action Plans which provide additional supporting information on this matter.

The Topic Paper clearly states that the Local Living toolkit will be a key factor when developing master plans or development briefs for new sites brought forward through LDP3. This will help identify gaps in service provision. The Council acknowledges that larger master planned mixed use sites will contribute towards the creation of Local Living places and communities.

The geographical distribution of sites to meet the indicative housing land requirement will be considered through the Proposed Plan. The Evidence Report is clear that there will be a need for the release of some Green Belt land.

The Transportation Theme of the Local Living Toolkit maps access to bus stops, railway stations, strategic cycle networks and core paths. The Council agrees that further information on the frequency of services would also be helpful and will continue to work with SPT to provide this additional analysis.

Marketability and deliverability of sites will be considered through the site assessment framework.

The Council will seek to review the data, themes, indicators and map annually to ensure it remains accurate and up-to-date.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 013 – Housing SD 004 - East Renfrewshire Housing Land Monitoring Report 2023</p>	<p>NPF4 - Liveable Places Policy 16: Quality Homes</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • The housing needs of the population of the area, including in particular, the needs of persons undertaking further and higher education, older people and disabled people; the availability of land in the district for housing, (including for older people and disabled people). <p>Section 16(2)(ab):</p> <ul style="list-style-type: none"> • In preparing the LDP the planning authority are to have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for self-build housing. <p>Section 16B(3)(b)(i))</p> <ul style="list-style-type: none"> • The Evidence Report must set out a summary of the action taken by the planning authority to support and promote the construction and adaptation of housing to meet the housing needs of older people and disabled people in the authority's area, and an analysis of the extent to which the action has helped to meet those needs. <p>Regulation 9 - have regard to:</p> <ul style="list-style-type: none"> • any local housing strategy (LHS). <p>Regulation 24</p> <ul style="list-style-type: none"> • A Delivery Programme is to set out the following matters: <ul style="list-style-type: none"> ○ the expected sequencing of, and timescales for, delivery of housing on sites allocated by the LDP. <p>Other statutory requirements:</p> <ul style="list-style-type: none"> • LHS which is required by the Housing (Scotland) Act 2001, as amended, to be informed by an assessment of housing provision that is carried out by a

	Housing Need and Demand Assessment (HNDA).
Links to Evidence	<ul style="list-style-type: none"> • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • Registers of Scotland Property Market Report (CD 073) • National Planning Framework 4 (NPF4) 2023 (CD 102) • Glasgow and the Clyde Valley regional Housing Need and Demand Assessment (HNDA3) (June 2024) (CD 177) • Housing to 2040 (CD 107) • A Fairer, Greener Scotland: Programme for Government 2021-22 (CD 097) • East Renfrewshire Local Housing Strategy (2024-29) (CD 254) • East Renfrewshire Strategic Housing Investment Plan (SHIP) (2024-2029) (CD 200) • East Renfrewshire Affordable Housing Supplementary Guidance (June 2023) (CD 202) • Shared Voice Report: Housing attitudes of residents living in East Renfrewshire - Prepared on behalf of Mac Mic Group (May 2024) (CD 287) • The Diffley Partnership and Rettie & Co (on behalf of Homes for Scotland) Report (January 2024) (CD 288) • East Renfrewshire Mid-Market Rent Study (ongoing) (CD 258) • East Renfrewshire Accessible Housing Needs research Report March 2022 (ongoing) (CD 201) • East Renfrewshire HSCP Strategic Plan (2022-25) (CD 246) • East Renfrewshire HSCP Annual Performance Report 2022/23 (CD 244) • EAC retirement homes & sheltered housing data (CD 015) • EAC assisted living homes & extra care housing data (CD 014) • East Renfrewshire Local Living GIS interactive online mapping toolkit (CD 255) • Scottish Care Home Census 2023 (CD 095)

	<ul style="list-style-type: none"> • East Renfrewshire Self-Build List Register (CD 267) • East Renfrewshire response to MATHLR consultation (CD 265) • HNDA Managers Guide (December 2020) (CD 101) • East Renfrewshire SFRA Map (CD 268) • NRS household projections 2018 (CD 043) • East Renfrewshire Green Belt Landscape Character Assessment (2016) (CD 243) • East Renfrewshire Local Living GIS interactive online mapping toolkit (CD 255) • Site Assessment Framework (SD 001) • Housing Land Monitoring Report (SD 004)
<p>Summary of Evidence</p>	
<p>The Housing Topic provides an overview of:</p> <ul style="list-style-type: none"> ○ The Housing Need Estimates that emerged from the Glasgow City Region Housing Need and Demand Assessment 3 (HNDA3); and ○ The minimum all-tenure housing land requirement (MATHLR) set via the adopted National Planning Framework 4 (NPF4); and ○ How these were translated into the setting of a Housing Land Requirement (HLR) for the Proposed Plan. ○ Additionally, this report provides a summary of the key issues identified for Specialised housing provision (e.g. housing designed for specific needs such as wheelchair users). <p>The principal purposes of the Topic Paper were to:</p> <ol style="list-style-type: none"> 1. Provide an overview of the East Renfrewshire Housing Profile and demographic and social trends; 2. Outline the Policy Context; 3. Provide a summary of Housing Need and Demand, and the mix of housing across tenures required in response to this; 4. Provide a summary of the key issues identified for Specialised housing provision; 5. Establish an indicative all tenure Housing Land Requirement (HLR) for LDP3; and 6. Set out implications for LDP3. <p>Section 1 provides an overview of the housing profile for the East Renfrewshire area. Challenges relating to delivering sufficient good quality homes of the right type and size and tenure; delivering a greater number of good quality affordable and specialist accommodation options, including those of older and disabled people; and providing more affordable options for people who wish to downsize; rising homelessness are described.</p>	

Population and household projections are referred to which highlight the significant change in the demographics of East Renfrewshire with an increase in the young and old population. The paper notes that these projections trends will have implications for local service provision such as health care facilities for the elderly and also housing provision.

Section 2 outlines the policy context, summarising the requirements from NPF4 and Housing to 2040. An overview of key issues identified for rural homes (NPF4 Policy 17) is included with the Green Belt and Rural areas Topic Paper.

Section 3 provides a summary of the Regional Housing Need and Demand Assessment, outlines the future housing estimates for East Renfrewshire which are shown as a requirement for 5876 new homes over the next 19 years (310 homes per year), with around 700 (37 homes per year) of these needed for social renting, and a further 600 (32 homes per year) for mid-market rent or alternative affordable housing tenures. The Paper describes the housing market area context for the Eastwood and Levern Valley areas and while the context in each varies in terms of development opportunities and profile, however there is a clear need and demand for additional affordable and market homes across both areas.

An overview is provided of the current Local Housing Strategy (2024-2029) and its strategic priorities and of the current SHIP (2024 – 2029). The SHIP estimates up to 613 units of affordable housing primarily focused on new build provision of social rented housing; and at least 10% of the new affordable units as wheelchair accessible or adaptable to lifetime needs during this period could be delivered.

The Paper summarises the current approach to the provision of affordable housing and highlights the ongoing significant pressure for affordable housing throughout the Council area, particularly for social rent. To address the lack of affordable homes and in particular social rented homes as evidenced by HNDA3 It is proposed that specific sites will be required to provide 30% of new homes as affordable with 25% as social rented as 5% as intermediate tenure. A summary of the findings of the mid-market Rent study is also shown.

An overview and recommendations of the Diffley and Shared Voice Housing Reports are also set out. The implications for the East Renfrewshire Housing Land Requirement is shown under Section 5 of the Topic Paper.

Section 4 outlines the approach towards specialised provision and current and future needs, requirements. The Paper addresses issues relating to accessible and adaptable homes and refers to the conclusion reached in the wheelchair and accessible housing study. This study highlights that a target of around 30 fully wheelchair accessible homes are required per year to 2031. An overview of housing for the elderly is given and details of the current sheltered and care home infrastructure provided.

The Paper summarises the approach towards self-build housing and registrations and any requirements for the Gypsy and Traveller Communities.

Section 5 explains the methodology and justification for calculating an Indicative All Tenure Housing Land Requirement (HLR) for the Proposed Plan and what has been considered. In setting the indicative HLR the following factors were considered:

- a) HNDA3 Housing Need Estimates;

- b) The MATHLR included in the adopted NPF4, and the evidence used to inform this requirement at draft NPF4 stage;
- c) LHS Housing Supply Targets;
- d) The Council's Vision for the Future documents;
- e) Monitoring of the 2023 Housing Land Supply as evidenced through the Housing Land Monitoring Report;
- f) Infrastructure Capacity as evidenced through separate LDP3 Topic Papers;
- g) Performance of the spatial strategies and housing delivery of LDP1 and LDP2; and
- h) Other housing studies – Diffley and Shared Voice Reports are discussed.

The Paper states that to provide a HLR over a 10-year period 2026 to 2036 and based on the outcome of the analysis in the report it is estimated that a HLR of **3100** homes be set for this period. This equates to 310 homes per annum, though delivery is unlikely to be evenly spread each year.

The analysis in the report clearly shows that there is a shortfall in the current housing land supply against the MATHLR and the indicative LDP3 HLR and on this basis additional land will need to be identified through the Proposed Plan stage.

Section 6 sets out implications for LDP3 which are set out below.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on housing within the landscape and population and place themes.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be

prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

The Topic Paper sets out the implications for LDP3 in delivering the indicative HLR. These recommendations have been informed by the analysis and outputs in this report. This topic paper is robust and supported by evidence and reflects the wider Infrastructure considerations addressed in separate topic reports.

The Proposed Plan will set out a strategy to address the housing and infrastructure issues identified through this and other topic papers and ensure growth is delivered under a planned and phased approach whilst directing future development away from the most sensitive and environmentally important areas of the Green Belt. LDP3 will seek to ensure that an appropriate level of housing is being planned for to meet identified needs now and in the future and align with the 3 pillars of the Council's Place to Grow strategy. This will support the sustainable development of the area and reduce risks of homelessness, unaffordability etc

Sites will require to be allocated over a range of geographies and settlements and include a range of site sizes and tenures. This needs to be accompanied by higher standards of placemaking and delivery of the infrastructure requirements to support planned growth, while recognising the competing land interests (such as commercial/leisure/community etc) for larger master planned sites as demonstrated through separate topic papers and establishing required densities as a minimum on specific sites. It is also worth noting that new growth areas will inevitably be greenfield sites as East Renfrewshire has a very limited vacant/ derelict/brownfield land supply or land of a sufficient scale within its ownership. As part of the consideration of appropriate sites for development, the Council will give consideration to the potential for a new settlement, although this will form one of a range of possible ways to meet future housing need. A new settlement would have a long lead in time and would likely only contribute to housing needs in the long term and post LDP3.

The Council will continue to explore the effectiveness of all housing sites currently included within the 2023 Housing Land Audit. This includes looking at alternative approaches to unlock sites that have been designated in several plans, including the use of compulsory purchase powers to bring sites forward. This will be informed by a Call for Sites and Ideas exercise. We will prepare a housing pipeline setting out programming of sites over the short-, medium- and longer-term periods. Only sites that are deliverable will be identified in LDP3. Sites will not automatically be rolled forward from LDP2.

The Council will continue to apply a flexible policy approach to the provision of affordable housing and work actively with developers to find and apply appropriate solutions to affordable housing delivery on a case-by-case basis. At least 25% of homes will require to be for affordable housing as set out in LDP2, and it's supporting Supplementary Guidance and NPF4 for the majority of sites. Opportunities to increase the affordable housing percentage on specific sites (likely to include an additional requirement for intermediate tenures) will also continue to be explored. This higher requirement will be clearly set out in relevant master plans or development briefs.

The plan will seek to ensure a proportion of accessible housing is provided on new developments in line with local need, and that includes a mix of housing types, sizes and tenures to cater for all population groups, including the ageing population in accordance with the LHS and other

supporting strategies. This will help to reduce inequalities faced by those with disabilities and ensures that accommodation is suitable for residents as they age. It is also with the aim of creating necessary movement within the housing market to help residents secure a suitable home for their needs over different life stages.

The Council will also continue to monitor the provision and distribution of care homes and the impact upon GP practices and HSCP accommodation, uptake of self-build registrations and any future requirements for the Gypsy and Traveller Communities.

Statements of Agreement / Dispute

Statements of Agreement

Public

One member of the public broadly agreed with the evidence.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comment received.

Statements of Dispute

Public

Christine Nanguy, Michelle Guthrie, John Galt, Hugh Gallagher, Peter Ballingall, Andy Martin, Donald Macvicar, Robert Milne, John Mcandrew, Cameron Mackay, Sharon Gilpin, Brian Nicol, Sharon Mcgeough, David Greenslade, Patrick McBride, Stephen Little, Andrew Whiteford, Amanda Piscitelli, Serena Manzur, Joseph Munro, James Graham Paton, Kara Philliben, Elana Scott, David Bunyan, Zoe Gillespie, Kirsty Howe, Lisa Maclachlan, Shaista Ghafoor, Dennis Bell, Manoj Bagha, Furwa Nadeem, Annemarie Dobbie, Glenn Ostler, Kathryn Buchan, Colin Sneddon, Claire Forker, Julieann Bryers, Gillian Tod, Graham Smith, Sergey Throshyn, Charlie Wallace, Kirsty Odonnell, Stephen Lynch, George Matheson, Andrew Jardine, Arran Dailly, Lesley Reid, Nichola Maclean, Ryan Mcpherson, Mary Leonard

The following comments were submitted via the Shared Voice Report:

- Need to prioritise building more homes of all types in East Renfrewshire in the new Local Development Plan (LDP3).
- Not enough homes for local people.
- There is a lack of affordable, quality homes.
- There is a significant need for a broader range of housing types, not just the typical large detached houses that have become too common.
- There is a need for more semi-detached homes, bungalows, and other smaller options that can accommodate various lifestyles and stages.
- It is nearly impossible for the younger generation and families to live in the area.
- The demand for larger, family-appropriate homes continues to grow - noticeable lack of three-bedroom homes available.
- There is a need for more housing developments focused on rental properties.
- There is a need for suitable housing options like bungalows for aging relatives.

- There should be a focus on increasing housing stock but also on making these homes accessible and maintaining them properly to support a growing community.
- There is a need to accommodate our growing population but also to support the burgeoning industrial sector.
- New developments need to include the necessary infrastructure such as roads, improved transport infrastructure like rail links, schools, nurseries, shops, and healthcare/medical facilities to support our growing community.
- All new development should consider proper access to recreational facilities. We do need more housing and we need to make sure that community spaces like sports fields remain open and accessible. Promoting an active lifestyle among residents is important.

Scottish Water

Recommended revised wording for Section 5-part (f) Water Management.

David Davies

Section 6 (of the Evidence Report) states that only sites that are deliverable will be identified in LDP3 and that sites will not automatically be rolled forward from LDP2. In respect of this statement, we would like to ensure that the site referenced as SG1.2 Chappellefield in Barrhead be brought forward as an allocated housing site for LDP3. The Evidence report states that East Renfrewshire has a very limited brownfield land supply, and this is a mixed use site of former industrial land and wooded greenfield site. It is fully anticipated that the residential proposal for this site will include 25% affordable housing contribution. We have held discussions with Barrhead Housing Association and following this they are expecting a PAN notice to be submitted shortly. We have applied for Pre-application advice and are now awaiting a response from East Renfrewshire Council in order to progress with development of the site.

Homes for Scotland, Miller Homes, ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Cala Management Ltd (CALA), Robertson Residential Group, Barratt Homes West Scotland & David Wilson Homes West Scotland (Barratt), Taylor Wimpey, ICENI on behalf of The Baird Family

HFS and other responses agree that the housing market, high house prices, access to affordable homes and homelessness issues should be given significant weight in setting the indicative housing land requirement (IHLr) and that there is a need to release further parts of the green belt to meet development requirements for housing.

Responses state that the Council must be ambitious in setting housing targets which will also create socio-economic benefits for East Renfrewshire. It is stated that affordability pressures will continue to be exacerbated if supply levels do not improve. The Council have failed to fully consider the increasing population and apparent housing pressures when attempting to be ambitious in their housing land requirements.

No mention is made of the Scottish Government declaring a climate emergency or that housing is now a 'national outcome'.

HFS state that NPF4 does not indicate the need for a minimum of 25% affordable housing. Rather NPF4 states that development proposals for new homes will be supported where they make

provision for affordable homes to meet an identified need. Proposals for market homes are to be supported where the contribution to the provision of affordable homes on a site will be “at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where: i. a higher contribution is justified by evidence of need, or ii. a lower contribution is justified, for example, by evidence of impact on viability”. It is clear that the flexibility lies with the Council to set an affordable housing requirement either above or below 25%, dependent upon local factors. However, it is acknowledged that the Council note the importance of viability in considering an affordable housing requirement.

Responses state that it is positive that the Council has considered the need for flexibility in such a policy, and that the provision of intermediate tenures could be considered. This reflects the identified need and demand for other affordable options to be made available, such as mid-market rent and homes for discounted market sale, whilst continuing to address the acute need for social rented homes.

HFS and other responses raise significant concerns regarding the Council’s decision to give no regard to the work into existing housing need carried out on behalf of HFS (Diffley Partnership/ Rettie report). HFS state that the work undertaken by HFS has not been considered, despite being submitted to the Council in advance of this consultation period (**their view**). They state that this additional evidence is required to be reflected in the Evidence Report. ICENI on behalf of The Mac Mic Group also submitted a report prepared by Shared Voice which outlines ‘Housing attitudes of residents living in East Renfrewshire (May 2024)’. It is stated that the Evidence Report must set out a transparent and understandable explanation of how the iHLR has been arrived at and that this figure must exceed the NPF4 MATHLR.

Responses state that the MATHLR figure contained in the revised NPF4 draft is unacceptably low and sets a poor baseline for the delivery of homes moving forward. The MATHLR sets out reduced levels of home building in comparison to the last 10 years.

Mac Mic Group state that the benefit of mixed-use sites is not recognised.

The responses state that the Council’s view is that meeting (not even seeking to exceed) the default Minimum All-Tenure Housing Land Requirement (MATHLR) would result in development being directed to the green belt and suburbs and away from brownfield urban areas and away from existing local services and existing infrastructure, and that this would thereby be “contrary to NPF4 climate change, biodiversity, brownfield and Local Living objectives.” To confirm, not meeting / exceeding the MATHLR would be significantly contrary to NPF4 Policy 16.

The emerging housing crisis requires to be given significant weight. Furthermore, HFS believes that the MATHLR figure contained in the revised NPF4 draft is unacceptably low and sets a poor baseline for the delivery of homes moving forward. The MATHLR is 2,800 units over ten years.

The responses refer to the shortfall in the land supply and that the current land supply is not sufficient to meet the 10-year MATHLR. HFS agree that a shift in spatial strategy to resolve this shortfall is required. It is stated that private sector completions remain strong, particularly in the Eastwood sub area.

HFS also disputes that Council’s assertion that, based upon an iHLR of 3100 homes over a 10-year period, the Proposed Plan would need to identify land to provide an additional 1874 homes to meet in full the HLR. This approach appears to automatically assume every currently allocated site will be rolled over into the next Plan. This is incorrect. All currently allocated sites (that do not benefit from an extant consent) must be reassessed.

HFS state that the current HNDA process and toolkit are fundamentally flawed and significantly underestimate the true need and demand for housing. This is primarily due to it taking a very limited view of what constitutes existing need and demand. A robust approach to the HNDA process must include undertaking primary research to identify actual household groups in need and in-depth analysis of the existing housing stock in terms of its energy efficiency and quality. It should also undertake research on affordability pressures, ambitions for demographic change, and economic growth.

The Diffley Report finds that there are 9,000 households in East Renfrewshire with unmet housing needs. As identified, when accounting for those who can make in-situ repairs, this reduces the overall need figure to around 7,900 households.

The HFS response sets out a revised MATHLR calculation based upon the NPF4 methodology and using the Diffley data. This results in a 10-year MATHLR of 13,834 - a difference of 11,034 from the NPF4 figure.

The Shared Voice Report sets out the following recommendations:

1. East Renfrewshire Council should establish a credible and robust Housing Land Requirement that exceeds the MATHLR and addresses the stark findings of local housing need contained within this report
2. East Renfrewshire Council should hold consultation workshops with young people and renters - the groups that face the highest levels of housing need but who are universally unheard in Local Plan and formal planning consultations.
3. The East Renfrewshire Local Plan should incorporate a powerful strategy to support all types of housing including affordable - to help residents find quality housing that meets their needs.

The report states that respondents want the council to prioritise building more homes of all types in the Local Development Plan to...

- provide affordable housing
- address the local housing shortage
- support the younger generation onto the property ladder
- allow existing residents to stay in the area
- allow older residents the opportunity to downsize
- provide economic and community benefits

Site specific comments were also highlighted in a number of responses.

Public - James Stuart MacGarvie

The reduction in housing numbers to 2,800 completely disregards the emergency that is the housing crisis. With a change in political circumstances whereby the economy is purported to now be a priority, surely housing numbers will require to be increased to beyond the original level of 4050. This is a pragmatic and sensible solution to a housing crisis for all sectors, including the delivery of affordable housing.

Eaglesham can accommodate housing releases which comply with sustainable development and within the 20 min travel isochrones to services. The infrastructure is in place to facilitate housing releases, notably affordable and special needs housing, key workers and family homes.

East Renfrewshire Council Response

Revised wording as requested by Scottish Water has been included under Section 5-part (f) Water Management.

Homes for Scotland (HFS) and other responses from its members have disputed the Council's approach to setting the indicative Housing Land Requirement (HLR). The Council strongly disagrees with these comments. Section 5 of the Topic paper sets out a clear and transparent approach to the methodology and what has been considered. The indicative HLR has been set at a level 11% greater than the NPF4 MATHLR. The Councils approach accords with the LDP Guidance and NPF4.

Section 5 part (b) of the topic paper explains the Council's approach in setting the indicative HLR and refers to the consultation and joint approach that was taken by the Clydeplan local authorities when reviewing the draft MATHLR, and that the approach undertaken by the Scottish Government did not reflect the operation of the wider housing market across the region. As explained in the topic paper a consistent criteria-based analysis was undertaken with reapportionment of the Clydeplan total figures to reflect the movement of mobile demand. This process resulted in a reduction of the MATHLR for East Renfrewshire from 4050 to 2800 (including 25% flexibility allowance). HFS queried this analysis and the conclusion that meeting this draft requirement would result in development being directed to Green Belt locations. The Council's analysis highlighted that this higher figure would be extremely difficult to achieve. The Scottish Government accepted the Council's response and the reduced MATHLR of 2800 was reflected in the adopted NPF4. The Council also clearly acknowledge through this and other topic papers that Green Belt releases will be required to meet the indicative HLR. HFS have supported this position.

The Council acknowledges that the LDP guidance (pg 63) states that where more recent evidence is available this should be used as it enables the Evidence Report to be more up to date. HFS and other responses refer to a report by the Diffley Partnership / Rettie (2024) as evidence which needs to be considered reflecting the most up to date data. Mac Mic Group also provided a Shared Voice report which explores the current housing situation and housing challenges faced by local people. In line with the local development plan guidance, HFS state this more recent evidence should be used as it postdates the 2023 regional HNDA.

The Council is disappointed that the HFS response infers that the Diffley Partnership / Rettie report has been ignored and, in their words, this is 'alarming'. The Council would state that it only received the report from HFS during the engagement process, not the 5th of April as indicated by HFS, and therefore only after the Topic Papers had been drafted and published for engagement. The Council met with HFS and 3 of their members at a meeting on the morning of the 9th May and explained that no report had been received, yet the response unhelpfully continues to refer to this earlier date and the Council's perceived lack of analysis.

The Council acknowledges the findings and recommendations of these additional studies, however, the HNDA is a recognised Scottish Government housing tool and combined with the Scottish Governments MATHLR provides the evidence base for the LDP and the Council's Local Housing Strategy. The Council disagrees with HFS assumption that the HNDA model is flawed. The three Housing Need and Demand Assessments (HNDAs) undertaken for the Glasgow and

Clyde Valley Region have informed previous Structure/Strategic Development Plans and each Local Authority LDPs and on each occasion been signed off as robust and credible by the Scottish Governments Centre for Housing Market Analysis (CHMA). A summary of the Diffley and Shared Voice reports has been added to the topic paper and an additional section on the results of these studies has been included in the setting the HLR methodology section.

The Council has had no involvement in developing the Diffley Partnership / Rettie report and it is not a recognised evidence source identified within the LDP Guidance, unlike the HNDA. The small sample size '197' residents or 1.44% of the total national figure of 13,690 people, also raises questions over the robustness of the findings at the local level. The outcomes from this report combined with the response from HFS demonstrate a revised MATHLR figure of 13,834 for East Renfrewshire, which is 11,034 or 5 times greater than the figure included in the adopted NPF4 of 2800. Although some of this requirement could be provided by non-new build options the majority would remain to be delivered from new sites. This revised MATHLR would require completions of approx. 1380 per annum or the equivalent of a Maidenhill masterplan sized development each year for 10 years. When compared to the current build rate of 329 per annum over the previous 10 years this figure is unrealistic and unachievable when lead in times, infrastructure, funding and other constraints are also factored in. The Council also has reservations that there would be capacity within the development industry to deliver this level of development per annum. In addition, this revised MATHLR is only a minimum figure and if the Council accepted this MATHLR the indicative HLR would be required to be greater still. For example, a further 10% increase would result in an indicative HLR of 15,217 homes over a 10-year period. The Council retains the view that the indicative HLR of 3100 homes set out in the topic paper is ambitious and realistic.

Although we disagree with the overall level of need identified, one of the key findings is that there is a strong need for increased affordable housing delivery, which aligns with the Councils aspirations. In addition, this may suggest that the development industry should provide a greater housing mix with a focus on the provision of smaller properties to meet wider housing needs.

Responses state that the Council has not considered the increasing population figures within its assessment. The HNDA factors in housing projections based upon the 2018 NRS projections. The Council has also compared the 10-year 2018 NRS projections with the indicative HLR as set out in Table 3 of the Topic Paper.

The Council agrees with HFS that a change in strategy is required for LDP3, but would reiterative that while the HLR needs to reflect the current aspirations of the Council and the strategic objectives of NPF4 for meeting housing and infrastructure needs and growing the local economy, it must also reflect what can realistically be delivered considering environmental, infrastructure and funding considerations and the timing for both.

The Topic Paper clearly acknowledges the housing issues and challenges faced in the area, which includes affordable housing, meeting the needs of the elderly population, addressing homelessness, downsizing opportunities and acknowledges the joint working required between the Councils Housing and the East Renfrewshire HSCP services to try and address these wider issues. These matters have been given significant weight in setting the indicative HLR.

The Council generally agrees with the issues raised and the recommendations set out in the Shared Voice Report and notes the responses received from the public. An ambitious indicative HLR has been established to meet the housing requirements set out in the HNDA. Although this is significantly lower than the findings of the Diffley report it is considered realistic and achievable.

LDP2 and its supporting supplementary guidance and the Local Housing Strategy provide a clear and robust framework for considering affordable housing options and requirements and has been shown to be an effective tool in delivering increasing numbers of affordable homes. The LDP and LHS also have a focus on meeting the needs of our elderly population. The Council agrees that workshops with young people could be undertaken to inform the LHS and LDP process. Furthermore, the Council agrees with the list of housing outcomes from building more homes. Each of the outcomes are acknowledged in the housing and other topic papers and within the LHS.

It is queried that the Council's approach does not meet National Outcome 6 which refers to meeting the housing needs of people living in Scotland, in particular the housing needs for older people and disabled people. The Council's approach is clear that it will aim to meet the requirements set out in the regional HNDA and deliver wider housing objectives through partnership working through the Local Housing Strategy and HSCP strategies.

The Council acknowledge that the Scottish Government has declared a housing emergency, but this alone does not support the case for significantly increasing the East Renfrewshire HLR. To acknowledge this issue a reference to the national housing emergency has been added to the topic paper.

The Council acknowledges that Policy 16 of NPF4 refers to 'Proposals for market homes are to be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where a higher or lower contribution is required'. The Council will amend the wording in the topic paper accordingly.

HFS state that NPF4 does not indicate the need for a minimum of 25% affordable housing. Rather NPF4 states that development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes are to be supported where the contribution to the provision of affordable homes on a site will be "at least 25% of the total number of homes, unless the LDP sets out locations or circumstances.

HFS query that the topic paper assumes that all sites will roll forward and contribute towards meeting the shortfall against the indicative HLR. Section 7 of the topic paper 'Implications for LDP3' clearly states that the Council will continue to explore the effectiveness and deliverability of all housing sites currently included within the 2023 Housing Land Audit. The Site assessment framework also reaffirms the LDP guidance requirement that no sites will automatically roll forward from the current adopted LDP2, a position supported by HFS and their members' comments to this document. The acknowledged shortfall in the land supply will be met by existing sites and the identification of new sites through LDP3.

The Council acknowledges in the topic paper that mixed use master plan sites will be required for LDP3.

Site specific comments will be considered at Proposed Plan stage.

2023 Housing Land Audit - The programming within the 2023 Housing Land Audit was discussed and largely agreed with HFS. HFS did not formally dispute any of the sites, however they queried the programming on 2 sites:

- ERRF0539 - GLEN ST/WALTON STREET, Barrhead

- ER0067 - ROBSLEE DRIVE, Giffnock

Gate Check

Given the significant difference in the indicative HLR prepared by the Council and Homes for Scotland revised figures, it is clear that no agreement can be reached, and this matter remains an outstanding area of dispute.

<p>Issue Topic Paper 014 – Infrastructure First</p>	<p>NPF4 - Liveable Places Policy 18: Infrastructure First</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities); • how that infrastructure is used; • the education needs of the population of the district; and • the capacity of education services in the district. <p>Regulation 9 - have regard to:</p> <ul style="list-style-type: none"> • the national waste management plan; • any regional transport strategy; and • any local transport strategy.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Council SCVO Funding Finder (CD 225) • East Renfrewshire Development Contributions Supplementary Guidance (June 2023) (CD 203) • Circular 3/2012 'Planning Obligations and Good Neighbour Agreements (CD 010) • East Renfrewshire City Deal (CD 215) • Scottish Government's Infrastructure Investment Plan Progress Report (CD 123) • Scottish Government Infrastructure Investment Plan (IIP) (2021-26) (CD 110) • East Renfrewshire Corporate Asset Management Plan (CAMP) (CD 221) • East Renfrewshire Property Asset Management Plan (PAMP) (CD 262) • East Renfrewshire Roads Asset Management Plan (RAMP) 2024 (CD 266)

	<ul style="list-style-type: none"> • East Renfrewshire Fleet Asset Management Plan 2023-2028 (CD 237) • East Renfrewshire Open Spaces Asset Management Plan (OSAMP) (CD 259) • East Renfrewshire SFRA Map (CD 268) • East Renfrewshire Capital Investment Strategy (2023) (CD 211) • East Renfrewshire General Fund Capital Plan (2023) (CD 239) • Scottish Government Place based Investment Programme (PBIP) (CD 113) • UK shared prosperity fund (UKSPF) (CD 164) • East Renfrewshire Renewable Energy Fund (ERREF) (CD 263) • East Renfrewshire Strategic Housing Investment Plan (SHIP) (2024-2029) (CD 200) • Site Assessment Framework (SD 001)
Summary of Evidence	
<p>The purpose of this Topic Paper is to provide an evidence-based assessment of existing infrastructure provision and to identify future infrastructure requirements to support new development over the plan period and beyond. It identifies key bodies with responsibility for delivering infrastructure and provides an overview of finance and funding opportunities. The Topic Paper is supported by a series of other Papers which outline the infrastructure evidence base for other topics. The infrastructure evidence base will continue to be reviewed over time through the LDP3 Delivery Programme, the Development Contributions Supplementary Guidance (June 2022) and updated LDP Evidence Reports.</p> <p>The provision of functional, serviceable, safe and maintainable infrastructure, to support East Renfrewshire’s growing and ageing population and address the impacts of future growth and development, is a key element in delivering successful sustainable communities. Across the Council area there are networks of existing infrastructure which are important to safeguard, maintain and where necessary improve. Infrastructure considerations should be at the heart of planning and place making. Plans, strategies and delivery programmes should promote a more sustainable use of infrastructure, making better use of existing assets and prioritising low carbon infrastructure.</p> <p>The LDP needs to reflect the current aspirations of the Council for meeting housing and infrastructure needs and growing the local economy. It must also reflect what can realistically be delivered, taking into account infrastructure and funding considerations and the timing for both.</p> <p>The purpose of this report is to set out the infrastructure that will be required to deliver the planned level of growth over the next 10 years and beyond.</p> <p>Section 1 outlines the Policy Context which includes NPF4 and the adopted East Renfrewshire LDP2.</p>	

Section 2 identifies key bodies with responsibility for delivering infrastructure and partnership working. The Planning Service has engaged with other Council services, statutory consultees and external infrastructure providers to assess the current infrastructure evidence base, including identifying potential gaps and limitations; to understand constraints from their perspective; and the extent to which any constraints will have implications for future growth in the area.

Section 3 provides an overview of Finance and Funding opportunities. These sources are summarised under Appendix A of the Topic Paper. There is a wide range of potential sources of funding for the provision of infrastructure. The role and relative contribution of these sources vary through time, according to national economic circumstances, government policy, and as new mechanisms are introduced, and older ones phased out.

The Topic Paper provides an overview of the Council's planning obligations policy and supporting supplementary guidance. Since the adoption of LDP1 in June 2015, the Council has received over £19.4million in development contributions for infrastructure and service capacity enhancements to mitigate the impact of new development. Of that total the Council has spent over £9.8million on infrastructure capacity enhancements.

An overview of the City Deal project and individual projects is also set out.

Section 4 provides an overview of the national, regional and sub-regional infrastructure that will support growth across Scotland, the wider Glasgow region as well as in East Renfrewshire. This includes an overview of future regional working through a Regional Spatial Strategy and projects to be delivered via the Scottish Governments Infrastructure investment Plan are highlighted.

Section 5 provides an overview of the Council's Asset Management Plans. Asset management ensures that assets are administered in the best way to meet the needs of the organisation and ensure the delivery of its corporate goals and objectives. Further information is set out in Appendix B of the Topic Paper.

Section 6 outlines the current baseline of provision in relation to physical and social infrastructure types to inform and determine infrastructure need across the area to support planned growth. Table 1 summarises key infrastructure types that are considered critical to the delivery of growth. This includes Education, Health, Transport, Flooding and Water management, Communications and Digital, and Energy Generation and Distribution infrastructure. This section also refers to the importance of integrating green and blue infrastructure and the provision of neighbourhood centres and community and leisure facilities. Other key infrastructure requirements highlighted include: Faith Facilities and Infrastructure including burial grounds and capacity; and the provision of a new Council Depot.

The Topic Paper clearly states that once there is greater certainty over the spatial distribution of planned growth, further detailed analysis and modelling will be required in order to project the anticipated impact of new residential and other land use proposals upon infrastructure and services.

Section 7 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

Appendix A: summarises sources of funding.

Appendix B summarises the Council's Asset Management Plans.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme. Infrastructure considerations are a common theme that runs throughout many of the SEA themes.

The national waste management plan is discussed under the Topic Paper 9: Zero Waste with the regional transport strategy and the local transport strategy discussed under Topic Paper 10: Transport.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

The Proposed Plan will set out a strategy to address the infrastructure issues identified through this and other topic papers and ensure growth is delivered under a planned and phased approach. This report identifies areas of infrastructure where capacity issues have been identified or are anticipated.

The Council is a direct provider of some of this infrastructure and will identify requirements arising from any planned growth and seek to ensure the earliest provision to address such requirements. Given existing capacity pressures, it is essential that the required education infrastructure solutions are secured and delivered prior to development coming forward.

Initial discussions have taken place with a range of key infrastructure and service providers. It is important to note that these discussions have not identified any significant locational issues that might prevent specific spatial options being considered at the Proposed Plan stage, although education constraints in some areas remain a constraint to further growth. However, it has become clear from these initial discussions that until the LDP growth options are fully quantified through the Proposed Plan, it is very difficult for the service and infrastructure providers to provide more specific responses. Planning for infrastructure should be a continuous process and that information on infrastructure requirements and delivery will change over the course of preparing the LDP and its supporting Delivery Programme. The Delivery Programme will be a 'live' document that will be updated at appropriate stages during the plan making process and throughout the Plan period.

Once there is greater certainty over the spatial distribution of planned growth, as evidenced through the 'Call for Sites' exercise, further detailed analysis and modelling will be required in order to project the anticipated impact of new residential and other land use proposals upon infrastructure and services. Infrastructure provision will be a key criterion within the Site Assessment Framework (SD 001).

The Council's Development Contribution guidance will be fully reviewed and updated for LDP3. This review will include an up-to-date assessment of existing infrastructure capacity and future requirements resulting from agreed development proposals in the Proposed Plan. Consideration will also be given to the thresholds and types of development to which the policy will apply.

The Council will explore opportunities for enhanced waste depot facilities to operate from whilst recognising there will be a major infrastructure challenge to accommodate an EV (Electrical Vehicle) Fleet, both in terms of space and charging infrastructure.

An understanding of the aspirations of faith communities and how they will change in the future and the ongoing need for spiritual, education and cultural space for religious groups should be considered through LDP3. This could be achieved through identification of land through master plans and Council asset reviews of existing buildings or land. Planning for the future availability of Cemetery space through LDP3 and future plans is also essential to allow the Council to meet its legislative requirements.

A mixture of solutions may be utilised to address infrastructure requirements including optimising the use of current assets as outlined in the Property Estate and Accommodation Strategies.

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Supportive of the objectives to move to an "infrastructure first" approach to enable development. However, there must be a balance of delivering infrastructure just ahead of need and ensuring this represents good value for investment of public funds, in order to guard against the risk of stranded assets where growth is not realised.

Infrastructure first needs to have a clear focus on early planning of blue-green infrastructure at a strategic level. This then needs to feed through into local development plans and master plans.

Clear guidance is required on how this can all be delivered as well as clearer emphasis on integrated blue and green approaches as they appear in the paper separately.

The plan-led system needs to ensure that, for any sites that are allocated, it is already known that water and drainage capacity is available. It is also important that programming the sites ties in with when infrastructure can be provided.

A place-based approach to infrastructure first will be crucial to the management of surface water and delivery of blue-green infrastructure at local and catchment scale. Considering blue-green infrastructure needs at an individual site level, as part of development planning, is often too late in the process and makes it much harder to deliver a catchment approach.

There is a need for clarity on whether the infrastructure first approach applies to new development only as there is insufficient focus on blue-green infrastructure within existing places/redevelopments and the requirement to retrofit.

This policy should apply to all development i.e., anywhere where planning is required. This would align with Scottish Water's storm water and surface water policies and our ambitions on net-zero and sustainable drainage systems to tackle the impacts of climate change.

Strathclyde Partnership for Transport (SPT)

Broadly agree with the evidence presented.

Homes for Scotland, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes, Taylor Wimpey

Broadly agree with the evidence. They state it is correct to recognise the contribution that developers, such as home builders, make through developer contributions to delivering infrastructure to offset the impact of the development. It is important however, as the topic paper states, to recognise that any developer contribution has to meet the six tests set out in NPF4 and Circular 3/2012 'Planning Obligations and Good Neighbour Agreements'.

Welcome the holistic approach to considering the cumulative effect of development and suggested approach of proportionally splitting the overall contribution between sites. Home builders can also assist in identifying alternative solutions to mitigate the impact of new development given experience of developing in other local authority areas. This will inform and influence delivery, funding and timing of infrastructure to support a future housing pipeline.

Agree that there may be "an element of public sector front funding" of infrastructure such as education provision. Depending on the intervention the associated upfront cost could make a development unviable.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received.

The Council agrees that planning obligations must be met the 6 tests set out in NPF4 and Circular 3/2012 and recognises that viability will be a key consideration when determining the suitable level of planning obligations. However, Council policy is clear that the financial implications of the

Council's planning obligations policy should be factored into development appraisals prior to land deals and commercial decisions being taken.

Water and drainage capacity considerations are highlighted in the Site Assessment Framework. A Flood Risk and Drainage Assessment is identified as one of the supporting documents that will be required to support proposals submitted through the 'Call for Sites' stage.

The Council agrees that blue and green infrastructure planning should be at the outset of the design process and also undertaken at a wider regional level to ensure a coordinated approach. This matter is explored in more detail under Topic Paper 17: Blue and Green Infrastructure.

Statements of Dispute

Scottish Water

Request the following amendment be made to Table 1 'Types of Infrastructure for Assessment' on pages 18-19 where it discusses Scottish Water data on potential future investment:

'It is a requirement of Scottish Water to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development forecasted by East Renfrewshire Council. Scottish Water will continue to work with the Local Authority to provide the required capacity at the Water and Wastewater Treatment Works that serve the local catchment area to meet known growth requirements, just ahead of need. Factors such as the total number of proposed developments, their scale and their distance from the Treatment Works may result in potential future growth investment being required. Where so, Scottish Water will engage with East Renfrewshire Council to gain a better understanding of the future proposed developments (scale and location) which will inform strategic plans to identify where future growth investment priorities are and support a flourishing Scotland'.

The link to the objectives and actions set out within Scotland's Flood Risk Management Strategies and Plan must be made to ensure opportunities are maximised to deliver shared outcomes.

Strathclyde Partnership for Transport (SPT)

Table 1: Type of Infrastructure for Assessment - Transport: - In line with the Transport topic paper, this section should refer to the travel hierarchy and the Sustainable Investment Hierarchy. The line - *"It is important that the strategic transport network has the capacity to cope with any increase in traffic levels over the life of the LDP."* – is at odds with this position. This does not reflect national and regional policy positions seeking to reduce traffic level overall, reducing the need to travel overall.

Homes for Scotland

As noted in HFSs response to the Health and Wellbeing Topic Paper consideration as to whether healthcare contributions actually meet the tests within NPF4 and Circular 3/2012 'Planning Obligations and Good Neighbour Agreements' requires to be undertaken. This is in light of contributions having previously been sought and not meeting the tests. The Council's attention is specifically directed towards appeal decision POA-110-2015 when considering whether a developer contribution towards healthcare is required. The outcome of this decision has resulted in a further five contributions either being reduced, returned or the obligation discharged.

It is important that the Council applies a cohort progression model to forecasting school rolls. This model has been supported at appeal (Appeal Ref: PPA-150-2010) and will ensure that school roll forecasting complies with the five tests within NPF4 Policy 18 – Infrastructure first.

In order to ensure that education capacity is not a constraint to development a sequential approach to overcoming constraints should be utilised. Only if these steps are not achievable then consideration will be given to mitigation through a new school.

ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes, Taylor Wimpey

The Topic Paper notes that “There will be increased reliance on the development industry to deliver or contribute to infrastructure, required as a result of new development.”

The response acknowledges that the Council’s Development Contribution guidance will be fully reviewed and updated for LDP3. However, the ability for new development to fund infrastructure should also be subject to viability testing. There should not be an expectation that all new development can viably deliver or contribute towards infrastructure, particularly without a holistic view of existing infrastructure capacity pressures and the potential financial burden this may place upon developers.

Determination of HLA and the impact of service strain on new and existing residential development should be anticipated.

ICENI on behalf of the Baird Family, Rowallandale Ltd

There is an opportunity for infrastructure requirements and provision to be dealt with in a more joined up approach, ensuring that locational needs are understood and will not deter new residential development from being delivered.

It is agreed that the Proposed Plan should set out a strategy to address the infrastructure issues identified through the evidence gathering stage of the plan preparation process to provide some certainty and guidance on what will be expected from developers.

The Topic Paper states "Infrastructure requirements with existing capacity pressures, such as education infrastructure, will have solutions sought to be secured and delivered prior to development coming forward." The Council should be aware that a requirement for infrastructure solutions to be sought to be secured and delivered prior to development coming forward may not always be feasible and should be subject to negotiation with developers.

It is supported that planning for infrastructure will be continuous and implemented under a planned and phased approach which will aid in the delivery of master planned schemes.

The Topic Paper notes that "There will be increased reliance on the development industry to deliver or contribute to infrastructure.....of new residential development."

The updating of SG guidance is acknowledged. However, the ability for new development to fund infrastructure should also be subject to viability testing. There should not be an expectation that all new development can viably deliver or contribute towards infrastructure, particularly without a

holistic view of existing infrastructure capacity pressures and the potential financial burden this may place upon developers.

It is understood that further analysis and modelling will be required in order to project the anticipated impact of new residential development. This information is vital to the strategic planning and designation of land for new homes and to provide guidance to developers on local requirements and what infrastructure might be required to help make residential development acceptable.

Rowallandale Ltd stated that it is welcomed that the Council recognise the importance of planning for religious groups. This must be undertaken as part of creating a fair and inclusive planning system, consistent with the requirements of the Equality Act and protected characteristics which includes religion or belief. It is considered that the Council should include the review of green belt in their review of land.

NHS Greater Glasgow & Clyde

NHSGGC agrees with NPF4 'infrastructure first' approach to planning and would like to see further recognition that health and social care facilities are regarded as essential infrastructure required by communities similar to water, energy, education and transport. NHSGGC also highlights the limitations to funding new facilities. Indeed, the Scottish Government announced in January 2024 that all significant NHS building projects in Scotland will be put on hold until 2026 at the earliest due to a challenging funding position.

The only funding that could be made available to improve/increase facilities in areas of new housing development would need to come from developer contributions and/or sale of NHS land. The use of developer contributions to mitigate the impact of new development and requirement for additional healthcare facilities is established in planning legislation and guidance.

Healthcare infrastructure across NHSGGC includes properties around the Board that provide primary healthcare services (including GPs, dentists, optometry, pharmacies), other community healthcare services (including mental health, addiction and sexual health services), and acute and specialist healthcare services (hospitals). Therefore, the focus is not simply on GP's and is much wider.

Consideration is being given to the co-location of healthcare facilities with other community facilities such as community centres, sports and leisure centres, libraries etc.

Consideration is also being given to the location of healthcare facilities in relation to town centres and mobility hubs to reduce the need to travel unsustainably.

East Renfrewshire Council Response

The amendment proposed by Scottish Water has been incorporated into the Topic Paper as requested. The 'Infrastructure First Topic Paper' cross refers to Topic Paper 019: SFRA and Water Management within Table 1. This topic paper explains the importance of Scotland's Flood Risk Management Strategies.

The Transport section of Table 1 has been revised to reflect comments by SPT with reference to the sustainable travel hierarchy and sustainable investment hierarchy added.

Homes for Scotland's disagreement with the principle of charging the housebuilding industry for the provision of healthcare facilities is noted. Policy 18 of NPF4 states that the impacts of development proposals on infrastructure should be mitigated and that development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Health and social care infrastructure and services, including both services provided in the community directly by Health Boards (and services provided on their behalf by contractors such as GPs, dentists and pharmacists) is specifically included in the Infrastructure First definition in NPF4.

Planning obligations for the delivery of health infrastructure is also mentioned in the Local Development Planning Guidance, which states that where planning authorities intend to seek planning obligations for delivery of infrastructure, e.g. transport, health and education infrastructure, the approach to be set out in the LDP may benefit from being developed collaboratively with infrastructure providers.

As the Topic Paper sets out, the Council has committed to carry out future analysis with partners to consider the capacity required to support future demand for healthcare infrastructure. Only if increased capacity is required in certain areas would consideration be given to requesting planning obligations for healthcare infrastructure. To be clear it is anticipated that planning obligations would only be sought for infrastructure delivery, in the form of land or buildings required for new or expanded HSCP owned facilities (or for the reconfiguration of internal space to provide additional capacity); not for the funding of health and care services such as new GPs or other health care roles; and not to directly benefit or supplement a private business.

The Comments from NHS Greater Glasgow & Clyde that Healthcare infrastructure across NHSGGC is much wider than just GPs is noted, and this will be considered when assessing the impact of new development on healthcare infrastructure through LDP3.

The Council fully recognises the need to consider the five tests of NPF4 Policy 18 Infrastructure First and Circular 3/2012 Planning Obligations and Good Neighbour Agreements when planning infrastructure mitigation. Compliance with these tests has been a matter of Council policy for some time, and the tests are referenced in both Strategic Policy 2 of the Council's LDP2 and the Council's adopted Development Contributions Supplementary Guidance (2023). In line with this policy, planning obligations are agreed in accordance with the five tests of Circular 3/2012 and contributions required are to be proportional to the scale and kind of development and so closely related to the impact of the proposed development that it should not be permitted without them.

The Council firmly believes that new development should not adversely impact upon existing levels of service provision, infrastructure, or the quality of the environment. As set out in the Topic Paper, planning obligations will form an important component of the overall funding package and the Council will seek to utilise legal/planning obligations, as appropriate, to ensure that development is acceptable in planning terms and that infrastructure is provided to support the development of the area. This also ensures that the costs of such required mitigation is funded by the development and not the general public.

The Council recognises that viability will be a key consideration when determining the suitable level of d planning obligations. However, Council policy is clear that the financial implications of the Council's planning obligations policy should be factored into development appraisals prior to land deals and commercial decisions being taken.

As stated in the Topic Paper, the Proposed Plan will set out a strategy to address the infrastructure issues identified through this and other topic papers and ensure growth is delivered under a planned and phased approach. Multi-agency partnership and collaborative working with Key Agencies; infrastructure and utility companies; education providers; the development industry; community organisations; other technical bodies; and stakeholders will assist with delivering the infrastructure required to support the Plan's emerging spatial strategy and informing this Evidence Report. This joined up approach will ensure that locational needs are understood and current and future demands for infrastructure are met.

The Council is aware of the challenges presented by an infrastructure first approach and a mixture of solutions will need to be utilised to address infrastructure requirements including optimising the use of current assets as outlined in the Property Estate and Accommodation Strategies. As stated in the Topic Paper, the LDP needs to reflect the current aspirations of the Council for meeting housing and infrastructure needs and growing the local economy. It must also reflect what can realistically be delivered, taking into account infrastructure and funding considerations and the timing for both. With growth and demographic changes comes the pressure on existing infrastructure and the need for additional infrastructure to be delivered in the right place and at the right time. It requires a planned and coordinated view of priorities across the Council area and requires allocating and utilising existing and identification of new sources of funding that can deliver infrastructure projects.

As stated in the Topic Paper, once there is greater certainty over the spatial distribution of planned growth, specific development-based infrastructure assessments will be carried out that will identify more accurately the actual infrastructure needs and costs based on greater detail and understanding of requirements and capacity at that point in time. This will be reflected in the LDP3 Delivery Programme and development briefs or master plans.

In response to the comment that it is important that the Council apply a cohort progression model to forecasting school rolls, East Renfrewshire's Pupil Yield Projection Model (as previously referred to as the cumulative approach) is a methodology which has served the Council well over the years with projected school rolls historically aligning very closely to actual school rolls, This methodology is described and referenced within the Education Topic Paper (Topic 15) and discussed in more detail in the Development Contributions Supplementary Guidance (June 2023) (as well as the October 2019 Education Background Report (BR4) which supported the preparation of LDP2 and Issue 13 of the LDP2 Examination Report). The models' share some similarities; however, the 'Pupil Yield Projection Model' has been accepted by the Scottish Government and Development Industry; it is a tried and tested model which works well for our unique authority. The cumulative approach (the principle on which the East Renfrewshire's Pupil Yield Projection Model is based) was also considered 'appropriate' by Homes for Scotland within their response to Fife's Planning Obligations Supplementary Guidance Consultation Draft May 17 (Para 2.6).

The Council's Pupil Product Ratio (PPR) analysis is carried out every two years. As stated in the Education Topic Paper, this is a robust, complete and thorough process. As well as analysis on new developments, reviews are also carried out on 'older' sites which suggest housing numbers do not decrease over time in some areas (sites built more than 10 years ago). In analysing development sites within both the East and West of the authority (Newton Mearns, Barrhead, Busby/Clarkston/Eaglesham Communities), it is evident sectors have increased in number, in some cases even doubling from developments completed in 2011/12, from 2018 – 2022 analysis (a period containing 3 PPR studies), highlighting that in East Renfrewshire, numbers are not necessarily reducing over time and developments with 'family style homes' continue to generate

school age children long after being 'established.' This analysis will continue through the biannual PPR studies which will inform pupil yield projections. Further detail is contained in the Council's response to comments received to Topic Paper 15 - Education.

In order for the Council to act in accordance with its legislative duty for best value, it will be essential for the Education Department to make most effective and efficient use of its school estate wherever possible. However, as can be noted from the analysis of projected future school rolls and capacities, it is very likely that new education infrastructure solutions will be required. The scale of these solutions will be dependent on many factors including: the volume of new housing proposed; the phasing of the development and sale of the new housing; locale; and parent choice of schooling, given the type of development.

The Council agrees that Green Belts should be identified or reviewed as part of the preparation of LDPs. Topic Paper 13: Housing acknowledges that the Landscape Character Assessment (LCA), Site Assessment Framework and SEA will be crucial in identifying potential spatial options for the Proposed Plan to meet the 10-year housing requirements. The topic papers clearly state that further revision to the Green Belt boundaries will be required, once the spatial distribution of sites is known.

As stated in the Topic Paper, the Council consider that infrastructure considerations should be at the heart of planning and place making. Plans, strategies and delivery programmes should promote a more sustainable use of infrastructure, making better use of existing assets and prioritising low carbon infrastructure.

Gate Check

The Council is of the view that agreement has not been reached on disputes regarding planning obligations towards healthcare infrastructure. This topic may require to be considered further by the Reporter. This matter is covered further under the response to Topic Paper 020: Health and Wellbeing.

Issue Topic Paper 015: Education	NPF4 - Liveable Places Policy 18: Infrastructure First
Information required by the Act regarding the issue addressed in this section	2019 Planning (Scotland) Act Section 15(5): <ul style="list-style-type: none"> • the education needs of the population of the district and the likely effects of development and use of land on those education needs; and • the capacity of education services in the district (including early years; primary; secondary; additional support needs; further; and higher education services).
Links to Evidence	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD102) • Scottish Government Pupil census summary statistics (2024) (CD 115) • 2018 NRS population projections (CD 047) • National Records of Scotland (NRS) (2023) birth and death rates (CD 049) • National Records of Scotland (NRS) - Migration Statistics Quarterly Summary for Scotland 2021 (CD 045) • NRS 2021, Migration to and from administrative areas (CD 046) • 2022 census rounded population estimates data (CD 080) • Census Household size (CD 081) • NRS Household estimates 2022 (CD 044) • East Renfrewshire Council Report - Local Development Plan 1: Education Development Contributions: update to base data and cost information (26 June 2019) (CD 223) • East Renfrewshire adopted Development Contributions Supplementary Guidance (June 2023) (CD 203) • East Renfrewshire LDP2 Education Background Report (EBR) (2019) (CD 247) • East Renfrewshire PPR ESRI Map (CD 261)

	<ul style="list-style-type: none"> • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire adopted Local Development Plan 1 (June 2015) (CD 205) • East Renfrewshire Council Report 2023- Availability of school places at Maidenhill Primary School (CD 224)
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Summary of Evidence

The purpose of this Topic Paper is to provide an overview of current Pupil Product Ratios, outline existing education pressures, provide an overview of an audit of school condition, and set out the projected impact of LDP3 on the School Estate.

The topic paper focuses on the potential future education provision requirements, developed from the collaborative work of officers from the Education and Environment departments in East Renfrewshire Council.

Section 1 outlines the Policy Context as provided by NPF4.

Section 2 outlines the Education Context for East Renfrewshire. The high quality of education provision across East Renfrewshire's educational establishments, is the bedrock which allows for the delivery of sector leading experiences and high levels of achievements and successes by our children, young people and staff, which is recognised nationally. As a direct result of both the historical and continuous successful outcomes of all our learners and the desirability of the Local Authority as a place to live over the years, there has been a significant growth in the number of children attending our schools and early year's facilities. Undoubtedly, education is a fundamental contributor to the marketability of new homes in the area.

There has been considerable investment in the education estate including in recent years: increasing the number of places available at St Ninian's High School and Isobel Mair School; the creation of the joint faith campus for St Clare's and Calderwood Lodge primary schools and nursery class; the development of further early learning and childcare provision with the development of St John's Nursery Class; and the development of Maidenhill Primary School and the recently opened Neilston Learning Campus (March 2024).

Provision across all sectors has expanded in response to growth and new statutory requirements, such as the provision of 1140 hours of early learning and childcare, nonetheless many educational establishments have consistently high occupancy levels. Further expansion will require long-term planning and funding solutions.

Section 3 outlines Existing Pressures and East Renfrewshire Education Estate. Many of East Renfrewshire's educational establishments continuously operate at high occupancy levels. The Council's notional maximum occupancy, over which development contributions will be sought, is 90% for early learning and childcare (ELC) and primary and 85% for secondary schools. Above these levels, efficient operation of the establishments is significantly compromised, and facilities are pushed beyond optimum utilisation. The paper highlights the existing pressures on the early years (table 1) and the primary and secondary (table 2) estate.

Section 4 highlights the existing pressures on additional Support Needs (ASN) (table 3).

Section 5 provides an overview of Pupil Product Ratios (PPRs), the calculation methodology and the links with the adopted Development Contributions Supplementary Guidance. The Education and Environment departments closely monitor the provision of school places and regularly undertake an assessment of PPRs which is the anticipated propensity of children and young people of school age generated from new residential units. PPRs are periodically reviewed every two years to ensure accurate forecasting of occupancy levels throughout the school estate. PPRs are shown in table 6.

Section 6 provides an overview of the Projection Methodology used when planning for new housing developments and projecting future demands on the education estate. This is a methodology which has served the Council well over the years with projected school rolls historically aligning very closely to actual school rolls.

Section 7 provides an overview of the Maidenhill Primary School delivered as part of the wider Maidenhill master plan. Initially development at Maidenhill was restricted (by legal agreement) to ensure that no family homes were occupied until Maidenhill Primary School was open and fully operational in August 2019. This restriction allowed all new resident children to be accommodated in their catchment school. The section highlights the impact of a quicker build out rate on the school and proposed mitigation plans to accommodate increased demand. All catchment children who have applied for a place at the school have though been accommodated.

Section 8 provides an overview of school Condition and Projected Estate. Projections informing the anticipated occupancy levels are shown in table 9 which considers the housing programming (as set out in the 2023 HLA) of sites allocated in LDP2 and factors in approved residential windfall sites with planning permission up to 2031. The position beyond 2031 up to 2033 is estimated by factoring in the longer-term programming. Detail on the school condition is also included (A- Good, B – Satisfactory, C – Poor). The paper highlights that from the analysis of projected future school rolls and capacities, it is very likely that education solutions will be required. The scale of these solutions will be dependent on many factors including: the volume of new housing proposed; the phasing of the development and sale of the new housing; locale; and parent choice of schooling, given the type of development.

Section 9 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Education considerations within the population and place themes.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

At the heart of all decision making for local authorities in Scotland, is the legislative duty to ensure best value. The Local Government in Scotland Act 2003 introduced a statutory framework for best value for local authorities which requires local authorities to make arrangements to secure continuous improvement in performance (while maintaining an appropriate balance between quality and cost); and, in making those arrangements and securing that balance, to have regard to economy, efficiency, effectiveness, the equal opportunities requirement and to contribute to the achievement of sustainable development. The requirement for best value will lie at the heart of considerations relating to the school estate and the LDP3 process.

There has been significant residential development across the Authority as consequence of LDP2 and approved windfall. At the heart of LDP3, will be the essential need to ensure that new residents are able to access excellent education provision across all sectors and to ensure that the Council is able to meet its statutory requirements.

Whilst there is the opportunity to make better, more effective and efficient use of a small number of educational establishments, given the number of homes that can be expected as a result of LDP3, accommodating the anticipated number of new service users within the current estate alone will not be possible. Furthermore, many existing schools in established areas are unlikely to be able to host the size of extension needed to accommodate significant new development (due to restricted site size or lack of available adjacent land). This may result in the need for catchment redesign and for a change to the current relationships between clusters of primary and secondary schools, in order to make better use of the existing estate and align potential new developments to schools with projected capacity. Any proposed changes to catchment areas will require a full public consultation to be undertaken in accordance with Schools (Consultation) (Scotland) Act 2010 and are likely to be challenging given the historical family ties and expected future educational plans which families will be making on the basis of current arrangements.

Further expansion will not be possible in most areas of the Council, as detailed in the projected estate section, without extending current establishments or establishing new schools. As noted previously, the Council's duty for best value will require solutions which cause minimal financial

impact to the authority. Investment and funding will be considered and taken forward through the Council's Capital Investment Strategy and planning obligations will be actively sought to mitigate the impact of new development and support the delivery of this additional capacity.

The Council has little or no land appropriate for the purpose of any new build estate within its ownership. To predict and project the impact of new build development, the locality and timeline of development will need to be identified. Furthermore, once these sites are identified, the demand for educational places and the subsequent financial cost to the council for new build or adapted establishments, will need to be assessed. From experience and learning of the Maidenhill Masterplan development, any such similar projects with new school provision will require further consideration and detailed analysis to understand and project the full effects of edge of settlement / village style developments where pupil product numbers are likely be higher than has previously been the case in more established and centralised areas.

The Education and Environment departments of the Council will continue to work in close collaboration to agree a long-term strategic approach to the requirement for residential development whilst fully addressing all educational needs for residents in a coordinated, phased and planned way for this and future LDPs.

Key areas for consideration for LDP3:

1. Sufficiency of school places across all sectors, including additional support needs, and the need to be mindful of changes at a national level such as early learning and childcare;
2. Best use of current estate, including catchment redesign and related clusters of schools;
3. Where education establishments cannot accommodate projected pupil yield from new residential developments, capital funding solutions will be required to create new schools or to extend/repurpose the existing estate;
4. Essential for education provision to be in place, prior to new residences being inhabited;
5. The phasing of residential sites remains a critical component of the Plan's strategy to:
 - a) ensure educational establishments can meet demand for school places for the life of the development;
 - b) To avoid significant additional unplanned cost to the Council in extending /amending the educational estate and associated revenue costs;
 - c) To allow children to be accommodated at their catchment school and avoid being directed to other schools, resulting in a detrimental experience.

Statements of Agreement / Dispute

Statements of Agreement

Public

A single response was received from a member of the public who broadly agrees with the evidence.

Skills Development Scotland

Agree broadly with the evidence presented.

Scottish Water

Acknowledges the strategic summary of this topic paper.

Cala Management Ltd (CALA), Robertson Residential Group, Barratt Homes West Scotland & David Wilson Homes West Scotland (Barratt), Miller Homes, Homes for Scotland, ICENI on behalf of The Mac Mic Group, ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes, Taylor Wimpey), Taylor Wimpey

Agree broadly with the evidence presented. Note that ERC has the largest average household size in Scotland, impacting the school age population.

Acknowledgement that capacity is an issue in early learning, primary and secondary provision and that education solutions will be required.

Agree with setting of notional maximum occupancy levels over which development contributions should be sought.

Agree to further consideration to include school catchment area reviews at a local and authority wide level plus the requirement of new development to accommodate the anticipated number of new users.

Developers can help contribute to the delivery of high-quality Education.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received. In preparing the proposed plan the Council will look into all options for joint working with the development industry to deliver the high-quality education infrastructure required to support new development.

Statements of Dispute

Rosalind Horne

Concerned about Education provision at secondary school level within our area. For example, Mearns Castle High School, is exceeding its optimum operational capacity with the school role increasing at pace. Whilst 3 classrooms are to be added in the near future, that does not address catering, admin support and toilet aspects which are already falling short of the standards East Renfrewshire Council would be wishing for. I believe, in the same way Maidenhill School was built before many houses (although it is now too small) a new nondenominational secondary school needs to be built. The Mearns Castle High school building is falling short in many areas. Whilst, as a school it is performing extremely well, there are children being overlooked because of the sheer size of the school.

Cala Management Ltd (CALA), Robertson Residential Group, Barratt Homes West Scotland & David Wilson Homes West Scotland (Barratt), Homes for Scotland, ICENI on behalf of The Mac Mic Group, ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes, Taylor Wimpey) Miller Homes, ICENI on behalf of the Baird Family

Query the use of the cumulative approach for modelling projections versus the suggested cohort progression model. The cumulative approach is referenced as 'simplistic' and there is suggestion the model overestimates the impact of new development whilst the cohort regression model

does not assume all pupils will be in attendance from day one and progresses children throughout the school stages from Primary 1 onwards.

Claim reviews by other authorities show spikes caused by new development eventually subside and to ensure this is considered along with analysis for developments completed between 2004 and 2014 to mirror the 10-year LDP period.

East Renfrewshire must provide significantly improved data and evidence along with mechanisms for tracking school populations.

Request for the mitigation table to be expanded and a solution hierarchy determined.

The data on school occupancy levels shows that early years capacity is either nearing capacity or over capacity. Similarly there are capacity pressures for primary and secondary schools. It is acknowledged that given the projected future school rolls and capacities, it is very likely that education solutions will be required.

There are several notes as to potential mitigation including; identification of land in private ownership; consideration as to whether mitigation is temporary or not and what other solutions are viable; are extensions possible and catchment review.

State that an important consideration in mitigating education capacity constraints in the future is the five tests of Circular 3/2012 Planning Obligations and Good Neighbour Agreements. These tests are now included in NPF4 Policy 18 Infrastructure first and compliance with these tests is now a policy matter and not a material consideration.

Suggest financial contributions are only necessary when a school reaches 95% occupancy.

Reference that the cohort progression model was also supported at appeal (Appeal Ref: PPA-150-2010).

State that by increasing allocation of housing sites on green belts, education facilities can be implemented through development briefs and masterplans to ensure existing and new communities have greater access to education. Developers also state that further consideration should be made regarding the Council's acknowledgement that education is a fundamental contributor to the marketability of new homes in the area.

Robertson suggest a medium growth scenario of 6000 homes that could generate £150 million.

Barratt & David Wilson state that development of new Neilston Primary School will further expand school capacity.

MacMic stated that the draft topic paper is written to address the current capacity issues, rather than forecasting ahead to projected population change. Query if expansion of future school estate is required. Education constraints are short term and there is a lack of evidence to suggest issue is long term. The Council will continue to rely on out of catchment placing requests to maintain a healthy school capacity, contradicting NPF4 and 20-minute living.

Suggestion that consideration must be given to housing sites next to existing school sites to allow expansion. Projected decline post 2029.

Notional maximum occupancy does not have a 'statutory definition' along with notes as to how school capacity is explained.

Query as to whether placing requests are required.

East Renfrewshire Council Response

Cohort Regression Model vs East Renfrewshire's Pupil Yield Projection Model:

As stated within the Education Topic Paper East Renfrewshire's Pupil Yield Projection Model (as previously referred to as the cumulative approach) "is a methodology which has served the Council well over the years with projected school rolls historically aligning very closely to actual school rolls." This methodology is described and referenced within the Education Topic Paper and discussed in more detail in the Development Contributions Supplementary Guidance (June 2023) (as well as the October 2019 Education Background Report (BR4) which supported the preparation of LDP2 and Issue 13 of the LDP2 Examination Report). The models' share some similarities; however, the 'Pupil Yield Projection Model' has been accepted by the Scottish Government and the Development Industry; it is a tried and tested model which works well for our unique authority. The cumulative approach (the principle on which the East Renfrewshire's Pupil Yield Projection Model is based) was also considered 'appropriate' by Homes for Scotland within their response to Fife's Planning Obligations Supplementary Guidance Consultation Draft May 17 (Para 2.6).

Furthermore, it is also worth noting that the methodology used by the Council for future pupil rolls takes into consideration the rate of house building as defined within the annual Housing Land Audit and does not make an assumption of all houses being released and occupied simultaneously. This allows the Council to develop a realistic projection of school rolls on the basis of the planned number of properties being developed each year, albeit the rate of home development has in the past been escalated by developers from the original plan, which has resulted in capacity issues (such as has been the case within Maidenhill).

10 Year Analysis:

Pupil Product Ratio (PPR) analysis is carried out every two years – this is a robust, complete and thorough process. As well as analysis on new developments, reviews are also carried out on 'older' sites which suggest housing numbers do not decrease over time in some areas (sites built more than 10 years ago). In analysing development sites within both the East and West of the authority (Newton Mearns, Barrhead, Busby/Clarkston/Eaglesham Communities), it is evident sectors have increased in number, in some cases even doubling from developments completed in 2011/12, from 2018 – 2022 analysis (a period containing 3 PPR studies), highlighting that in East Renfrewshire, numbers are not necessarily reducing over time and developments with 'family style homes' continue to generate school age children long after being 'established.' This analysis will continue through the biannual PPR studies which will inform pupil yield projections.

School Condition & Impact of LDP Expansion (Table 9) & Hierarchy Established:

An overview and evidence is provided within Table 9 as to what options may be available at educational establishments for expansion/increases to school rolls, with consideration given to the projected school rolls until 2033. A hierarchy of mitigations can only be determined once impacts from an approved LDP3 are known.

Potential Education Solutions:

The suggestion of purchasing private land for development of education estate would result in the need for significant capital investment. As noted in Topic Paper 15, any development sites should result in “minimal financial impact to the authority.” The Education Authority will always take an approach which ensures the best educational experience for its learners and staff. Historically (and going forward) the department has considered and implemented capacity solutions using temporary and permanent options, dependent on; scale; duration; technical ability; and necessity. However, it is worth noting in the case for permanent fixtures over temporary, in recent years they have not only proven to be the best solution, but also the best value for money, given the hugely inflated costs of temporary accommodation. Table 9 and Section 9 on Implications suggest solutions that may be considered in response to LDP3 developments including school extensions and catchment reviews.

Five tests of Circular 3/2012 Planning Obligations and Good Neighbour Agreements:

The Council fully recognises the need to consider the five tests of Circular 3/2012 Planning Obligations and Good Neighbour Agreements when planning infrastructure mitigation. The comments made, that the tests of the circular are now included in NPF4 Policy 18 Infrastructure first and that compliance with these tests is now a policy matter and not a material consideration, are noted. Compliance with these tests has been a matter of Council policy for some time, and the tests are referenced in both Strategic Policy 2 of the Council’s LDP2 and the Council’s adopted Development Contributions Supplementary Guidance (2023). In line with this policy, Development Contributions are agreed in accordance with the five tests of Circular 3/2012 and contributions required are to be proportional to the scale and kind of development and so closely related to the impact of the proposed development that it should not be permitted without them.

Financial Contributions for Triggers of 95%:

Evidence is provided and other papers are referenced within the Education Topic Paper (Topic 15), relating to the trigger markers for financial contributions: “Above these levels, efficient operation of the establishments is significantly compromised, and facilities are pushed beyond optimum utilisation.” As stated, “for planning purposes and to work the school estate efficiently, the ideal occupancy threshold for primary schools and ELC is 90% whilst secondary schools is 85%.” This is also evidenced clearly in the Supplementary Guidance 2023. “85% for our secondary schools is required to support our refreshed vision for ‘Advancing Excellence and Equity in Education in East Renfrewshire’ and respond to priorities set out in the National Improvement Framework.” As referenced with Topic Paper 15, some Authorities have lower parameters.

Cohort Progression Model Supported at Appeal (Appeal Ref: PPA-150-2010):

The Council has a robust, detailed, reliable and valid approach to the analysis of our pupil product ratios and pupil projections, with significant experience of this, over a considerable period of time. ERC has developed PPRs for six sectors, including four which are further refined by different regions; arguably a sector leading level of analysis, which has allowed us to manage the school estate effectively, ensuring school places for all pupils whilst making our estate work hard. Developments completed as much as 15 years ago are on occasion showing increases in pupil product ratios in later years, suggesting that pupil yield does not decrease in East Renfrewshire. Additionally, no assumption can be made as to what year pupils enter the ERC school system.

Although this particular appeal was approved on individual circumstances, it does not mean this approach should be applied across the board, additionally the ‘cohort regression model’ is not

actually referenced as such. Furthermore, our model has been accepted by the Scottish Government's reporter, through LDP2.

Neilston Learning Campus:

Neilston and St Thomas' primary schools previously had the lowest evaluation of condition of all schools across East Renfrewshire. Consequently, the Council made a submission for capital support from the Scottish Government's Learning Estate Investment Programme (a capital investment strategy to address the worst condition schools in the country) for the creation of Neilston Learning Campus. The Council was successful in its bid and the new Neilston Learning Campus (comprising Neilston & St Thomas' primary schools and Madras Family Centre) was created on a like for like scale as the previous individual establishments and did not create any additional school places for these communities.

Improved Data & Evidence and Mechanisms for Tracking School Populations:

As noted previously, the Council has invested significantly in its process and collaborative inter-departmental working to develop a reliable process for the projection of school rolls, with consideration of new and established residential areas. By review of the Council's proposed LDP2 position by the Scottish Government's Reporter, these approaches towards pupil projections have been accepted by the Scottish Government and the Development Industry; the approach of the Council in this matter is a tried and tested one, which works well for our unique authority.

Due to the sensitivity of certain data, such as pupil locale or religion, this cannot be shared out with the Authority, and this has been reiterated to developers; "Discussions have been held with the Council's legal team and on the basis of our legal duty to protect children's identity, it is the Council's opinion that personal data referencing address and denomination (via inference of what school sector the child attends) of those East Renfrewshire's pupils in the dataset should not be provided. This would be inappropriate and could potentially be used in the identification of individual pupils".

Notional Maximum Occupancy and School Capacity:

To meet curricular demand and facilitate the smooth running of a school, it is not possible to utilise 100% of teaching rooms, or consequently pupil places, throughout the school day. Even with the most efficient timetabling only a percentage of teaching rooms and pupil places can be utilised at any one time.

The notional maximum occupancy levels of 90% for primary and 85% for secondary schools, is necessary so as to ensure that all children who attend a school are able to access all areas of the curriculum (as is their legal entitlement) and to allow for personalisation and choice for learners of their desired learning pathway. If a school's roll exceeds the respective notional maximum capacity, the school's ability to meet the needs of its learners is compromised and therefore results in a detrimental impact on learners and staff, their experiences and outcomes.

Further detail on the notional occupancy levels are detailed elsewhere within the paper. "Planning capacity governance from the Scottish Government 'Determining Primary School Capacity (2014)' acts as guidance only for Local Authorities. It is stated in this guidance that 'It remains a Local Authority responsibility to choose how they calculate capacity in their areas.' In East Renfrewshire there is a practical and maximised approach taken in determining the planning capacity."

Placing Requests Not Required:

The Council has a duty to ensure that it has sufficient places for its resident population and thereafter has a duty to grant placing requests in accordance with relevant legislation.

School Admissions and Placing Requests are legislative matter. Where a school has available places in excess of the required spaces for catchment applicants and reserved spaces, the Council is legislatively duty bound to grant such available places to placing request applicants.

Each year the Education Department receives a significant number of placing request applications from families who do not reside within the Council's boundary, given the Council's reputation for educational excellence. As before, where there are spaces available, these must be granted.

Over the years, the number of placing requests which have been granted has decreased significantly given the demands from catchment residents. Further information and specific detail is provided in the Topic Paper.

Forecasting Projected Population Change, Evidence Expansion of School Estate, Short Term Constraints:

The purpose of the Education Topic Paper is to provide a review on the current Education situation. Sufficient evidence on population projections is provided within the 'Research & Analysis' section, whilst pupil projections are discussed within the projected impact of LDP2 on the school estate. Further pupil projections and the potential impact on school estate infrastructure can only be analysed once more is known on the volume, rate of development and location of housing proposed through LDP3.

Whilst it is acknowledged that some schools have experienced a slight decline in P1 rolls over recent years, later Primary Stage rolls (P4-7) are rising. Additionally, the overall roll in primary and secondary continues to increase year on year, particularly when reviewing the East Renfrewshire resident only roll. Birth rates are not indicative to the East Renfrewshire population as families become resident in the Council area for school services, as evidenced in 'Research & Analysis' section of the Education Topic Paper.

Due to the popularity of the estate, clearly evidenced within the Education Topic Paper, it is not expected that constraints currently experienced are a 'short-term' issue. National Records of Scotland statistics as well as Table 9 within the Topic Paper confirm this. LDP3 will pose new and additional pressures which will be assessed in due course.

Authority Relies on Placing Requests:

The authority does not rely on placing requests, this is evidenced with the 'Education Context' and 'Research & Analysis' sections of the Education Topic Paper. The Councils approach towards Local Living is clearly set out in Topic Paper 012: Local Living.

Other issues:

The Council notes comments about identifying land for residential development near schools. The marketability of proposals will be considered through the Site Assessment Framework. The site assessment methodology outlines a series of criteria that sites will be assessed against. The

Landscape Character Assessment (LCA) and SEA will also be crucial in identifying potential spatial options for the Proposed Plan to meet the housing requirements.

Roberstson suggested LDP3 promote a Medium Growth Scenario of 6000 Homes - particularly in the East of the Authority for every 10 houses, we have almost 10 children so 6000 homes would generate potentially an additional 6000 children. As explained within the Housing Topic Paper an indicative 10 year Housing Land Requirement of 3100 homes has been set. This figure is viewed as ambitious and realistic when considering infrastructure, funding and environmental constraints.

Gate Check

The Council is of the view that agreement has not been reached on all areas of dispute. This topic may require to be considered further by the Reporter.

Issue Topic Paper 16 – Heating and Cooling	NPF4 - Liveable Places Policy 19: Heating and Cooling
Information required by the Act regarding the issue addressed in this section	<u>2019 Planning (Scotland) Act</u> Section 15(5): <ul style="list-style-type: none"> • The infrastructure of the district (including systems for the supply of water and energy). Other statutory requirements: <ul style="list-style-type: none"> • Local Heat and Energy Efficiency Strategies (LHEES)
Links to Evidence	<ul style="list-style-type: none"> • Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 (CD 011) • East Renfrewshire Local Heat and Energy Efficiency Strategy (LHEES) (2024) (CD 253) • National Planning Framework 4 (NPF4) 2023 (CD 102) • Heat Networks Act (2021) (CD 026) • Draft Scottish Energy Strategy and Just Transition Plan (2023) (CD 013) • UK Hydrogen Strategy (CD 163) • Hydrogen Policy Statement (2020)(CD 109) • Hydrogen action plan (2022) (CD 108) • Heat in Buildings Strategy (2021) (CD 100) • Climate Change Plan Update (2020) (CD 106) • Energy Efficiency Standard for Social Housing (EESH) (CD 019) • New Build Heat Standard (CD 059) • Heat in Buildings Bill (Consultation 2023) (CD 099) • East Renfrewshire Get to Zero Action Plan (GTZAP) (CD 240) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • Scotland Heat Map (CD 075)
Summary of Evidence	
<p>The purpose of this Topic Paper is to provide background information on the subject of heating and cooling. The Topic Paper explains the current situation on heating and cooling across East Renfrewshire and the importance of improving energy efficiency in buildings and promoting new development to meet net zero.</p>	

Local Development Plans should take into account the area's Local Heat & Energy Efficiency Strategy (LHEES). The spatial strategy should take into account areas of heat network potential and any designated Heat Network Zones (HNZ).

Section 1 provides an overview of heating and cooling, setting out the ambition for East Renfrewshire. In November 2022, East Renfrewshire Council set a target for net zero carbon emissions by 2045. A Local Heat and Energy Efficiency Strategy (LHEES), which is a legislative requirement, is identified in the Council's Get to Zero Action Plan as a key action. The Council's LHEES sets out a long-term strategic framework for the improvement of the energy efficiency of buildings in the local authority's area and the reduction of greenhouse gas emissions resulting from the heating of such buildings.

Section 2 provides an overview of the policy context as provided by NPF4 and the Heat Networks Act. The Topic Paper recognises the need to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures

Section 3 provides an overview of national, regional and local strategies that inform LDP3 as shown in the evidence section above. This includes Draft Scottish Energy Strategy and Just Transition Plan (2023), UK Hydrogen Strategy, Draft Scottish Energy Strategy and Just Transition Plan (2023), Hydrogen Action Plan (2022), Heat in Buildings Strategy (2021), Climate Change Plan Update (2020), Energy Efficiency Standard for Social Housing (ESSH), New Heat Build Standard, Heat in Buildings Bill (Consultation 2023), East Renfrewshire Get to Zero Action Plan (GTZAP), East Renfrewshire Local Heat and Energy Efficiency Strategy (LHEES) (2024) and East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022).

Section 4 sets out a potential heat network zones by providing a summary of initial feasibility reports on two heat network zones at Eastwood Park and Barrhead Main Street and outlines the important role of Scotlands Heat Map. Challenges on the delivery of heat networks are also set out.

Section 5 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section heating and colling within the Climatic Factors theme.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

Although the current LDP2 provides a strong framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation, it will be critical to build upon this in the preparation of LDP3. The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The Climate Emergency declared by East Renfrewshire Council and the Get to Zero Action Plan requires the Council to take urgent action to address the risks of climate, change to meet key targets for reduction in carbon emissions.

National policy, including NPF4 is supportive of renewable and low carbon energy development, in order to support a Just Transition to the low carbon economy.

LDP3 has a key role to play in increasing awareness of the importance of improving energy efficiency in buildings and promoting new development to meet net zero. It is vital to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Scottish Water welcomes and supports East Renfrewshire Council's strategy to develop and deliver decarbonised heat interventions and heat network opportunities. We recognise the importance of identifying and delivering suitable heat solutions and their role in achieving the goals set out in the Local Heat and Energy Efficiency Strategy. We will support future expansion as necessary as we work together to build a more sustainable future. Early engagement with Scottish Water is always encouraged to determine proposed network locations and infrastructure requirements.

Homes for Scotland

HFS agree broadly with the evidence. The Building (Scotland) Amendment Regulations 2023 (New Heat Standard) has changed the way that new homes will be heated and the associated carbon emissions. Section 72 of the Climate Change (Scotland) Act 2009 introduced Section 3F into the Town and Country Planning (Scotland) Act 1997. Section 3F requires local development plans to contain policies that require new buildings to be designed to avoid a specified and rising proportion of greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies.

As of 1 April 2024, the above regulations combined with national planning policy and heat policy go much further than what section 3F can achieve. The requirement to include policies within development plans under Section 3F is therefore no longer necessary and as detailed within the Climate Change Act – Section 72: fourteenth annual report work is commencing to prepare a repeal Order for consideration by the Scottish Parliament.

ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes
Agree broadly with the evidence.

ICENI on behalf of the Baird Family

Agree broadly with the evidence. The response acknowledges that through LDP3 there is a role for the plan in increasing awareness of improving energy efficiency in buildings and promoting new development to meet net zero. Whilst this should be encouraged it should not be to the detriment of the house building industry. Carbon reduction measures can be costly and there must be a balance in enabling development to be viably built out to provide homes that are affordable for aspiring homeowners.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received.

The Council recognises the comments raised in the response and that viability is a key matter to be considered. However, the policies of NPF4 and the new LDP have a pivotal role to play in tackling climate change and associated risks. New development that will be identified in LDP3 provides opportunities to factor in net zero objectives, sustainable design, green network and nature-based solutions, biodiversity enhancements, active travel and other appropriate climate mitigations at the outset of the design process.

Statements of Dispute

Homes for Scotland, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miler Homes,

If ERC aim to reach net zero carbon emissions by 2045, the council must release large strategic sites capable of generating renewable energy.

The heating and cooling of our homes is dependent on and not limited to location, altitude, orientation, principal design, and fabric heat loss. Most East Renfrewshire homes currently fall outwith any potential Heat Network Zones (HNZ). There is however potential for standalone heat

networks provided by an independent distribution network operator to be viable for larger new housing developments. This could involve a centralised energy centre comprising of air source heat pumps or network of ground source heat pumps. Homes post 2023 building standards will have a lower heat demand than pre-2023 building standards and require a higher unit trigger number for a commercially viable heat network. HNZ are therefore unviable in East Renfrewshire unless they are part of a new strategic housing allocation.

HNZs are supported in principle, however where there are multiple landowners and interests' development is likely to be delayed due to the requirement to form an Energy Services Company (ESCo). Additionally, it is not clear how infrastructure belonging to an ESCo within the potentially adopted road network would be considered by a roads authority.

It is unreasonable to require a development to be designed and constructed to connect to a potential future heat network at a later date. The extent of any safeguard within the adopted road network, private garden ground and homes would be unknown whilst the cost associated with retrofitting a solution is likely to be prohibitive. There is also no guarantee that homeowners will be willing to convert from an existing energy provider to an ESCo.

In terms of new strategic housing allocations, this topic paper is intrinsically linked with the Greenbelt, housing and the Energy topic paper. Findings and key issues for LDP3 must reflect findings of the related papers.

East Renfrewshire Council Response

The LDP will take into account the requirements of Policy 19: Heat and Cooling of NPF4 which require the spatial strategy to take into account areas of heat network potential and any designated Heat Network Zones (HNZ). Criteria 16a states that proposals within or adjacent to a Heat Network Zone identified in the LDP will only be supported where they are designed and constructed to connect to the existing heat network.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue: Topic Paper 017 – Blue Green Infrastructure</p>	<p>NPF4 - Liveable Places Policy 20: Blue and Green Infrastructure</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p>2019 Planning (Scotland) Act</p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • the principal physical, social, and environmental characteristics of the district; and • the principal purposes for which the land is used. <p>Regulation 9</p> <ul style="list-style-type: none"> • Have regard to any open space strategy. <p>Other statutory requirements:</p> <ul style="list-style-type: none"> • Core Paths Plan (Access Rights) • Food growing strategy
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • National Planning Framework 4 (CD 102) • Central Scotland Green Network (CD 167) • Glasgow Green Network (CD 185) • East Renfrewshire Adopted Local Development Plan 2 (LDP2) (CD 206) • East Renfrewshire adopted Green Network Supplementary Planning Guidance (CD 204) • East Renfrewshire blue and green infrastructure projects map (CD 289) • East Renfrewshire greenspace within the urban area where green and blue infrastructure could be retrofitted map (CD 290) • Scotland's Environment Hub (CD 087) • SEPA Water Classification Hub (CD 152) • Scotland's Environment - River recovery potential (CD 149) • Scottish Government Water Resilient Places Policy (CD 119) • East Renfrewshire Blue Network (CD 210) • East Renfrewshire - Open Space Audit (CD 197)
<p>Summary of Evidence</p> <p>Blue and green infrastructure is defined in NPF4 as features or spaces within the natural and built environment that provide a range of ecosystem services. Services such as clean water, flood regulation, air quality, and recreational opportunities.</p>	

Section 1 sets out an overview of the policy context including NPF4, the adopted LPD2 and associated Green Network SPG. Section 1 summarises the role played by the Central Scotland Green Network and Glasgow Clyde Valley Green Network in providing strategic oversight and facilitating project collaborations which deliver ambitious initiatives that contribute the green/blue network across the wider Glasgow City Region and Central Belt of Scotland.

Section 2 provides information on the blue/green infrastructure resource in East Renfrewshire. The network comprises parks and open spaces, the Whitecart and Levern rivers and their tributaries, urban woodlands and built features such as SUDS ponds, swales and flood attenuation basins. Blue and green infrastructure provides ecosystem services such as air purification, storm water management, active travel routes, water quality, noise reduction, carbon sequestration, place making, outdoor recreation and reduced urban heat.

The spread of blue/green infrastructure is uneven with Giffnock, Stamperland and Clarkston having the least resource. Opportunities for retrofit of green infrastructure are limited in these neighbourhoods. Green infrastructure retrofit on Council owned land includes the Clyde Climate Forest planted in underused amenity grass in Dunterlie and the active travel network created alongside the Capelrig Burn in Newton Mearns

The policy swing to green infrastructure over the last two decades has delivered a growing number of housing developments where blue/green infrastructure is incorporated into the design. Private developments at Ayr Road and Barrhead South have demonstrated successful design of blue/green infrastructure with thoughtful landscape design combining path networks, flood water management, play space and biodiversity enhancements. Notwithstanding this positive trend there could still be greater consideration given to multi-functionality especially re-thinking how SUDS basins can deliver more benefits beyond simple management of water run-off.

Section 3 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme. Blue and green infrastructure is covered under the Climatic, Biodiversity and Nature, Landscape and Water themes.

Core Path plans are addressed under Topic Paper 10: Transport and the Food Growing Strategy under Topic Paper 21: Health and Wellbeing.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

The growing trend of integrating green infrastructure into new proposals should be encouraged from the outset of the design stage. NPF4 provides a strong policy platform to support this growth. There is a growing number of case studies from the local area, the best examples are showcased in the SPG Green Network. Developers appear to be gaining skills and confidence in this area, suggesting a step-change in quality is achievable in the span of the next LDP.

The LDP3 provides the opportunity to spatially locate green infrastructure in masterplans and design briefs for new development. This work would be most effectively achieved with the support of an up-to-date Open Space Strategy (OSS). The Open Space Audit 2016 (CD 197) which informs the OSS was updated in 2023 to include open spaces created within new developments since 2015. The Audit requires a full revision.

LDP2 includes a schedule of projects which contribute to green infrastructure. Some projects have completed while others have yet to commence. The project list should be reviewed and updated for LDP3. A revised Open Spaces Strategy would provide oversight and identify green infrastructure projects on council owned ground prioritised by the quality and quantity of ecosystem services delivered.

NPF4 policy 20 C states that development proposals in country parks will only be supported where they are compatible with the uses, natural habitats, and character of the park. This is a policy area not covered in LDP2. Given the strategic location of Dams to Darnley Country Park, LDP3 should consider any downstream implications of this new policy requirement.

NPF4 includes the 'Central Scotland Green Network' as National Development number 7. This appears to introduce a policy change in that developments within the CSGN area to create new green infrastructure that would previously have been classified as 'major' developments by 'The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009', are now classified as *national* development. In other words, any green infrastructure development over 2 hectares in size might now be considered a national development. NPF4 provides a list of the types of development that fall into this category.

- a) Development to create and/or enhance multi-functional green infrastructure including for: emissions sequestration; adaptation to climate change; and biodiversity enhancement;
- b) Reuse of vacant and derelict land and buildings for greening and nature-based solutions;
- c) New and/or upgraded sustainable surface water management and drainage systems and the creation of blue space;
- d) Use of land for allotments or community food growing; and
- e) Routes for active travel and/or recreation.

This might have implications for large projects, using current examples; the Aurs Road project in Dams to Darney Country Park is largescale delivery of active travel routes for recreation. The housing proposal at Barrhead South incorporates an openspace area of multifunctional green infrastructure which is more than two hectares. These developments might be considered as national developments. Future development at Shanks might incorporate the re-use of derelict land for greening. The implications of NPF4 and National Development 7 should be considered when identifying large green/blue infrastructure projects in LDP3.

Statements of Agreement / Dispute

Statements of Agreement

Nature Scot

Agree broadly with the evidence. It would be helpful to provide some detail on the existing blue and green infrastructure projects shown in Figures 1 and 2. This could be a table listing the project sites and their primary function, and potentially additional functions – for example, green space with path network, which also provides biodiversity enhancement.

Taylor Wimpey

Broadly agree with the evidence set out. Agree that the Council determine where the locational need is and what the blue/green infrastructure needs are for specific areas, and this is communicated to developers.

Support the integration of blue and green infrastructure into new proposals and masterplans from the outset of the design process. The benefits of both to biodiversity enhancement and health and wellbeing should not be underplayed.

Cala Management Ltd (CALA)

CALA supports the opportunities to locate green infrastructure in masterplans and design briefs.

Scottish Water

Scottish Water supports and actively encourages the inclusion of blue and green infrastructure approaches when making place-based assessments on the local catchment area and strongly recommends developing blue infrastructure initiatives. Greater consideration on what blue infrastructure can be integrated into the catchment will help to reduce the risk of flooding, create

water sensitive urban design and accelerate delivery of the Scottish Government Water Resilient Places Policy Recommendations.

Scottish Water emphasises the need for closer partnership working to deliver blue-green infrastructure to transform the towns and urban environments within the action area to tackle both climate and bio-diversity emergencies.

Scottish Water also strongly recommends the inclusion of sustainable surface water management principles and plans to inform and influence the design and planning process for new developments and extend into the existing urban environment.

We will continue to work in partnership with the Local Authority, SEPA, developers and landowners to support the delivery of nature-based mitigations and blue-green infrastructure.

East Renfrewshire Council Response

In response to Nature Scots request that information is provided on the green and blue infrastructure projects in Figure 1 and 2, this information has now been added to the evidence paper as a map link at figures 1 and 2 which identifies which type of project is at each location.

The Council welcomes commitments to the integration blue-green infrastructure with new housing and agrees that the planning service should be open to consideration of innovative and flexible approaches to delivering green/blue infrastructure. The comment that the Council should determine where the green/blue infrastructure need is noted but the Council would suggest that developers also bring forward their own proposals and this is an area for collaboration.

The Council notes Scottish Waters comments on the benefits of partnership when delivering blue/green infrastructure. In response to Scottish Water's suggestion a reference and a link to the Scottish Governments 'Water Resilient Places' Policy Document has been added to the Evidence Topic Paper.

Statements of Dispute

Homes for Scotland, ICENI on behalf of The Mac Mic Group; IcenI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), Taylor Wimpey, Miller Homes, ICENI on behalf of the Baird Family, Cala Management Ltd (CALA)

Consider there are significant gaps in the evidence.

The Council should determine where the locational need and types of development can contribute to infrastructure. There is a need for a Strategy to regularly monitor and maintain green and blue infrastructure and to keep up to date. There is a need for the Council to Communicate with developers on what infrastructure needs are necessary for the area.

The delivery of high quality blue and green infrastructure (BGI) is a priority for HFS members with significant investment often made in incorporating green spaces into new developments. It is positive that the Topic Paper recognises developers are gaining skills and confidence in the area of BGI.

The Open Space Audit 2016 and updated in 2023 to include open spaces created within development must be fully revised. This will assist developers in understanding the existing

provision and then allow masterplans to address deficiencies and spatially locate green infrastructure in masterplans and design briefs for new development. ERC must be flexible and open to innovative solutions to create and enhance blue/green infrastructure.

New blue/green infrastructure should be useable (where safe) and contribute to biodiversity. In terms of providing new and enhancing blue/green infrastructure, this topic paper is intrinsically linked with the Biodiversity and Natural Places, Woodland and Forestry, Greenbelt topic papers as well as opportunities within the Housing and the Placemaking topic paper. Findings and key issues for LDP3 must reflect findings of the related papers.

The Topic Paper notes that NPF4 Policy 20c is not covered in LDP2. The strategic location of Dams to Darnley Country Park requires that the implications of this new policy requirement should be considered in LDP3.

It is important for LDP3 to recognise that alongside matters relating to BGI, other factors must also be taken into consideration including marketability and deliverability.

Further consideration should be given to the opportunities presented on green belt land to enhance green infrastructure offering.

The Scottish Biodiversity Strategy states new developments can contribute to the enhancement of biodiversity through multi-functional nature-based solution using blue and green infrastructure to bring positive biodiversity effects but also provide habitats and wildlife with vital connectivity.

SEPA

The NPF4 instructions for LDPs on blue and green infrastructure states that:
The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. This may include retrofitting.

Topic Paper 17 contains mapping of some aspects of blue and green infrastructure. The 'Implications for LDP3' states that work to identify opportunities for green infrastructure would most effectively be achieved by an up-to-date open space strategy. There is no reference to any identification or mapping of blue infrastructure assets and blue green networks to address the requirement of NPF4 above.

The river network and other water environment features, such as wetlands, are key elements of blue infrastructure in existing and proposed blue/ green networks. The comments on the nature of functioning riparian corridors also applies to blue and green infrastructure. The absence of a commitment to identify and map water environment features as an aspect of blue green infrastructure and blue green networks is a gap in the evidence.

The sources of relevant information regarding the water environment referred to for Nature Networks above equally apply to blue and green infrastructure mapping.

East Renfrewshire Council Response

SEPA's suggestions for additional evidence on the water environment and blue infrastructure have been taken on board and the evidence suggested has been added to the topic paper with a series of links to sites with relevant links to information on the water environment.

The comments on the need to update the Open Space Strategy (OSS) are noted. Work has commenced updating the OSS audit and it is the intention to revise the OSS for the Proposed Plan stage.

Homes for Scotland, Cala Homes and Miller Homes note the implications of NPF4 Policy 20c which states development proposals in country parks will only be supported where they are compatible with the uses, natural habitats, and character of the park. The deliverability and marketability of proposals will be considered through the Site Assessment Framework.

All comments acknowledging the importance of BGI with commitments to deliver it within new developments are welcomed. The Council agrees that high quality new development and blue/green infrastructure go hand in hand and this is best achieved with a collaborative approach.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue: Topic Paper 018 - Play Recreation & Sport</p>	<p>NPF4 - Liveable Places Policy 21: Play recreation & Sport</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 16D(1)</p> <ul style="list-style-type: none"> • a planning authority must assess the sufficiency of play opportunities in its area for children in preparing an Evidence Report. <p>The Town and Country Planning (Play Sufficiency Assessment)(Scotland) Regulations 2023 set out:</p> <ul style="list-style-type: none"> • the form and content of the Play Sufficiency Assessment (PSA); • the persons who must be consulted in preparing the PSA; and • the publication of the PSA. <p>Regulation 9: Have regard to any open space strategy.</p> <p>Other Statutory requirements</p> <ul style="list-style-type: none"> • Forestry and Woodland Strategy
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Scottish Government - National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire Play Sufficiency Assessment (PSA) (CD 260) • East Renfrewshire location of formal play spaces (CD 291) • Open Space Asset Management Plan 2023-2028 (CD 259) • Scottish Index of Multiple Deprivation 2020 (CD 127) • NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey (CD 188) • Scottish Household Survey 2022 (CD 126) • Sport Scotland National Trends in Sport Participation (CD 053) • Sport Scotland facilities map (CD 294) • East Renfrewshire Playing Pitch Strategy & Action Plan (CD 199)

	<ul style="list-style-type: none"> • East Renfrewshire Community Sports Hubs (CD 219) • East Renfrewshire Core Path Plan (CD 220) • East Renfrewshire - Open Space Audit (CD 197) • SD001 - Site Assessment Framework
<p>Summary of Evidence</p>	
<p>The evidence considers the provision of facilities for sport and outdoor recreation covering sports pitches, urban parks, children’s play spaces, and rural country parks.</p> <p>The evidence includes the findings of the Play Sufficiency Assessment (PSA) which is required under Section 16 D of the Planning (Scotland) Act 2019.</p> <p>Section 1 considers the findings of The Play Sufficiency Assessment (PSA) produced in 2023 using the results of community engagement and workshops in schools. The PSA is required to assess the quantity, quality and accessibility of formal and informal play opportunities across the entirety of authority and at neighbourhood level. The results showed an unequal distribution of play opportunities with the Levern Valley well provided for but large areas of Eastwood with poor provision. The details are provided in a series of maps and tables.</p> <p>Section 2 details the area of land (389ha) available for sport and recreation and provides a breakdown of how this land is used. This includes all East Renfrewshire Council parks and sports pitches; sports facilities are managed by East Renfrewshire Culture and Leisure Trust. Golf courses are a significant land –use in the urban/urban fringe area and make up almost half of the 389ha total of recreational land.</p> <p>Section 2 focuses analysis on the accessibility of outdoor recreational space using the metric of a 10-minute walk time to a recreational space, analysis includes identifying those neighbourhoods with poor access.</p> <p>Section 3 provides statistics on the health profile of East Renfrewshire residents, highlighting that health is generally good but with some pockets of poor health persist. The health profile is accompanied by a physical activity profile showing that residents generally meet physical activity targets. The evidence identifies the rate of participation by activity, showing that walking is by far the most popular form of physical exercise.</p> <p>Section 4 looks specifically at sport pitches; the number, surface, distribution and use. Currently there is an insufficient supply of pitches for football, rugby, tennis and cricket. There are enough training/match game surfaces for hockey and athletics, but the two active clubs Giffnock Hockey Club and Giffnock North Athletic Club have no facilities to store equipment.</p> <p>The informal and rural recreational resource used by walkers and cyclists is covered by descriptions of facilities and numbers visiting Dams to Darnley Country Park, Whitelee Access Project and the Core Path Network.</p>	

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme. Sport and recreation is covered under the Population and Place theme.

Summary of stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

The LDP will continue to support national legislation and policy protecting outdoor recreational assets. The LDP continues to have a key role to play in the overall protection of the outdoor recreational spaces and ensuring that policies and proposals are developed with consideration for other over-lapping policy agendas such as health, climate change and biodiversity. Cowan Park provides a model example of a successful space which combines a formal Edwardian Park, large play area, tennis courts, synthetic and grass pitches, skate park, flood attenuation features and biodiversity rich wetland and woodlands.

Policies supporting NPF4 Policy 21 – will have to be balanced with competing interests while ensuring policies are complimentary with other agendas.

Design - The LDP should use masterplanning to consider how large new development proposals include appropriate levels of outdoor recreational and sporting facilities.

Appropriately scaled development contributions will be set to ensure resources are in place to meet the needs of an expanding population.

Site Assessment (SD 001) – the Playing Pitch Strategy (CD 199), Open Space Management Plan (CD 259) and Open Space Audit (CD 197) should be used to assess where new facilities should be located. Both grass and synthetic pitches are operating at capacity, but new pitches need large amounts of suitable land and must compete with other interests for valuable land.

Climate Change - Climate change and a focus on energy efficiency will lead to changes in how recreational open spaces are managed. Recreational open spaces have a role to play in climate mitigation and adaptation, such as natural flood prevention, carbon sequestration, and providing safe places or active travel routes.

The Play Sufficiency Assessment identifies an uneven distribution of play areas. LDP3 should address gaps in provision and ensure where new development occurs the right type of play spaces are installed in the right places.

Key issues for LDP3 to consider

- Sport pitches (grass & synthetic) operating at capacity.
- Pressure on Rouken Glen Park – 1.7m visitors a year
- Uneven distribution of children’s play spaces – 38% of homes not within 5 minutes' walk
- Delivering the right play spaces in the right spaces in new development
- 20% of the population do not meet the recommended level of physical activity
- 10% of the population live in neighbourhoods with poor health
- Creating open spaces which are multifunctional rather than single use

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Acknowledge the importance of facilitating areas of play, recreation and sport when delivering livable places within the local catchment area and support and endorse East Renfrewshire Council’s acknowledgement that climate change mitigation and adaptation measures must be incorporated when planning for these spaces and looking at opportunities to deliver solutions to existing areas. Pledge to continue to work with the Local Authority, SEPA, developers and landowners to support the delivery of nature-based mitigations and blue-green infrastructure.

Sportscotland

Agree broadly with the evidence. Sportscotland stresses the need to understand existing resource and community needs, potentially using a wider open space strategy to gather evidence with which to inform spatial policy development. East Renfrewshire has an Indoor Sports Facilities and Pitches Strategy 2018-2028 and various documents relating to Open Space. We note the pitches strategy is referenced within the topic paper, however indoor spaces for sport, both public and private, are not covered and it is important these facilities are considered.

Sportscotland note that the focus is largely on Council-owned facilities, there will be privately owned sites contributing active space for sport to which NPF4 policy considerations will also apply. The data from our facilities database will be available on the Improvement Services Spatial Hub shortly. Meantime, we can provide an extract of East Renfrewshire data should this be helpful.

Sportscotland suggest that when considering the existing and future of spaces for sport, consultation with people and clubs is a vital part of the process and we encourage engagement with sporting communities. Engagement should include Community Sport Hubs (CSH) which are collectives of local sports clubs and other community organisations which come together to improve the contribution that sport and physical activity has on a community.

Sportscotland state that they can undertake Facility Planning Modelling for various sports facilities. This can help identify potential deficiencies in facility provision in an area and identify the sports facility requirements of development proposals. Sportscotland state that they can provide a summary of sports halls, swimming pools and synthetic pitches for East Renfrewshire to include in the evidence base.

Sportscotland point to information on a range of national sport trends on their webpage and are happy to discuss any of these areas with you as the LDP3 develops.

ICENI on behalf of the Baird Family

Agree Broadly with the Evidence. It is acknowledged that appropriately scaled development contributions will be set to ensure resources are in place to meet the needs of an expanding population. Policy and guidance created as part of LDP3 should ensure that requirements for development contributions for play and open space reflect the tests under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) and the requirement for sites should be based on demonstrated need and demand in the community. A Play Sufficiency Assessment was produced, and Open Space Asset Management Plan have both recently been prepared in 2023.

East Renfrewshire Council Response

The Council welcomes the collaborative approach suggested by Scottish Water

The Council notes Sportscotland's comments that there is the lack evidence on privately owned sports spaces, Community Sport's Hubs, and indoor sports spaces. This has now been rectified with new evidence and links added to the paper as suggested by Sportscotland. The offer by Sportscotland to undertake Facility Planning Modelling is welcomed.

The Baird Family's comments on the use of development contributions for play and recreation are noted. This topic is covered in Topic Paper 14 Infrastructure First. The Council's Development Contribution guidance will be fully reviewed and updated for LDP3. This review will include an up-to-date assessment of existing infrastructure capacity and future requirements resulting from agreed development proposals in the Proposed Plan. Consideration will also be given to the thresholds and types of development to which the policy will apply.

Statements of Dispute

Public - Rachel Wright, Akhil Rane, Razavan Syyed, Catriona Townsley

Agree broadly with the evidence. However, there is insufficient cricket resource in the area – investment required. Cricket Pitches at woodfarm need improvement

Iceni on behalf of The Mac Mic Group, ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes, Taylor Wimpey)

There are significant gaps in the evidence. It would be beneficial to update The Open Space Audit. This will assist developers in understanding the existing provision and then allow masterplans to address deficiencies and spatially locate green infrastructure in masterplans and design briefs for new development.

There needs to be a clear link between the availability of opportunities for play, recreation and sport and local living. We wish to note new developments can provide an opportunity to shape and improve places. This can be done by augmenting current community facilities with new playgrounds and sport facilities to best meet the needs of local people in place. New residential development can also contribute to the vitality and sustainability of current community facilities, often through additional investment and spending in local services. The benefits of new development should not be underestimated.

This topic paper is intrinsically linked with the Biodiversity and Natural Places, Woodland and Forestry, Greenbelt topic papers and opportunities within the Housing and Placemaking topic papers. Findings and key issues for LDP3 must reflect and address the findings of the related papers.

East Renfrewshire Council Response

Work has started to update the Open Space Audit and The Open Space Strategy (OSS) will be revised to inform the Proposed Plan stage of the LDP3 process.

The Council agrees that new development can be an opportunity to shape and improve places when the right development is in the right place.

The Council agrees there are frequent policy/issue crossovers between topic papers. LDP3 will not consider topic papers in isolation but will be informed by considering the evidence as a whole.

The Council acknowledges comments on the sufficiency of cricket facilities in the district. The Sports Pitch Strategy, Openspace Asset Management Plan and Openspace strategy will be used to guide any decisions relating to cricket provision. The consideration of the need for and location of any new sports pitches and sports pavilions will take place at the Proposed Plan stage.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 019 - Strategic Flood Risk Assessment and Water Management</p>	<p>NPF4 - Liveable Places Policy 22: Flood Risk and Water Management</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • The principal physical and environmental characteristics of the district. <p>Regulation 9 - Have regard to:</p> <ul style="list-style-type: none"> • any river basin management plan; • any flood risk management plan; and • any local flood risk management plan.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • SEPA's Guidance for planning authorities on Strategic Flood Risk Assessment (CD 153) • East Renfrewshire SFRA Map (CD 268) • Flood Risk Management (Scotland) Act 2009 (CD 022) • Clyde and Loch Lomond Local Flood Risk Management Plan (2021) (CD 169) • Local Flood Risk Management Plan for the Clyde and Loch Lomond District (2022) (CD 187) • River Basin Management Plan (2021 - 2027) (2021) (CD 141) • Scottish Government Sustainable flood risk management guidance (2011) (CD 116) • Scottish Water Climate Change Adaptation Plan 2024 (CD 134) • SEPA Natural Flood Management Maps (CD 147) • SEPA Guidance on Climate Change Allowances for Land Use Planning (CD 145) • East Renfrewshire State of the Environment Report (2019) (CD 271) • SEPA Reservoir Inundation Map (CD 148) • SEPA (2018) National Flood Risk Assessment (CD 143) • Clyde and Loch Lomond Local Plan District Flood Risk Management Plan (2021) (CD 170)

	<ul style="list-style-type: none"> • Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan 2022 – 2028 (Cycle 2) (CD 175) • Scottish Water Strategic Plan (CD 137) • RBMP3 - Water Environment Hub (CD 140) • SEPA river classifications (CD 152) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Green Network Supplementary Guidance (June 2023) (CD 204) • Site Assessment Framework (SD 001)
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Summary of Evidence

The purpose of this Topic Paper is to provide an overview of the Council's Strategic Flood Risk Assessment (SFRA), the water resource and water management and the role of Scottish Water is also provided.

Section 1 describes the role of the Council's Strategic Flood Risk Assessment (SFRA). The SFRA provides a strategic overview of flood risk across East Renfrewshire, identifies areas subject to flood risk and involves the collection, analysis and presentation of all existing and readily obtainable information on flood risk sources. The SFRA will inform decision making about preferred site allocations and will be crucial in identifying potential spatial options for the Proposed Plan.

Section 2 provides an overview of the SFRA map and the various layers and sources used.

Section 3 provides an overview of the legislative and policy context as provided by the Flood Risk Management, Sustainable flood risk management guidance (Scotland) Act, Flood Risk management plans, River Basin Management Plan, NPF4 and the Scottish Water Climate Change Adaptation Plan.

Section 4 describes the aims and objectives of the SFRA. The primary aim of the SFRA is to help inform LDP3 by delivering the intention of NPF4 Policy 22 to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Section 5 outlines the various sources that have informed the SFRA.

Section 6 provides an overview of flood risk in East Renfrewshire and highlights areas subject to potential flooding. It describes the main potential sources of flood risk as: rivers (fluvial) surface water (pluvial) and groundwater, drainage, sewers and infrastructure failure (e.g. reservoir breaches).

Section 7 describes historical flooding events in East Renfrewshire. Within East Renfrewshire there are small pockets of surface water flooding spread across the rural and urban parts of the Council area. Surface water is a potentially significant issue, and various watercourses have and will continue to cause flooding issues and potentially impact development.

Section 8 describes existing flood defence schemes including the White Cart Flood Prevention Scheme and the Levern Water project in Barrhead.

Section 9 describes flood management practices such as Scottish Water have invested in a major project to help reduce the risk of sewer flooding in Giffnock.

Section 10 describes Scottish Waters plans for the future provision of water through a sustainable water resource management approach. An overview of the water resource in East Renfrewshire and climate change risks to this are highlighted, Scottish Water capacity data for Water Treatment Works and Wastewater Treatment Works is shown and areas for investment highlighted. Water quality and river classification data is shown.

Section 11 outlines the impacts of climate change on flood risk. The implementation of sustainable water management techniques in working towards reduction, adaptation and mitigation of the impacts from climate change are discussed with reference to local examples. Climate change allowance data up-to 2080 is described.

Section 12 provides a link to the Councils Site Assessment Framework document that will be used to assess sites for inclusion at Proposed Plan stage.

Section 13 describes some of the limitations with the data and future flood studies that require to be undertaken.

Section 14 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme. Flood Risk and Water Quality is covered under the Landscape and Water themes.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

This document has been discussed and generally agreed by Scottish Water and SEPA. Through LDP3 the Council will develop a place-based approach to support infrastructure requirements and work collaboratively with Scottish Water, SEPA and other partners to plan new development so that it does not lead to supply issues or issues with the treatment of wastewater and will contribute towards a more resilient water supply for future generations.

This Strategic Flood Risk Assessment has been carried out with the main aim of assisting the preparation of LDP3, particularly in regard to making decisions about preferred site allocations. It takes into account the aims of NPF4 Policy 22 Flood Risk and Water Management and forms the basis as a core component of the Site Assessment Framework. The Council will also continue to explore the effectiveness and deliverability of all sites currently included within the adopted LDP2, including exploring whether flood risk is a constraint to development.

It also takes into account the Flood Risk Management Plan Clyde and Loch Lomond Local Plan District (2021) and Clyde and Loch Lomond Local Plan District Local Flood Risk Management Plan 2022 – 2028 (Cycle 2) (2022), the Local Flood Risk Management Plan for the Clyde and Loch Lomond District (2022) and the River Basin Management Plan for Scotland 2021 – 2027 (2021).

Areas of flood risk shown on the [SFRA Map](#) include pockets within Barrhead, Thornliebank, Newton Mearns, Busby and Giffnock and will be avoided when identifying site allocations for LDP3.

Statements of Agreement / Dispute

Statements of Agreement

SEPA

We support the undertaking of a SFRA. The SFRA clearly outlines the purpose, the data used, links with key policy or legislation, considers all flood sources and identifies current flood defences within the region. We are satisfied that the SFRA GIS Map includes all relevant flooding information that is readily available.

Scottish Water

Acknowledge that previously provided comments from April 2024 on the initial draft of the Topic Paper have been included within the revised draft Topic Paper.

Homes for Scotland, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes,

The responses state that it is positive that the Topic Paper states there will be a continual review of the effectiveness and deliverability of all sites currently included within the adopted LDP2, including exploring whether flood risk is a constraint to development. Ensuring there is a deliverable land pipeline within LDP3 will help assist in meeting the Councils Minimum All Tenure Housing Land Requirement. It is welcomed that the document is generally agreed by Scottish Water and SEPA.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received and that SEPA and Scottish Water are supportive of the contents of the SFRA. Flood risk is a key criteria within the Site Assessment and Strategic Environmental Assessment.

Statements of Dispute

SEPA

We are satisfied that the SFRA is acceptable subject to:

1. The Natural Flood Management (NFM) Maps and flood defence information be made available for internal council use to support the SFRA, inform the emerging LDP and associated site assessment.
2. Renaming the layers in the map tool so they are consistent with SEPA datasets where relevant to reduce any confusion for users. This particularly applies to the 'Forward Planning' layer which should refer to the 'Future Flood Maps'.
3. On pages 2 and 15 of the Topic Paper, removing reference to 'significant flood risk' as this does not correspond with the current terminology used in NPF4 and could also therefore give rise to confusion.
4. Reservoir flooding should be a separate category and not included within river (fluvial) flooding.
5. Reservoir flooding should generally be viewed as infrastructure failure. If the reservoir volume is more than 25000m³ this would likely be shown within the SEPA reservoir inundation maps.
6. Section 11 refers to the SEPA Indicative River and Coastal Flood Maps. These have now been updated to include pluvial or surface water flooding and now referred to as SEPA Flood Maps (version 2.1).

Water environment - The RBMP3 - Water Environment Hub has not been used to inform the environmental baseline of the Evidence Report. The RBMP3 - Water Environment Hub contains the data that underpins the current RBMP and is identified as a relevant source of information for Policy 22. Data on key pressures available from the RBMP3 - Water Environment Hub should inform the environmental baseline of the Evidence Report along with the most recent water classification data. We note classification data is included in the Topic Paper. The RBMP3 - Water Environment Hub data may highlight pressures in the water environment which the LDP could help address through identification of opportunities to improve the water environment in nature network/ blue green infrastructure mapping or in proposed development.

Scottish Water

Request the following amendment be made to the section on page 11 under the heading 'Water Treatment Works and Wastewater Treatment Works Capacity' where it discusses Scottish Water data on potential future investment:

'It is a requirement of Scottish Water to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development forecasted by East Renfrewshire Council. Scottish Water will continue to work with the Local Authority to provide the required capacity at the Water and Wastewater Treatment Works that serve the local catchment area to meet known growth requirements, just ahead of need. Factors such as the total number of proposed developments, their scale and their distance from the Treatment Works may result in potential future growth investment being required. Where so, Scottish Water will engage with East Renfrewshire Council to gain a better understanding of the future proposed developments (scale and location) which will inform strategic plans to identify where future growth investment priorities are and support a flourishing Scotland'.

Homes for Scotland, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, Miller Homes, ICENI on behalf of The Biard Family

In accordance with NPF4 the Topic Paper notes that avoidance applies to all flood risk areas, unless supported by NPF4 Policy 22a, rather than solely areas at significant flood risk. As it is for the Council, not SEPA, to determine whether an application falls into one of the exceptions set out in Policy 22a, it is vital that the Council consider housing under 'essential infrastructure'.

The Topic Paper states there are areas of significant flood risks in Barrhead, Thornliebank, Newton Mearns, Busby and Giffnock and will be avoided when identifying site allocations for LDP3. Whilst we support this approach when, it comes to areas of high risk, the SFRA Map also includes areas where there is low risk of flooding. Do not agree that areas of significant flood risk should be entirely avoided when identifying site allocations for LDP3. If housing is not considered as 'essential infrastructure' by the Council, this could have profound implications for economic growth and development opportunities in marketable locations.

It is important to note that through the LDP process, homebuilders carry out due diligence, including technical and marketability assessments, before submitting a site for consideration. This is a clear indicator of where new homes can be successfully delivered.

With regards to the climate and nature emergency, local authorities and developers alike must be adaptable and promote innovative engineering to ensure future development does not increase risk of flooding. NPF4 Policy 22 part E states that Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported. Therefore, it is prudent that ERC promote innovative engineering in terms of drainage and flood mitigation.

Any policy needs to recognise that there are tools which can be utilised to mitigate existing and future flood risk. It would be helpful for the Topic Paper to recognise that such risks can be controlled though the preparation of a Construction Environment Management Plan.

Response from the Baird Family acknowledges that that a preventative approach to flooding is promoted by the Council. Mitigation measures should be taken into account when deciding

whether to allocate sites that may be at risk of flooding and more detailed analysis of flood risk should be required to decide where it is appropriate for development to be located.

East Renfrewshire Council Response

In response to the additional points made by SEPA the Council responds as follows:

1. The Council confirms that the Natural Flood Management (NFM) Maps and flood defence information be made available for internal council use.
2. SFRA layer details updated as requested.
3. References to 'significant flood risk' have been removed and reworded 'flood risk'.
4. Reservoir flooding is a separate category within section 6 of the paper. Reservoir inundation maps are only available to view online, the council does not have a GIS layer with reservoir information.
5. Reservoir flooding is acknowledged as infrastructure failure under section 6 of the topic paper.
6. References in section 11 to SEPA Flood Maps have been added.

A summary of the RBMP3 - Water Environment Hub and a link to the maps have been added to the Topic Paper.

The amendment proposed by Scottish Water has been incorporated into the Topic Paper as requested.

The Council disagrees with HFS that housing should be classified as essential infrastructure under Policy 22a. The Council will use the SFRA, Site Assessment, SEA and other supporting SEPA maps to inform the identification of sites for LDP3.

The Council notes that developers will undertake technical assessments to mitigate existing and future flood risk before submitting a site for consideration. The submission of a Flood Risk Assessment is highlighted in the Site Assessment Framework and section 12 of the topic paper.

The Council is supportive of natural flood risk management solutions as set out within section 11 of the topic paper and the LDP2 Green Network Supplementary Guidance.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue: Topic Paper 020: Health and Wellbeing</p>	<p>NPF4 – Liveable Places Policy 18: Infrastructure First Policy 23: Health and safety</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p>2019 Planning (Scotland) Act</p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • the size, composition, health and distribution of the population of the district; • the health needs of the population of the district; • the infrastructure of the district (including health care facilities); and • how that infrastructure is used. <p>Regulation 9 - Have regard to:</p> <ul style="list-style-type: none"> • location of Control of Major Accident Hazard establishments and / or pipelines. <p>Other Statutory Requirements:</p> <ul style="list-style-type: none"> • Air Quality Action Plans for Air Quality Management Areas
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • East Renfrewshire 2022 Citizens Panel (CD 214) • NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey (CD 188) • East Renfrewshire HSCP Profile 2020-21 (CD 281) • Eastwood Locality summary 2020-21 (CD 282) • Barrhead Locality summary 2020-21 (CD 280) • National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Fairer East Ren' Plan (CD 236) • East Renfrewshire Locality Plans (CD 257) • East Renfrewshire adopted Development Contributions Supplementary Guidance (June 2023) (CD 203)

	<ul style="list-style-type: none"> • Scottish Government’s Cabinet Secretary for Health and Sport and Minister for Local Government, Housing and Planning (CD 120) • Scottish Index of Multiple Deprivation 2020 (CD 127) • AHAH (the index of ‘Access to Health Assets and Hazards’) (CD 296) • East Renfrewshire Social Justice Framework (CD 269) • East Renfrewshire Social Justice Strategy (2023-2026) (CD 270) • Arthurlie, Dunterlie and Dovecothall Locality Plan (CD 191) • Auchenback Locality Plan (CD 192) • East Renfrewshire Children’s Plan (2023-26) (CD 213) • School Healthy Living Survey Statistics (CD 104) • East Renfrewshire Food Growing Strategy 2023 (CD 238) • Food Standards Scotland ‘Out of Home Environment’ (OOH) (CD 025) • The out of home environment in Scotland (2021) (CD 023) • Total food and drink landscape in Scotland in 2021 (CD 024) • Priority Places for Food Index (CD 295) • East Renfrewshire Air Quality Annual Progress Report (2020) (CD 207) • East Renfrewshire GPs - Condition Prevalence (CD 241) • Air Quality in Scotland (2023) Glasgow Waulkmillglen Reservoir (CD 082) • EU Environmental Noise Directive (CD 020) • Glasgow Agglomeration Noise Action Plan (CD 174) • Strategic noise maps (CD 092) • NRS Probable suicides 2022, Report (CD 048) • East Renfrewshire Capital Investment Strategy 2023 (CD 211) • East Renfrewshire General Fund Capital Plan 2023 (CD 239) • East Renfrewshire Community Plan (2018-28) (CD 217) • East Renfrewshire Community Planning and Fairer East Ren Annual Report 2022-2023 (CD 218)
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	<ul style="list-style-type: none"> • East Renfrewshire HSCP Strategic Plan (2022-25) (cd 246) • East Renfrewshire HSCP Annual Performance Report 2022/23 (CD 244) • East Renfrewshire HSCP Integration Joint Board Accommodation Strategy (June 2023) (CD 245) • East Renfrewshire draft Primary Care Estate Strategy (CD 231) • Public Health Scotland GP Practice Contact Details and List Sizes (CD 072) • Independent Review of Adult Social Care in Scotland (February 2021) (CD 040) • 2023 Scottish Care Home Census (CD 095) • Planned housing development in East Renfrewshire: measuring impact on GP practice populations' (CD 194)
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Summary of Evidence

The purpose of this topic paper is to provide background information on the subject of health and wellbeing in relation to the development of East Renfrewshire. This topic paper looks at the issues which influence the health and wellbeing of local residents and looks at the key drivers for change that will improve the health and wellbeing of the area. Considerable work has already been undertaken to better understand the social care infrastructure requirements across the Council area. Further analysis will be required once the spatial distribution of development is agreed through the Proposed Plan stage of LDP3.

The topic paper also discusses current policies and guidance regarding health and planning. There are a multitude of factors that can impact on both health and wellbeing however this Topic Paper focuses on those areas where the LDP can have an influence. East Renfrewshire faces a number of health challenges and inequalities in which planning and place making has an important role to play.

Health Infrastructure Planning covers a wide range of activities, from broad strategic assessments of health and other infrastructure needed to support population growth and new residential development across the Council area, to how planning and development can contribute to broader health objectives through the development of detailed master plans and design briefs or the use of Health Impact Assessments.

Section 1 provides an overview of demographic and social trends, including an overview of local health profile data at local authority and locality geography, demographic projections and deprivation data.

Section 2 outlines the Policy Context as provided by NPF4 and the adopted LDP2.

Section 3 provides an overview of Health and wellbeing challenges. The LDP has a role in considering all aspects that impact on an individual's health and to help influence positive wellbeing outcomes across all parts of the Council area. This section illustrates examples of how

health and wellbeing can be considered throughout the LDP3 process, highlighting challenges and issues to be addressed. Information is provided for the following themes:

- Ageing population;
- Housing;
- Inequalities;
- Child Poverty and the Cost of Living;
- Transport and accessibility;
- Social and Health infrastructure;
- Healthy Environment;
- Healthy Eating;
- Air Quality;
- Noise; and
- Mental Health and Awareness of locations of concern for suicide.

Section 4 provides an overview of current East Renfrewshire Health and Social Care Partnership (HSCP) and related Strategies and the HSCP Property Estate as referenced in the evidence section above. This section also sets out the current infrastructure and properties across the Council area and current and future requirements as evidenced through the HSCP Accommodation Strategy and the Primary Care Estate Strategy.

Section 5 provides an overview of the Primary Care and Care Home Infrastructure. Data is provided on GP practices, patient numbers, GP clusters. The impact of East Renfrewshire's growing population on GP lists is also highlighted. This issue is discussed in more detail in Section 6. A summary of care home data is shown and the impact of recent planning decisions is highlighted as an issue to be monitored.

Section 6 assesses the implications of housing and population growth on future additional demand for, and provision of, health infrastructure and health services. It refers to a previous study in 2019 that looked at the impact of housing developments on GP lists. Reference is made to the need to develop a methodology and model to assess the impact of new sites promoted through LDP3 on GP practices at GP cluster geography.

Section 7 provides an overview of what infrastructure is currently planned as evidenced by the HSCP Accommodation Strategy.

Section 8 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on Health and Well Being considerations within the climatic factors and the human health, air and hazards themes.

Regulation 9 of the Act requires the Evidence Report to have regard to the location of Major Accident Hazard establishments and / or pipelines. This matter is explored under Topic Paper 007: Brownfield, Vacant, Derelict and Contaminated Land.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

This Topic paper has been discussed and agreed by the East Renfrewshire HSCP and planning services and other key internal partners. It is supported by evidence and reflects the wider Infrastructure considerations addressed in separate topic reports.

Through LDP3 the Council will develop a place-based approach to support infrastructure requirements and work collaboratively with the East Renfrewshire HSCP, NHS and other partners to address the health and well-being challenges and inequalities highlighted under Sections 2 and 4 of this Topic paper. The LDP should support the provision of interventions aimed at improving air quality, especially for pedestrians and cyclists.

The Property Estate Strategy highlights that although the East Renfrewshire area benefits from a majority of good/very good buildings, in strategically important delivery locations, all GP facilities are currently operating at or near capacity and are likely to be impacted in space terms by potential future LDP3 housing developments as well as further planned housing units emerging through LDP2.

The Council will work collaboratively with the East Renfrewshire HSCP and NHS Partners to undertake health care infrastructure modelling that reflects agreed programming for mixed use and residential site allocations identified through the Proposed Plan stage to ensure comprehensive healthcare solutions are implemented to generate the additional capacity required, including the requirement for planning obligations towards land and /or buildings required to create additional capacity within existing / new HSCP facilities. The calculation of

planning obligations will be undertaken at the GP cluster geography. A mixture of solutions may be utilised including optimising the use of current assets as outlined in the Property Estate and Accommodation Strategies, expansion and/or consolidation of existing GP practices and other HSCP buildings, use of temporary accommodation in the short term, and if necessary, possible identification of new health infrastructure provision within specific site allocations.

If new health facilities are required, the Council will encourage the co-location and integration of health care services, including potential for co-location of complementary services. A strategic approach addressing the healthcare requirements over a GP cluster should help avoid the piecemeal provision of healthcare facilities within development proposals.

The phasing and programming of residential and mixed-use sites will be a critical element of the LDP's approach to ensure land comes forward in a planned way; to provide a consistent supply of land over the plan period; and to ensure that any infrastructure requirements are delivered. However, the lack (and scale) of land options in Council ownership and the availability of funding remains a significant constraint to bringing forward any potential new sites for healthcare provision. The Council will also continue to investigate and identify potential opportunities within the existing urban areas together with an asset review of its own properties as part of this process. The Council's asset review is described further within the Infrastructure First Topic Paper.

Investment and funding will be considered and taken forward through the Council's Capital Investment Strategy, national sources of funding, and with the potential for planning obligations to be secured towards this infrastructure to be explored further.

The Council will also continue to monitor the occupancy rates, provision and distribution of care homes and impacts upon GP practices and existing HSCP existing health and care infrastructure. The application and content of Policy SG3 will be reviewed through the Proposed Plan stage.

Statements of Agreement / Dispute

Statements of Agreement

GrowGreen Scotland

Agree broadly with the evidence. Welcome the recognition of the contribution that food growing opportunities make to health and well-being. However, whereas it is stated that: Proposals should be able to fully show through planning applications and supporting information how health and wellbeing has been considered for people of all ages, abilities and backgrounds while demonstrating economic, social and environmental benefits. This should include opportunities for exercise, community food growing or allotments, we would like to see a much more robust approach taken.

In doing this, we believe that effective planning has an integral role to play in creating and maintaining opportunities for people to connect and work with nature, grow and distribute food, create local spaces for health and wellbeing, and build connections and preparedness for an uncertain future.

Opportunities for community gardens, food growth and allotments are expressly highlighted as one of the factors to take into account when assessing existing settlement patterns and the level and quality of interconnectivity of the proposed development, as required by Policy 15 of NPF. In addition to which, it should be recognised that the provision of community growing opportunities

also contributes to a number of other NPF4 policy aims, as well as aligning with other elements of national strategy.

The existing policy context in LDP2 is not as strong as it could be. And, while the general requirement for green infrastructure to be an integral part of development proposals is welcomed, this could be strengthened to better align with the national policy context about food growing.

There is of course a lot of good works already being done in East Renfrewshire, with a number of successful community growing related projects operating across the area, and support for the creation of more set out in the Councils draft Food Growing Strategy (as published in May 2023). Although, a year later, the Food Growing Strategy does not yet appear to have actually been adopted (a fact that does not appear to be acknowledged in the topic paper). And in any event, alongside the Food Growing Strategy, there is more that could be done to support the creation and maintenance of such projects in planning terms, with evidence to support the need for this provided in response to the next question below. One of the actions identified in the Strategy is for potential food growing spaces to be identified in the next Local Development Plan.

The response provides examples of other Local Authorities approach to this subject. This information will inform the Proposed Plan preparation and masterplans/development briefs for specific sites.

Scottish Water

Committed to supporting a flourishing Scotland through service excellence.

East Renfrewshire HSCP

Support the intention in the LDP to maximise greenspace and green infrastructure, and, in principle, the promotion of community gardens, allotments and other food growing spaces. The HSCP works to promote health and wellbeing including through healthy eating, exercise and outdoor activity. Although they do not have any specific remit around the promotion of food growing spaces, the HSCP continue to work in partnership with colleagues in the ER Culture and Leisure Trust for the promotion of physical activity among key population groups, and with ERC Departments including Education and Environment for the promotion of opportunities for exercise and active pursuits. HSCP also work closely with and contribute to the work of Voluntary Action East Renfrewshire and the Talking Points partnership who support people to access local community opportunities including community gardens.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received.

Grow Green Scotland's comments on alignment with national policy are noted. The Council is cognisant of the NPF4 policy in relation to supporting food growing activity. The Food Growing Strategy is due to be finalised and the revision of the Open Space Strategy is progressing. Both documents will provide an evidence basis for LDP3 to incorporate policy which supports NPF4 aspirations for food growing. The proposed plan stage will provide opportunities to consider proposals for food growing sites in detail.

Statements of DisputeScottish Water

Advocate for the further expansion of Green Blue Infrastructure - strongly recommend that this be incorporated when retrofitting existing homes as per Section 3.2 of the topic paper. The response states that potential for odour nuisance arising from new development close to Wastewater Treatment Works needs to be carefully evaluated.

Dr Jennifer May

Disagree with the evidence. Note that GP numbers are a head-count, not whole time equivalent. Whole time equivalent figures would be required to make any meaningful judgements on GP practice capacity (pg 28). There is mention of alcohol and drug services in St Andrew's house being moved to Barrhead Health Centre. We are already struggling for space, how is this going to be achieved?

While it is true that we have been given extra staff via PCIP funding in General Practice, the overall workload has not dropped to any significant extent. We have also struggled to accommodate these extra staff at times.

Williamwood Medical Practice

Disagree with statement that our practice (Williamwood Medical Practice) is operating at capacity. Evidence: significant space capacity within our premises that is unused, and previously planning permission was granted for 2 storey extension into car park space; July 2015, accepted, ref:2015/0514/TP. See also building warrant ref: 2021/0780/BW - creation of increased consultation rooms upstairs. As previous Improvement Grant funding was withdrawn in 2022, we were unable to proceed with this.

1. We have significant patient numbers overlapping with Eastwood 1 Cluster practice catchment areas, with G77 postcodes. We are concerned that if and when a Newton Mearns Health and Social Care Centre is built, we are likely to see a significant fall in our patient numbers, as patients will be interested in a brand-new facility. This would have a significant impact on the sustainability and stability of our practice.
2. We would like some assurance that the impact on our practice as above has been considered.

NHS Greater Glasgow & Clyde

It should be acknowledged that during the process for the LDP 2, NHSGGC strongly advocated for healthcare to be added to the list of infrastructure and services for which contributions may be sought. This was supported by the Reporter at examination. It is therefore pleasing to see the Council seek to further develop this point in LDP 3. The response highlights approaches to the subject from other Local Authorities including East Dunbartonshire and Glasgow. Through proactive engagement with the Council and HSCP, specific provisions were made in relation to developer contributions for healthcare in East Dunbartonshire.

Healthcare infrastructure across NHSGGC includes properties around the Board that provide primary healthcare services (including GPs, dentists, optometry, pharmacies), other community healthcare services (including mental health, addiction and sexual health services), and acute and

specialist healthcare services (hospitals). Therefore, the focus is not simply on GP's and is much wider.

Homes for Scotland, Miller Homes, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), ICENI on behalf of The Mac Mic Group, ICENI on behalf of the Baird Family

HFS note that it is the Council's intention for the case for requiring development contributions towards healthcare infrastructure to be determined through future analysis and modelling following the identification of agreed residential site options through the Proposed Plan stage.

HFS disagrees with the principle of charging the homebuilding industry for the provision of healthcare facilities. The NHS as an organisation is funded through central government funding, and the burden should not be placed upon the development industry to cover any funding shortfall that may hinder the provision of primary healthcare facilities. Primary healthcare provision should not be for the Council to provide for, and this certainly should not be for developer contributions to meet the cost of the necessary facilities. Most surgeries act as businesses, and developers should not be expected to supplement other businesses. It appears that a key issue with healthcare provision is the lack of practitioners rather than physical facilities. This is a national issue and not something that can or should be solved by the Local Authority or developers. The delivery of more homes should be a national priority and the private homebuilding industry, which delivers the vast majority of new housing across Scotland, should be supported to increase the delivery of homes, rather than having increasing burdens placed upon it.

HFS is aware of cases in Aberdeenshire, who were an early adopter of contributions towards healthcare, where the contributions have been returned or reduced due to not being utilised. This highlights the need to ensure that any contribution meets the tests set out in Circular 3/2012 'Planning Obligations and Good Neighbour Agreements' and NPF4 Policy 18 – Infrastructure first. Including the tests in the latter ensures that compliance with these tests is now a policy matter and not a material consideration. Contributions should be subject to negotiation and development viability.

Provision of new homes has a positive effect on health and wellbeing and should be supported as such.

It requires to be understood how many GPs currently work on a part-time basis. Total GP numbers is a poor metric upon which to assess the overall availability, given not all GPs work full-time.

East Renfrewshire Council Response

As requested by Scottish Water the following amendments have been made to the Topic Paper:

- Wording on green blue infrastructure has been added to section 3.2.
- An additional section (3.11) on 'Development within Close Proximity to Wastewater Treatment Works' has been included.

Whole time equivalent numbers of GPs in GP Practices has been factored into the Property Strategy Report. This report identified potential space in Barrhead Health & Care Centre that could accommodate another service. A feasibility study is underway. PCIP staff are also included in local property strategy metrics.

The comments from Williamwood Medical Practice are noted. The topic paper does not specifically state that Williamwood is operating at capacity. It may be that these comments relate to the Property Estate Strategy which noted that 'all GP facilities are currently operating at or near capacity and are likely to be impacted in space terms by potential future LDP3 housing developments as well as further planned housing units emerging through LDP2'.

Impact on other Practices of any new facility in areas of housing growth will be considered.

Homes for Scotland's disagreement with the principle of charging the housebuilding industry for the provision of healthcare facilities is noted.

Policy 18 of NPF4 states that the impacts of development proposals on infrastructure should be mitigated and that development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Health and social care infrastructure and services, including both services provided in the community directly by Health Boards (and services provided on their behalf by contractors such as GPs, dentists and pharmacists) is specifically included in the Infrastructure First definition in NPF4.

The Local Development Planning Guidance states that where planning authorities intend to seek developer contributions for delivery of infrastructure, e.g. transport, health and education infrastructure, the approach to be set out in the LDP may benefit from being developed collaboratively with infrastructure providers.

As the Topic Paper sets out, the Council has committed to carry out future analysis with partners to consider the capacity required to support future demand for healthcare infrastructure.

The Council acknowledge that full time equivalent figures would be required to make any meaningful judgements on GP practice capacity; and this will be taken into account in the future analysis with partners to consider the capacity required to support future demand for healthcare infrastructure.

As stated in the Topic Paper, only if increased capacity is required in certain areas would consideration be given to requesting contributions for healthcare infrastructure. All planning obligations entered into would need to meet the tests of Policy 18 of NPF4. This is already a policy requirement of our existing LDP2 Strategic Policy 2 Development Contributions. To be clear it is anticipated that development contributions would only be sought for infrastructure delivery, in the form of land or buildings required for new or expanded HSCP owned facilities (or for the reconfiguration of internal space to provide additional capacity); not for the funding of health and care services such as new GPs or other health care roles; and not to directly benefit or supplement a private business.

The Comments from NHS Greater Glasgow & Clyde that Healthcare infrastructure across NHSGGC is much wider than just GPs is noted and this will be considered when assessing the impact of new development on healthcare infrastructure through LDP3.

Gate Check

The Council is of the view that agreement has not been reached on disputes regarding planning obligations towards healthcare infrastructure. This topic may require to be considered further by the Reporter.

Issue Topic Paper 021: Communications and Digital Infrastructure	NPF4 - Liveable Places Policy 24: Digital Infrastructure
Information required by the Act regarding the issue addressed in this section	2019 Planning (Scotland) Act Section 15(5): <ul style="list-style-type: none"> • the infrastructure of the district (including communication systems); and • how that infrastructure is used.
Links to Evidence	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • Scottish Governments R100 Programme (CD 122) • The Connected Nations 2023: Interactive report (CD 156) • East Renfrewshire Economic Baseline Report (Feb 2024) (CD 232) • openreach ultrafast full fibre broadband build programme (July 2022) (CD 068) • Scotland Superfast Broadband (CD 076) • Ofcom Mobile and broadband checker (CD 062) • East Renfrewshire Economic Development Delivery Plan (CD 230)
Summary of Evidence	
<p>The purpose of this Topic Paper is to provide background information on the subject of digital infrastructure in relation to the development of East Renfrewshire. This Topic Paper looks at the issues which influence the provision of digital infrastructure and also discusses current policies and guidance.</p> <p>Section 1 outlines the Policy Context including NPF4 and the adopted LDP2. Reference is made to the Digital Fibre Network' national development as set out in NPF4.</p> <p>Section 2 provides an overview of the context with digital infrastructure. High quality digital and full fibre broadband infrastructure and networks are an increasingly important facility for business and residents in both the urban and rural areas. Scotland's Digital Strategy aims include the provision of high-quality connectivity across the whole of Scotland and ensuring new buildings are digital ready. The paper describes full fibre connectivity within East Renfrewshire and compares this with other local authorities regionally as shown in Figures 1 – 3. As of September 2023, 53% or 22,630 premises had full fibre connectivity. This is slightly higher than the equivalent figure</p>	

across Scotland at 52%. In addition, East Renfrewshire is well served for voice and data across all mobile networks with good 5G coverage for the main urban areas. Parts of the rural hinterland are though lacking 5G coverage.

Section 3 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on digital considerations within the Population and Place theme.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

The Proposed Plan should include policies to ensure new development is equipped with all necessary utility infrastructure, including facilities to enable the delivery of high-speed broadband and other digital services. To improve coverage across the area new developments should aim to provide digital infrastructure, in consultation with service providers, as an integral part of development proposals at the outset. This will help to reduce delays in connecting to existing networks and reduce lead-in times if capacity upgrades are required. A broadband and digital Statement and analysis provided at planning application stage, can help demonstrate the developer's understanding of the digital infrastructure needs that require to be in place ahead of development.

The Council will continue to work with providers to secure investment and accelerate the roll out of ultrafast connectivity in the area in accordance with the spatial strategy and growth promoted through LDP3. The Council will also continue its work with partners to support and enhance residents and local businesses with digital skills as set out in the Economic Development Delivery Plan (CD 230).

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Scottish Water recognises the importance of Digital Infrastructure and its' significant environmental, social and economic impact. We fully support this document and the plans to ensure future and current homes and businesses in East Renfrewshire are digitally connected. We will work with infrastructure providers to ensure any new digital infrastructure or upgrades to existing digital infrastructure do not impact on Scottish Water assets. Access and stand-off distances may be required, where applicable, and further details on our policy can be found in the attached document.

East Renfrewshire Council Response

The Council notes and welcomes the supporting comment.

Statements of Dispute

None received

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 022: Economic Development</p>	<p>NPF4 - Productive Places Policy 25: Community Wealth Building Policy 26: Business and Industry</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • set out the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and • the principal purposes for which the land is used.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Office for National Statistics Cost of living latest insights (CD 066) • Household Costs Index (HCI) (CD 067) • Scottish Enterprise Economic Commentary (Feb 2024) (CD 096) • East Renfrewshire's GVA (CD 016) • National Planning Framework 4 (NPF4) 2023 (CD 102) • Scotland's National Strategy for Economic Transformation (March 2022) (CD 089) • Glasgow City Region Economic Strategy and Action Plan (2022) (CD 181) • Ryden draft regional property market overview (in progress) (CD 180) • East Renfrewshire City Deal (CD 215) • East Renfrewshire Economic Baseline Report (CD 232) • East Renfrewshire Economic Development Delivery Plan 2023-2025 (CD 230) • East Renfrewshire community asset transfers (CD 216) • East Renfrewshire Economic Briefing 2024 (CD 233) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Business and Industry Land Monitoring Report 2023 (SD 003)

Summary of Evidence

The purpose of this Topic Paper is to provide background information on the subject of economic development. This Topic Paper looks at the issues which influence the economic context and also discusses current policies and guidance regarding economic development. The Council places a key emphasis on driving economic vitality and the benefits that a prosperous economy will bring about for the residents of East Renfrewshire. It seeks to shape the area into a more prosperous place for residents and businesses alike and to be 'safer, greener and cleaner' by increasing economic growth and prosperity, to invest further in communities and to create jobs and opportunities for the citizens of East Renfrewshire.

Section 1 provides an overview of the local economic context and the key challenges that require to be considered in the LDP. This section provides an overview of the areas core strengths, a summary of the existing commercial property and land stock and issues experienced by local companies when looking to expand. An overview of the cost-of-living crisis, the importance of community wealth building to the local economy and potential future economic opportunities via the renewables and green energy sector is also referenced.

Section 2 provides a summary of Economic Indicators which have implications for future economic opportunities and growth in East Renfrewshire.

Section 3 outlines the Policy Context provided by NPF4.

Section 4 provides an overview of national, regional and local economic strategies as referred to in the evidence section above. A summary is also provided of the East Renfrewshire economic baseline and future challenges and opportunities, the Rydens regional property market overview and the implications for each local authority in the Glasgow and Clyde Valley region, City Deal projects and the local economic development delivery plan.

Section 5 describes the current business and industry supply and take up rate based upon the 2023 audit. Further details are provided in the Business and Industry Land Audit.

Section 6 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on economic considerations within the Population and Place theme.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

A key consideration for LDP3 is that the future requirements of all employment sectors are met. The Proposed Plan should aim to provide a marketable and deliverable supply of employment land based upon needs and demands. This can improve the Council's position as an attractive location for economic investment whilst, at the same time, supporting rural economies and increasing economic diversity and opportunity. It is essential that there is a sufficient supply of good quality employment land, to cater for modern business needs and to provide a range of sites which caters for both the needs and aspirations of existing and new business. This approach will help mitigate and reduce the out commuting of the workforce by providing more skilled opportunities and more affordable housing options for local people.

It is critical that the area has the infrastructure – commercial, transport, digital, education, and housing – in the right places to support its economic growth and ensure all residents have access to economic opportunities. It is also critical to have the right environment to attract inward investors that bring well paid and highly productive jobs. High quality spaces and implementation of the 'Local Living' concept also promote greater social inclusion, neighbourliness and contribute to improvements in people's mental wellbeing.

The long-term growth and sustainability of the local economy relies upon having a diverse supply of good quality sites, infrastructure and premises that can support and encourage economic growth. Wherever possible, future land allocations should be situated in sustainable locations, such as within existing urban areas or places that are accessible by public transport and other sustainable transport modes. Well serviced sites in competitive sustainable locations with good transport linkages are key in providing for the long-term growth of the local economy. However, the lack (and scale) of land options in Council ownership and the limited vacant/derelict/brownfield land supply provides a challenge in progressing a diverse supply of suitable sites and providing opportunities for existing businesses to expand or relocate.

In addition, the area experiences high local residential land prices which also compound the difficulties in attempting to develop industrial and business sites. Combined with this the majority of land is in private ownership and largely under option to housing developers, the delivery of economic land through the private sector remains crucial. This necessitates a partnership

approach with the private sector to realise an attractive and competitive portfolio of sites which prove attractive to businesses.

LDP3 provides the opportunity to consider and review the approach to sites allocated for employment land. There is known local demand for business to relocate and /or expand within the area. A balanced approach is needed to ensure that the highest quality, marketable industrial and business locations are safeguarded and promoted for business expansion and for new businesses, whilst avoiding the unnecessary stagnation of poor-quality sites. Serviced employment land is therefore a high priority.

The Council will continue to explore the effectiveness of all employment sites currently included within the 2023 Employment Land Audit. This includes looking at alternative approaches to unlock sites that have been designated in several plans, including the use of compulsory purchase powers to bring sites forward. This will be informed by a Call for Sites and Ideas exercise. This will lead to those sites which are seen to best meet predicted future demands for employment land to be recommended to be considered for inclusion in the new LDP, and sites which are seen to be unsuitable or surplus to anticipated requirements to be recommended for de-allocation or not included. In addition, the Council will explore options for sites allocated for other uses that may be more suitable for future employment uses.

The prospect for improving the economic prospects through longer term improvements to the M77 Road corridor should be investigated within the Plan period. This corridor is well placed for access to the central Scotland economy and regional job market and is attractive for business investment. However, potential future growth would need to be balanced with the approaches identified within the NPF4, i.e. a focus on local living with investment moving away from locations that can only be reached by car towards more accessible areas that are connected by low-carbon and active travel options. Strengthening strategic transport connections remains a high priority however this needs to be balanced with decarbonising transport and improving active travel. From a business perspective, it is also recognised that transport/distribution represents a large percentage of costs and are responsible for significant emissions.

The approaches required to tackle climate change can offer major economic opportunities, with the potential for significant job creation in the renewables sector. This will require linkages between the LDP and the Economic Development Delivery Plan in recognising the vital role that the planning system plays in delivering new renewable technologies and, ultimately, a new green economy. Investment in the energy sector can bring wider economic benefits. In addition, consideration should be given to local office hubs to enable people to work from near their homes where home-working is not possible, supported by digital connectivity. The Council will continue to work closely with Scottish Power Energy Networks (SPEN) to plan for meeting the electrical supply needs for existing and planned development. Discussions with SPEN have identified that the loadings in East Renfrewshire are quite healthy and at this point there isn't a significant need for reinforcement. However, once the spatial distribution of sites has been agreed through the Proposed Plan then further discussion will be required with SPEN to identify if grid reinforcements are required.

The importance of town centres should continue to be promoted through LDP3 as hubs of retail, leisure and economic activity. Longer-term improvements to the appeal of our towns and neighbourhood centres will also be addressed through the Economic Development Delivery Plan. Taking a place-based approach to regeneration through the Local Action Plans will assist the Council and partners understand localised issues, the interconnections and relationships across

our town centres and neighbourhoods and will allow the coordination of action and investment to improve the quality of life for our communities.

New housing is an important part of the area's socio-economic infrastructure, with an important inter-relationship with labour market dynamics. Residential developments make an important contribution to the local economy through the creation of short-term employment for construction workers; longer term skills development associated with the development industry; contract opportunities for the local small to medium-sized enterprises (SME) supply chain and also generates increased retail expenditure in the local community. New housing needs to support a growing and improving local labour pool, including a diversity of types and tenure.

The quality of education provision and the high performance of our schools is one of the main reasons many people relocate to East Renfrewshire. However, the area lacks any further education opportunities. Together with the highly skilled and educated workforce opportunities for a university, satellite campus, college, skills academy or lab space should be investigated further through LDP3 to utilise the skills available within the area.

While it's crucial for East Renfrewshire to appeal to a younger workforce, it must also ensure robust support systems are in place for individuals to continue to engage in the economic activity as they age. This includes providing resources like opportunities for upskilling and good transport. Finally, the supply of adequate and affordable housing is a key determinant of increasing an area's working-age population. Young professionals, burdened by high housing costs, may look elsewhere into moving to areas with better housing supply and job opportunities. This means that housing affordability could limit labour mobility, potentially hindering economic growth. Delivery of affordable homes remains a key issue for LDP3 as highlighted through the Housing Topic Paper. Low wages for local people combined with some of the highest house prices is exacerbating the affordability situation. This issue is highlighted in the Council's Vision for the Future 'A Place to Grow' and is an issue for LDP3.

Community wealth building has potential to generate local business needs which may need specific local policies to support local initiatives and re-purposing of existing assets. A Community Wealth Building Strategy should be prepared which should set out how to apply community wealth building and community benefits through the planning system. Parts of the Council area fall within the SIMD areas. These communities require access (skills, physical, and education) to decent employment opportunities and investment in local infrastructure. LDP3 and the Community wealth building strategy should also recognise the importance of the well-being economy.

The potential to expand leisure and tourism at a range of locations, such as Dams to Darnley Country Park, Rouken Glen Park and Whitelee Wind Farm, will also assist with growing the local economy through the Explore East Ren project. The sustainability of the rural economy is also important, and the Council will seek to support appropriate development in the green belt and rural areas.

Statements of Agreement / Dispute

Statements of Agreement

Skills Development Scotland

Agree broadly with the evidence.

Scottish Water

Acknowledges the high-level overview presented in the Economic Development topic paper.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comment received.

Statements of Dispute

Homes for Scotland, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), Miller Homes

Home building (and the home building industry) is central to economic growth. This is insufficiently reflected in the Topic Paper. The aspirations of the Council to foster economic development is required to be given robust consideration in setting the indicative Local Housing Land Requirement (iLHLR) figure. Reference is made to the Diffley Report which HFS state requires to be fully considered during the Evidence Report and evidence gathering processes.

HFS state that the socio-economic benefits of home building cannot be understated. Our members contribute millions of pounds annually to infrastructure investment across the district and their role as a principal funder of future investments must be fully recognised, as should their role in the journey towards net zero through the delivery of increasingly energy efficient homes as well as local living neighbourhoods.

East Renfrewshire Council Response

The socio-economic benefits of housebuilding are acknowledged within section 6 of Topic Paper 022: Economic Development. Similar wording has been added to section 1 Topic Paper 013: Housing to reflect this matter. Analysis of the Diffley Report is provided under the Council's response to Topic Paper 013: Housing.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic. The disputes regarding the indicative HLR are addressed under Topic Paper 013: Housing.

<p>Issue: Topic Paper 023: Town Centres and Retailing</p>	<p>NPF4 - Productive Places Policy 27: City, town, local and commercial centres Policy 28: Retail</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • to set out the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and • the principal purposes for which the land is used.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Scottish Government Town Centre Action Plan (CD 117) • Scotland's Towns Partnership (STP) Understanding Scottish Places (USP) tool (CD 093) • Scotland's Improvement Districts (CD 088) • National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire adopted Local Development Plan 2 (March 2022) (CD 206) • East Renfrewshire Economic Development Delivery Plan (CD 230) • Glasgow City Region Industrial and Commercial Land and Property Study 2024- Retail Assessment (CD 183) (in progress) • East Renfrewshire network of centres map (CD 292) • East Renfrewshire Your Town Audit (YTA) (CD 279) • East Renfrewshire Local Action Plans (CD 250) • Improvement Service Benchmarking - Vacancy rates (CD 039)
<p>Summary of Evidence</p>	
<p>The purpose of this Topic Paper is to provide background information on the subject of Town Centres and retailing. This Topic Paper looks at the issues which influence the retail sector and also discusses current policies and guidance regarding retail development. It focuses upon the network of strategic centres across East Renfrewshire in terms of their strategic roles and functions and provides monitoring information on the performance of the town and neighbourhood centres.</p>	

Section 1 provides an overview of the changing retail context and the key challenges. Town and Neighbourhood Centres make an important contribution to Sustainable Economic Growth and provide a source of employment and services for local communities. The Topic Paper references the changing and evolving retail patterns including changes in people's behaviour such as increasingly shopping online, becoming more aware of and appreciative of the local economy, and embracing the need for sustainability and climate change. The paper discusses the role of Scotland's Towns Partnership (STP) which promotes the diversity of our towns and places. The Topic Paper acknowledges the difficulty in the delivery of new neighbourhood centres through master plans.

Section 2 outlines the Policy Context which includes a summary of NPF4, the Council's adopted LDP2 and Economic Delivery Plan and the regional land and property study.

Section 3 provides an overview of the Network of Centres and Town Centre Audits. East Renfrewshire is well served by a network of centres ranging from its four town centres of Newton Mearns, Barrhead, Clarkston and Giffnock to local neighbourhood centres that serve an important function for local residents. Table 1 shows the network of centres.

A summary of Town Centre and key neighbourhood centre audits is provided based upon the Your Town Audit framework. Building upon the outcomes of the Town Centre Audits 8 Local Action Plans are being developed which will assist in transforming towns and neighbourhoods across the Council area.

Section 4 provides an overview of NPF4 Policy 27 requirements. This includes Town Centre Living and Non Retail Clusters. The Paper concludes that while supportive of promoting residential opportunities in the town centres the likely contribution from such sources would be small due to a limited availability of vacant land and buildings within the Town Centre boundaries. Furthermore, there is no significant clustering or impact of betting shops across the network of centres, the majority of hot food takeaways are found within Barrhead and this clustering should continue to be monitored, with high interest money lending premises not seen as an issue.

Section 5 provides a summary of the Retail Outlet Survey. The paper sets out survey information on each of the town and neighbourhood centres, including breakdown by use and levels of vacancy.

Section 6 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

Town centres need to be re-purposed. Traditional models of retailing are changing with online shopping etc. Town centres of the future need to be where people live, as well as shop and work. When people live in town centres, there can be a more successful evening economy as well as daytime footfall. This transition would allow retail and employment with homes above and alongside, and enough people to allow things to thrive and grow.

LDP3 will continue to establish a network of centres and promote the Town Centre First Principle to support the vitality and viability of our network of centres. This will provide a framework for ensuring the right investment goes to those places and communities that need it most. The current town and neighbourhood centre boundaries identified in LDP2 will be reviewed for the Proposed Plan to ensure they remain accurate and up-to-date. Increasing vacancy rates also needs to be addressed. Clustering of betting shops is not seen as a particular issue, however, there is a significant number of hot food takeaways in Barrhead which should continue to be monitored.

There is a need to invest in our places to ensure that they are destinations where people want to visit and spend time in. This means making the most of any built environment assets, ensuring new developments are designed to highest standard, that there is investment in quality public realm and that maintenance is factored into place management. High quality spaces and implementation of the 'Local Living' concept also promote greater social inclusion, neighbourliness and contribute to improvements in people's mental wellbeing. LDP3 should encourage proposals for cultural or creative spaces which support the local living agenda and contribute to vibrant healthy town centres.

There is a need to integrate transport and land use planning and recognise the importance of active and sustainable travel within, and to and from town centres. This will help create centres and places that communities find attractive and want to spend time in.

The requirement for new convenience or comparison provision or new Neighbourhood Centres will be considered through the final outcomes of the regional retail assessment and through the preparation of master plans and development briefs. Opportunities for ground floor retail with flats of all tenures above will be considered to maximise the efficient use of land and help address wider housing needs.

The land use and spatial implications of the emerging Local Area Action Plans will be factored into the Proposed Plan.

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Request, where possible, the inclusion of sustainable surface water management principles and plans to inform and influence the design and planning process of town centres and associated retailing. Scottish Water continues to emphasise the need for closer partnership working to deliver blue-green infrastructure to transform towns and urban environments within the action area to tackle both climate and bio-diversity emergencies.

ICENI on behalf of the Baird Family

Agree broadly with the evidence. The response acknowledges that the Town Centre First Principle will aim to support the vitality and viability of the network of centres in East Renfrewshire. It goes on to state that consideration must be given to the requirement for boosting local scale retail in existing rural settlements and the role additional housing can play in supporting the viability of existing services and contribute to delivery of new services. Appropriate scales of local retail as part of new residential schemes in rural settlement locations can help create places where people can sustainably live. This should be reflected in LDP3 policy.

Avison Young on behalf of Aldi Stores

Aldi supports the general comments on retail trends and desires, to promote more local living and more sustainable shopping patterns.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received. The Council is supportive of the provision of new facilities with the delivery of new housing proposals in both the urban and rural areas. The Local Living analysis will assist with this process.

Statements of Dispute

Avison Young on behalf of Aldi Stores

NPF4 requires LDPs to consider where there may be a need for further retail provision, to address deficiencies in terms of the quality or quantity of the offer within certain areas. This also applies to new residential expansion areas to ensure shopping requirements can be met locally. The responses states that these matters have not been given consideration.

Response notes that a Strathclyde-wide retail capacity model focused on comparison goods is still being prepared but given its non-food focus and strategic considerations, believe that this will not adequately identify more localised deficiencies across East Renfrewshire.

1001

An assessment of provision in Clarkston is provided which concludes that there is a significant quantitative and qualitative deficiency in convenience shopping provision within the Clarkston area.

The significant level of food shopping deficiency within Clarkston specifically should be planned for as part of the preparation of LDP3.

East Renfrewshire Council Response

The Council notes the response from Aldi Stores regrading convenience shopping provision within Clarkston. This matter will be investigated further at Proposed Plan stage and will reflect finalised outcomes of the regional retail assessment (CD183).

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 024 - Creativity, Culture and Tourism</p>	<p>NPF4 – Productive Places Policy 30: Tourism Policy 31: Creativity and Culture</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • the principal cultural, social and built heritage characteristics of the district; and • the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • National Planning Framework 4 (NPF4) 2023 (CD 102) • East Renfrewshire Adopted Local Development Plan 2 (LDP2) (CD 206) • East Renfrewshire Culture and Leisure Trust (ERCL) 2024/25 Business Plan.(CD 266) • East Renfrewshire Public Library Strategy 2024/2029 (CD 195) • East Renfrewshire Draft Cultural Strategy 2024 –2029 (CD 229) • Scottish Householder Survey 2022 (CD 126) • Visit Scotland (CD 166) • East Renfrewshire City Deal (CD 215)
<p>Summary of Evidence</p>	
<p>The purpose of this topic paper is to provide an overview of current cultural provision across East Renfrewshire. It considers how changing demographics, societal trends and national policy will influence LDP3’s position on for cultural facilities and creative participation. The Topic Paper also provides an overview of tourism in East Renfrewshire and outlines future faith and burial requirements.</p> <p>Section 1 outlines the Policy Context as provided by NPF4.</p> <p>Section 2 provides an overview of current cultural provision across East Renfrewshire including an assessment of future growth and demand for cultural and creative activities. Cultural venues play an important role within communities as “anchor” destinations supporting the principle of local living neighbourhoods. East Renfrewshire’s cultural resource which includes libraries, leisure centres, halls, theatres, parks, is audited and participation and attendance figures at facilities is provided.</p>	

Section 3 provides an overview of tourism in East Renfrewshire. There is no current tourism strategy for East Renfrewshire but there are attractions which draw large numbers of visitors. This includes Rouken Glen Park, Dams to Darnley Country Park and Whitelee Windfarm.

Section 4 provides an overview of faith and burial requirements. East Renfrewshire is one of the most ethnically and culturally diverse areas in Scotland, with significant Jewish and Muslim communities. Over recent years there has been discussions with various faith groups about their need for a spiritual, education and cultural space, including burial space. An assessment of the capacity of current burial grounds and future needs is highlighted.

Section 5 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme which includes a section on creativity, culture and tourism considerations within the Cultural Heritage theme.

Summary of Stakeholder Engagement

Section 4 ‘Engagement Statement’ of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council’s Local Development Plan Hub on Commonplace, and through the Council’s LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

There are increased pressures on cultural venues offering cultural activity due to increased use since the end of Covid restrictions and changes in patterns of use resulting from a growing population and changes to the demographic profile with a greater proportion of young people

and older people who use these facilities more than other age demographics. LDP3 should consider the desirability of maintaining the good geographic spread of halls and libraries.

LDP3 should take into consideration proposals for a new combined library/pool in Neilston. The proposal is currently at feasibility stage. If the building proceeds to construction, this is likely to be within the life cycle of LDP3.

LDP3 should be cognisant of the approved plans for new Eastwood leisure complex in Eastwood Park. The project is identified in the Council's capital programme for 2023/2024, with more detailed designs for the building to be developed over the course of 2024. It is uncertain if construction will have commenced or be complete before adoption of LDP3. In addition the spatial outcomes of the wider master plan and potential network opportunities should be considered through the Proposed Plan.

LDP3 should encourage proposals for cultural or creative spaces which support the local living agenda and contribute to vibrant healthy town centres.

It will be prudent to keep an awareness of the worsening condition of some buildings within the Council's building portfolio which provide cultural services.

The requirement to consider NPF 4 Policy 31 as part of the full suite of NPF4 policies and ensure that policies supporting creativity and culture are complimentary with other policy agendas.

LDP3 should be supported by appropriately scaled development contributions to ensure financial resources are in place to meet the cultural needs of an expanding population.

The climate emergency is driving changes in energy efficiency how buildings are heated and managed. The upgrading or construction of new venues with high energy efficiency ratings and using energy supplied from renewable sources will support the Council's Get to Zero targets.

There are pressures on peak time car-parking at Rouken Glen and Whitelee Windfarm.

Plans to construct a visitor centre and new facilities in Dam to Darnley Country Park may fall within the life cycle of LDP3 and will require accommodation.

An understanding of the aspirations of faith communities and how they will change in the future and the ongoing need for spiritual, education and cultural space for religious groups should be considered through LDP3. This could be achieved through identification of land through master plans and Council asset reviews of existing buildings or land.

Planning for the future availability of Cemetery space through LDP3 and future plans is essential at this time to allow the Council to meet legislative requirements.

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Welcomes opportunities for new creative and cultural spaces to be developed and will work with partners and licenced providers to facilitate such developments.

Amir Hussain (On behalf of the local ERC Muslim community)

There is a pressing need for additional burial space for our community. As the population continues to grow, existing cemeteries are nearing full capacity, and it has become increasingly challenging for families to find suitable resting places for their loved ones. We are grateful to the ER council for funding the previous extension at Lynn Cemetery, however this will soon be at full capacity.

The current lack of available burial space has led to numerous concerns within the local community, including difficulties in securing plots for immediate family members, limited options for traditional burials, and heightened costs associated with alternative arrangements.

Given these circumstances, we kindly request that the ERC Local Planning Department consider undertaking timely measures to address this issue. Whether through the allocation of additional land for cemetery expansion or the exploration of alternative solutions, it is crucial that we take proactive steps to ensure that our community members have access to dignified and accessible burial options.

East Renfrewshire Council Response

The Council notes and welcomes the supporting comment.

The Topic Paper clearly acknowledges issues concerning burial space in section 4 and within Topic Paper 014: Infrastructure First. This could be achieved through identification of land through master plans and Council asset reviews of existing buildings or land.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

<p>Issue Topic Paper 025: Minerals and Coal mining</p>	<p>NPF4 – Productive Places Policy 33: Minerals and Coal mining</p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p> <p>Section 15(5):</p> <ul style="list-style-type: none"> • The principal economic and environmental characteristics of the district.
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • <u>National Planning Framework 4 (NPF4) 2023 (CD 102)</u> • <u>East Renfrewshire adopted Local Development Plan 2 (LDP2) (2022) (CD 206)</u> • <u>Aggregate and minerals survey- Scotland 2019 (CD 098)</u> • The Coal Authority <u>Coal mining reporting area (CD 155)</u> • Site Assessment Framework (SD 001)
<p>Summary of Evidence</p>	
<p>The Topic Paper provides data on the location of quarries and aggregate supply. Minerals and aggregates are a strategic resource which are monitored at a national level by both Scottish and UK governments. East Renfrewshire is part of the West Central Scotland Region for the national assessment of reserves, sales and end uses of mineral and aggregates. The Topic Paper also provides an overview of coal mining and indicates where there are ‘development high risk areas’ in East Renfrewshire.</p> <p>Section 1 outlines the policy context as provided by NPF4 and the Council’s adopted LDP2.</p> <p>Section 2 provides data on the location of quarries and aggregate supply. In East Renfrewshire there is one active quarry at Floak which produces crushed rock. The quarry was given planning consent in 2003 for five years extraction. Since the initial permission the five-year period has been extended at five yearly intervals. In 2018 the quarry was given permission to extend the boundary of operations. The extension site provides 10 million tonnes of stone which at current rates of extraction will keep the quarry in operation until the 2050s. The planning consent runs until 2058.</p> <p>East Renfrewshire is within the West Central Scotland Aggregate and Mineral region. The Scottish Government 2019 Aggregate Survey of Scotland establishes the levels of aggregate supply in the West Central Scotland area. NPF4 states that LDP’s should support a landbank of construction aggregates of at least 10 years. At the time of writing, 2024, aggregate supply is being met.</p> <p>Section 3 provides an overview of coal mining in East Renfrewshire. There is a history of coal mining in northern section of the authority across Barrhead, Giffnock and Newton Mearns and the</p>	

western section of the authority beneath Uplawmoor. Coal mining has left a legacy of potential ground instability which in some areas is designated as a high-risk development area. The Coal Authority High Risk Development Area covers approximately 2.44% of the Council area.

The East Renfrewshire area contains coal resources which may be capable of extraction by surface mining methods, these resources cover approximately 2.49% of the Plan area. Prior extraction of coal close to surface can have the benefit of removing any potential land instability problems.

Section 4 sets out the implications for LDP3, which have been informed by the analysis and outputs in the report.

The LDP3 Evidence Report SEA Scoping Report (April 2024) defines the scope/level of detail to be covered in the Environmental Report for the Proposed Plan. Section 4 provides an overview of the environmental characteristics of East Renfrewshire. Table 2 sets out the SEA objectives relating to each SEA theme. Minerals and coal mining is covered under the Soil and Geology theme.

Summary of Stakeholder Engagement

Section 4 'Engagement Statement' of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

NPF4 states that LDPs should safeguard important workable mineral resources which are of economic and conservation value and take steps to ensure these are not sterilised by other types of development.

There are sufficient mineral and aggregate resources available to meet demand. The effective Scottish Government moratorium on unconventional oil and gas remains in place.

The working quarry at Floak and the recently exhausted quarry at Bannerman are both within the area designated for wind energy development. Any future applications for aggregate extraction are likely to be in the moorland zone which is easily accessed by the A77 and B769. There is therefore potential for competing land-use between windfarm development and quarrying. NPF4 gives considerable weight to the contribution of renewable energy proposals on reduction of greenhouse gas emissions.

Given that aggregate quarrying is an ongoing requirement that constantly requires new sites LDP3 should prepare for the likelihood of further applications for quarrying proposals. LDP3 should therefore consider where the acceptable balance lies between windfarm development and safeguarding the mineral resource.

LDP3 should consider those areas identified as being at development high risk by the Coal Authority as a component of the Site Assessment Framework (SD 001) and in consultation with the Coal Authority.

Statements of Agreement / Dispute

Statements of Agreement

Coal Authority

Agree broadly with the evidence.

Leith Planning Group on behalf of EPC-UK

No objection to the Council's objectives and aspirations in relation to the promotion of growth and development within the plan area. EPC-UK have a hazardous materials storage site (explosive materials) at Bannerbank. Request that LDP3 pays due regard to the EPC-UK site by the following measures:

- Seek to protect such sites from unsuitable development encroachment within the site safety zones. Reference should be made within the plan to the need to protect hazardous substance installations and to work with operators and consult with them on new development proposals;
- Whilst reference is made within the plan to a number of environmental considerations there is limited consideration given to hazard sites, and associated wider community safety. These issues are clearly of significance, and we ask that they be given greater regard as the draft plan progresses; and

- Sites need to be retained and protected where required. Greater regard be paid within the proposed employment policies in the emerging draft plan to the protection and promotion of such sites, and clear support set out for their longer-term growth and development, to ensure that future business needs can be secured.

It would be beneficial for the Council to work collaboratively through the development of the emerging plan – Leith can assist in offering specialist advice on the operation and protection of hazard sites and local communities.

Scottish Water

Remain fully committed to working with East Renfrewshire Council on any themes that align.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comment received from Scottish Water and the Coal Authority. The Council notes the comments from the Leith Planning group regarding safety zones at the Bannerbank storage facility, this will be fully considered at the Proposed Plan stage.

Statements of Dispute

None received.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic.

Issue: Topic Paper 026: Socio Economic Profile	NPF4
Information required by the Act regarding the issue addressed in this section	<u>2019 Planning (Scotland) Act</u> Section 15(5): The principal physical, economic, and social characteristics of the district. The size, composition, health and distribution of the population of the district.
Links to Evidence	<ul style="list-style-type: none"> • East Renfrewshire Economic Briefing February 2024 (CD 233). • Scotlands Census rounded population estimates data (2022) (CD 080) • National Records of Scotland (NRS) - East Renfrewshire Council profile (2022) (CD 043) • National Records of Scotland (NRS) - Migration to and from administrative areas (2021) (CD 046) • National Records of Scotland (NRS) - population projections (2018) (CD 047) • Improvement Service - SUB-COUNCIL AREA POPULATION PROJECTIONS (2018) (CD 038) • National Records of Scotland - Mid-2020 Population Estimates for Settlements and Localities in Scotland (CD 041) • Scotlands Census 2022 (CD 081) • National Records of Scotland household projections 2018 (CD 043) • Scottish House Condition Survey: Local Authority Analysis 2017-2019 (CD 125) • East Renfrewshire Economic Baseline Report (CD 232) • Registers of Scotland Property Market Report (CD 073) • UK House Price Index (CD 162) • NHS Greater Glasgow and Clyde 2022/23 Adult Health and Wellbeing Survey (CD 188) • British Heart Foundation provide local heart and circulatory disease statistics (CD 004) • Public Health Scotland - East Renfrewshire HSCP Profile 2020-21 (CD 281)

	<ul style="list-style-type: none"> • East Renfrewshire GPs - Condition Prevalence (CD 241) • Public Health Scotland - Primary 1 Body Mass Index (BMI) statistics Scotland (2022-2023) (CD 071) • Scottish Index of Multiple Deprivation 2020 (CD 127) • National Records of Scotland – Mid-2020 Small Area Population Estimates (CD 042) • East Renfrewshire Local Child Poverty Action Report 2022 -2023 (CD 234) • end child poverty (CD 018) • Scottish household condition survey (CD 144) • East Renfrewshire Local Transport Strategy LTS Case for Change Report (CD 256) • 2011 Census (CD 078) • Scottish Transport Statistics 2021 (CD 132) • East Renfrewshire’s GVA (CD 016) • Nomis Annual population survey 2022 (CD 060) • Nomis Labour Market Profile- East Renfrewshire 2023 (CD 061) • Office for National Statistics - Employment, unemployment and economic inactivity in East Renfrewshire- November 2023 (CD 063) • Office for National Statistics – Households by combined economic activity (CD 064) • Scotlands Census Business Demography – 2021 (CD 079)
<p>Summary of Evidence</p>	
<p>This Topic Paper provides an overview of the physical, economic and social context of East Renfrewshire. Like the rest of Scotland, East Renfrewshire faces great changes in its population in the coming years. We expect our population to increase, to have more elderly and younger residents, to see a decline in death rates and to have an increase in the number of households, as more people live alone. East Renfrewshire is already one of the most ethnically and culturally diverse communities in the country and we expect this trend to continue.</p>	
<p>Summary of Stakeholder Engagement</p>	
<p>Section 4 ‘Engagement Statement’ of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of</p>	

Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.

A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.

Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.

The Topic Papers were published on the Council's Local Development Plan Hub on Commonplace, and through the Council's LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

This should cover what the evidence means for the plan, e.g. the spatial strategy, the Delivery Programme or plan preparation.

Statements of Agreement / Dispute

Statements of Agreement

Scottish Water

Scottish Water acknowledges the high-level overview presented in the Socio-Economic topic paper and has no further comment to make at this time.

Skills Development Scotland

Broadly agree with the Evidence.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received.

Statements of Dispute

Homes for Scotland, ICENI on behalf of The Mac Mic Group, Miller Homes, ICENI on behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes, Taylor Wimpey), ICENI on behalf of the Baird Family

The paper states that, between 2018 and 2028, the population in East Renfrewshire is projected to increase by 6.4%, as opposed to a projected increase of 1.8% for Scotland as a whole. The papers also states that between 2018 and 2028, the number of households is projected to increase from 39,108 to 42,139 (an increase of 7.8%), which compares to a projected increase of 4.9% for Scotland as a whole. Households are projected to increase by 19% (2018 to 2043).

This significant expected population and housing increases should be given robust consideration in setting the indicative Local Housing Land Requirement (iLHLR) figure. Figures indicate a severe and urgent need for more homes and a holistic and strategic plan led approach to allocating more land (and looking to Green Belt release.

The HLR must take into consideration the findings of the Homes for Scotland (Rettie and Diffley) Existing Housing Need and Demand.

The ERC land supply will need to be re-assessed to establish suitability and deliverability. There are legacy sites which have low prospects of delivery and ERC cannot assume that all of the supply can be carried forward to LDP3. The realistic land supply is therefore likely to be less than the HLA demonstrates.

A National Housing Emergency was declared by the Scottish Government on 15th May 2024, this gives just cause for LDP3 to set a higher iLHLR.

The socio-economic benefits of home building cannot be understated. New populations can also contribute to the vitality and sustainability of current community facilities, often through additional investment and spending in local services. Scotland's Census 2022 concluded that Scotland's population is ageing: There are more people in the older age groups than ever recorded in Scotland's Census. There are now over one million people aged 65 and over (1,091,000). This is over a quarter of a million higher than the number of people under 15 (832,300) This confirms that Scotland's housing needs are changing and LPAs must promote the delivery of housing that meets a range of housing needs.

East Renfrewshire Council Response

Responses state that population and housing increases should be considered in setting the indicative HLR. The HNDA factors in housing projections based upon the 2018 NRS projections. The Council has also compared the 10-year 2018 NRS projections with the indicative HLR as set out in Table 3 of the Topic Paper 13: Housing.

Analysis of the Diffley Report is provided under the Council's response to Topic Paper 013: Housing.

The Council acknowledge that the Scottish Government has declared a housing emergency, but this alone does not support the case for significantly increasing the East Renfrewshire HLR. To acknowledge this issue a reference to the national housing emergency has been added to Topic Paper 013: Housing.

Responses state that the current housing land supply will need to be reassessed. Section 7 of Topic Paper 013: Housing. 'Implications for LDP3' clearly states that the Council will continue to explore the effectiveness and deliverability of all housing sites currently included within the 2023 Housing Land Audit. The Site assessment framework also reaffirms the LDP guidance requirement

that no sites will automatically roll forward from the current adopted LDP2, a position supported by HFS and their members' comments to this document.

The socio-economic benefits of housebuilding are acknowledged within section 6 of Topic Paper 022: Economic Development. Similar wording has been added to section 1 Topic Paper 013: Housing to reflect this matter.

Gate Check

The Council is of the view that there are no areas of dispute to be considered at Gate Check for this topic. Disputes regarding the indicative HLR are addressed under the response to Topic Paper 013: Housing.

<p>Issue: Supporting Documents</p>	<p><u>SD 001 - Site Assessment Framework</u> <u>SD 002 - Strategic Environmental Assessment (SEA) Scoping Report</u></p>
<p>Information required by the Act regarding the issue addressed in this section</p>	<p><u>2019 Planning (Scotland) Act</u></p>
<p>Links to Evidence</p>	<ul style="list-style-type: none"> • Appendix 1 of Strategic Environmental Assessment (SEA) Scoping Report
<p>Summary of Evidence</p>	
<p><u>SD 001 - Site Assessment Framework</u> The document sets out the methodology and assessment process for the consideration of land/sites for development in LDP3. In doing so, it identifies the guiding principles for establishing potential new site allocations, consistent with national planning policy and sustainable development.</p> <p><u>SD 002 - Strategic Environmental Assessment (SEA) Scoping Report</u> The Strategic Environmental Assessment is an integral part of the Local Development Plan process and provides a systematic assessment, which ensures that environmental considerations are taken on board at an early stage in Plan process. The SEA Scoping Report is the first stage in this process and defines the scope/level of environmental detail to be covered in the Environmental Report for the Proposed Plan. The Scoping Report was submitted to the SEA Gateway for comment on the 19th of April allowing a period of 6 weeks for the Gateway to respond.</p>	
<p>Summary of Stakeholder Engagement</p>	
<p>Section 4 ‘Engagement Statement’ of the Evidence Report summarises the various engagement and consultation activities that have been undertaken to inform the Evidence Report. This includes collaborative working with Key Agencies and other stakeholders in the preparation of Topic Papers and the Play Sufficiency Assessment, and other place-based engagement and workshops.</p> <p>A series of Topic Papers were prepared structured around the sustainable, liveable and productive places themes of National Planning Framework 4.</p> <p>Wider external engagement with stakeholders commenced on 12th April and ended on 10th May 2024, inviting people interested in LDP3 to review the Topic Papers that cover their areas of interest and to share their comments. The aim of the engagement was to establish areas of agreement or disagreement and any additional evidence that should be taken into account.</p> <p>The Topic Papers were published on the Council’s Local Development Plan Hub on Commonplace, and through the Council’s LDP3 website, Facebook and Twitter account and email notifications were sent to individuals and organisations listed on the LDP contact database.</p>	

The SEA Scoping Report was submitted to the SEA Gateway consultation authorities on 19th April for a 6-week consultation period. The Gateway Authorities were generally supportive of the Scoping Report subject to a few points for consideration for the Environmental Report to be prepared alongside the Proposed Plan. Comments are summarised in Section 4 Table 1 of the Evidence Report.

Summary of Implications for the Proposed Plan

Both documents will be key in identifying the spatial growth options for the Proposed Plan.

Statements of Agreement / Dispute

SD 001 - Site Assessment Framework

Statements of Agreement

Historic Environment Scotland

We welcome comments about the need to fully integrate the historic environment in the site assessment methodology and explicitly demonstrate a clear understanding of the significance of heritage assets and their setting when considering new development proposals.

We encourage approaches that align site assessment with the Strategic Environmental Assessment process. Reference is made to the updated Local Development Plan Site Assessment Proforma developed by the SEA Consultation Authorities (HES, Nature Scot and SEPA).

SEPA

No specific concerns with the assessment framework and acknowledge this addresses our requirements from a flood risk perspective.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received and broad agreement with the general themes presented. The SEA Consultation Authorities proforma informs and is reflected in the Council's LDP3 site assessment framework.

Statements of Dispute

Homes for Scotland, Taylor Wimpey, ICENI On behalf of East Renfrewshire Home Builder Consortium (Mac Mic Group; Miller Homes; Robertson Homes; Taylor Wimpey), Miller Homes, ICENI on behalf of The Mac Mic Group, ICENI on behalf of the Baird Family

Responses agree that all current allocated sites must be re-assessed and we support the concept of the three-level assessment approach.

Further clarification required on the requirement for Whole Life Impact Assessment.

ICENI state that the Council's Local Living assessment is not currently available. They recommend the Scottish Government Local Living Guidance is used as a reference.

We support the three-stage approach in principle but would however request caution in eliminating sites at an early stage. For instance we disagree that sites should be 'sieved out' at stage one where 'education solutions cannot be addressed' or where there is a constraint identified without properly understanding if there is mitigation or suitable solutions to resolve. Education provision is a matter to be considered in the fullness of a more robust analysis of, not just the relevant site, but every site being considered.

The 1st stage 'exclusion criteria' could include: areas designated as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar Sites, National Nature Reserves (NNRs), Local Nature Reserves (LNRs), and areas in a 1:200 fluvial flood risk zone.

It is vital that every site that is allocated in the new-style LDP is deliverable and will contribute towards meeting the Local Housing Land Requirement (LHLR) across the plan period. The Council must be sufficiently satisfied that each site is genuine deliverable, with a clear path set out to mitigate any potential viability or deliverability matters. However, it is important to understand where the required level of information and supporting assessments will be set out. Will this be at the Call for Ideas stage? This needs to be clearly set out and ideally identified now so that there is sufficient time for these to be considered and instructed/carried out, etc. If the Call for Ideas is announced, there needs to be sufficient time for the studies to be done. Also, the required level of information needs to be proportionate to the site. The Council should set out indicative timelines for undertaking each stage of the assessment process and commit to informing developers if their site has advanced to the next stage. Adequate time for developers, particularly SME's, should be allowed for to prepare more detailed information (if required), especially when SME's may need to source funding for this.

Stage 2 prioritises establishing the deliverability of the site, and stage 3 assesses the site against the NPF4 policies. This approach is supported in principle.

No site will meet all the policy requirements outlined in NPF4. It will be for the Council to select the most preferred sites, based on a holistic approach, and regard should be had to where one or more sites could individually or collectively overcome constraints, such as education capacity.

Under the assessment criteria Topic – Material Assets – Deliverability/ sustainability constraints, proposals which include development that would enhance opportunity and access to amenities / services should score favourably. In addition, proposals that create new local living neighbourhoods and where these also improve the access i.e. reducing the need to travel for existing residents should score favourably.

There should be assessment criteria for energy generation / usage within the Topic – Climatic Factors assessment. Sites that propose facilities for renewable energy generation technologies should be assessed favourably.

The site assessment framework could consider a criterion which evaluate what potential a site has for new woodland creation and strengthening nature networks.

Site submissions at Call for Sites must include supporting information.

It must be noted that developers carry out due diligence, including technical assessments, before submitting a site for consideration. This is a clear indicator of where new homes can be successfully delivered.

East Renfrewshire Council Response

Responses requested that timescales be set out for each stage of the site assessment process. The document clearly states that all supporting information must be submitted during the call for sites engagement period. This position was supported via a number of the responses received. Without this information sites will not progress further. Without this comprehensive approach delays could result in delivery against the Plan timescales as set out in the Development Plan Scheme.

Although the process is split into 3 stages following the close of the engagement the Council will assess each proposal through the entire 3 stage process. The Call for Sites will inform the spatial distribution of sites alongside other assessments to inform the Proposed Plan. The Council will contact representees to gather further information or clarify issues only if required. The Council recognises that there is an onus on site promoters to provide sufficient supporting information but would reiterate that this should be proportionate to the site and that this information will help inform future master plans or development briefs and the LDP Delivery Programme.

The Council agrees that the 1st stage 'exclusion criteria' should include: areas designated as Sites of Special Scientific Interest and areas in a 1:200 fluvial flood risk zone.

The Council notes comments about Education constraints. The Evidence Report clearly states that Education infrastructure remains a significant constraint to new development. It also discusses the various options that the Council will seek to implement to allow new sites to be allocated and phased in LDP3. If the modelling identifies areas where no education solution can be found then it is appropriate for the Council to discount new sites from coming forward under this scenario.

The Council has amended the reference to a Whole Life Impact Assessment to a Climate and Carbon Impact Assessment. The aim of this being to estimate the amount of carbon emitted throughout the life cycle of a proposal, from the early stages of development though to the end of life and to reduce lifetime emissions and deliver a net-zero future. This accords with the climate emphasis of NPF4.

Reference to woodland creation and strengthening nature networks is covered under criteria 9 within the Biodiversity and Nature theme.

Reference to energy generation is covered under criteria 7 within the Climatic Factors theme.

Reference to Local Living is covered under criteria 28 within the Population and Place theme.

The document is clear that an assessment matrix will provide an illustrative assessment of each site. The outcome of the matrix will allow sites to be compared and those sites which score favourably to be considered further.

SD 002 - Strategic Environmental Assessment (SEA) Scoping Report

Statements of Agreement

Nature Scot

- Clear, well set-out and easy to follow.
- Content with the scope and level of detail proposed for the Environmental Report. We note that all SEA Topics have been scoped into the assessment and we agree with this approach.
- The use of an assessment matrix and SEA Objectives is a tried and tested approach and we support the use of this methodology.
- Welcome the three-stage process proposed for assessment of sites, and we are pleased that the process has been informed by the recently updated LDP Site Assessment/SEA Checklist that the Consultation Authorities jointly prepared. We support the inclusion of the mitigation hierarchy as part of the assessment methodology.
- Pleased with the draft Environmental Objectives set out in Table 2. Welcome the inclusion of biodiversity conservation, restoration and enhancement, and the consideration of habitat connectivity, wildlife corridors, and nature networks in the Biodiversity and Nature theme. We note that nature based solutions are considered under the Climatic Factors theme, and blue-green infrastructure and networks providing multiple benefits are included under the Landscape theme. We strongly support the inclusion of these objectives, and in general we are happy with the full set of objectives relevant to our remit.
- Note that a minimum of 12 weeks is proposed for consultation on the Environmental Report along with the Proposed Plan, and we are content with this proposed timeframe.

Historic Environment Scotland

- Note that the historic environment has been scoped into the assessment and we are content to agree with this. Content with this approach and are satisfied with the scope and level of detail proposed for the assessment.
- Advise that your council's Sites and Monument Record should also be included in the baseline for the assessment.
- Welcome that the SEA scoping report has been aligned with the publication of the Topic Papers comprising the Evidence Report and that the same baseline information will be used.
- Welcome the objective identified for the historic environment and the intended use of the proforma questions.
- Overall, the approach to the assessment is sound from our historic environment perspective.
- Agree with the staged approach to the Site assessment with Stage 1 screening out sites that are unsuitable for development due to major constraints and an environmental assessment being carried out at Stage 3 to assess each site as 'reasonable alternatives' against the SEA framework.
- Recommend adding an additional consideration to Table 2 to test the extent to which the policy or proposal could affect the historic environment designations.
- Note that a 12-week consultation period is proposed for the consultation on the Environmental Report and we are content to agree with this timescale.

SEPA

- Generally content with the proposed scope and methods to be employed for the assessment.

- Welcome that the SEA scoping report has been aligned with the publication of the Topic Papers comprising the Evidence Report.
- Agree all environmental topics should be scoped into the assessment.
- Support the use of SEA objectives.
- Recommend you consider including a headline objective for each topic help to make the assessment more focussed and therefore easier to assess whether the overarching aim for that SEA topic is achieved.
- The ER should identify any changes made to the plan as a result of the SEA.
- Content with the proposed assessment matrix and particularly welcome the commentary box to explain the rationale behind the assessment results.
- Welcome the link between effects and mitigation / enhancement measures in the assessment framework and the consideration of mitigation of impacts
- If the LDP includes local level policies that are different from the NPF4 policies, they should be assessed for significant effects.
- Any reasonable alternatives identified during the preparation of the plan should be assessed as part of the SEA process and the findings of the assessment should inform the choice of the preferred option. This should be documented in the ER.
- Satisfied with the proposal for a 12-week consultation period for the ER.
- Consideration should be given to a monitoring approach particularly in the choice of indicators. It would be helpful if the ER included a description of the measures envisaged to monitor the significant environmental effects of the plan.
- Helpful if the ER included a summary of the scoping outcomes and how comments from the Consultation Authorities were considered.

East Renfrewshire Council Response

The Council acknowledges and welcomes the supporting comments received. The Council notes comments about points for consideration for the Environmental Report. These will be addressed during preparation of the Environmental Report.

Gate Check

The Council is of the view that the Site Assessment Framework sets out a clear and transparent approach for assessing future proposals. It is clear from the responses that some areas of dispute remain and may require to be considered by the Reporter.

The Council is of the view that there are no areas of dispute to be considered at Gate Check regarding the SEA Scoping Report.