



# East Renfrewshire Proposed Local Development Plan

L O C A L  
D E V E L O P M E N T  
P L A N

## Monitoring Statement

### December 2012



# Proposed Local Development Plan

## Monitoring Statement

December 2012



**Director of Environment  
Andrew J Cahill B.Sc. (Hons.)**

Planning Contact Number: 0141 577 3001  
Email: [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)



## HOW TO RESPOND

At its meeting on 12 December 2012, East Renfrewshire Council agreed to approve the Proposed Local Development Plan, Strategic Environmental Assessment (SEA), Action Programme, Supplementary Planning Guidance (SPG) and a range of technical documents for consultation. The approach to the Spatial Strategy was also considered by Council at an earlier meeting on 12 September 2012.

Consultation on the Proposed Plan will take place over a 12 week period from 6th February until 1st May 2013 and your views are welcomed. An extensive range of consultation events will be undertaken to promote the Plan. Further details on the dates, times and venues for these sessions will be outlined on the Council webpage at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

Comments on this Monitoring Statement, Proposed Local Development Plan, Strategic Environmental Assessment (SEA), Action Programme, SPG and all other background reports can be made by completing the online response form available at: [www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan).

Representations should be concise (no more than 2000 words plus any *limited* supporting documents) but should fully explain the issue(s) that you wish to be considered.

Your completed form can be emailed to us at: [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk).

Alternatively you can print and post your completed form to our free post address:

### **Development Plans Team**

**FREEPOST RLUH-EUAU-KGTC**

**East Renfrewshire Council**

**Eastwood Park, Rouken Glen Road**

**GIFFNOCK**

**East Renfrewshire**

**G46 6UG**

Copies of all documents are available to view at East Renfrewshire Council Offices, the Council's website and at all local libraries.

## What happens next?

The Proposed Local Development Plan will be scrutinised under a formal examination process by a Scottish Government appointed Reporter who will examine any outstanding objections to the Plan. The Reporter will provide recommendations to the Council on changes that should be made to the Plan. The Council must take on board these recommendations before proceeding to adopt the Plan.



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## 1. INTRODUCTION

- 1.1.1. The Planning etc (Scotland) Act 2006 requires Planning Authorities to keep under review the impact of policies and proposals. Circular 1/2009 'Development Planning' requires the publication of a Monitoring Statement. Detail on the stages and timetable for producing the Local Development Plan is set out in the Development Plan Scheme.
- 1.1.2. The Monitoring Statement will form a crucial part of the evidence base for the Local Development Plan and aims to monitor changes in the physical, economic, social and environmental characteristics of the area and the impact of policies and proposals.
- 1.1.3. The Council is committed to update the Monitoring Statement periodically. The Monitoring Statement will provide a consistent basis for assessing how successful the Local Development Plan is in achieving its objectives and is the key to successful forward planning.

### 1.2. Purpose and Content

- 1.2.1. The Monitoring Statement assesses the performance of the existing Local Plan in order to confirm whether policies and proposals continue to be effective or whether they should be reviewed.
- 1.2.2. An Environmental Report has been prepared in parallel with the Proposed Plan which has also informed the review process. The State of the Environment Report also provides key monitoring data and supports the Environmental Report.
- 1.2.3. All documents will be available to view and download online at [www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan).

### 1.3. Structure

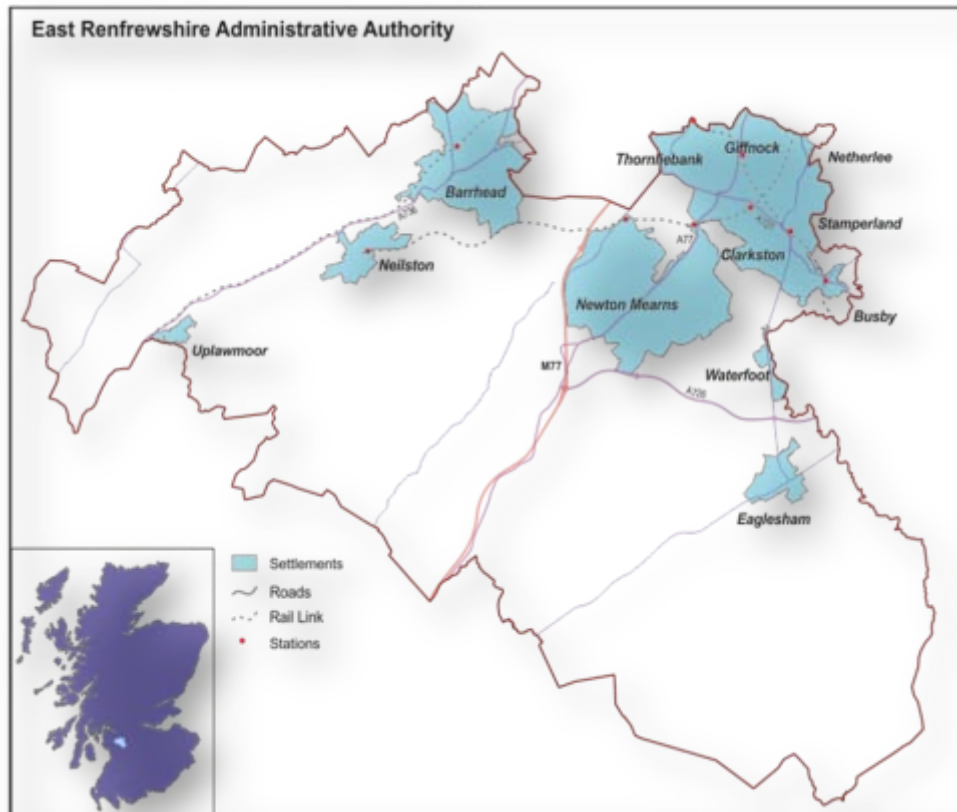
- 1.3.1. This document is split into a number of sections as follows:
  - Section 2 describes the physical, economic and social context;
  - Section 3 provides an assessment of the performance of the Plan against its strategy and objectives; and
  - A range of detailed Appendices accompany this Monitoring Statement.

## 2. PHYSICAL, ECONOMIC AND SOCIAL CONTEXT

### 2.1. Profile

- 2.1.1. East Renfrewshire covers an area of approximately 67 sq miles (174 sq km) and exhibits a diverse range of environments. The north of the area comprises the urban areas of Giffnock, Newton Mearns, Clarkston, Thornliebank and Barrhead. Each of these settlements has a distinctive character. There is also an extensive rural hinterland to the South, within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located. Approximately 15% of the area is urban and 85% rural.
- 2.1.2. Evidence reveals that the population profile of East Renfrewshire is becoming increasingly skewed towards the elderly age ranges with a higher proportion of people over 65 in comparison with the Scottish average. This trend has a significant impact on the provision of services as well as influencing the performance of the local economy. Conversely the proportion of school age is expected to decrease further in line with national trends. This population imbalance is a major issue to be considered in the Local Development Plan.
- 2.1.3. The following market commentary and key facts provide an overview of the physical, economic and social context for East Renfrewshire. The Local Development Plan requires to take into consideration forecasted changes to population, inward and outward migration, households, the changing economy and housing. Further data and analysis is set out in Appendix B.

Figure 1: Boundaries and Geographical Extent of East Renfrewshire



## 2.2. Key Facts

### Demographics

- Population of East Renfrewshire is 89,850 and accounts for 1.71% of the total Scottish population.
- By 2025 the population is expected to increase to 95,482.
- There is an increasing ageing population in East Renfrewshire in line with national trends, with 18% of the population aged 65+ in 2010 rising to 28% by 2031.
- Age structure for East Renfrewshire differs from that of Scotland with higher proportions of under 16s and over 65s with correspondingly lower numbers in the 16-64 age range.
- Persons aged 60 and over make up 24% of East Renfrewshire. This is larger than Scotland where 22.9% are aged 60 and over.

### Households

- Owner occupation is the dominant form of tenure in the area accounting for 86% of all housing stock (with a slightly higher level of 91% in the Eastwood sub-area)
- House prices are significantly higher than other areas within the Glasgow and the Clyde Valley area
- By 2025 the number of households will be 40377 an increase of 4389 (2008-25)
- Household sizes are expected to decline across both Scotland and East Renfrewshire.

### Economic

- Current recession is having an impact upon the economy, with business start ups reducing from 410 in 2007/08 to only 223 in 2011/12 (East Renfrewshire Council Outcome Delivery Plan 2011-14).
- East Renfrewshire has a higher employment rate than in Scotland as a whole
- Over half of all employees (54.8%) are in managerial, professional and technical professions compared to only 40.3% in Scotland.
- East Renfrewshire population has a high standard of educational attainment amongst its population.
- Some 40% of households in Eastwood earn over £40,000 per annum, compared to only 27% in Levern Valley.

### Social

- Deprivation rates in East Renfrewshire as a whole are relatively low compared to national averages.
- East Renfrewshire and East Dunbartonshire have the lowest levels of multiple deprivation and the lowest levels of income and employment deprivation in the Glasgow and the Clyde Valley area.
- The 2010 Citizens Panel reveals that people view the overall quality of life in East Renfrewshire to be high.



### 3. PERFORMANCE OF THE ADOPTED LOCAL PLAN

#### 3.1. Outline

- 3.1.1. The following sections highlight some of the most important factors that have been identified through monitoring the performance of the current Local Plan and what will be required to be considered in developing the new Local Development Plan. Consideration is given to the performance of the overall strategy within the current economic, social and environmental context.

#### 3.2. Local Plan Strategy and Key Objectives

- 3.2.1. The overall aim of the Plan is:

*"to foster a rich and diverse environment and promote and manage land use change for the benefit of the local community and economy in a manner which is sustainable".*

- 3.2.2. Four key objectives were identified as set out below:

1. Promote the principles of Sustainable Economic Growth.
2. Provide for local needs and equality of access to housing, jobs, facilities and services, particularly to assist in social inclusion.
3. Protect and enhance heritage and environmental resources and seek to provide opportunities for improving physical well-being.
4. Facilitate reducing the overall need to travel and the reliance on car use.

#### 3.3. Performance of The Strategy

- 3.3.1. East Renfrewshire has experienced significant development and physical change over recent years. This section lists the key elements of physical change and illustrates that many different forms of development have been implemented successfully.
- 3.3.2. The overall aim and strategy of the Adopted Local Plan (2011) was one of regeneration and consolidation of communities with a particular focus on the renewal and revitalisation of the existing town and neighbourhood centres. The principles of sustainable development also underpin the overall strategy.
- 3.3.3. Overall it can be seen that the majority of development has taken place in accordance with the Plan's strategy. Whilst there continues to be considerable pressure for development in the green belt the current strategy 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 outwith the urban areas. However, an application for residential development of 28 units in the green belt at Waterfoot was approved by Council under the Supplementary Planning Guidance on Unallocated Housing Sites. It is considered that the strategy has been successful, despite the current downturn in the economy.

- 3.3.4. The current Local Plan was adopted under different economic conditions and the Proposed Local Development Plan will need to take this into account. The Strategic Development Plan includes an Indicative All-Tenure Housing Requirement up to 2025, by local authority area. This presents a high indicative all tenure requirements for the Council. It is a requirement for Local Authorities to provide an All Tenure Housing Target in their Local Development Plan. Although there was no requirement to release sites in the current Local Plan the Strategic Development Plan requires additional land to be found within the Local Development Plan.
- 3.3.5. A report to Council on 12<sup>th</sup> September outlined two development strategies and associated housing targets to be considered for the Proposed Local Development Plan. There was unanimous agreement from all Members to support Option 2, a controlled master planned growth approach to urban expansion and All Tenure Housing target of 4100 units up to 2025. Development opportunities to deliver this strategy will be set out in the Local Development Plan.
- 3.3.6. Development during the Plan period 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. During the period 2004-10 94% of all new windfall sites gaining residential consent were within the urban area with 91% of these on brownfield sites. 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 large 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. A positive trend is emerging in that the proportion of journeys to work by public transport has been increasing since 2001 (Appendix H4)
- 3.3.7. It is important that the community has ease of access to jobs, houses and services/facilities. A key component of the strategy was therefore to reduce the need for travel and to promote and encourage sustainable modes of transport. Through the use of masterplanning and Development briefs such issues have been given a high priority in new developments. This key aim has been carried forward to the Proposed Local Development Plan. Additionally if East Renfrewshire is to enjoy the benefits of its strong connections to Glasgow the Local Development Plan is aiming to improve upon its existing transport network and connections by all modes of transport throughout the area.
- 3.3.8. Other policies of the Adopted Plan also aim to encourage other travel modes and through the preparation of the Core Paths Plan and creation of green networks this will also help to further opportunities for increased walking and cycling. Providing appropriate and safe conditions for walking and cycling will increase usage and are more environmentally friendly and healthier ways of travelling. However, changes in people's behaviour and attitude are also

required if movements away from the car to other forms of transport are to be achieved. This is key component of the Proposed Local Development Plan.

- 3.3.9. A distribution of services and facilities across East Renfrewshire is also important especially for those living in disadvantaged areas. Locating facilities with/close to housing has helped reduce the need to travel, increase health benefits, reduce social exclusion and reduce overall carbon footprints.
- 3.3.10. Whilst the Adopted Plan has allocated land for residential, employment, leisure uses etc and aims to locate homes, jobs and services together it is dependent on private sector investment for the delivery of such projects. Delivery is influenced by the market including demand and available finance, issues that the Plan has limited control over. Therefore although the Plan has allocated numerous sites the number of completions on residential and employment sites has been relatively low in recent years and have been affected by the current economic conditions. There has also been delayed delivery of complex development projects including the Urban Expansion Areas at Greenlaw and at Springfield Road, although, recent development activity at Greenlaw has been increasing at a steady rate. However, a number of other sites that have in some cases been within the land supply for many years have not been developed within the timescales expected and previously agreed with Homes for Scotland. Furthermore, whilst the Plan aims to encourage the reuse of brownfield sites these will inevitably be more complex and difficult to develop in comparison to greenfield sites which may also provide a greater profit margin.
- 3.3.11. The Plan can not offer one simple fix to these issues but requires a coordinated approach with the development industry and infrastructure providers to ensure site delivery. In response to the current economic conditions and depressed rates of housing delivery the Council prepared Supplementary Planning Guidance to expand upon the provisions of Policy Strat2 of the Adopted Plan to enable the consideration of applications for residential consent on unallocated sites subject to compliance with a range of criteria. The aim being to assist the development industry and local economy and meet sustainable economic growth objectives. At its meeting on 12<sup>th</sup> September, Council agreed to the removal of this Supplementary Planning Guidance following publication of the Proposed Local Development Plan.
- 3.3.12. In meeting long-term housing targets it is recognised that there is an overall shortage within the housing land supply to meet the Strategic Development Plan requirements by 2025 (Appendix H1). Whilst the emphasis of the Proposed Local Development Plan strategy will remain on the use of brownfield sites there is insufficient supply from such sources to meet the Strategic Development Plan requirements. There is therefore a need for green belt release over the plan period. A full assessment of all current Vacant and Derelict Land is shown in Appendix F which reveals that the majority of sites (over 90%) are currently allocated for either housing or employment use in the Local Plan or have a current planning consent and are therefore already counted as part of the existing supplies. Appendix H1 also sets out the methodology and justification for setting a realistic and achievable housing land supply target for the Proposed Plan.

- 3.3.13. In the urban areas it is also evident that there has been continued pressure of competing land uses with interest from developers wishing to utilise employment land for mixed use schemes or for predominantly residential use. 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 Thornliebank there remains continuing problems of low take up of employment land generally despite continuous efforts to promote and improve the environmental conditions of such sites. The Council has largely successfully resisted the loss of such sites although a site at Greenlaw Newton Mearns was lost on appeal for housing during 2012. Tackling the take up of employment land and the continued need for all sites are addressed in the proposed local development plan through master planning and the identification of new employment opportunities.
- 3.3.14. Travel patterns data reveals that the majority of residents travel out-with East Renfrewshire for work (Appendix H4). 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 Local Development Plan and in turn will assist with reducing the area's carbon footprint. Key areas for change, subject to master planned development have been identified in the Proposed Local Development Plan to provide significant economic benefits to the area, boost job opportunities and attract inward investment.
- 3.3.15. The Local Plan has also been successful in making a significant and practicable contribution towards addressing Affordable Housing needs (Appendix H1). 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 in accordance with Planning Advice Note 2/2010 is being addressed through the identification of additional housing sites in the Proposed Local Development Plan and through the revised Supplementary Planning Guidance on affordable housing.
- 3.3.16. The Local Plan has an important role to play in enabling the necessary infrastructure to support new development. Policy Strat2 seeks where appropriate to secure development contributions for community infrastructure and environmental benefits. Although suitable contributions have been secured via this policy, for education, transport, open space, affordable housing etc further detailed guidance is required to expand upon the provision of this policy in accordance with Circular 01/2010. Supplementary Planning Guidance 'Development Contributions' has been prepared to support the Adopted Local Plan and provide clear guidance over the contributions required to support new developments. This Supplementary Planning Guidance will be reviewed during 2013 based upon operational experience and to expand upon the Local Development Plan. Partnership working with external key agencies and internal colleagues such as roads and education departments will assist in identifying and planning for future infrastructure requirements. It is necessary that investment is coordinated to make best use of limited resources.

- 3.3.17. The green belt has been an effective mechanism for preventing urban sprawl and preventing settlement coalescence. An updated review of the green belt Boundary was undertaken for the Local Plan utilising the principles in the Scottish Planning Policy 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. A revised green belt boundary has been prepared for the Proposed Local Development Plan and details new boundaries and the release of potential areas/sites to accord with the Strategic Development Plan.
- 3.3.18. With regard to the rural context and in particular the villages of Neilston, Uplawmoor, Waterfoot and Eaglesham, no major development has occurred in any of these settlements in recent years although a number of important sites have been identified. Despite perceived high pressure for development, particularly in green belt locations around the edge of these settlements, current allocated sites, some with planning consent have not yet progressed as originally programmed e.g. Polnoon Street in Eaglesham. However, a positive aspect is that this site and a further site in Uplawmoor are commenced or are due to commence 2013. A detailed analysis of each of the 4 rural settlements has been undertaken. The results and conclusions are set out in Appendix C. Only infill development is being proposed in these areas, although some additional sites have been identified in Neilston.
- 3.3.19. It is though difficult to balance the needs of the rural population with the Local Plans objective of reducing the need to travel. Perceived demand for housing in the green belt and countryside remain strong. Policies have been successful in restricting new housing in such 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 (Appendix D2 refers) 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. Such development does though encourage use of the private car as generally public transport provision is poorer in the rural areas. Supplementary Planning Guidance has been prepared alongside the Local Development Plan to provide further policy guidance and advice.
- 3.3.20. Overall the loss of green belt and countryside has been minimal, although as explained above additional land is proposed to be removed from the green belt to meet the requirements of the Strategic Development Plan and Scottish Planning Policy. This is outlined in Appendix D1.
- 3.3.21. The assessment of the natural and built heritage 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 Local Development Plan will continue to play an important role in protecting and enhancing the distinctive character of the landscape and built heritage. Supplementary Planning Guidance on green infrastructure/green network and the built heritage have

been prepared alongside the Local Development Plan to provide further policy guidance and advice.

- 3.3.22. A number of key leisure and recreational projects have been implemented during the Plan period. The Whitelee windfarm is operational and the visitor centre and access trails open. The Dams to Darnley Country Park has also been established. Work on both projects is continuing and will be retained in the Local Development Plan. Both projects are also key to improving the number of visitors attracted into East Renfrewshire and are crucial in improving health and quality of life.

### 3.4. Summary

- 3.4.1. In summary whilst the Local Plan is only recently Adopted and the overall strategy remains in its infancy, the Local Development Plan is being prepared under different economic conditions and a Growth Strategy has been included within the Local Development Plan to meet the requirements of the Strategic Development Plan. Many of the existing aims and objectives of the current Plan remain relevant although a new objective on promoting sustainable development and reducing carbon emissions has been included within the Local Development Plan. The current Plan has taken proper cognisance of the Governments agenda of sustainable economic growth and is delivering a range of sites and policies that promote a high quality environment and development opportunities in the area. This aim is furthered in the Local Development Plan.
- 3.4.2. In general it can be viewed that the policies and proposals of the Adopted Local Plan have made a positive contribution to the achievement of the above stated objectives.

Table1- Issues to be Addressed in the Proposed Local Development Plan

Local Plan Chapter	Issues for the Local Development Plan
<b>Physical Economic and Social Context</b>	<ul style="list-style-type: none"> <li>• Forecasted changes to population;</li> <li>• Increasingly elderly population;</li> <li>• Forecasted household changes;</li> <li>• Declining household sizes;</li> <li>• Local economic conditions; and</li> <li>• Out commuting for work and study.</li> </ul>
<b>Chapter 2 – Local Plan Strategy</b>	<p>A main issue for the Local Development Plan will be to develop a sustainable development strategy to meet the future needs and requirements.</p> <ul style="list-style-type: none"> <li>• The 4 key objectives of the Local Plan should be retained and strengthened;</li> <li>• Added emphasis should be given to Sustainable Development and Climate Change;</li> <li>• Repetition of key policy themes should be reduced and removed;</li> <li>• Future revision of Supplementary Planning Guidance on Development Contributions required.</li> </ul>
<b>Chapter 3 – Protecting Local Environmental Features</b>	<p>A key issue for the Local Development Plan will be the overall protection of the natural environment and ensuring that it's other policies and proposals do not lead to direct or indirect impacts on such environmental designations with the combined aim of increasing the overall biodiversity of the area.</p> <ul style="list-style-type: none"> <li>• The green belt boundary should be reviewed/revised to inform spatial development options;</li> <li>• The green belt boundary should accord with the Strategic Development Plan;</li> <li>• Explore opportunities to review Conservation Areas, SSSIs, SINCs and Local Nature Reserves; and</li> <li>• Explore options to review Policy DM3 and produce associated Supplementary Planning Guidance.</li> </ul>
<b>Chapter 4 - Managing the Wider Environment</b>	<p>Helping to mitigate climate change and Reducing Greenhouse Gas Emissions is a key issue for the Local Development Plan. To assist in achieving this aim a suite of policies is necessary.</p> <ul style="list-style-type: none"> <li>• Added emphasis should be given to Sustainable Development and Climate Change as a further key Objective of the Local Development Plan;</li> <li>• Flood Risk Management needs to be built into the spatial strategy of the Local Development Plan;</li> </ul>



	<ul style="list-style-type: none"> <li>• Supplementary Planning Guidance on green network is required – increased reference on policy position in Plan and on Proposals Map.</li> <li>• Supplementary Planning Guidance on the integration of SUDs and other green infrastructure at an early stage in the design process should be investigated;</li> <li>• Continued liaison required with Scottish Water to model future demands and capacity issues;</li> <li>• In order to Reduce waste levels and demand for landfill there is a need to: <ul style="list-style-type: none"> <li>◦ review the policy context for dealing with waste,</li> <li>◦ consider the need for additional facilities</li> </ul> </li> <li>• Local Development Plan requires to comply with Scotland's Zero Waste Plan, Climate Change (Scotland) Act 2009, Renewables Action Plan, Renewable Heat Action Plan for Scotland and Biomass Action plan for Scotland;</li> <li>• Windfarm search areas require to be refined to reflect the technical work being undertaken as part of the Strategic Development Plan process in particular the impact on the environmental and cumulative impact of existing or planned schemes – Supplementary Planning Guidance required;</li> <li>• Prepare Supplementary Planning Guidance on the location, siting, layout and detailed design of new buildings including the installation and operation of low and zero carbon generating technologies;</li> <li>• Explore options to reduce vacant and derelict land and address the long term dereliction of some vacant and derelict sites; and</li> <li>• Explore options for greening vacant and derelict sites to support the development of a green network.</li> </ul>
<b>Chapter 5 - Transportation</b>	<p>Improving connectivity across the Council area is a key issue for the Local Development Plan to tackle.</p> <ul style="list-style-type: none"> <li>• Local Development Plan Spatial strategy must aim to direct development to locations which are accessible by a range of modes of transport;</li> <li>• Policies that improve public transport and encourage walking and cycling should be retained and enhanced;</li> <li>• Policies that reduce the need for travel should be retained and enhanced;</li> <li>• Integrate walking, cycling and linkages to public transport network through masterplans and development briefs;</li> <li>• Explore options to reduce the carbon impact of transport;</li> <li>• Explore and review need for rail halts at Barrhead South; and</li> <li>• Explore park and ride opportunities.</li> </ul>



<b>Chapter 6 - Housing</b>	<p>Meeting housing needs for all tenures is a key issue for the Local Development Plan to tackle. The Local Development Plan should explore options to:</p> <ul style="list-style-type: none"> <li>• Produce a spatial strategy to accommodate population and household growth and direct that growth to appropriate locations;</li> </ul>
	<ul style="list-style-type: none"> <li>• Meet the housing needs identified in the Strategic Housing Need and Demand Assessment across all tenures;</li> <li>• Align with the Local Housing Strategy;</li> <li>• Provide a generous supply of effective housing land;</li> <li>• Ensure a continuous 5 year supply of effective housing land;</li> <li>• Provide trigger policies to ensure 5 year land supply is maintained;</li> <li>• Provide a range and choice of housing across all tenures;</li> <li>• Improve the delivery of sites;</li> <li>• Increase affordable housing delivery; and</li> <li>• Improve design quality of new developments and encourage linkages to services and facilities and the public transport network.</li> </ul>
<b>Chapter 7 – Business and Employment</b>	<p>A key issue for the Local Development Plan will be to create a strong, competitive and diverse local economy.</p> <ul style="list-style-type: none"> <li>• Explore options to ensure that a sufficient range and choice of land for employment generating uses is available and safeguarded;</li> <li>• Remove Strategic Industrial and Business Location designation from Barrhead;</li> <li>• Review the continued need or suitability of employment sites;</li> <li>• Consider options for alternative use of sites in order that the best employment sites are retained to enable economic development;</li> <li>• Explore options to tackle the amount of vacant and derelict land;</li> <li>• Continue to encourage the relocation of inappropriately sited industrial and business uses;</li> <li>• Maximise the benefits of the areas proximity to Glasgow and the major road network in terms of employment opportunities whilst protecting its unique assets;</li> <li>• Remove High Amenity Site designation and undertake further studies for the land adjacent the M77 as part of an overall master-planned approach to this area;</li> <li>• Prepare masterplan to identify opportunities for Glasgow Road corridor; and</li> <li>• Explore options to encourage appropriate rural development and tourism opportunities.</li> </ul>

<b>Chapter 8 – Shopping and Town Centres</b>	<p>A main issue for the Local Development Plan will be to ensure that the Town and Neighbourhood Centres remain healthy and competitive.</p> <ul style="list-style-type: none"> <li>• Local Development Plan should continue to identify the Town and Neighbourhood Centres as the key locations for retailing and associated Town Centre uses;</li> <li>• Town Centre boundaries should continue to be reviewed and revised if necessary;</li> </ul>
	<ul style="list-style-type: none"> <li>• Encourage Town Centre Regeneration;</li> <li>• Explore options to apply BID model to other Town Centres;</li> <li>• Promote Supermarket Opportunity in Barrhead;</li> <li>• Review Policy S2 to provide greater flexibility regarding marketing and vacancy; and</li> <li>• Explore options to reduce vacancy levels.</li> </ul>
<b>Chapter 9 – Leisure and Recreation</b>	<p>Safeguarding and providing new leisure and recreational facilities will be a key issue for the Local Development Plan. A green network strategy is a key component to informing and developing a sustainable development strategy.</p> <ul style="list-style-type: none"> <li>• Aim to deliver and protect quality and sustainable green spaces in East Renfrewshire offering accessible and safe environments;</li> <li>• Identify a green network across the Council area which links residential areas with employment, shops, leisure/recreation/community facilities and other areas of open space;</li> <li>• Promote the Dams to Darnley Country Park, Carts Greenspace Project and the Whitelee Access Project; and</li> <li>• Identify Core Path Plan routes within the Local Development Plan.</li> </ul>
<b>Chapter 10 – Community Facilities</b>	<p>Safeguarding and providing new community facilities will be a key issue for the Local Development Plan.</p> <ul style="list-style-type: none"> <li>• Explore options to provide and retain facilities for local people;</li> <li>• Monitor the impact of new housing developments on existing school capacity; and</li> <li>• Explore opportunities for new facilities.</li> </ul>

Table 2 - Local Plan Policy Monitoring

The following table sets out whether the Policies in the Adopted Plan require to be reviewed, retained or deleted.

Description	Description	Retain	Alter/ Review	Delete	Notes
<b>Local Plan Strategy</b>					
<b>Policy Strat1</b>	<b>Local Plan Strategy</b>			x	General policy setting out the strategic context for the Plans policies and proposals underpinned by the principles of sustainable development. The aim of this policy remains relevant although theme could be covered under Policy Strat2.
<b>Policy Strat2</b>	<b>Assessment of Development Proposals</b>		x		This is a key policy and illustrates how development proposals will be assessed. Policy should be retained and strengthened; scope exists to review the individual criteria. Supplementary Planning Guidance has been prepared to provide clear guidance on Development Contributions – revised based upon operational experience.
<b>Policy Strat3</b>	<b>Regeneration and Consolidation of Communities</b>		x		This policy set out the Councils broad strategy for the area. However, this strategy was introduced under a period of economic growth. This policy/strategy requires to be updated to react and provide opportunities to address the current downturn in the market.
<b>Protecting Local Environmental Features</b>					
<b>Policy E1</b>	<b>General Urban Areas</b>		x		Key and well used Policy. Restructure and move to Placemaking and Design Section.

<b>Policy E2</b>	<b>Green Belt and Countryside Around Towns</b>		x		Key and well used Policy. Restructure and move to Placemaking and Design Section. Policy has been effective in preventing inappropriate development and also preventing urban sprawl and coalescence of settlements. Policy remains effective - however the area protected by the green belt may alter to align with the development strategy.
<b>Policy E3</b>	<b>Protection of Natural Features</b>		x		Minor changes may be required to the policy although this will not result in a major shift in policy direction. Policy is viewed to be effective and in accordance with the Scottish Planning Policy. Retain Policy Restructure and move to Placemaking and Design Section.
<b>Policy E4</b>	<b>Conservation of the Built Heritage</b>		x		Minor changes may be required to the policy although this will not result in a major shift in policy direction. Policy is viewed to be effective and in accordance with the Scottish Planning Policy. Policy has been recently been reviewed to accord with the SHEP series prepared by Historic Scotland. Develop built conservation policy. Restructure and move to Placemaking and Design Section. Supplementary Planning Guidance required.
<b>Policy E5</b>	<b>Archaeological Remains</b>		x		Minor changes may be required to the policy although this will not result in a major shift in policy direction. Policy is viewed to be effective and in accordance with the Scottish Planning Policy. Develop built conservation policy. Restructure and move to Placemaking and Design Section. Supplementary Planning Guidance required.
<b>Policy E6</b>	<b>Biodiversity</b>		x		Minor changes may be required to the policy although this will not result in a major shift in policy direction. Policy is viewed to be effective and in accordance with the Scottish Planning Policy. Incorporate within natural features policy. Restructure and move to Placemaking and Design Section.
<b>Policy E7</b>	<b>Local Biodiversity Action Plan (LBAP)</b>		x		Minor changes may be required to the policy although this will not result in a major shift in policy direction. Policy is viewed to be effective and in accordance with the Scottish Planning Policy. Incorporate within natural

					features policy. Restructure and move to Placemaking and Design Section.
<b>Managing the Wider Environment</b>					
<b>Policy E9</b>	<b>Flooding</b>		x		Incorporate policy into overall strategy of the Local Development Plan. Review in accordance with Flood Risk Management (Scotland) Act 2009.
<b>Policy E10</b>	<b>Surface Water Drainage and Water Quality</b>		x		Maintain and strengthen aims. Review to accord with any further technical guidance.
<b>Policy E12</b>	<b>Waste Water Treatment</b>		x		Maintain and strengthen aims. Review to accord with any further technical guidance.
<b>Policy E13</b>	<b>Waste Management</b>		x		There remains a continued need to reduce waste levels and demand for landfill. Review to accord with any further technical guidance including Zero Waste Plan. Maintain and strengthen aims.
<b>Policy E14</b>	<b>Landfill or Landraise</b>		x		There remains a continued need to reduce waste levels and demand for landfill. Review to accord with any further technical guidance including Zero Waste Plan. Maintain and strengthen aims.
<b>Policy E15</b>	<b>Renewable Energy</b>		x		Review to accord with Climate Change (Scotland) Act 2009, Renewables Action Plan, Renewable Heat Action Plan for Scotland and Biomass Action plan for Scotland. Search areas should be reviewed to take into account technical work undertaken for Strategic Development Plan. Cumulative impact of developments requires to be explored. Further guidance to be provided through Supplementary Planning Guidance.
<b>Policy E17</b>	<b>Energy Efficient Design</b>		x		Review to accord with Climate Change (Scotland) Act 2009, Renewables Action Plan, Renewable Heat Action Plan for Scotland and Biomass Action plan for Scotland. Further guidance to be provided through Supplementary Planning Guidance.

<b>Policy E18</b>	<b>Vacant and Derelict Land</b>		x		This is a key Policy aim of the Plan. Incorporate within strategic policies.
<b>Transportation</b>					
<b>Policy T1</b>	<b>Sustainable Transportation</b>		x		This is a key Policy aim and objective of the Plan. Policy underpins overall Strategy of the Plan and is covered in Policy Strat2. Incorporate within Sustainable Transport Network policy
<b>Policy T2</b>	<b>Safeguarding the Transportation Network</b>		x		The aim of this policy remains sound. Incorporate within Sustainable Transport Network policy
<b>Policy T3</b>	<b>New Transport Infrastructure</b>		x		The aim of this policy remains sound. Incorporate within Sustainable Transport Network policy
<b>Policy T4</b>	<b>Public Transport</b>		x		The aim of this policy remains sound. Incorporate within Sustainable Transport Network policy
<b>Policy T5</b>	<b>Other Traffic Management and Calming Measures</b>		x		The aim of this policy remains sound. Incorporate within Sustainable Transport Network policy
<b>Policy T7</b>	<b>Parking Standards</b>		x		The aim of this policy remains sound. Incorporate within Policy D1.
<b>Housing</b>					
<b>Policy H3</b>	<b>Affordable Housing</b>		x		Key and well used policy. The overall aims of the policy remain sound. Review to accord with PAN 2/2010 and Strategic Housing Need and Demand Assessment. Prepare Supplementary Planning Guidance.
<b>Policy H4</b>	<b>Change from Residential Use</b>			X	Covered by other policies of the plan. Policy is not widely used. Remove

<b>Policy H5</b>	<b>Residential Development in Town Centres</b>			X	Covered by other policies of the plan. Policy is not widely used. Remove
<b>Business and Employment</b>					
<b>Policy B1</b>	<b>Barrhead Strategic Industrial and Business Location</b>			x	Strategic Industrial and Business Location designation has been removed from the emerging Strategic Development Plan. Remove designation in Local Development Plan.
<b>Policy B2</b>	<b>Business / Employment Areas</b>		x		The aim of this policy remains sound. Review existing sites to ensure they remain suitable, deliverable and effective. Incorporate within Economic Development policy.
<b>Policy B3</b>	<b>Relocation of Business / Industrial Uses</b>		x		The aim of this policy remains sound. Minor changes may be required to the policy although this will not result in a major shift in policy direction. Incorporate within Economic Development policy.
<b>Policy B4</b>	<b>High Amenity Site</b>			x	Remove. M77 Masterplan study will assess future potential development opportunities along this corridor.
<b>Policy B6</b>	<b>Rural Development</b>		x		Minor changes may be required to the policy although this will not result in a major shift in policy direction. Incorporate within Economic Development policy.
<b>Policy B7</b>	<b>Tourism</b>		x		Minor changes may be required to the policy although this will not result in a major shift in policy direction. Incorporate within Economic Development policy.
<b>Shopping and Town Centres</b>					

<b>Policy S1</b>	<b>Town and Neighbourhood Centres</b>		x		Key and well used Policy. Minor changes may be required to the policy although this will not result in a major shift in policy direction. Review policy.
<b>Policy S2</b>	<b>Protecting the Retail Function of the Town and Neighbourhood Centres</b>		x		Key and well used Policy. Review Policy to provide flexibility regarding marketing and vacancy of units.
<b>Policy S4</b>	<b>Town and Neighbourhood Centre Partnerships and Strategies</b>		x		Town Centre partnerships have/are being replaced through the establishment of Business Improvement Districts (BIDs). BID established for Clarkston. Scope to apply BID model to other Town Centres.
<b>Leisure And Recreation</b>					
<b>Policy L1</b>	<b>Protection of Important Urban Greenspace</b>		x		The aim of this policy remains sound. Review policy. Prepare Supplementary Planning Guidance on Green Networks. Restructure and move to Placemaking and Design Section.
<b>Policy L2</b>	<b>Safeguarding the Local Greenspace</b>		x		The aim of this policy remains sound. Review policy Prepare Supplementary Planning Guidance on Green Networks. Restructure and move to Placemaking and Design Section.
<b>Policy L3</b>	<b>Sport and Leisure Facilities</b>		x		The aim of this policy remains sound. Review policy Restructure and move to Placemaking and Design Section.
<b>Policy L4</b>	<b>Open Space Provision in New Developments</b>		x		The aim of this policy remains sound. Review policy . Restructure and move to Placemaking and Design Section.
<b>Policy L5</b>	<b>Public Rights of</b>		x		Incorporate within Outdoor Access Policy Restructure and move to



	Way				Placemaking and Design Section.
Policy L6	Core Path Network		x		Incorporate within Outdoor Access Policy Restructure and move to Placemaking and Design Section. Reflect routes on Local Development Plan Proposals Maps
Policy L8	Strategic Green Network		x		The aim of this policy remains sound. Prepare Supplementary Planning Guidance on Green Network Restructure and move to Placemaking and Design Section.
Policy L9	Dams to Darnley Country Park		x		Incorporate within Outdoor Access Policy Restructure and move to Placemaking and Design Section.
Policy L10	Carts Greenspace Project		x		Prepare Supplementary Planning Guidance on Green Network Restructure and move to Placemaking and Design Section.
Policy L11	Whitelee Windfarm Access Project		x		Incorporate within Outdoor Access Policy Restructure and move to Placemaking and Design Section.
<b>Community Facilities</b>					
Policy C1	Existing Facilities		x		The aim of this policy remains sound. Restructure and move to Placemaking and Design Section.
<b>Development Management Policies</b>					
Policy DM1	Detailed Guidance for All Development		x		This is a key policy and illustrates how development proposals will be assessed. Policy should be retained; however, scope exists to review the individual criteria. Restructure and move to Placemaking and Design Section.

<b>Policy DM2</b>	<b>Alterations to and Redevelopment of Existing Dwellinghouses</b>		x		Policy should be retained; however, scope exists to review the individual criteria. Restructure and move to Placemaking and Design Section.
<b>Policy DM2.1</b>	<b>Extensions</b>		x		Policy should be retained; however, scope exists to review the individual criteria. Restructure and move to Placemaking and Design Section.
<b>Policy DM2.2</b>	<b>Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House</b>		x		Policy should be retained; however, scope exists to review the individual criteria. Restructure and move to Placemaking and Design Section.
<b>Policy DM3</b>	<b>Green Belt and Countryside Around Towns</b>		x		Policy makes provision for appropriate development within the rural area and is sufficiently flexible to accommodate rural diversification while still protecting the natural resource. In light of operational experience policy should be reviewed. Further clarity to be provided in Supplementary Planning Guidance. Restructure and move to Placemaking and Design Section. Link with general policy on green belt.
<b>Policy DM4</b>	<b>Advertisements</b>	x			Retain Policy
<b>Policy DM5</b>	<b>Telecommunications</b>	x			Retain Policy
<b>Policy DM6</b>	<b>Airport Safeguarding</b>	x			New policy brought forward through the Local Plan Examination. Policy remains fit for purpose.

## **APPENDICES**

**APPENDIX A: POLICY CONTEXT**

**APPENDIX B: PHYSICAL, ECONOMIC, SOCIAL CONTEXT**

**APPENDIX C: RURAL SETTLEMENT ANALYSIS**

**APPENDIX D1: GREEN BELT REVIEW**

**APPENDIX D2: GREEN BELT PROPOSALS**

**APPENDIX E: BUILT AND NATURAL HERITAGE**

**APPENDIX F: VACANT AND DERELICT LAND**

**APPENDIX G: COMMUNITY, LEISURE AND EDUCATIONAL FACILITIES**

**APPENDIX H1: MEETING HOUSING NEEDS**

**APPENDIX H2: ECONOMIC DEVELOPMENT**

**APPENDIX H3: TOWN AND NEIGHBOURHOOD CENTRES**

**APPENDIX H4: SUSTAINABLE TRANSPORT NETWORK**

**APPENDIX I: DEVELOPMENT MANAGEMENT ANALYSIS**

## A. POLICY CONTEXT

### 1. POLICY CONTEXT FOR PREPARING THE LOCAL DEVELOPMENT PLAN

#### 1.1. Key Influences

1.1.1. There are a number of key influences that help shape the Local Development Plan. The following key documents are of particular relevance:

- The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006;
- The Town and Country Planning (Development Planning) (Scotland) Regulations 2008;
- Climate Change Act 2009;
- Circular 1/2009: Development Planning;
- Scottish Planning Policy 2010; and
- Various Circulars and Planning Advice Notes (PANS)

1.1.2. In addition to the above provisions, the Local Development Plan requires to be consistent with the Glasgow and the Clyde Valley Strategic Development Plan approved by Scottish Ministers in May 2012 and with the National Planning Framework For Scotland<sup>2</sup>.

#### 1.2. Supporting the Economy

1.2.1. A key driver is the Scottish Government's emphasis on 'sustainable economic growth', as presented in National Planning Framework 2, and recent publications including The Government's Economic Strategy (2007), The Scottish Economic Recovery Plan (Updated Feb 2011) and The Low Carbon Economic Strategy (Nov 2010).

1.2.2. The Government's Economic Strategy and Recovery Plan emphasises the role that a modernised planning system can play in the efficiency of decision making within a framework geared towards achieving good quality sustainable places and sustainable economic growth. Innovative approaches to the delivery of affordable housing are encouraged and the modernised planning system, is intended to speed up decision making and act as a boost to the construction industry.

#### 1.3. Sustainable Economic Growth

1.3.1. The Government's Economic Strategy defines "sustainable economic growth" as "building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too." The planning system is encouraged to proactively support development that will contribute to sustainable economic growth and to high quality sustainable places while protecting and enhancing the quality of the natural and built environment.

- 1.3.2. The Low Carbon Economic Strategy is considered to be an integral part of the Government's Economic Strategy to secure sustainable economic growth, and a key component of the broader approach to meet Scotland's climate change targets and secure the transition to a low carbon economy in Scotland.

#### **1.4. Sustainable Development and Climate Change**

- 1.4.1. Section 3E of the 2006 Planning Act requires planning authorities to carry out their development planning functions with the objective of contributing to sustainable development. This principle is embedded in national planning policy and Scottish Planning Policy (at paras 34 – 40) expands on the requirements under this duty.
- 1.4.2. Scottish Planning Policy including the Climate Change (Scotland) Act 2009, place particular requirements and statutory obligations on the planning system and the role of the development plan. Ambitious emissions targets are specified in the Act and all public bodies are charged to work towards those targets.

#### **1.5. Strategic Environmental Assessment**

- 1.5.1. The duty to undertake environmental assessment and take account of such assessments in arriving at the selection of the preferred strategy of the plan, also plays an important role in driving the overall strategy and direction of the plan.
- 1.5.2. These central policy aims of delivering sustainable economic growth alongside the need to address climate change are a challenge to the Local Development Plan. However, taking these considerations and specified duties in respect of sustainable development, economic growth and the climate change and carbon emission reductions agenda together, they place very clear duties on the Council to promote sustainable development. A key challenge is the imperative to promote increasing sustainable economic growth which is the specified aim of the Scottish Government as well as East Renfrewshire Council, in the context of the very clear environmentally driven policy agenda described in the foregoing.
- 1.5.3. The Proposed Plan must respond by giving due weight to these considerations and this can be done by ensuring that the overall strategy of the plan as well as the detailed Development Management (DM) policies, are environmentally focused in order to provide a framework for the spatial development strategy of the plan and for considering other planning proposals for development that arise.

## 2. NATIONAL AND STRATEGIC PLANS

### 2.1. National Planning Framework

2.1.1. The National Planning Framework 2 is the Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside to 2030. National Planning Framework 2 identifies key strategic infrastructure needs to ensure that each part of the country can develop to its full potential.

2.1.2. Planning authorities are required to take National Planning Framework 2 into account when preparing development plans and it is a material consideration in determining planning applications. The high level aim of National Planning Framework 2 seeks to make Scotland wealthier and fairer, smarter, healthier, safer and stronger and greener. Alongside the general policy themes identified in National Planning Framework 2, particular matters of direct relevance to East Renfrewshire include:

- The identification of the need to address the affordable housing issue within East Renfrewshire;
- The specific references to key National developments including
  - the West of Scotland strategic rail enhancements,
  - the Central Scotland Green Network, and
  - Metropolitan Glasgow Strategic Drainage Scheme.

### 2.2. Strategic Development Plan

2.2.1. The Strategic Development Plan provides the geographical framework within which the Local Development Plan will be formulated. The Strategic Development Plan covers land use and strategic infrastructure issues at the regional level (Glasgow and the Clyde Valley) across local authority boundaries, and the Local Development Plan covers detailed land use proposals and development management policies at the local and site specific level. The Strategic Development Plan sets out a vision and strategy for the development of the Glasgow and Clyde Valley region up to 2035, and the Local Development Plan requires to be consistent with the Strategic Development Plan.

2.2.2. The central aim of the Strategic Development Plan is to create a long term sustainable future for the city region looking to 2035 through the provision of an integrated land use and transport strategy focusing on recycling urban brownfield sites, improving the public transport network and continued protection of the natural environment. The strategy of the Strategic Development Plan is a continuation of the existing Metropolitan Strategy of the 2006 Structure Plan albeit with a more aspirational visionary agenda and an increased focus on a low carbon economy and an overall reduction in emissions. The Strategic Development Plan adopts an optimistic picture of the long term demographic position and is predicated on an optimistic recovery of the wider region's economy and a quicker return to past growth rates. There is no requirement within the Glasgow and the Clyde Valley region for large scale strategic land releases to meet market housing requirements, over and above the existing identified supply. There are however continuing social housing needs and there is the current issue of

depleted rates of delivery on existing housing sites within East Renfrewshire which already have the benefit of planning consent.

- 2.2.3. The Strategic Development Plan identifies a number of Strategic Economic Investment Locations to be the focus for economic growth and development. Whilst no Strategic Economic Investment Locations are shown for East Renfrewshire Council, the Strategic Development Plan acknowledges that locally important sites can be brought forward through the Local Development Plan process.
- 2.2.4. The Local Development Plan is expected to comply with the requirements of Scottish Planning Policy and the Strategic Development Plan. The Housing Requirement for East Renfrewshire is set out in Schedule 11A of the Strategic Development Plan (Table 5 below refers) and is a combination of the private sector requirement (2500) and the affordable housing requirement including backlog need (3200).
- 2.2.5. The Strategic Development Plan does not contain any Development Management policies, although as stated above the strategic aims and vision are similar to the current Structure Plan and on this basis the key reasons for refusal remain relevant to the consideration of this application. Policies SP1-10 of the Structure Plan are replaced by 'Strategy Support Measures' (SSMs) which provide flexibility and context for the Local Development Plans. Of particular importance is Strategy Support Measure 10 'Housing development and local flexibility' which refers to local flexibility and encourages consideration of augmenting the land supply particularly where a private sector contribution could address housing needs in the affordable sector provided that such proposals do not compromise the fundamental strategy of the Strategic Development Plan or Local Development Plan. This additional flexibility has been introduced to deal with this critical short term period of difficulty for the house building industry.
- 2.2.6. As well as the general policy themes, issues of specific relevance within East Renfrewshire include:
- The 'sustainable location assessment' detailed within the Philosophy and Principles of the Plan.
  - Longer term growth to be accommodated and directed towards the Flagship Initiatives and established Community Growth areas (none of which are located within East Renfrewshire).
  - Major Strategic Economic Investment Locations identified no longer include the site in Newton Mearns at Pollok Ryatt.
  - Reference to the consideration of options to enhance public transportation in the Shawlands / Newton Mearns corridor and Pollok / Barrhead corridor including improvements to core bus frequencies and routing, and exploration of heavy rail to light rail under SPTR Intervention 24.
  - The identification of the importance and role of the green network and green belt and opportunities for enhancement.
  - The identification of the urban fringe and green belt corridors as the preferred areas for new tree planting and woodland management (Forestry and Woodland Framework Strategy).

- Spatial development strategy for growth focused on the Flagship Initiatives and Community Growth areas.
- Growth predicated on optimistic forecasts of the region's economic and demographic performance.
- The Strategic Housing Need and Demand Assessment identifies the requirement to provide 2500 market housing units and 3200 affordable homes during the period 2009-2025 for East Renfrewshire.
- There is no requirement within the Glasgow and the Clyde Valley region for large scale strategic land releases to meet market housing requirements, over and above the existing identified supply. There are however continuing social housing needs.
- It may be appropriate for additional flexibility to be introduced to deal with this critical short term period of difficulty for the house building industry.
- Strategy Support Measure 10 refers to local flexibility and encourages consideration of augmenting the land supply particularly where a private sector contribution could address housing needs in the affordable sector.
- The focus on maintaining the role and function of urban centres including particularly Glasgow City Centre.

### 2.3. Strategic Housing Need and Demand Assessment

- 2.3.1. The main evidence base for the Strategic Development Plan and Local Development Plan is the Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment 2011. The Strategic Housing Need and Demand Assessment provides the starting point for developing supply targets and takes account of current housing need, demographic trends and projections and the current and anticipated supply of housing. From this, estimates of current and future housing needs, both in the affordable and private housing sectors, are made over the medium and long term. This needs assessment has been utilised to inform the scale, nature and distribution of the housing requirement for East Renfrewshire.



### 3. OTHER KEY COUNCIL STRATEGIES

#### 3.1. Single Outcome Agreement and Outcome Delivery Plan

3.1.1. The Single Outcome Agreement (SOA) sets out the most important priorities of our residents. It is the core strategic document for the East Renfrewshire Community Planning Partnership and consists of 11 local outcomes. The accompanying Outcome Delivery Plan (ODP) focuses on the activities being carried out by departments which will help deliver on SOA outcomes.

3.1.2. All of the 11 local outcomes detailed in the SOA influence the approach to land use planning however of specific relevance are the following Key Local Outcomes:

- SOA 001 Our economy is stronger, with a competitive, more diverse, business base.
- SOA 005 Our local people are healthier, more active and inequalities in health are reduced.
- SOA 008 East Renfrewshire residents have easier access to key services via sustainable modes of transport.
- SOA 009 Our local people live in an attractive natural and built environment that is sustainable and enhanced for future generations.
- SOA 010 There are high quality and affordable housing opportunities for our residents.

3.1.3. The Single Outcome Agreement 2011-12 (Annual Update 2012) recognises many of the current issues of relevance to the Local Development Plan including for example the growing ageing population, the need to reduce waste, the lack of affordable housing, the need to promote sustainable development.

#### 3.2. East Renfrewshire Council Place to Grow Economic Strategy

3.2.1. The Council is preparing its Place to Grow Economic Strategy to replace the current Economic Development Strategy to provide new economic opportunities and attract new employers and business start ups.

#### 3.3. Local Housing Strategy

3.3.1. The Housing (Scotland) Act 2001 requires local authorities to prepare a Local Housing Strategy supported by an assessment of housing need and demand. The results of the regional Strategic Housing Need and Demand Assessment inform the approach to housing needs and demands in the Local Housing Strategy which includes a housing supply target covering all tenures. The Local Housing Strategy provides the strategic direction for addressing housing need and demand and informs the approach to be taken in the proposed Local Development Plan.

#### 3.4. The Transport Agenda and the Local Transport Strategy

3.4.1. Transport policy at a national and international level is aimed at encouraging sustainable travel by reducing dependence on motorised transport and encouraging the use of alternatives. This is to reduce the negative environmental impacts of transport, particularly road transport, which is a

significant and growing source of carbon emissions and ultimately to reduce climate change. The Local Transport Strategy can contribute towards achieving these targets by facilitating local changes in travel behaviour including modal shift to sustainable modes of transportation including walking, cycling and public transport.

3.4.2. The Local Transport Strategy both contributes to and complements the National and Regional Transport Strategies and strongly reflects and complements the existing adopted Local Plan in respect of the key aim of both policy statements to reduce the need for travel. The Local Transport Strategy's objectives are:

- to reduce the need to travel;
- reduce car dependency;
- promote accessibility;
- promote local economic development;
- protect and improve the environment;
- reduce congestion;
- enhance road safety;
- promote and provide for alternatives to the private car; and
- to maintain and improve the existing transport network.

## B. PHYSICAL, ECONOMIC, SOCIAL CONTEXT

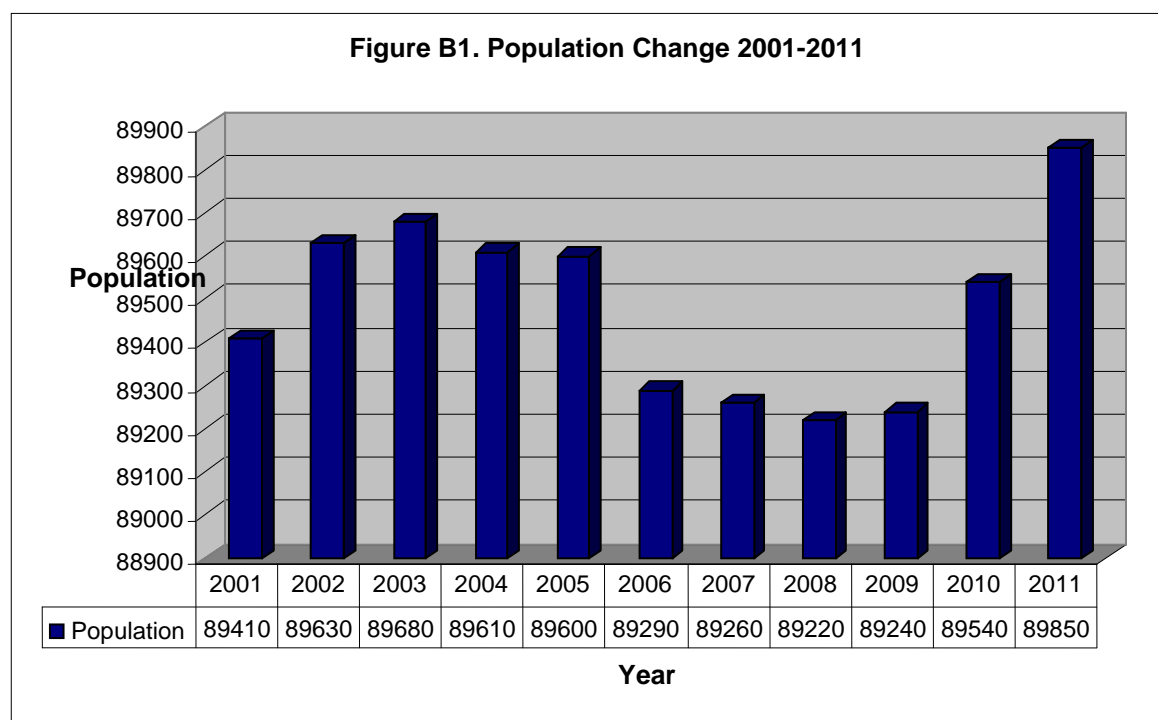
This section provides data on the physical, economic and social context for East Renfrewshire.

### 1. DEMOGRAPHIC STRUCTURE

#### 1.1. Population

- 1.1.1. The GRO mid year estimates (2011) reveal that the population of ER is 89,850 and accounts for 1.71% of the total Scottish population. The population grew by 3470 or 4% between 1991-2009 with a peak of 89680 in 2003. This is compared with more modest growth in Scotland of 2.2%. Since 2001 there has been an increase in population of 130.

Figure B1: Population Change 2001-2011



Source: National Records of Scotland (NRS) Mid Year Estimates 2001-2011

- 1.1.2. Table B1 illustrates that the age structure for East Renfrewshire differs from that of Scotland with higher proportions of under 16s and over 65s with correspondingly lower numbers in the 16-64 age range. Persons aged 60 and over make up 24% of East Renfrewshire. This is larger than Scotland where 22.9% are aged 60 and over.

Table B1: Population Breakdown by Age

Age	Scotland		East Renfrewshire	
	Population	%	Population	%
<b>Under 16</b>	913,317	17.4%	17,642	19.6%
<b>16-64</b>	3,449,096	65.6%	55,931	62.2%
<b>65+</b>	892,387	17.0%	16,277	18.1%
<b>Total</b>	<b>5,254,800</b>	<b>100.0%</b>	<b>89,850</b>	<b>100.0%</b>

Source: NRS Mid Year Estimates 2011

## 1.2. Population by Age and Sex 2011

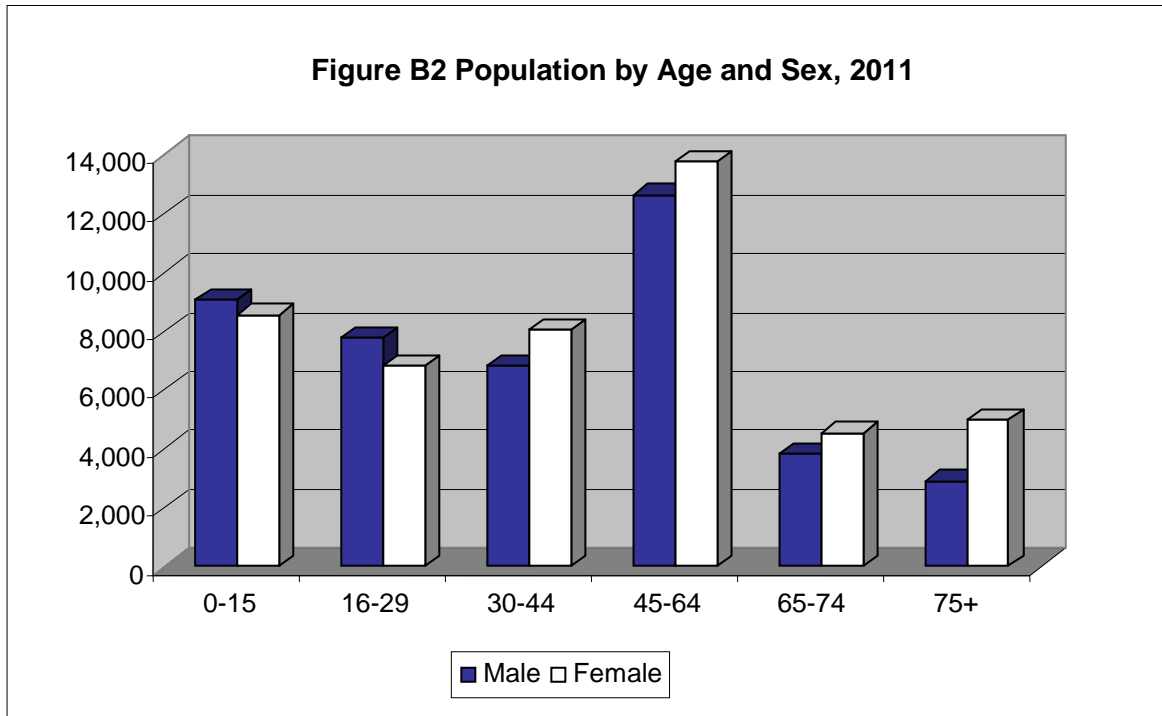
- 1.2.1. The data reveals that there are more young males in East Renfrewshire with correspondingly more females in the age bands 30 onwards. Overall 52% of the population is female.

Table B2: Population by Age and Sex 2011

Age	Male	%	Female	%	Total	%
<b>0-15</b>	9,073	9.5%	8,569	10.1%	17,642	19.6%
<b>16-29</b>	7,802	7.6%	6,813	8.7%	14,615	16.3%
<b>30-44</b>	6,816	9.0%	8,065	7.6%	14,881	16.6%
<b>45-64</b>	12,658	15.3%	13,777	14.1%	26,435	29.4%
<b>65-74</b>	3,824	5.0%	4,535	4.3%	8,359	9.3%
<b>75+</b>	2,918	5.6%	5,000	3.2%	7,918	8.8%
<b>Total</b>	<b>43,091</b>	<b>52.0%</b>	<b>46,759</b>	<b>48.0%</b>	<b>89,850</b>	<b>100.0%</b>

Source: NRS Mid Year Estimates 2011

Figure B2: Population by Age and Sex 2011



Source: NRS Mid Year Estimates 2011

- 1.2.2. The following figure and tables provide a breakdown of the population of each area in East Renfrewshire. Clarkston and Williamwood have the largest proportion in the 0-16 age group followed by Newton Mearns and Netherlee. The largest proportion of the over 65s are found in Giffnock and Netherlee, well above the East Renfrewshire average.

Figure B3: Settlement Population Structure

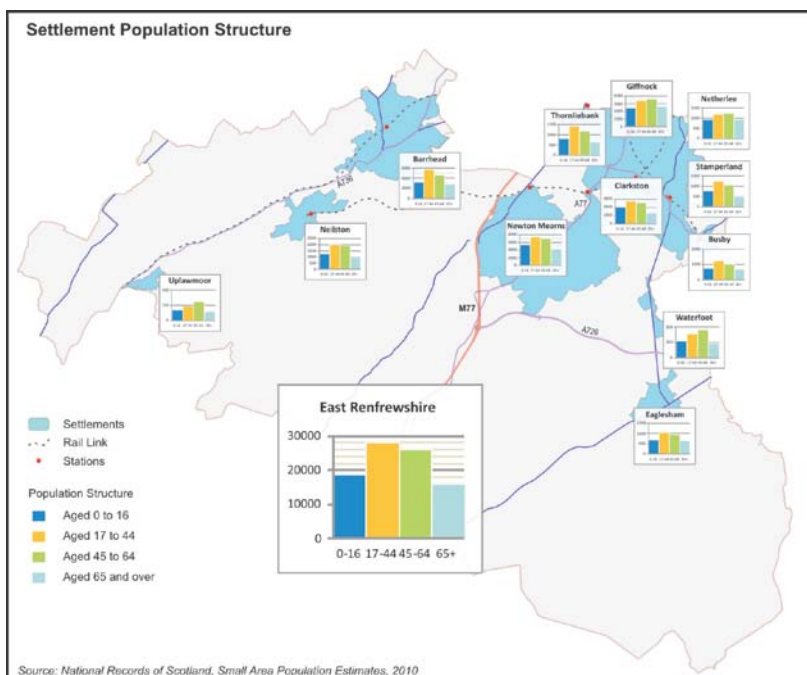


Table B3: Settlement Population Structure

Area	Total Population	Ages				% Ages			
		0-16	17-44	45-64	65+	0-16	17-44	45-64	65+
Barrhead	16500	3273	5743	4618	2867	19.8%	34.8%	28.0%	17.4%
Busby	3744	750	1238	1046	710	20.0%	33.1%	27.9%	19.0%
Clarkston & Williamwood	8827	2071	2815	2578	1363	23.5%	31.9%	29.2%	15.4%
Eaglesham	3373	697	1043	969	665	20.7%	30.9%	28.7%	19.7%
Giffnock	12265	2479	3472	3636	2679	20.2%	28.3%	29.6%	21.8%
Neilston	6305	1292	2049	1961	1003	20.5%	32.5%	31.1%	15.9%
Netherlee	4341	948	1192	1255	947	21.8%	27.4%	28.9%	21.8%
Newton Mearns	24216	5412	7460	7034	4311	22.3%	30.8%	29.0%	17.8%
Stamperland	3644	797	1257	1074	516	21.9%	34.5%	29.5%	14.2%
Thornliebank	4086	819	1429	1189	648	20.0%	35.0%	29.1%	15.9%
Uplawmoor	881	179	236	311	154	20.4%	26.8%	35.4%	17.4%
Waterfoot	1358	274	388	459	237	20.2%	28.6%	33.8%	17.5%
East Renfrewshire	89540	18990	28322	26129	16099	21.2%	31.6%	29.2%	18.0%

Source: NRS Small Area Population Estimates 2010

### 1.3. Migration Components of Migration 2010-2011

- 1.3.1. The following table reveals levels of migration in East Renfrewshire and throughout Scotland. Overall both show positive net migration. The majority of movements in East Renfrewshire are from and to other areas of Scotland.

Table B4: Components of Migration 2010-2011

		East	Scotland
<b>In Migration</b>	<b>Total</b>	3,196	87,879
	<b>Within Scotland</b>	2,617	n/a
	<b>Rest UK</b>	443	45,579
	<b>Overseas</b>	416	42,300
<b>Out Migration</b>	<b>Total</b>	3,177	60,921
	<b>Within Scotland</b>	2,330	n/a
	<b>Rest UK</b>	652	44,021
	<b>Overseas</b>	195	16,900
<b>Net Migration</b>	<b>Total</b>	546	26,958
	<b>Within Scotland</b>	234	0
	<b>Rest UK</b>	91	1,558
	<b>Overseas</b>	221	25,400

Source: NRS Mid 2011 Population Estimates Scotland

#### 1.4. Net Migration 2007/08 by Age

- 1.4.1. The following table illustrates that overall there has been net out migration in East Renfrewshire with an overall increase in the Glasgow and the Clyde Valley area. There has been a sizeable net outflow of young adults (15-29) with inflow in the 0-14 and 30-44 age bands. These figures raise issues concerning increasing pressure on local health services due to the growing elderly population.

Table B5: Net Migration 2007/08 by Age

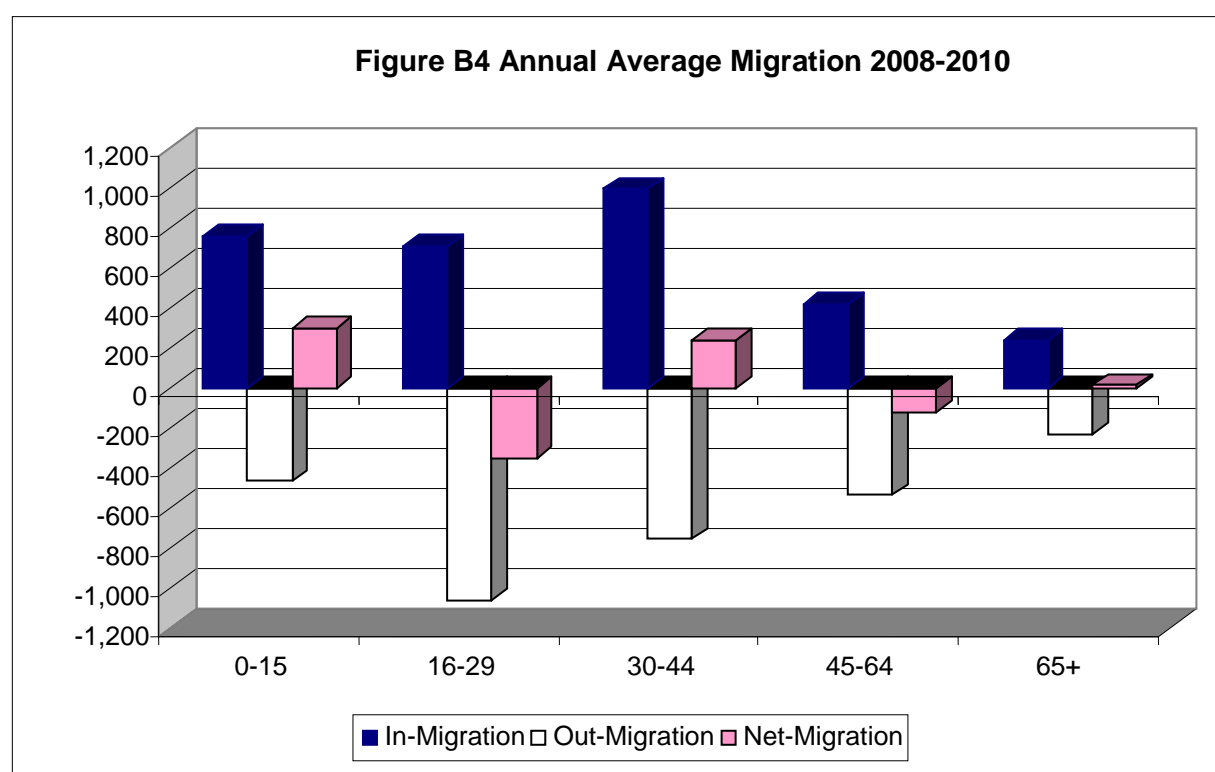
	Age					
	0-14	15-29	30-44	45-59	60+	Total
<b>East Renfrewshire</b>	272	-388	191	-131	-16	-72
<b>Glasgow Clyde Valley</b>	-32	3856	-587	-399	-772	2066

Source: GRO for Scotland

#### 1.5. Migration Annual Average 2008-10

- 1.5.1. On average in 2008-10 there was a net inflow of 80 people into East Renfrewshire per year, meaning that more people entered East Renfrewshire (3,128 per year) than left (3,048 per year). The 30 to 44 year olds age group accounted for the largest group of in-migrants into East Renfrewshire. The largest group of out-migrants was the 16 to 29 year olds.

Figure B4: Annual Average Migration 2008-2010



Source: NRS Mid 2008, 2009 and 2010 Population Estimates Scotland

## 1.6. Population Projections 2008-2025

- 1.6.1. The Glasgow and Clyde Valley Strategic Development Plan have their own set of population Projections. The data from the Planning Scenario has been used for the Strategic Development Plan, Local Development Plan and the Local Housing Strategy.

Table B6: Population Projections 2008-2025

	Population			
	2008	2016	2020	2025
<b>East Renfrewshire</b>	89,220	91,501	93,042	95,482
<b>Glasgow and Clyde Valley</b>	1,755,310	1,782,088	1,798,519	1,822,048

Source: GCVSDP Background Report 02, Projection of Population and Households to 2025



## 1.7. Population Projections 2010-2035

- 1.7.1. Table B7 presents a projection of population change over the period 2010-2035. By 2035 the population of East Renfrewshire is projected to be 89,262, a decrease of 0.3 per cent compared to the population in 2010. The population of Scotland is projected to increase by 10.2 per cent between 2010 and 2035. Over the 25 year period, the age group that is projected to increase the most in size in East Renfrewshire is the 75+ age group. This is the same as for Scotland as a whole.

Table B7 Population Projections 2010-2035

	Population			
	2010	2035	Change	%
<b>East Renfrewshire</b>	89,540	89,262	-278	-0.31
<b>Scotland</b>	5,222,000	5,755,000	533,000	10.2

Source: GRO Population Projections, + Scotland (2010-based)

## 1.8. Population Projections by Sub Area 2007-2031

- 1.8.1. Table B8 reveals that over the period to 2031 there is a projected population decline across the Council area. Variations are seen across the area with an increase for Eastwood and a declining population in the Levern Valley.

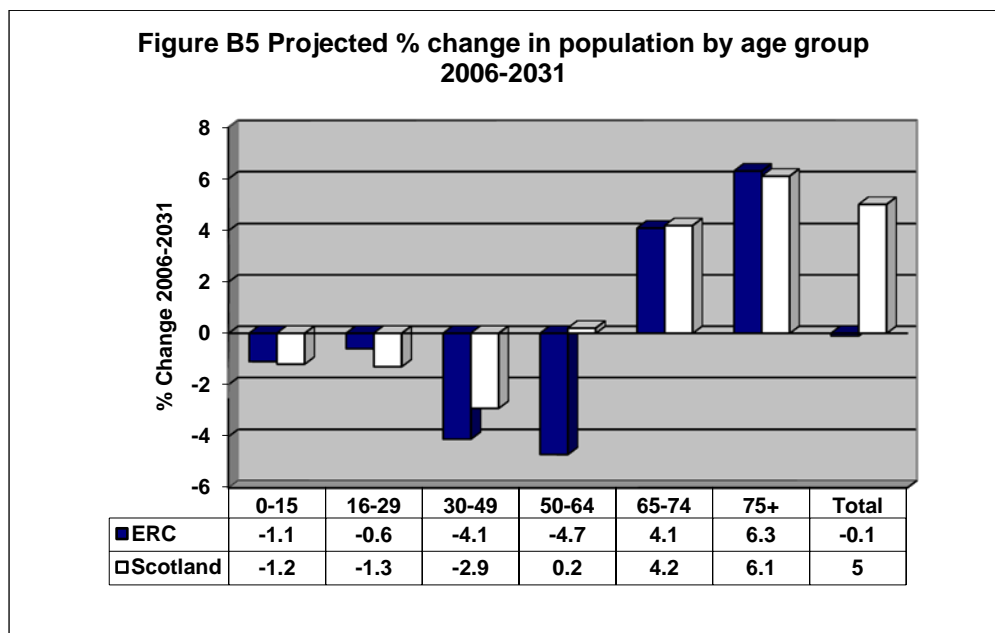
Table B8: Population Projections by Sub Area 2007-2031

	Population			
	2007	2031	Change	%
<b>Eastwood</b>	65338	66010	672	1
<b>Levern</b>	23922	23213	-709	-3
<b>East Renfrewshire</b>	89260	89223	-37	-1

Source: Table 2.4 ERC Housing Need and Market Assessment 2009

- 1.8.2. Figure B5 shows the projected percentage change in population by age group over the period 2006-2031. In common with Scotland, ER will experience significant growth in the 65+ age groups with a net decline in the younger age groups. The most significant reductions are experienced in the 30-49 and 50-64 groups. This identifies that the demographic picture in ER will be changing with 28% of the population aged over 65 by 2031 compared to 17% in 2006 (Tables 6a and 6b GRO Population Projections Scotland (2006-based)). Overall the area will be experiencing an ageing population. This in turn may lead to an increased demand and need for different house types and sizes.

Figure B5: Projected Percentage Change in Population by Age Group

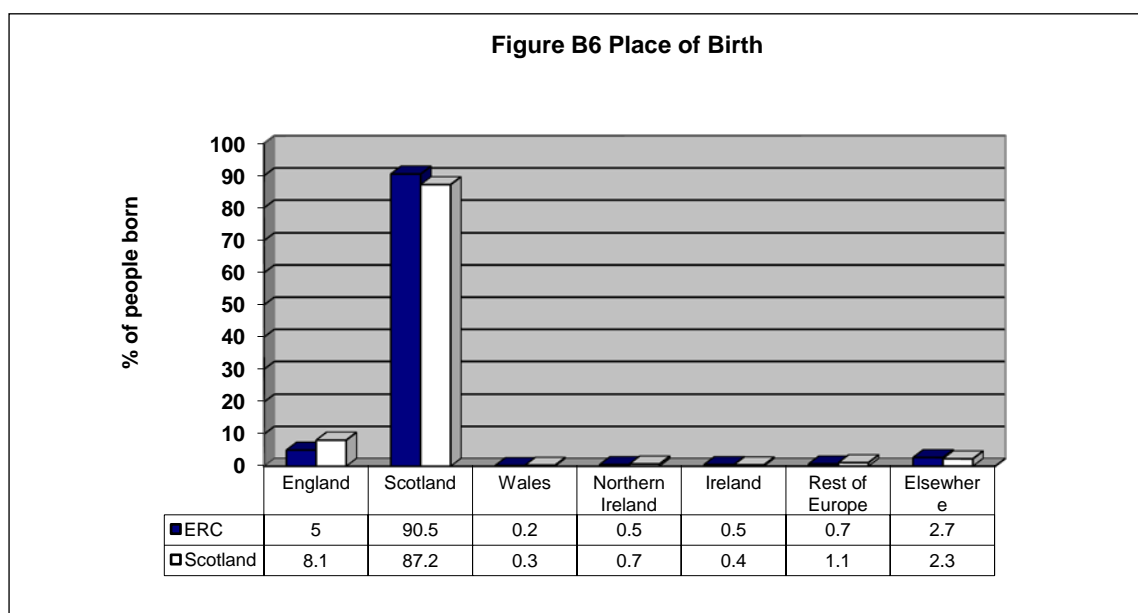


Source: GRO Population Projections Scotland (2006-based)

## 1.9. Place of Birth

1.9.1. Over 90% of ER residents in 2001 were born in Scotland. The largest proportion of those born outwith Scotland were born in England.

Figure B6: Place of Birth



Source: 2001 Census

## 1.10. Ethnic Groups

- 1.10.1. The population is one of the most ethnically diverse in Scotland, with significant Jewish and Muslim communities; half of the Jewish population in Scotland live in East Renfrewshire. The black and minority ethnic residents increased from 2000 in 1991 to almost 3500 by 2001. This is almost twice the Scottish average.
- 1.10.2. Some 2% of the Scottish Population in 2001 were from a minority (non-white) ethnic group. In East Renfrewshire this percentage is 3.85%, and this has increased from 2.38% in 1991.
- 1.10.3. East Renfrewshire has a significantly higher proportion of residents in the Pakistani and Indian groups than the Scottish average.

Table B9: Ethnic Groups

Ethnic Groups	White Scottish	Other White	White Irish	Other White	Indian	Pakistani	Bangladeshi
Scotland	88.09%	7.38%	0.98%	1.54%	0.30%	0.63%	0.04%
East Renfrewshire	89.36%	4.09%	1.30%	1.40%	0.77%	1.98%	0.01%
Ethnic Groups	Other South Asian	Chinese	Caribbean	African	Black Scottish or other Black	Any Mixed Background	Other ethnic group
Scotland	0.12%	0.32%	0.04%	0.10%	0.02%	0.25%	0.19%
East Renfrewshire	0.17%	0.38%	0.03%	0.04%	0.01%	0.24%	0.21%

Source: 2001 Census

## 2. HOUSEHOLDS

### 2.1. Outline

- 2.1.1. Overall the owner occupied sector dominates the housing sector, accounting for 86% of all households. This percentage is also significantly larger than the Scottish average of 66% (Table 3.3 East Renfrewshire Council Housing Need and Market Assessment 2009). House prices are significantly higher than other areas within the Glasgow and the Clyde Valley area with in 2007 the mean house price being £204,078 compared to only £140,898 in Glasgow. House prices also vary across the Authority with Eastwood noticeably less affordable than the Levern Valley. In 2007 the mean house price in Newton Mearns was £273,000 and only £103,000 in Barrhead. Newton Mearns and Giffnock are the most expensive areas and Barrhead the most affordable location.

### 2.2. Housing stock

- 2.2.1. The total housing stock as at 31<sup>st</sup> March 2008 was estimated at 36751 dwellings. Within this stock were housed 35655 households resulting in an occupancy rate of 98%. The data also shows that almost 3/4s of all dwellings are concentrated in the Eastwood area with owner occupied dwellings accounting for 85% of all dwellings with the highest ratio in the Eastwood area (91%). In addition Registered Social Landlords manage just over 1100 properties with 72% of these in the Levern Valley.

Table B10: Stock and Households by Tenure, 31<sup>st</sup> March 2008

	Households			Dwellings		
	Eastwood	Levern Valley	East Renfrewshire	Eastwood	Levern Valley	East Renfrewshire
<b>Council</b>	1071	1958	3029	1092	2031	3123
<b>RSL</b>	303	796	1099	305	802	1107
<b>Other Affordable</b>	19	22	41	19	22	41
<b>Private Rent</b>	859	351	1210	886	362	1248
<b>Owner/Occupied</b>	23965	6311	30276	24158	7074	31232
<b>Total</b>	<b>26217</b>	<b>9438</b>	<b>35655</b>	<b>26460</b>	<b>10291</b>	<b>36751</b>

Source: Table 3.1 ERC Housing Need and Market Assessment 2009

### 2.3. Household projections

- 2.3.1. The following table outlines household projections up to 2025 based upon the Strategic Development Plan illustrates that the projected number of households is set to increase by 4389 by 2025.

Table B11: Household Projections

Year					Change p/a		
	2008	2016	2020	2025	08-16	16-20	20-25
Household	35988	37789	38872	40377	225	271	301

Source: Table A7 and Table A11 of Strategic Development Plan Background Report 2: Projection of Population and Households to 2025

Table B12: Household Change

	Households
08-16	1801
16-20	1083
20-25	1505
Total	4389

Source: Derived from Table A7 and Table A11 of Strategic Development Plan Background Report 2: Projection of Population and Households to 2025 and Table 5 above

## 2.4. Household Projections 2006-2031

2.4.1. Table B13 presents a projection household change over the period 2006-2031. In common with Scotland the numbers of households are projected to grow, although at a lower rate than in Scotland, 7.6% and 19.2 % growth respectively.

Table B13: Household Projections 2006-2031

	Households			
	2006	2031	Change	% Change
East Renfrewshire	35.5	38.2	2700	7.6%
Scotland	2291.4	2731.1	439.7	19.2%

Source: GRO – Household projections for Scotland 2006 based

## 2.5. Household Projections by Sub Area 2007-2031

2.5.1. The Eastwood area is expected to see a larger increase in households than the Levern Valley, 85 and 6% respectively.

Table B14: Household Projections by Sub Area 2007-2031

	Households			
	2007	2031	Change	% Change
<b>Eastwood</b>	26190	28190	2000	8%
<b>Levern Valley</b>	9440	9980	540	6%
<b>East Renfrewshire</b>	35630	38170	2540	7%

Source: Table 2.4 ERC Housing Need and Market Assessment 2009

## 2.6. Household projections 2010-2035 - % of households of each type

- 2.6.1. The average household size in East Renfrewshire at 2010 was 2.47; this is the highest of any Local Authority in Scotland. During the period 2010-2035 household sizes are expected to decline across both Scotland and East Renfrewshire. This change in household size may lead to an increased demand and need for different house types and sizes.

Table B15: Household projections 2010-2035 - % of households of each type

	2010					2035				
	1 Adult	1 adult, 1+ children	2 adults	2+ adults, 1+ children	3 adults	1 Adult	1 adult, 1+ children	2 adults	2+ adults, 1+ children	3 adults
<b>East Renfrewshire</b>	29%	5%	31%	25%	9%	37%	8%	32%	19%	5%
<b>Scotland</b>	37%	7%	31%	18%	8%	45%	9%	31%	11%	5%

Source: NRS – Household projections for Scotland 2010 based

## 2.7. Projected average household size 2010-2035

Table B16: Projected average household size 2010-2035

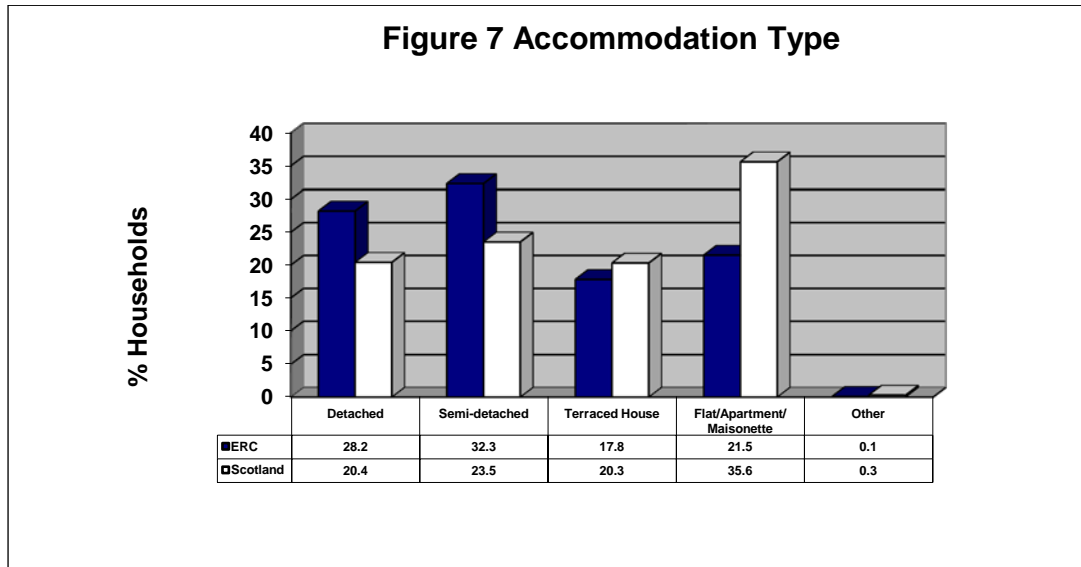
	2010	2035
<b>East Renfrewshire</b>	2.47	2.25
<b>Scotland</b>	2.17	1.95

Source: NRS – Household projections for Scotland 2010 based

## 2.8. Accommodation Type

2.8.1. The majority of residents in ER live in semi-detached and detached accommodation, 60.5% compared to only 43.9% in Scotland as a whole. However, the 2001 census reveals that contrasts exist across the Council area with Newton Mearns, Waterfoot and Uplawmoor having very high percentages of semi-detached and detached accommodation, well above the ER average with Barrhead having the highest percentage of residents living in flatted accommodation.

Figure B7: Accommodation Type



Source: 2001 Census

### 3. ECONOMIC CONTEXT

#### 3.1. Outline

- 3.1.1. ER is considered to be an area that is relatively prosperous, with low unemployment, high economic activity and above average levels of educational attainment. However, there are significant differences across the Council area in terms of economic prosperity. Giffnock, Clarkston and Netherlee are relatively affluent areas, while Auchenback and Barrhead are relatively deprived areas.
- 3.1.2. There has been a sustained period of growth of the economy over recent years with employment growth averaging 14.4% increase between 1991-2008. Overall the area has seen a larger percentage increase in employment growth than across the Glasgow and the Clyde Valley area as a whole. Of the 8 Local Authorities in the Glasgow and the Clyde Valley area 4 have experienced growth with the largest increases in the Lanarkshire Authorities followed by ER. However, the current recession is having an impact upon the economy, with business start ups reducing from 410 in 2007/08 to only 223 in 2011/12 (East Renfrewshire Council Outcome Delivery Plan 2011-14).

Table B17: Total Employment Growth 1991-2008

	1991-2008	%
<b>ERC</b>	2800	14.4
<b>GCV</b>	91200	10.9

Source: ABI, Oxford Economics Strategic Development Plan Technical Report BR05 table 3.4

- 3.1.3. The following table reveals the employment forecast change 2009-2019. During this period there will be job losses to 2014 but gains from 2014-19. Overall though total employment will stay even although there will be a 2.79% increase across the Glasgow and the Clyde Valley area.

Table B18: Employment Forecast Change 2009-2014-2019

	Total 2009	Total 2014	Total 2019	Change % 2009-14	Change % 2009-19
<b>ERC</b>	21.8	21.4	21.8	-1.83	0.0
<b>GCV</b>	907.3	905.3	932.7	-0.22	2.79

Source: Oxford Economics



### 3.2. Economic Activity

- 3.2.1. ER has a higher employment rate than in Scotland as a whole. In addition it has one of the highest employment rates and lowest unemployment rates in the Glasgow and the Clyde Valley area. Although unemployment has risen, a trend seen across Scotland, it remains significantly lower than the Scotland average. However, the increase in unemployment will have implications for the areas economy. As shown in Table B1 (change in population by age group) the proportion of the areas population that is of working age is declining. Furthermore as indicated under the Transportation section a high proportion of residents travel outwith the area for work with only small numbers travelling to ER for work reasons.

Table B19: Economic Activity

	Resident Employment 2008	Unemployment 2008 (2009)	Economically Inactive (2009-2010)
<b>ERC</b>	<b>77.0</b>	<b>1.2 (2.4)</b>	<b>22</b>
<b>Scotland</b>	<b>72.9</b>	<b>2.8 (4.5)</b>	<b>23</b>

Source: Strategic Development Plan Technical Report BR05 table 3.2 and 3.3 and NOMIS

### 3.3. Claimant Count

- 3.3.1. The data shows all people claiming job seekers allowance. This figure has risen significantly 2008-2009 although the ER figure remains half of that across the Glasgow and the Clyde Valley area. It is also the lowest figure across all the Authorities in the Glasgow and the Clyde Valley area. The data illustrates the effects of the economic downturn with more people out of work.

Table B20: Claimant Count

	2007		2008		2009	
	Total	%	Total	%	Total	%
<b>ERC</b>	<b>745</b>	<b>1.4</b>	<b>595</b>	<b>1.1</b>	<b>1252</b>	<b>2.4</b>
<b>GCV</b>	<b>35646</b>	<b>3.2</b>	<b>31613</b>	<b>2.8</b>	<b>53414</b>	<b>4.7</b>

Source: NOMIS

- 3.3.2. In East Renfrewshire the Gross Value Added (GVA) is 651 at 2009 and is expected to grow by 17% during the period to 2019. This increase is the lowest of all the Authorities in the Glasgow and the Clyde Valley area and much lower than the increase in Scotland of 25%.
- 3.3.3. East Renfrewshire Council has a higher percentage of economically active people aged 16-74 than in Scotland as a whole. There are higher levels of Full Time and Part Time employees and a significantly higher proportion of

self employed in East Renfrewshire Council when compared to the national figure. Consequently the economically inactive totals are lower, although there remains a higher proportion of retired people compared to Scotland.

Table B21: Employment Breakdown

Economic Activity	ERC	Scotland
<b>All persons aged 16-74</b>	63882	3731079
<b>Economically Active %</b>	<b>67.82</b>	<b>64.97</b>
<b>Employees Part Time</b>	11.9	11.12
<b>Employees Full Time</b>	41.34	40.25
<b>Self Employed</b>	8.19	6.60
<b>Unemployed</b>	2.53	3.97
<b>Full Time Student</b>	3.86	3.03
<b>Economically Inactive %</b>	<b>32.18</b>	<b>35.01</b>
<b>Retired</b>	14.56	13.89
<b>Student</b>	4.35	4.28
<b>Looking after home/family</b>	5.61	5.51
<b>Permanently sick/disabled</b>	4.93	7.44
<b>Other</b>	2.73	3.89

Source: 2001 Census

### 3.4. Employment by Occupation (September 2011)

3.4.1. Over half of all employees (54.8%) are in managerial, professional and technical professions compared to only 40.3% in Scotland.

Table B22: Employment by Occupation

Occupations (Oct 2010-Sep 2011)	East Renfrewshire	Scotland
<b>Soc 2010 major group 1-3</b>	<b>54.8</b>	<b>40.3</b>
1 Managers, directors and senior officials	17.3	8.6
2 Professional occupations	22.5	18.2
3 Associate professional & technical	15	13.4
<b>Soc 2010 major group 4-5</b>	<b>18.7</b>	<b>22.3</b>
4 Administrative & secretarial	11.5	10.9
5 Skilled trades occupations	7.2	11.4
<b>Soc 2010 major group 6-7</b>	<b>14.1</b>	<b>19.2</b>
6 Caring, leisure and Other Service	6.9	9.6
7 Sales and customer service occs	7.1	9.5
<b>Soc 2010 major group 8-9</b>	<b>12.4</b>	<b>18.2</b>
8 Process plant & machine operatives	3.2	6.8
9 Elementary occupations	9.2	11.4

Source: NOMIS, ONS Annual Population Survey 2011

### 3.5. Qualifications 2011

- 3.5.1. ER population has a high standard of educational attainment amongst its population. As shown in Table B23, East Renfrewshire Council has a greater proportion of people with NVQ qualifications than Scotland.

Table B23: Qualifications 2011

Qualification	East Renfrewshire (%)	Scotland (%)
NVQ4 and above	45.2	35.0
NVQ3 and above	66.0	55.9
NVQ2 and above	79.3	70.2
NVQ1 and above	86.5	80.1
Other qualifications	5.0	7.7
No qualifications	8.5	12.3

Source: NOMIS, ONS Annual Population Survey 2011

### 3.6. Earnings and Income

- 3.6.1. ER has a significantly higher level of residence wages than both the Glasgow and the Clyde Valley area and Scotland. This is also significantly higher than the average workplace wage. This is due to high levels of commuting as people choose to live in ER but tend to work elsewhere.

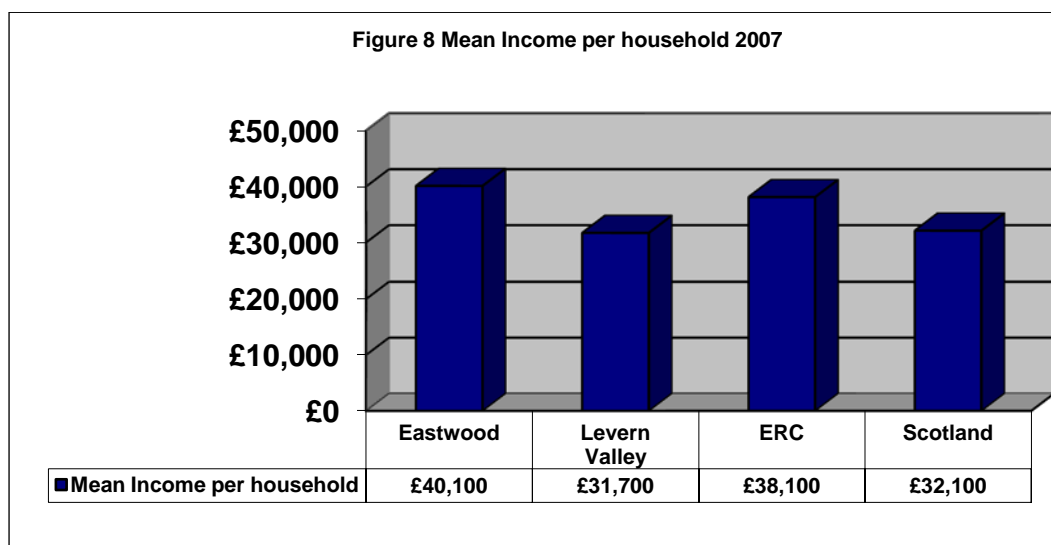
Table B24: Earnings and Income

	Average Weekly Wage – residence	Average Weekly wage – employment
ERC	540.6	387.7
GCV	457.3	457.8
Scotland	457.0	455.5

Source: Ashe and Table 3.9 Strategic Development Plan Technical Report BR05

- 3.6.2. The mean income of households in ER was estimated at £38,100 per annum in 2007, around 19% higher than the Scottish average of £32,100. At the sub-area level, the Levern Valley recorded a mean household income just below the Scottish average, at £31,700 pa. In Eastwood, the mean household income is £40,100 pa, around 25% higher than the Scottish average and 5% higher than the ER average. There are also disparities across the Authority. Levern Valley shows an income distribution similar to that of Scotland as a whole with the distribution for Eastwood showing a relatively high proportion of the population concentrated in higher income brackets. Over 20% of all households in Levern Valley have an income of less than £15,000 per year, compared to only 15% of households in Eastwood. Some 40% of households in Eastwood earn over £40,000 per annum, compared to only 27% in Levern Valley.

Figure B8: Mean Income per Household 2007



Source: Sector Paycheck, CACI and Figure 2.5 Housing Need and Market Assessment 2009

## 4. SOCIAL CONTEXT

### 4.1. Scottish Index of Multiple Deprivation

- 4.1.1. One of the objectives of the Local Plan and Single Outcome Agreement is to improve the health and employment rate of vulnerable groups in deprived areas to reduce social inclusion.
- 4.1.2. The Scottish Index of Multiple Deprivation draws together a comprehensive set of indicators of social and economic deprivation, including incomes, employment, health and housing. Overall analysis of the Scottish Index of Multiple Deprivation shows that deprivation rates in ER as a whole are relatively low compared to national averages. Glasgow and the Clyde Valley has 59% of all datazones within the top 15% most deprived in Scotland, according to the Scottish Index of Multiple Deprivation 2009. This is a decrease from 68% in 2006.
- 4.1.3. ER and East Dunbartonshire have the lowest levels of multiple deprivation and the lowest levels of income and employment deprivation. ER has approximately 5% of its datazones within the 15% most deprived (Scottish Index of Multiple Deprivation 2009), the lowest of any Authority in the Glasgow and the Clyde Valley area. ER and East Dunbartonshire also have the highest average life expectancies for both genders.
- 4.1.4. In Scottish Index of Multiple Deprivation 2009, 5 (0.5%) of the 976 datazones in the 15% most deprived datazones in Scotland were found in ER, compared to 3 (0.3%) in 2006 and 5 (0.5%) in 2004. On a local basis, the 20% most locally deprived datazones within ER are concentrated in Barrhead, Neilston and Newton Mearns.
- 4.1.5. The most deprived datazone on the overall Scottish Index of Multiple Deprivation 2009 in ER is Dunterlie, East Arthurlie and Dovecothall. 7 datazones in Barrhead are in the 20% most deprived in Scotland.
- 4.1.6. The 2010 Citizens Panel reveals that overall people view the overall quality of life in ER to be high. 94% of those who responded are either satisfied or very satisfied. The key reasons why people chose to live in ER being the areas good reputation, education opportunities, a safe and clean environment and good transport links.
- 4.1.7. Although the Scottish Index of Multiple Deprivation data reveals a positive image for ER, pockets of deprivation and social inclusion remain. Addressing Social Inclusion across all areas therefore remains an issue that the Local Development Plan will require to address.

## C. RURAL SETTLEMENT ANALYSIS

### 1. RURAL SETTLEMENT ANALYSIS

#### 1.1. Scottish Planning Policy

- 1.1.1. Scottish Planning Policy states that the planning system has a significant role in supporting sustainable economic growth. The aim should be to enable development in rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality.
- 1.1.2. The Scottish Planning Policy goes further to express the requirement for development plans to promote and support economic growth of the rural economy without losing the distinctiveness, function and heritage. Local authorities are also encouraged to promote opportunities for environmental enhancement and regeneration. The Scottish Planning Policy also gives recognition to the need for access to key services as being essential. Development plans must also allocate a generous supply of land to meet housing requirements, including affordable housing in both urban and rural areas; with the aim of maintaining and improving the viability of communities.

#### 1.2. Aim

- 1.2.1. The aim of this rural settlement analysis is to provide an evidence base for the Local Development Plan, allowing for improved delivery of sustainable development objectives; and directing development to the optimum locations to meet local needs. The potential capacity of each settlement to accommodate any new development is a consideration. The physical and social infrastructure, together with any environmental constraints and the availability of sites is used to help show which settlements could potentially accommodate further growth and which have deficiencies in the provision of services and facilities that would constrain future growth.
- 1.2.2. The information collected for this study can only represent a snapshot in time and it is acknowledged that service provision and/or accessibility may subsequently increase or decrease overtime. The number and availability of development sites will also change.

#### 1.3. Context

- 1.3.1. There are 4 rural settlements across East Renfrewshire, namely Neilston, Uplawmoor, Waterfoot and Eaglesham. These have a varied range of characteristics and perform different roles and functions. The local services and facilities offered by each settlement also differ; where some provide key everyday services and facilities, often complimenting the larger urban areas to settlements with limited or no services or facilities.

1.3.2. This report will look at the following:

- Role and Function
- Demographics
- Access to Services and Facilities
- Access to the Wider Transport Network
- Housing Needs and Development
- Greenspace, green belt, and the green network.

## 1.4. The Settlements

1.4.1. Eaglesham is a large village about 10 miles south of Glasgow and is located to the south east of the Authority. Eaglesham has a long history and was the first planned village in Scotland; this planned historical A-frame village was declared as Scotland's first conservation village. The village provides everyday services; there is no train station however a bus service provides access to East Renfrewshire and the surrounding urban centres

1.4.2. Waterfoot is a small linear village located between Clarkston and Eaglesham. The village is residential with no services or facilities. Residents have to travel for everyday services either to Eaglesham or into the larger urban areas in East Renfrewshire. Although there is no train station there is a bus service that connects the village to East Renfrewshire and surrounding urban centres.

1.4.3. Eaglesham and Waterfoot have a combined Community Development Trust; who are looking to improve the area and have already completed a couple of projects with more being planned. These will be detailed later in the Housing and Development section.

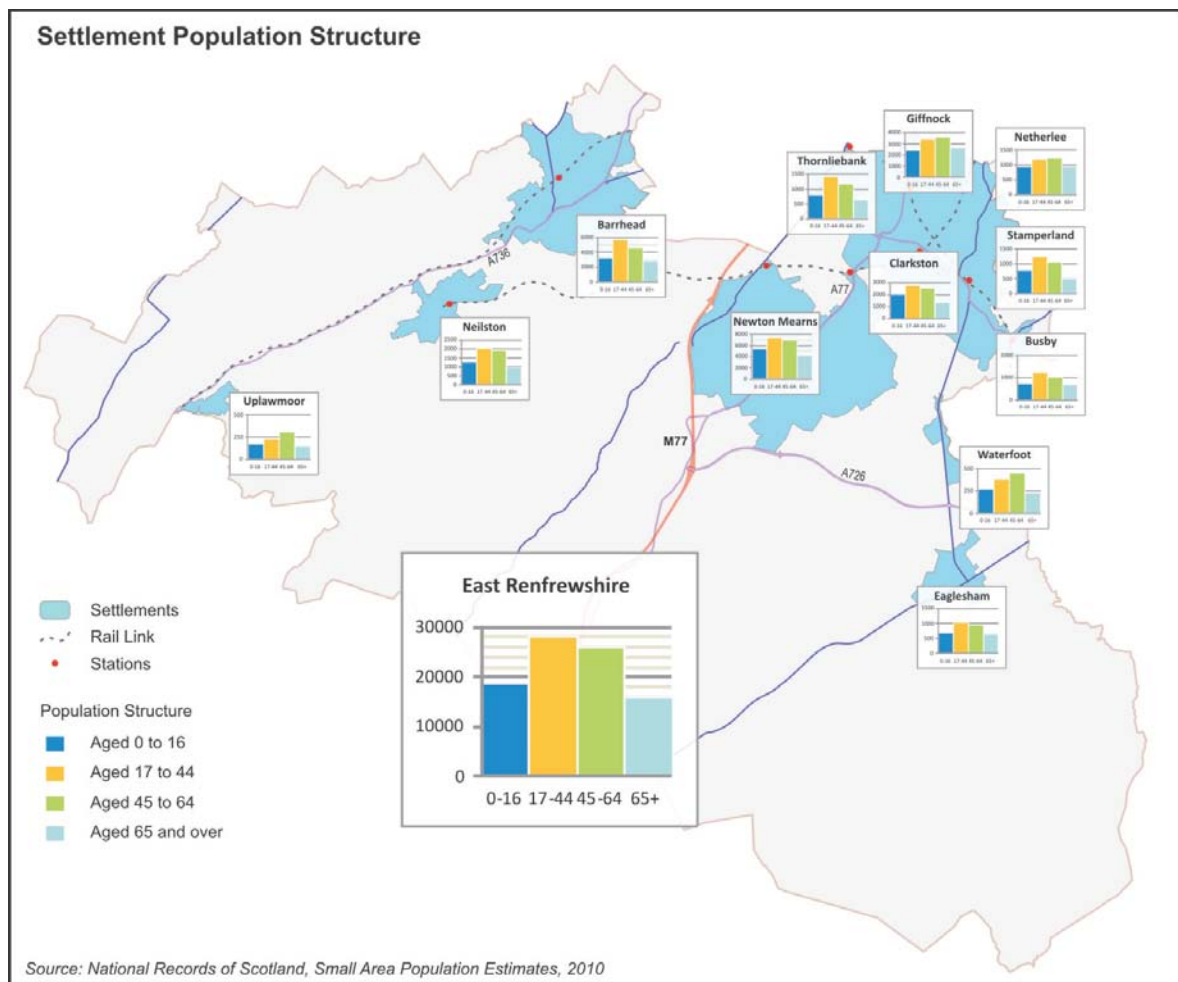
1.4.4. Neilston is a large village located approximately 2 miles from the larger settlement of Barrhead. It has good road and rail links to surrounding areas with Glasgow City Centre a short train journey away. The village has an industrial past as evidenced by Crofthead Mill. Access to open space is very high with Cowdenhall Woodland, Neilston Pad and the countryside providing good leisure opportunities. The Neilston Renaissance Town Charter was prepared by the Town Team in 2010 and illustrates the long-term vision for the settlement. This includes limited infill development and a range of other proposals.

1.4.5. Uplawmoor is a compact village located to the south west of the Authority. The village has a long history and at one time was serviced by two railway lines. However this is no longer the case. The village offers some services and facilities, although most of the everyday services needed require travel to Neilston or Barrhead. Uplawmoor provides a bus service that allows for access to the rest of East Renfrewshire and surrounding urban centres. Uplawmoor has an active community and Community Council who have led projects in the village; these will also be detailed later in the report.

## 1.5. Demographics

- 1.5.1. The population breakdown for each village is set out in Figure C1 and Table C1. Of the four settlements Neilston has the largest population followed by Eaglesham. Uplawmoor has the highest proportion in the 65+ age bracket. Eaglesham has the lowest proportion of 45-64 year olds in comparison to the other four rural settlements with Uplawmoor the highest. All four rural settlements have an equal proportion of 0-16 year olds.
- 1.5.2. It is important to note the change in demographic structure over time. Between 2001 and 2010 there has been a decrease in the proportion of population under 16, and an increase in population over the age of 65. This pattern reflects that of East Renfrewshire and of Scotland. However, the increase in the percentages of over 65s in Uplawmoor and Waterfoot is significantly higher than the Council figure of 2.2%.

Figure C1: Settlement Population Structure



(NRS, Small Area Population Estimate 2010)



Table C1: Population Breakdown by Rural Settlement

Rural Settlement	Total Population	Ages				Percentages			
		0 to 16	17 to 44	45 to 64	65+	0 to 16	17 to 44	45 to 64	65+
Eaglesha	3373	697	1043	969	665	20.7	30.9	28.7	19.7
Neilston	6305	1292	2049	1961	1003	20.5	32.5	31.1	15.9
Uplawmo	607	124	142	217	124	20.4	23.4	35.7	20.4
Waterfoot	1358	274	388	459	237	20.2	28.6	33.8	17.5

Table C2: Change in Population Structure from 2001-2010, by Rural Settlement

Rural Settlement	Change 2001-2010	Ages				Percentages			
		0 to 16	17 to 44	45 to 64	65+	0 to 16	17 to 44	45 to 64	65+
Eaglesha	-67	-14	-167	57	57	0.01	-4.25	2.21	2.0
Neilston	241	-120	-259	387	233	-2.79	-5.56	5.15	3.2
Uplawmo	-94	-33	-84	1	22	-1.97	-8.85	4.94	5.8
Waterfoot	-6	-54	-108	69	87	-3.90	-7.75	5.18	6.4

Source: - NRS, Small Area Population Estimates 2010

Table C3 Services and facilities

No. of Services and Facilities	Eaglesham	Waterfoot	Neilston	Uplawmoor
Community Services	7	0	5	1
Medical	3	0	2	0
Retail	18	0	23	0
Education	1	0	2	1
Leisure	2	0	5	1
Hotel & Boarding	1	0	0	1
Industrial	3	0	11	1
Offices	5	0	3	0

Note:

- Community Services – public halls; church halls; police, fire or ambulance station.
- Medical – doctor surgery; dentist.
- Retail – grocery shops; post office; chemist; hairdressers; restaurants and cafes; public houses and bars; betting shops.
- Leisure – Library; sports halls; leisure centre; bowling clubs.
- Education – nurseries and schools.
- Hotel and Boarding – hotels; B&B, hostels.

## 1.6. Access to the Wider Transport Network

1.6.1. A bus service (395) provides a connection between the four rural settlements and the urban centre of East Renfrewshire. This service also connects the four villages to East Kilbride. The Table below shows the journey to surrounding urban centres.

Table C4: Journey Times by Public Transport (mins).

Access by Public Transport	Eaglesham	Waterfoot	Neilston	Uplawmoor
<b>Glasgow</b>	<60	Approx 60	<60	Approx 60
<b>Paisley</b>	>60*	>60*	<60	Approx 60
<b>East Kilbride</b>	<60	<60	>60	>60

\* Via Glasgow

## 1.7. Housing and Development

Table C5: Total number of Dwellings

Eaglesham	Waterfoot	Neilston	Uplawmoor
1497	498	2389	357

Table C6: Current Proposals

Location	Proposal	Status
Eaglesham: Bonnyton Drive/Moor Road (H1.21)	Housing (128)	Work commenced
Eaglesham: St Roddams Lane (H1.22)	Housing (4)	Live consent; expires 07/11/2012
Waterfoot: East Glasgow Road	Housing (20 houses, 8 flats)	Permission granted: Subject to legal
Neilston: Crofthead Mill (H1.28)	Mixed development; housing (200 units) and employment opportunities	No progress
Neilston: Kirktonfield Road (H1.29)	Housing (35 houses, 9 flats)	Under Construction
Neilston: Station Yard (H1.30)	Housing (10)	No progress
Neilston: Train Station	Improved Park and Ride	Funding bid Submitted.
Uplawmoor: Pollick Avenue (H1.45)	Housing (9)	No progress
Uplawmoor East (H1.46)	Housing (39)	Permission granted: Subject to legal Agreement

## 1.8. Infrastructure Capacity

### *Eaglesham*

- 1.8.1. Scottish Water Capacity Data reveals that overall there is limited capacity to support new development in the village. The capacity of the Primary School to accommodate new development is also limited.

### *Waterfoot*

- 1.8.2. Scottish Water Capacity Data reveals that overall there is sufficient capacity to support some new development in the village. There is no school provision in the village.

### *Neilston*

- 1.8.3. Scottish Water Capacity Data reveals that overall there is sufficient capacity to support some new development in the village.

### *Uplawmoor*

- 1.8.4. Scottish Water Capacity Data reveals that overall there may be some capacity issues to address to support some new development in the village. The capacity of the Primary School to accommodate new development is also limited.

## 1.9. Strategic Housing Needs and Demand Assessment

### *Eaglesham*

- 1.9.1. Information derived from the Strategic Housing Need and Demand Assessment indicates that affordable and particular needs housing remains a priority. Some key facts are:

- The majority of households seeking housing are single people or households without children (58%).
- 22% of applicants seeking housing are aged 65+ with all seeking smaller 1 bedroom properties.
- Just over half of households on the register (52%) are seeking a house or bungalow. A significant number (40%) are also looking for flatted accommodation with the remaining households seeking sheltered accommodation.
- The majority of applicants (58%) require a one bedroom property with most others (41%) requiring a 2 or 3 bedroom property.

### *Waterfoot*

- 1.9.2. No information available.

### *Neilston*

- 1.9.3. Information derived from the Strategic Housing Need and Demand Assessment indicates that affordable and particular needs housing remains a priority. Some key facts are:

- The majority (57%) of those seeking housing in Neilston are single people or households with no children.
- Around 20% of households are 65+; the majority of households are of working age.
- Over half of households (52%) would consider flatted accommodation, but over a third of applicants are also looking for a house or bungalow.
- 10% of applicants have indicated they would consider sheltered housing.
- Applicants are generally looking for smaller properties. The majority of households (57%) required a 1 bedroom property, with a further 28% requiring a 2 bedroom property.

### *Uplawmoor*

1.9.4. Information derived from the Strategic Housing Need and Demand Assessment indicates that affordable and particular needs housing remains a priority. Some key facts are:

- Around 20% of households are 65+; the majority of households are of working age.
- Over half of households (52%) would consider flatted accommodation, but over a third of applicants are also looking for a house or bungalow.
- 10% of applicants have indicated they would consider sheltered housing.
- Applicants are generally looking for smaller properties. The majority of households (57%) required a 1 bedroom property, with a further 28% requiring a 2 bedroom property.

## **1.10. Community-Led Development and Regeneration Projects**

1.10.1. The Scottish Government is committed to supporting community-led regeneration. Community involvement enables residents to contribute to improving the social, economic, environmental and cultural being of their local area; creating more self-determining communities and a greater sense of ownership.

Table C7: Community-Led Projects; Eaglesham and Waterfoot

Name	Status
Heritage Trail	Complete
Pedestrian lights in Waterfoot; Glasgow Road/Craiglaw Avenue	Complete
Statue House	Looking to acquire community ownership for funding
Eaglesham Park: new drainage system; renovation of pavilion	Looking to acquire lease of park for funding

Table C8: Community-Led Projects, Neilston

Name	Status
New Scout Hall	Open
The Bank Community Centre and Café	Open
Community Wind Farm	Opening Easter 2013
School Gates/safer routes to school; public realm improvement	High priority; still in discussion
High Street/Gateway; public realm improvement	High priority; still in discussion
Infill Strategy	Several Scenarios; no detailed proposals yet. Infill strategy to be referred to Local Development Plan and detailed associated Supplementary Planning Guidance
Kingston Playing Fields/Brig O'Lea Stadium	A few potential options; still in discussion. Part of Infill Strategy. Relocation of Neilston Juniors is being considered

Table C9: Community-Led Projects, Uplawmoor

Name	Status
Resurfacing footpath in playing field	Complete
Play park equipment renovation	Complete
Youth club established within existing building	Complete
Woodland replanting	In progress
Skate ramp	Under construction
Eradication of Japanese knotweed throughout village	In progress

### 1.11. Greenspace, Greenbelt and the Green Network

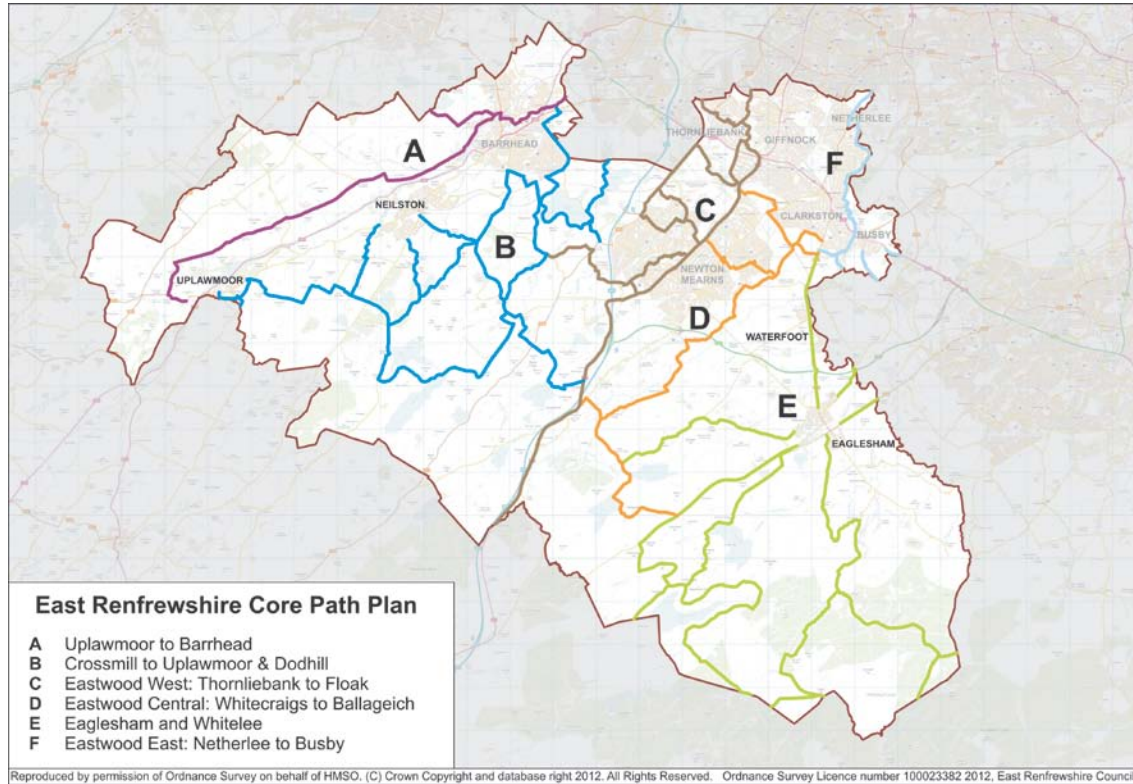
- 1.11.1. All the villages have 'greenbelt and countryside around towns' and 'protection of natural features' policies, in some form surrounding or within their boundaries as shown on the Proposals Map.

### 1.12. Core Paths – The Green Network

- 1.12.1. Every local authority in Scotland are required to draw up a plan for a system of paths (core paths) sufficient for the purpose of giving the public reasonable

access throughout their area. Eaglesham, Neilston and Uplawmoor act as important hubs in the Core path Network. Below is East Renfrewshire's core path.

Figure C2: Core Paths



## 2. RECOMMENDATIONS

### 2.1. Neilston

- 2.1.1. The village is considered to have merits as a sustainable location capable of supporting some new development. Based upon the above data, the separate Site Evaluation Study and the Strategic Environmental Assessment it is recommended that the village could accommodate some phased growth upto 2025 and beyond. The 4 sites shown below are recommended to be phased in the short to long term and provide market, affordable and particular needs housing. There is also potential for some limited infill development within the settlement boundary in accordance with the emerging Infill Development Strategy.

Table C10: Neilston Housing Sites Proposed Local Development Plan

Site Ref	Location	HMA	Type	Notional Capacity	Phase 1 Delivery by 2025 (Allocated land / Sites)		Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
					2012-20	2020-25		
SG2.1	Neilston Jnrs, Neilston	LV	GF	35	35	0	0	
SG2.2	Holehouse Brae, Neilston	LV	GF	65	0	0	65	
SG2.3	Neilston Road, Neilston	LV	GF	150	30	30	90	
SG2.4	North Kirkton Road, Neilston	LV	GF	78	0	0	78	

### 2.2. Uplawmoor

- 2.2.1. New development would put pressure on schools and other infrastructure. There are already two allocated housing sites awaiting development. Based upon the above data, the separate Site Evaluation Study and the Strategic Environmental Assessment it is recommended that it would be unsustainable to release any further sites in the village. The two current housing sites are sufficient to provide for the future needs of the village. There is potential for some limited infill development within the settlement boundary.

### 2.3. Eaglesham

- 2.3.1. New housing would put pressure on schools and other infrastructure. The large site at Polnoon Street is also awaiting development. Based upon the above data, the separate Site Evaluation Study and the Strategic Environmental Assessment it is recommended that it would be unsustainable to release any further sites in the village. There is also potential for some limited infill development within the settlement boundary.

**2.4. Waterfoot**

- 2.4.1. There is potential for some limited infill development within the settlement boundary. Based upon the above data, the separate Site Evaluation Study and the Strategic Environmental Assessment it is recommended that it would be unsustainable to release any further sites in the village.



## D. 1 GREEN BELT REVIEW

### 1. GREEN BELT REVIEW

#### 1.1. Introduction

- 1.1.1. The Council has undertaken a review of the green belt boundary to inform preparation of the Proposed Local Development Plan and to meet the housing requirements of the Strategic Development Plan. The purpose of this exercise is to ensure that the boundary is accurate, robust and consistent with the underlying principles of Scottish Planning Policy.
- 1.1.2. Scottish Planning Policy states that “the purpose of green belt designation in the development plan as part of the settlement strategy for an area is to:
- *Direct planned growth to the most appropriate locations and support regeneration;*
  - *Protect and enhance the quality, character, landscape setting and identity of towns and cities, and*
  - *Protect and give access to open space within and around towns and cities.*
- 1.1.3. Green belt designation should provide clarity and certainty on where development will and will not take place, and can have particular benefit where a co-ordinated approach to settlement planning is required across local authority boundaries.”
- 1.1.4. In reviewing the green belt boundaries, the Council has also considered a timescale beyond the length of the plan, i.e. beyond 2025. This ensures the revised green belt boundaries will endure, providing a defence to unplanned growth.
- 1.1.5. The majority of the landscape within East Renfrewshire is designated as green belt. This is in recognition of the importance and inherent sensitivity of this landscape as a setting for the urban area. It comprises a range of land uses including farmland, woodland and water bodies. In addition, it provides significant recreational opportunities including Dams to Darnley Country Park, Rouken Glen Park and numerous access routes and golf courses.
- 1.1.6. It forms part of the East Renfrewshire green network providing access links between the built up and rural areas.

#### 1.2. Policy Context

- 1.2.1. Land use planning is set out through the development plan and currently within East Renfrewshire this comprises the approved Glasgow and Clyde Valley Strategic Development Plan, 2012 and the adopted East Renfrewshire Local Plan, 2011. This will be replaced by the Local Development Plan, which is the subject of this consultation.

### 1.3. Strategic Development Plan

- 1.3.1. The Glasgow and Clyde Valley Strategic Development Plan provides the geographical framework within which the Local Development Plan is formulated. It covers land use and strategic infrastructure issues at the regional level across local Council area boundaries. The Strategic Development Plan sets out a vision and strategy for the development of the Glasgow and Clyde Valley region up to 2035, and the Proposed Local Development Plan must be consistent with this.
- 1.3.2. The importance and role of the green belt and potential opportunities for enhancement are key components of the Strategic Development Plan and are referenced through Strategy Support Measure 8, green infrastructure and economic necessity. This Measure indicates that the review and designation of the inner and outer boundaries of the green belt should be priorities for Local Development Plans in order to ensure that the key environmental objectives of the Strategic Plan are achieved.
- 1.3.3. The central aim of the Strategic Development Plan is to create a long term sustainable future for the city region looking to 2035, and is predicated on an optimistic recovery of the wider region's economy and a quicker return to past growth rates.
- 1.3.4. A key element of this relates to the provision of housing land and the Strategic Development Plan identifies the housing requirement for both the private and affordable sectors based upon the findings of the Strategic Housing Need and Demand Assessment 2011. This needs assessment has been utilised to inform the scale, nature and distribution of housing for East Renfrewshire during the period 2008/09-25 and comprises a requirement for 2500 private sector homes and 3200 affordable homes.
- 1.3.5. Its requirements are set out in the Proposed Local Development Plan.

### 1.4. Proposed Local Development Plan

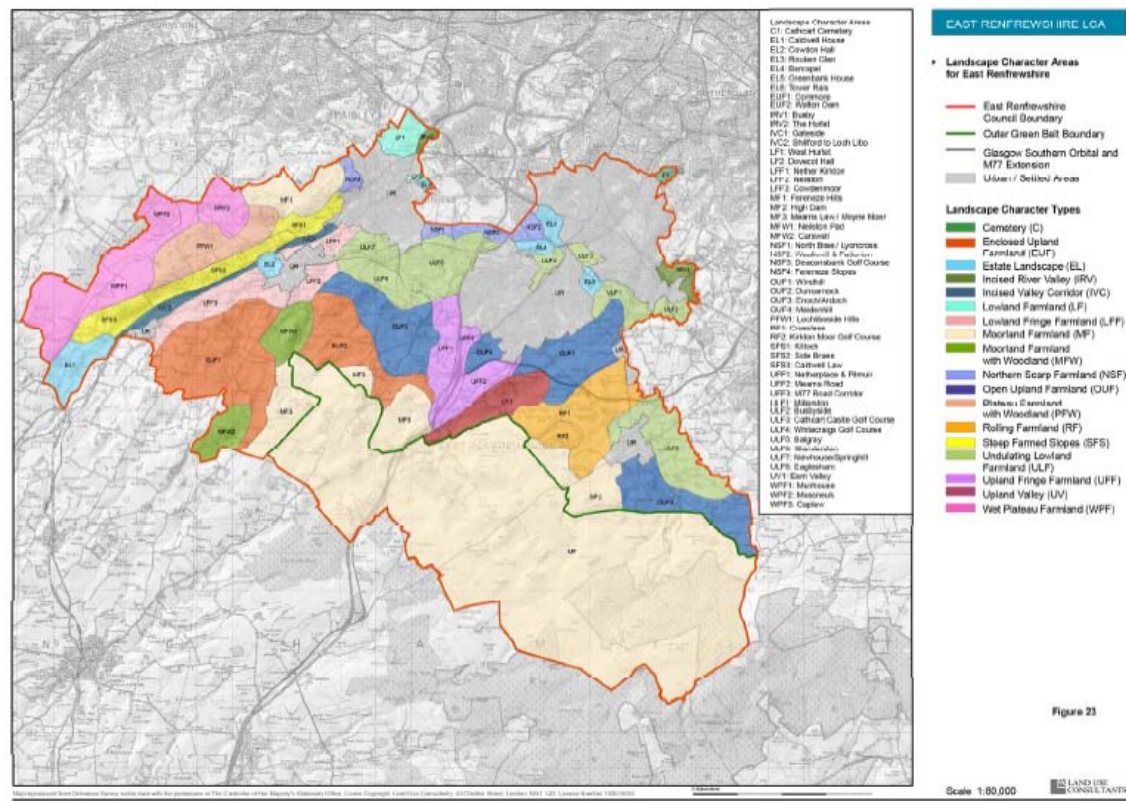
- 1.4.1. The current extent of the green belt in East Renfrewshire covers approximately 9250Ha or 53% of the Council area. The green belt boundary was reviewed during the preparation of the Adopted Plan and concluded that the boundary was suitable and robust. However, to deliver the growth strategy and accord with Scottish Planning Policy a further review of the Green belt boundary has been undertaken.
- 1.4.2. To accord with the Strategic Development Plan there is a need to plan for growth within East Renfrewshire. A detailed assessment of the Strategic Development Plan Housing Requirements and the current housing land supply within East Renfrewshire has been undertaken to identify a realistic and achievable housing land supply target for the Proposed Plan. The justification and explanation of how the target has been arrived at is set out in the Monitoring Statement (AppendixH1 Meeting Housing Needs).

- 1.4.3. On 12<sup>th</sup> September 2012 East Renfrewshire Council agreed to promote a master planned 'Urban Expansion' growth strategy through the Proposed Local Development Plan to address an overall shortage within the East Renfrewshire housing land supply to meet the Strategic Development Plan targets to 2025.
- 1.4.4. Whilst Scottish Planning Policy seeks to direct development to brownfield sites it is recognised that within East Renfrewshire there is an insufficient supply of this and consequently it was acknowledged that it would be necessary to release green belt land over the plan period.

## 1.5. Landscape Character Assessment

- 1.5.1. The first stage in assessing the boundary was to analyse information detailed within existing landscape character assessments. It is important to have a full understanding of the landscape character to ensure that changes to it are appropriate, and do not adversely affect the quality, character and function of the green belt.
- 1.5.2. To assist in this process the Council has utilised the Glasgow and Clyde Valley Landscape Character Assessment, which was published in 1999 alongside the Glasgow and Clyde Valley Joint Structure Plan.
- 1.5.3. The Regional study provides a broad consideration of local landscape character and classified the East Renfrewshire landscape into 5 character types:
- LCT 3 Urban Greenspace;
  - LCT 5 Plateau Farmland;
  - LCT 6 Rugged Upland Farmland;
  - LCT 12 Upland River Valley;
  - LCT 18 Plateau Moorland.
- 1.5.4. In order to observe the local landscape characteristics a green belt Landscape Character Assessment was undertaken for the Council in 2005. This study recognises the value of the urban fringe and the contribution that it makes in terms of its setting, recreational value and environmental contribution.
- 1.5.5. The East Renfrewshire Landscape Character Assessment broadly reflects the characterisation and delineation of types as defined in the regional study, however local variations can be detected. In particular the broad zones of moorland and farmland character types in the regional assessment are represented in the delineation of character types and areas within East Renfrewshire (see Figure D1.1).

Figure D1.1: Landscape Character Types and Areas



- 1.5.6. The categories of Plateau Farmland and Rugged Upland Farmland have been further classified into character types and areas which reflect the greater subtleties of the East Renfrewshire Landscape, in particular the stepping of the landform and the presence and type of woodland and field enclosure.
- 1.5.7. The Upland River Valleys character type has been further classified into its constituent parts with greater detail of the landscape represented by steep farmed slopes, incised valley corridor and lowland fringe farmland.
- 1.5.8. The study defines the landscape character types and areas and includes a summary of the key characteristics and issues associated with the character type. The location is explained and described and is followed by a landscape evaluation together with an analysis of the inner green belt boundary.
- 1.5.9. The detail of this analysis has not been included in this document however the Landscape Character Assessment can be viewed at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk). The landscape evaluation criteria are explained in Appendix 1.

## 1.6. Site Selection Process

- 1.6.1. In order to establish which sites are most appropriate to meet the growth strategy, two key assessments have been undertaken. Both the Strategic Environmental Assessment and Site Evaluation provide a consistent and objective framework for the assessment of land use proposals. These assessments have been central in assessing proposals at both the Main Issues Report and Proposed Local Development Plan stages.
- 1.6.2. The criteria set out in the site evaluation include, land use type, location, impact, accessibility, environmental considerations, effectiveness, and economic and social benefits. The impact of development on the landscape considered the following issues:
- Green belt value
  - Landscape Sensitivity
  - Visual Sensitivity
  - Positive potential for the development to create stronger more defensible green belt boundaries. New boundaries will be expected to follow prominent, physical features, such as roads, railways, rivers and woodlands that would provide a strong site boundary.
  - Extent of Intrusion into the green belt
  - Coalescence/merging of settlements
  - Long Term Integrity of the green belt – for example sites that, if released, would weaken the boundary and expose a wider area of green belt to development pressure would not, in general, be viewed positively.
- 1.6.3. To ensure a complete assessment was made of the green belt boundary, consideration was given to a range of locations and sites. In particular, within the Eastwood side, the area to the south of Newton Mearns and Clarkston, where there is known to be developer interest was considered for various scales of release.
- 1.6.4. The Landscape Character Assessment showed that this area has medium to high landscape and visual sensitivity and moderate to strong landscape value. Importantly it provides a strong, clear separation between Newton Mearns and Clarkston/Busby and also separates these from the smaller settlements including Waterfoot. These areas were not assessed favourably for release.
- 1.6.5. This contrasts with Malletsheugh/ Maidenhill, Newton Mearns which low to medium landscape and visual sensitivity. Although overall it has a weak to strong landscape value, it displays a relatively weak degree of separation as a result of encroachment on the area from existing urban elements.
- 1.6.6. The Site Evaluation Report which accompanies the Proposed Local Development Plan provides a detailed analysis of all sites and the results.

## 1.7. Results

- 1.7.1. Table D1.1 below identifies those green belt sites have which are proposed for release and provides a summary of the landscape character assessment and key issues. Proposed mitigation measures for each site are set out in the Strategic Environmental Assessment Report.
- 1.7.2. The Strategic Environmental Assessment Report highlights any adverse impacts that land use change and development may have on the environment. The Strategic Environmental Assessment explains that through master planning, the Local Development Plan will ensure measures will be taken to lessen the impact of development through the provision of sustainable development incorporating areas of open space and integrated green networks and green infrastructure. Defensible green belt boundaries should also be incorporated within development to prevent future urban sprawl and further loss of greenbelt.
- 1.7.3. The green belt analysis shows a range in the quality of sites which are being brought forward for release however as indicated earlier this is only one of a number of criteria used in the site assessment.
- 1.7.4. The proposed releases must also be seen in context. This Proposed Plan will cover a period to beyond 2025 and will direct growth to the most appropriate locations. It will reduce the likelihood of unplanned incremental development and will benefit in most instances from masterplanning which will allow control over delivery and provision of infra structure.

Table D1.1 Landscape Character Assessment

Site Evaluation Ref	Site	Landscape Character Assessment Findings	Key Issues
LDP01	Malletsheugh, Newton Mearns	<p><b>Low/medium landscape and visual sensitivity</b>- low strength of character due to dominance of road corridor and range of artificial landforms. Loss of existing mature landscape features;</p> <p><b>Weak landscape value</b>- arbitrary boundary defined by landform and woodland. Weak due to dominance of road.</p>	<p>Visually prominent;</p> <p>Local ecological value;</p> <p>Currently a landscape buffer to the M77;</p> <p>Landscape mitigation should be introduced before new development.</p>
LDP02	Malletsheugh Farm, Newton Mearns	<p><b>Low/medium landscape and visual sensitivity</b>- low strength of character due to dominance of road corridor and range of artificial landforms. Loss of existing mature landscape features;</p> <p><b>Weak landscape value</b>- arbitrary boundary defined by landform and woodland. Weak due to dominance of road.</p>	<p>Visually prominent;</p> <p>Local ecological value;</p> <p>Currently a landscape buffer to the M77;</p> <p>Landscape mitigation should be introduced before new development.</p>



LDP12	Maidenhill, Newton Mearns	<p><b>Medium landscape and visual sensitivity-</b> medium value distinctive undulating landform fragmented by non rural uses. Loss of rural character. Medium to high visibility from parts of the adjacent development and from the M77;</p> <p><b>Moderate to strong landscape value-</b> the landform rises above the adjacent landscape and provides containment. It is weakened by the presence of modern influences.</p>	<p>Visually prominent;</p> <p>Moderate to strong landscape value;</p> <p>Rural landscape has suffered from previous residential development;</p> <p>Development would further weaken rural feel of the area.</p>
LDP23B	Hillfield, Newton Mearns	<p><b>Medium landscape and visual sensitivity-</b> Despite the proximity to the urban area, the landscape structure is relatively intact and strong with hedges and treelines. Few adjoining properties although visible from transport corridors and from lower settlements;</p> <p><b>Moderate to strong landscape value-</b> contributes to containment of Newton Mearns and makes a contribution to separation, particularly from Newton Mearns and the Glasgow City Council area. Contributes to an open corridor between Newton Mearns and Barrhead.</p>	<p>Visually prominent;</p> <p>Moderate to strong landscape value;</p> <p>Development will contribute to coalescence;</p> <p>Development would breach strong green belt boundary;</p> <p>Site lies adjacent to local biodiversity site</p>



LDP24B	Barcaple Fields, Newton Mearns	<p><b>Medium/high landscape and visual sensitivity-</b> forms part of the transition from the urban area through to parkland. Medium to high visibility although site in part contained by woodland. Southern part of the site visible from residential areas to the north ;</p> <p><b>Strong landscape value</b> – undeveloped hill slopes rising from Deaconsbank Golf Course. Forms strong edge of settlement with Glasgow and contributes to the separation of Deaconsbank and Newton Mearns. Forms open corridor of land linking Clarkston/ Thornliebank and Newton Mearns.</p>	<p>Visually prominent;</p> <p>Strong landscape value;</p> <p>Development will contribute to coalescence;</p> <p>Breaches strong green belt boundary;</p> <p>Site affected by tree preservation order</p>
LDP42	Lyoncross, Barrhead	<p><b>Low/Medium landscape and visual sensitivity-</b> undulating ground with pattern of woodland cover and some declining hedges and scrubby woodland. Relatively secluded site as it is not crossed by roads and is bounded by open land;</p> <p><b>Moderate to strong landscape value-</b> provides an undeveloped backdrop to for the urban areas. Strong boundaries which contribute to the containment of Barrhead. Lies within Dams to Darnley Country Park and contributes to a corridor of undeveloped land;</p>	<p>Visually prominent;</p> <p>Moderate to strong landscape value;</p> <p>Lies within Dams to Darnley Country Park;</p> <p>Development would jump strong green belt boundary;</p> <p>Affected by local biodiversity site designation</p>

LDP44	Springhill Road, Barrhead	<p><b>Medium/ high landscape sensitivity-</b> distinctive character created from plateau like area within surrounding landscape and pattern of reservoirs. Relatively contained landscape with views towards Fereneze Braes;</p> <p><b>Moderate to strong landscape value-</b></p> <p>Strong boundary along railway line on the edge of Barrhead and the M77 on the edge of Newton Mearns. Visually unconnected with settlements. Contributes to separation of Barrhead and Newton Mearns.</p>	<p>Moderate to strong landscape value;</p> <p>Well established landscape;</p> <p>Limited by urban influence;</p> <p>Well defined green belt boundary and visually contained</p>
LDP45	Springfield Road/ Balgraystone Road, Barrhead	<p><b>Medium to high landscape sensitivity-</b> relatively intact landscape with hedges, trees and tree belts. Comparatively well hidden in the wider landscape;</p> <p><b>Moderate to strong landscape value-</b> strong treebelt along former railway line which means little visual connection between settlement and this area. Contributes to the separation of Barrhead and Neilston.</p>	<p>Moderate to strong landscape value;</p> <p>Well protected from the urban area;</p> <p>Limited by urban influence;</p> <p>Well defined green belt boundary which provides separation from the settlement;</p>

LDP57	North Darnley Road, Barrhead	<p><b>Low to medium landscape sensitivity-</b> agricultural landscape is declining and urban influences are increasing. Decline of landscape and influence of urban and industrial development;</p> <p><b>Moderate to strong landscape value-</b></p> <p>Moderate robustness of boundaries by water course and public park. Woodland around site provides containment. Contributes to corridor of open land between Barrhead and Darnley Mill.</p>	<p>Provides separation of settlements;</p> <p>Establishes strong green belt boundary;</p> <p>Opportunity for positive landscape and restoration</p>
LDP69	Neilston Road, Neilston	<p><b>Low/medium/high landscape and visual sensitivity-</b> affected by varying urban influences. The traditional landscape character has been character has been modified by urban influences. Site is visible from higher ground and to properties on the edge of Neilston and Barrhead ;</p> <p><b>Moderate to strong landscape value-</b> large variation in robustness around settlement edge. Strongest to Barrhead and weakest to Neilston. It has a moderate to strong boundary close to the urban edge which provides containment. Area contributes to visual and physical separation of Neilston and Barrhead.</p>	<p>Visible in parts;</p> <p>Varied landscape quality;</p> <p>Opportunity to define a higher quality, more robust green belt boundary;</p>

LDP68B	Holehouse Brae, Neilston	<p><b>Low/medium/high landscape and visual sensitivity-</b> transitional area between upland and valley with varying urban influences. Traditional landscape has been altered by industrial development. Visible from higher ground on north side of Levern Valley. Visible to properties on edge of Neilston and from southern edge of Barrhead;</p> <p><b>Moderate to strong landscape value-</b> variation in robustness around settlement edge. Edge strongest adjacent to Barrhead and weaker on north west side of Neilston where there is no clear boundary between the urban edge.</p>	<p>Highly visible in some parts;</p> <p>Varied landscape quality;</p> <p>Opportunity to define a higher quality, more robust green belt boundary</p>
LDP60B	North Kirkton Road, Neilston	<p><b>Low to medium landscape and visual sensitivity-</b> urban influences encroaching on rural character. Degraded agricultural boundaries. Visible from south eastern edge of Neilston;</p> <p><b>Moderate landscape value-</b> the boundaries are moderate to strong as due to vegetation, railway and some landform. There is limited contribution to the settlement setting due to the flatness of the landform. Vegetation and landform provides some containment to the site however it is generally weak to moderate.</p>	<p>Has a weakening landscape character;</p> <p>Visually prominence of the edge of Neilston;</p> <p>Areas of defensible green belt boundary</p>

- 1.7.5. The table below summarises the changes in the green belt and countryside around towns areas and the general urban areas, from the Adopted Local Plan situation to the Proposed Local Development Plan.

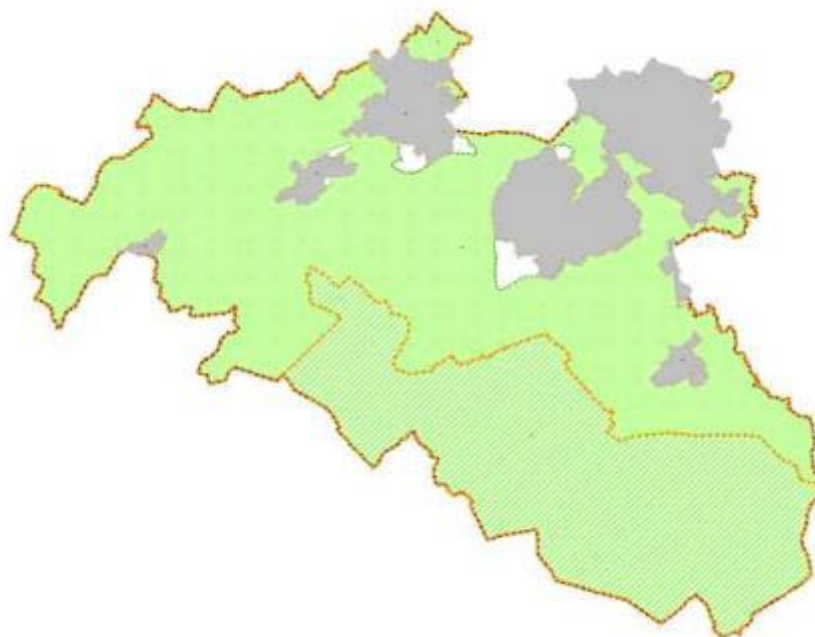
Table D1.2 Changes to Green Belt

Land Use	Proposed Local Development Plan 2012		Adopted Local Plan 2011	
	Area (Ha)	%	Area (Ha)	%
<b>Green Belt</b>	9039.6	52.0%	9253.1	53.2%
<b>Countryside Around Towns</b>	5535.2	31.8%	5535.2	31.8%
<b>General Urban Areas</b>	2804.5	16.1%	2588.8	14.9%
	<b>17379.2</b>	<b>100.0%</b>	<b>17379.2</b>	<b>100.0%</b>

- 1.7.6. Figure D1.2 below shows in grey the urban areas and in green the green belt and countryside around towns as included within the 2011 Adopted Local Plan. The white areas represent the green belt proposed for release through the Proposed Local Development Plan. New green belt releases to meet the Strategic Development Plan housing requirements accounts for only a 1.2% reduction of the total green belt area.

Figure D1.2: Changes to the Green Belt

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## 1.8. Conclusions

- 1.8.1. The sites which have been selected are those which are considered to be most capable of accommodating development and will deliver the principles and aims of the Proposed Plan. All sites will be removed from the green belt and are subject to a phased release up to 2025 and beyond.
- 1.8.2. The revised green belt boundary will provide sufficient opportunities to meet the requirements of the Strategic Development Plan and provide a long term settlement strategy for East Renfrewshire in accordance with Scottish Planning Policy.

## 2. APPENDIX A

### 2.1. LANDSCAPE EVALUATION CRITERIA

- 2.1.1. The evaluative approach below concentrates on a number of individual attributes and features of the landscape and visual character that underpin the inherent sensitivity of that resource. These have been developed following current guidance and are tailored to the diversity of landscape character types and areas within the study area in particular from human influences on character. 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 the original green belt designation and current policy.
- 2.1.2. Individual scores have been provided considering landscape character, landscape value and landscape sensitivity.






#### Analysis of Inner Green Belt Boundary

The analysis of the green belt boundary and existing urban edge has sought to consider:

Strength of defensibility of the rural urban interface. Discussed in terms of:  
 Relationship of built form to landscape  
 Presence of any natural breaks –change in slope, water feature etc.  
 Presence of road –type size,  
 Presence of any boundary features –walls, tree lines, hedges  
 Character of any human influences –historical, contemporary.  
 Discussion of the existing edge takes into consideration whether these elements above occur in isolation i.e. a single tree line, or in combination i.e. a contemporary road with kerbs and lighting, but backed by a stone wall and hedgerow.

The analysis includes a map illustrating the boundary type. The key for these illustrations is below.

#### Key

	Gardens and hedgerows
	Main road
	Minor road
	Railway
	Woodland, steep slope, water course

## 2.2. LANDSCAPE EVALUATION

<b>Landscape Sensitivity</b> Scored in terms of <i>High, Medium to High, Medium, Low to Medium, or Low.</i>	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.
Strength of Typical Character	The individual elements that contribute to character, <u>their significance and their vulnerability to change.</u>
Condition/Intactness	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.
Scenic qualities	Landscape experience discussing attributes such as the scale, level of enclosure, diversity, colour, form, line, pattern and texture of the landscape.

<b>Visual Sensitivity</b> Scored in terms of <i>High, Medium to High, Medium, Low to Medium, or Low.</i>	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.
General Visibility	Primarily a function of the landform and presence of potentially screening land cover, especially trees and woodland.
Population	Numbers and types of people who are likely to perceive the landscape and <u>any changes occurring within it.</u>
Mitigation Potential	The potential scope to mitigate the visual effects of any change that might take place, using appropriate methods. (Therefore the scoring system here is actually the converse in meaning to the above criteria, with a score rated 'High' indicating <b>reduced visual sensitivity</b> 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.



<b>Landscape Value against Green Belt Objectives</b> Scored in terms of <i>Strong, Moderate to Strong, Moderate, Weak to Moderate</i> or <i>Weak</i> .	Criteria developed from consideration of green belt policy and the extent to which the landscape character functions as green belt.
Robustness of Boundaries	Nature of elements that contribute to the existing green belt boundary and their defensibility?
Contribution to Settlement Setting	The extent to which the landscape performs as an inherent part of the townscape in views from the urban landscape?
Provision of Containment	The extent to which the landform and land cover provides enclosure and influences the extent and quality of views into and out of the character area into adjacent areas and the townscape?
Clarity of Separation	The character and quality of the character area in relation to the presence of development and also the extent to which it provides a contrast to the surrounding urban landscape.
Contribution to green corridors	Contribution of the character area in generating and facilitating green links into urban landscape.

2.2.1. As the LCA Guidance indicates, value may be formally recognised through the application of some form of national landscape designation. In topic Paper 6<sup>9</sup>, it suggests that this means in particular understanding what aspects of the landscape led to its designation and how these might be affected by any proposed changes. Here the discussion of value has been underpinned by taking criteria directly from the objectives of the green belt designation and testing them against each of the Landscape character areas identified. Using this approach, value was judged in an integrated way alongside considerations of the landscape and visual sensitivity of each character area.

2.2.2. All evaluation criteria above are relative to the study area

### **Judgement about opportunities and constraints for change**

Judgements regarding landscape value contributing to the green belt stand alone and are used to inform the judgements of sensitivity in terms of opportunities and constraints for development.

*9 Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity Scottish Natural Heritage and The Countryside Agency 2002*

## D. 2 GREEN BELT PROPOSALS

### 1. GREEN BELT PROPOSALS

#### 1.1. Overview

- 1.1.1. Scottish Planning Policy states that the purpose of the green belt is to direct planned growth to the most appropriate locations and support regeneration.
- 1.1.2. The majority of the landscape surrounding East Renfrewshire is designated as green belt. The green belt provides a setting for urban areas, contributes to local amenity and prevents the coalescence of settlements. In addition to this sensitivity the landscape offers valuable recreational opportunities and contrast in relation to the adjacent urban landscape, including Glasgow. Opposing this there is the demand for developable land.
- 1.1.3. As part of the preparation of the Proposed Local Development Plan the boundary of the green belt was reviewed within the policy context of Scottish Planning Policy and the Council's Landscape Character Assessment (LCA).

Table D1: Applications for Development in the Green Belt

Year	Applications	Applications	
		Approved	Refused
2005/06	32	23 (72%)	9
2006/07	38	33 (87%)	5
2007/08	49	44 (90%)	5
2008/09	21	21 (100%)	0
2009/10	47	46 (98%)	1
2010/11	45	41 (91%)	4
2011/12	45	41 (91%)	4
<b>Totals</b>	<b>280</b>	<b>250 (89%)</b>	<b>30 (11%)</b>

Source: ERC Planning Applications Database

- 1.1.4. There remains considerable pressure for residential development in the green belt. Table D1 illustrates that since 2005/06 280 applications have been submitted for developments in the green belt, of which 250 (89%) have been granted. 21 applications were submitted that constituted a departure from the Development Plan, of which 11 (52%) were granted and were largely for minor applications. Overall the majority of applications submitted were in accordance with the policy framework and were approved accordingly.

## 1.2. Residential Applications in the Green Belt

- 1.2.1. Applications for residential development in the green belt were analysed in greater detail, since it is not just the number of applications approved/refused that is important, but the number of proposed dwellings. Table D2 illustrates that 36 applications for residential development were approved and 15 refused. Of these the majority were for single units/conversions/replacements. 5 applications were approved that would provide 10 or more dwellings. This included the Urban Expansion area at Greenlaw, a site at Gateside Barrhead and a care home. Additionally two sites Montford House for 13 units and Barrance Farm 10 units were approved departure applications. Overall the majority of approved departures were for residential developments.

Table D2: Residential Applications in the Green Belt

Size (Units)	Applications		Departures	
	Approved	Refused	Approved	Refused
0-9	36	15	3	7
10+	5	1	2	1
<b>Totals</b>	<b>27</b>	<b>12</b>	<b>5</b>	<b>8</b>

Source: ERC Planning Applications Database

Note: This does not include applications seeking amendments to or renewals of previously granted consents or the recent approval of a site at Waterfoot for 28 units

## 1.3. Summary

- 1.3.1. In summary it is viewed that the assessment of the green belt policies reveals that the policy framework was generally considered to be effective and achieving its aims and objectives. The Local Development Plan should continue to consider potential impacts of development proposals on the green belt and important landscapes, particularly in terms of loss of important features.

## E. BUILT AND NATURAL HERITAGE

### 1. BUILT AND NATURAL HERITAGE

#### 1.1. Overview

- 1.1.1. The Council is committed to the protection of the areas cultural and natural heritage in order that the historic fabric of the area is retained for future generations to enjoy. The preservation of the areas historic features makes a positive contribution to the quality of life of the inhabitants and contributes to a sense of identity and place. Additionally it can bring the benefits of tourism and economy. The natural environment provides an array of assets which help slow the effects of climate change, encourage health and wellbeing and provide an attractive environment for people to live, work and visit.
- 1.1.2. The following sections provide an overview of the built and natural heritage designations in the area. Further information is held within the State of the Environment Report which accompanies the Strategic Environmental Assessment.

#### 1.2. Local Plan Proposals Update

- 1.2.1. Table E1 provides an update on progress with proposals allocated in the Adopted Local Plan.

Table E1: Local Plan Proposals - Environmental Protection Projects

Location	Description	Progress
<b>Busby Conservation Area</b>	Prepare Conservation Area Appraisal	Ongoing requirement. Carry forward within Local Development Plan
<b>Eaglesham Conservation Area</b>	Prepare Conservation Area Appraisal and update Article 4 Direction Order	Draft Appraisal prepared Prepare to formally withdraw Article 4 Direction Order as no longer required given changes to Permitted Development Rights
<b>Giffnock Conservation Area</b>	Prepare Conservation Area Appraisal and update Article 4 Direction Order	Draft Appraisal prepared Article 4 Direction Order no longer required given changes to Permitted Development Rights
<b>Lower Whitecraigs Conservation Area</b>	Prepare Conservation Area Appraisal and update Article 4 Direction Order	Draft Appraisal prepared Article 4 Direction Order no longer required given changes to Permitted Development Rights
<b>Upper Whitecraigs Conservation Area</b>	Prepare Conservation Area Appraisal and update Article 4 Direction Order	Draft Appraisal prepared Article 4 Direction Order no longer required given changes to Permitted Development Rights
<b>Crofthead Mill</b>	Restoration of Listed Building and associated enabling development	Ongoing requirement. Carry forward within Local Development Plan
<b>Caldwell House, by Uplawmoor</b>	Limited development to secure Listed Building restoration	Discussions ongoing. Carry forward within Local Development Plan
<b>Tower of Caldwell</b>	Listed Building restoration	Restoration complete & building no longer at risk

Table E2: Local Plan Proposals - Environmental Protection Projects

Location	Description	Progress
<b>Council wide</b>	Review and update SINC	Complete
<b>Council wide</b>	Monitor and Review LBAP	Complete
<b>Aurs Glen, Barrhead</b>	Designate as a Local Nature Reserve	Decision taken not to proceed at this time.

## F. VACANT AND DERELICT LAND

### 1. VACANT AND DERELICT LAND

#### 1.1. Overview

- 1.1.1. It is essential that the amount and distribution of vacant and derelict land is also closely monitored. The amount of vacant and derelict land provides an indicator of environmental quality and offers the opportunity for redevelopment and environmental improvement.

#### 1.2. Urban Vacant and Derelict land

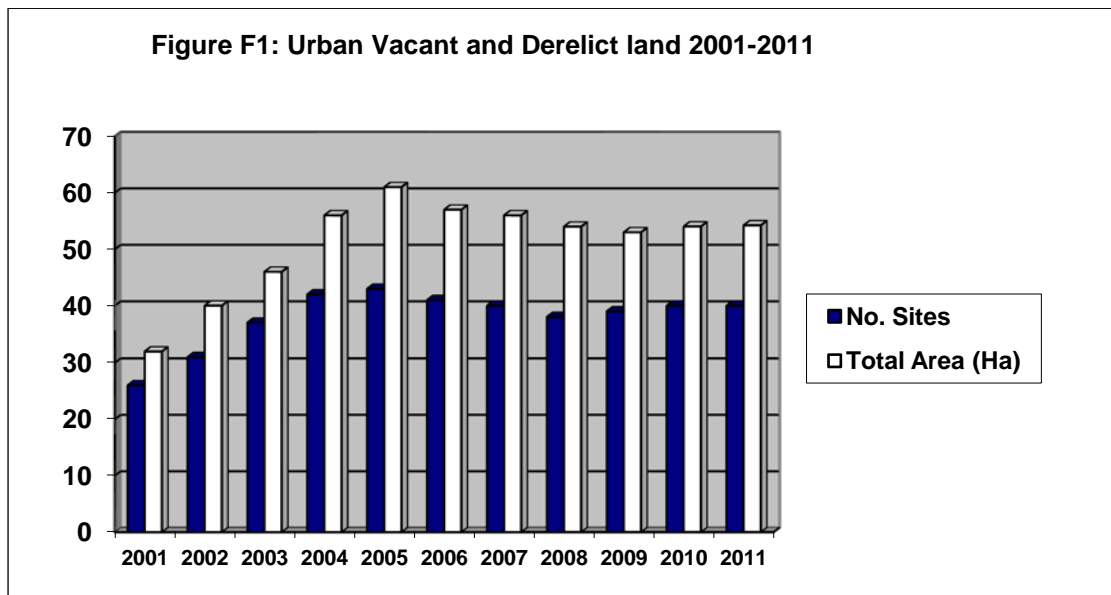
- 1.2.1. The data gathered reveals that during the period 2001-2005 both the number and amount of vacant and derelict land increased, reaching a peak of 43 sites and 61HA in 2005. However, from 2005-2009 the trend is one of reduction apart from a small increase in 2010. 2 new sites were added in 2010 totalling 1.33Ha. As at 2010 1.93% of the urban area is covered by vacant or derelict land or 0.3% of the total Council area. 20% of the total sites have been around since pre 1990 accounting for 11.08Ha and 9 sites. The Council also maintains a register of contaminated sites. This shows that while no sites are formally identified as contaminated land 833 sites are identified as having the potential to be contaminated covering an area of 519Ha.

Table F1: Urban Vacant and Derelict Land 2001-2011

Year	No. Sites	Total Area (ha)
2001	26	32
2002	31	40
2003	37	46
2004	42	56
2005	43	61
2006	41	57
2007	40	56
2008	38	54
2009	39	53.12
2010	40	54.04
2011	40	54.24

Source: ERC Vacant and Derelict Land Audit 2011

Figure F1: Urban Vacant &amp; Derelict Land 2001-2011



Source: ERC Vacant and Derelict Land Audit 2011

- 1.2.2. Since 2001 29 sites and 24.91Ha have been taken up, primarily for residential and retail uses. Taking average rates of take up (2.49Ha per annum) it would take 22 years to remove the 2010 levels of vacant and derelict land with the area.

Table F2: Take Up of Vacant and Derelict Land

Year	No of Sites	Ha	Type							
			Residential	Retail	Passive Open Space	Storage	Business	Transport	Gen Industry	Other
2001	1	0.84	1							
2002	6	3.91	3	1	1	1				
2003	3	2.5	2	1						
2004	1	0.13		1						
2005	3	2.12			1		1		1	
2006	5	7.59	2					1	1	1
2007	3	2.42		3						
2008	3	3.92	2		1					
2009	2	1.07	2							
2010	2	0.41	1							1
2011	1	0.1								1
<b>Total</b>	<b>30</b>	<b>25.01</b>	<b>13</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>

Source: ERC Vacant and Derelict Land Audit 2011

- 1.2.3. Table F3 illustrates that approximately 94% of the vacant and derelict sites within East Renfrewshire are allocated for housing or business and industrial use. This is an important consideration for the Development strategy of the Proposed Plan and the ability of the Plan to meet the needs of the Strategic Development Plan.

Table F3: Vacant and Derelict Sites Proposed Use Local Plan

Proposed Use Local Plan	No of Sites	Area	%
Business and Industry	16	32.75	60.38
Housing	18	18.07	33.31
No site specific use (green belt)	3	2.93	5.4
No site specific use (urban area)	3	0.49	0.9
<b>Total</b>	<b>40</b>	<b>54.24</b>	<b>100</b>



## G. COMMUNITY, LEISURE AND EDUCATIONAL FACILITIES

### 1. COMMUNITY, LEISURE AND EDUCATIONAL FACILITIES

#### 1.1. Overview

- 1.1.1. The importance of a good quality environment is an essential component of successful, healthy and sustainable communities. It is recognised that components of the natural environment can help slow the effects of climate change, encourage health and well being and provide attractive places for people to live and work and play.
- 1.1.2. For the area to be successful provision of greenspace, opportunities for outdoor access and recreation including natural features and habitat is essential.
- 1.1.3. Provision and protection of good quality, useable urban & local greenspace and access routes are recognised as important both within the current adopted Local Plan and the Proposed Local Development Plan.
- 1.1.4. Enhancements of existing key resources such as the Dams to Darnley Country Park and Whitelee Access Project, and well established assets such as Eastwood & Rouken Glen Parks, when taken together with other provision are important for promotion of recreation, health and well being, education and social interaction.
- 1.1.5. The protection of urban and local greenspace, the green network and the promotion of the principles of green infrastructure within new developments are essential elements within the adopted Local Plan which have been further refined and improved as part of the Proposed Local Plan.

#### 1.2. Adopted Local Plan Proposals

- 1.2.1. Table below provides an update on progress with proposals allocated in the Adopted Local Plan.

Table G1: Local Plan Proposals – New and Improved Facilities

Location	Description	Progress
<b>Aurs Glen / Springfield Rd, Barrhead</b>	Improvements to Greenspace	Proposal completed. Mountain Bike Trail operational & improvements to path network undertaken.
<b>Barrhead – Pollok, Barrhead</b>	Levern Walkway	Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Dunterlie Park, Carlibar Road; Centenary Park; Cowan Park, Barrhead</b>	Relocation of Arthurlie Juniors (two alternative locations are under consideration at Centenary Park and Cowan Park)	No progress to date.
<b>Centenary Park, Barrhead</b>	Remodelling of Centenary Park , provision of two new play parks	Project work ongoing on consolidation & enhancement of park.
<b>Sports Centre, Barrhead</b>	Refurbishment	Ongoing, this proposal has altered to incorporate, Barrhead Learning & leisure hub. (see reference below)
<b>Busby Glen / Overlee Park, Clarkston</b>	Extension of White Cart Walkway	Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Eaglesham – Darvel, Eaglesham</b>	Long distance walking/ cycling route	Within the Whitelee section of path, construction works are scheduled for 2013.
<b>Deaconsbank, Giffnock</b>	Sport and leisure complex	Proposal not taken forward and will not be progressed by Local Development Plan.
<b>Huntly Park, Giffnock</b>	Improvement of soccer facilities and new build Huntly Pavilion	Dependant on the progress of remediation strategy associated with Braidbar Quarry
<b>Rouken Glen, Giffnock</b>	Park Improvement works	Heritage Lottery Funding secured for regeneration and conservation of the park. Carry forward to Local Development Plan

<b>St Ninian's High School, Giffnock</b>	New synthetic grass pitches	Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Cowdenhall adj. to Crofthead Mill, Neilston</b>	Access/Woodland planting/management of Cowdenhall	Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Crookfur Playing Field, Newton Mearns</b>	Extension to pavilion	No progress. Carry forward to Local Development Plan
<b>Eastwood High School, Newton Mearns</b>	New synthetic grass pitch	Elements of synthetic sports facilities completed other elements will be completed once new school operational. (see reference below)
<b>Greenlaw, Newton Mearns</b>	Commercial leisure facility	Alternative proposal built.
<b>Greenlaw, Newton Mearns</b>	Hotel and leisure complex	Built, business operational.
<b>Uplawmoor Woods, Uplawmoor</b>	Community Woodland	Proposal not taken forward and will not be progressed by Local Development Plan.

### 1.3. COMMUNITY FACILITIES

Table G2: Usage of Cultural facilities including library usage

Year	No of attendance per 1000 population for other indoor sports and leisure facilities, excluding pools.	Total Attendance for all Pools	Total Attendance for other indoor sports and leisure facilities, excluding pools in a combined complex.	No of visits to libraries
<b>2006/07</b>	3744	279241	335431	497107
<b>2007/08</b>	3768	259899	336425	478250
<b>2008/09</b>	4404	310684	393114	510849
<b>2009/10</b>	4594	318271	409990	484492

2010/11		3,368 *		5,329*
2011/12		3,606*		5,378*

Source : ERC SPIs & (ODP2012-15) \*Per1000 population

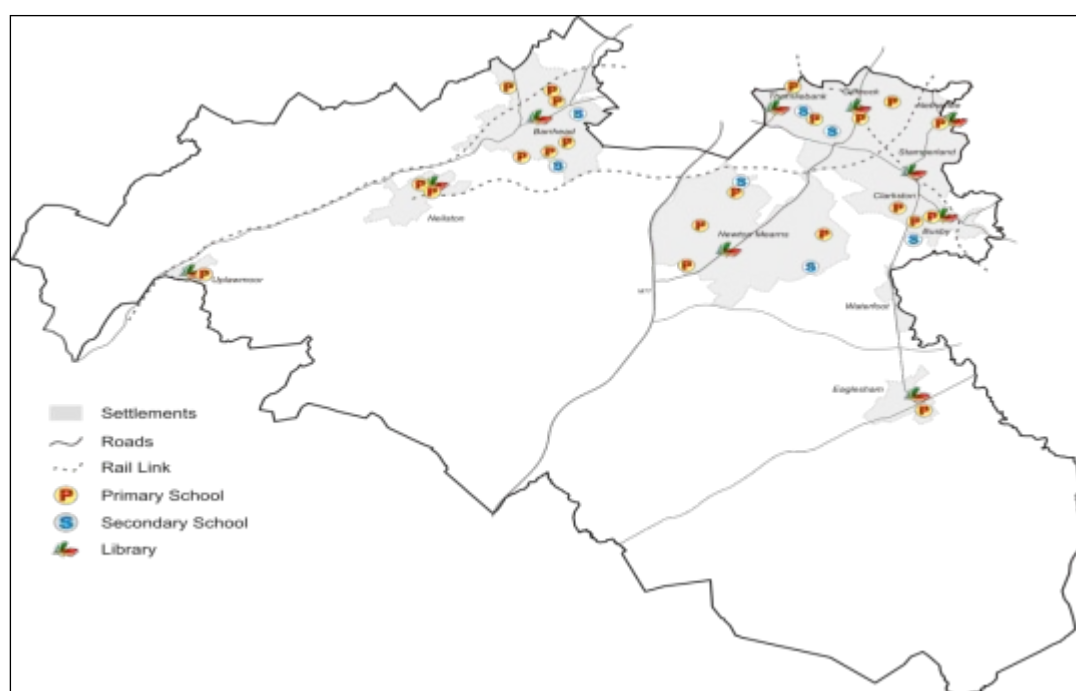
## 1.4. Education

1.4.1. In 2010, there were 17,679 young people in East Renfrewshire under 16, this was 19.74% of the population which is higher than the national figure of 17.46%. East Renfrewshire has 1.74% of the Scottish population of school age children but 2.4% of the school population. Although our young people in schools is more than our local population of young people we continue to be one of the highest performing councils in Scotland for education. We have consistently achieved all our high level targets for educational attainment at primary and secondary level, as well as supporting learners through our comprehensive Community Learning and Development programme. Future educational provision will be catered for through the Local Development Plan process.

## 1.5. Healthier & Active

1.5.1. The Council is committed to develop and deliver Leisure Centre Improvement Plans and a Sports Strategy including development of Community Sports hubs. The Council is also committed to the development and implementation of a Libraries Strategy

Figure G1: Community Facilities



## 1.6. Local Plan Proposals Update

1.6.1. Table below provides an update on progress with proposals allocated in the Adopted Local Plan.

Table G3: Local Plan Proposals – New and Improved Facilities

Location	Description	Progress
<b>St Marks Primary School, Barrhead</b>	Extension	Proposal at implementation stage. Carry forward to Local Development Plan.
<b>Town Centre, Barrhead</b>	Replacement Health Centre incorporating day centre for the elderly	Proposal complete.
<b>Town Centre, Barrhead</b>	Further Education college/replacement library/crèche facility/relocated McCready Family Centre	Proposal significantly changed, Further Education College not being taken forward. New Barrhead Learning and Leisure Hub, at Sports Centre location, incorporating modern library/café, office, business space and improvements to sports centre. This new proposal will be included in Local Development Plan.
<b>Giffnock Library</b>	Refurbishment	Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Neilston Library</b>	Redevelopment	Feasibility study relating to library & leisure centre being carried out 2013.
<b>Linnpark Avenue, Netherlee</b>	Doctors Surgery	Outline expired. To date not being taken forward.
<b>Broomburn Drive, Newton Mearns</b>	New Health centre/Nursery School	No progress to date
<b>Eastwood High School, Newton Mearns</b>	New Build	Being implemented. New School will be operational Aug 2013
<b>Greenlaw Urban Expansion Area, Newton Mearns</b>	Neighbourhood Centre	Built & occupied.
<b>Greenlaw Urban Expansion Area, Newton Mearns</b>	New nursery/Family Centre	Complete as part of Isabel Mair School campus.
<b>Greenlaw Urban Expansion Area, Newton Mearns</b>	Relocated Isobel Mair School	Complete & occupied
<b>Thornliebank Library</b>	Relocation	Proposal yet to be implemented. Carry forward to Local Development Plan.

## H. SUSTAINABLE ECONOMIC GROWTH

1.6.2. The central purpose of the Scottish Government is to increase sustainable economic growth. This key purpose is reflected in the Local Development Plan within the Development Strategy set out in Strategic Policy 1. As stated under this policy the Plan aims to direct development to sustainable locations that can be accessed by a variety of transport modes, create a competitive and dynamic local economy that is sustainable, innovative and inclusive and to meet housing needs across all tenures.

1.6.3. The following Appendices provide detail on:

- Appendix H1 Meeting Housing Needs
- Appendix H2 Economic Development
- Appendix H3 Town and Neighbourhood Centres
- Appendix H4 Sustainable Transport Network

## APPENDIX H1: MEETING HOUSING NEEDS

### 1. MEETING HOUSING NEEDS

#### 1.1. Introduction

- 1.1.1. Delivering an adequate supply of housing is a key issue facing East Renfrewshire and Scotland as a whole and is a key component of this first Local Development Plan. Local Development Plans are required by national policy to provide a generous supply of land to meet identified housing requirements across all tenures which includes affordable housing. Broader objectives of creating sustainable mixed communities with well designed, energy efficient and good quality housing in sustainable locations are also key considerations.
- 1.1.2. The economic context has changed in recent times and the Council is keen to respond to the challenges around the lack of inward investment, job creation, the decline in house building and the need for affordable housing. The challenge will be to plan for sustainable economic growth, seek to improve the delivery of existing housing sites which are currently not being developed, to continue to address housing needs and in particular, the scale of affordable and social 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. It is clear from consultation responses that protection of the green belt remains an important consideration for the community.
- 1.1.3. The Proposed Plan's development strategy is about more than just housing delivery, as it also seeks to deliver a variety and mix of uses and contribute to achieving environmental, social and economic benefits. However, this report concentrates on housing land supply and the setting of targets. As housing plays a key role in the selection and delivery of any spatial strategy it is therefore deemed appropriate to address this issue in more detail at this stage in the plan preparation process.
- 1.1.4. Due to the complexities involved with developing and delivering on housing supply targets, and to reflect current market and economic difficulties, it is necessary to introduce flexibility within the preferred strategy. Monitoring of the land supply and the Action Programme will also be key to delivering the targets. It is however important to weigh aspiration with deliverability in setting the targets for the Local Development Plan and in determining the appropriate scale and distribution of housing. Significant challenges remain for the future in terms of the ability to deliver sufficient affordable housing supply to meet the needs identified by the Glasgow and Clyde Valley Strategic Development Plan.

#### 1.2. Purpose and Content

- 1.2.1. The main purpose of this report is to explain the basis on which the housing supply targets have been set and which factors were considered in determining the appropriate scale and distribution of housing for the Proposed Plan. This includes national and regional policy, environmental

(including the green belt) and infrastructure constraints, financial constraints, market conditions and representations received on the Main Issues Report.

1.2.2. In addition the report explains how the Proposed Plan will meet the housing supply targets. The Proposed Plan will set out the Council's preferred position in terms of the final content and direction of the Local Development Plan. The Proposed Plan is a key consultation stage where formal objections or expressions of support to the Plan may be raised and will be issued for consultation in 2013.

1.2.3. The principal purposes of this report are to:

- Explain how the housing requirements of Scottish Planning Policy 2010, the Approved Glasgow and Clyde Valley Strategic Development Plan 2012 and the Strategic Housing Need and Demand Assessment for all housing tenures including social rented, shared ownership etc. can be met through the Proposed Local Development Plan;
- Provide All Tenure Housing Supply Targets and Options for the Proposed Plan;
- Explain how local housing needs will be addressed;
- Revisit the previous housing supply targets set out in the Local Housing Strategy 2012;
- Provide an overview of the current Housing Land Supply;
- Consider the responses made to the Main Issues Report; and
- Explain how the Proposed Plan will meet the Housing Supply Targets.

### 1.3. Market Commentary

1.3.1. The economic climate has changed dramatically over the past few years resulting in serious impacts on the development industry, and particularly on house building. Development finance and mortgages are also more difficult to obtain. The house building industry has traditionally had an important influence upon the economy of East Renfrewshire. Development activity has dramatically declined and some house builders have gone into receivership, large numbers of employees in the industry have been laid off, and planning applications, site starts and house completions have all been dramatically affected. However a positive trend has been seen over the past few years with a steady increase in completions. Although it is not known when, or indeed if, the house building industry and availability of mortgages will increase to previous levels it is important for the Local Development Plan to aim to plan for a variety of scenarios.

### 1.4. East Renfrewshire Market Context

1.4.1. East Renfrewshire is not a discrete housing market area. Cross boundary movements, both for the market and affordable sectors, are part of the normal functioning of the wider strategic market which operates over the Glasgow and the Clyde Valley region.

1.4.2. East Renfrewshire is viewed as a desirable place to live with a high quality environment and residential areas. Incomes are higher than the Scottish average with house prices being some of the highest in Scotland. East



Renfrewshire has two distinct housing market areas, Eastwood and Levern Valley. The housing issues faced within these areas are quite diverse and each requires different approaches to delivering homes and meeting needs. House prices particularly in the Eastwood side have been traditionally high and combined with the right to buy of Council stock, this has exacerbated the needs of those seeking social and affordable accommodation locally. The area is also subject to considerable development pressure, particularly in the green belt.

## 1.5. Policy Context

- 1.5.1. This section provides an overview of the key policy documents that provide the context for preparing the Local Development Plan.

### National Guidance and Advice on Meeting the Housing Land Requirement

- 1.5.2. Scottish Planning Policy provides the national planning policy context for the provision of land for housing. Accordingly, the main role of the Local Development Plan is to identify sustainable and effective sites that are suitable for housing and to facilitate the timely release of land allocated to enable the building of homes to meet the identified demand and need. Local Development Plans are required to identify sites that provide a minimum 5 year effective land supply. Scottish Planning Policy also seeks to achieve consistency between the Local Development Plan and the Local Housing Strategy and focuses on the need to deliver affordable housing in those areas that have a recognised shortfall.
- 1.5.3. Scottish Planning Policy states at Paragraph 72 that all Local Development Plans should allocate land on a range of sites to meet the housing land requirement up to 10 years from the predicted date of adoption of the Plan. It should further provide appropriate effective sites in the initial phase to accommodate the requirement for at least 5 years, with further sites allocated capable of becoming effective, and therefore developed, by the end of year 10. A key stated objective of the guidance is to allocate a generous supply of land to meet identified housing requirements across all tenures, including affordable housing.
- 1.5.4. Scottish Planning Policy states at Paragraph 67 that Housing Need and Demand Assessments provide the evidence base for defining housing supply targets in the Local Housing Strategy and for allocating land for housing in Development Plans. This should be undertaken at the geographic level of the functional housing market area and should consider the operation of the housing system as a whole, covering all tenures.
- 1.5.5. Government Policy on planning for affordable housing is set out in a number of documents, including the National Planning Framework 2, the consolidated Scottish Planning Policy and Planning Advice Note 2/2010 on affordable housing and Housing Land Audits (2010). The guidance recognises that local authorities have a key role in developing a locally based affordable housing policy framework. The Government has set a benchmark figure of 25% for the provision of affordable housing on new housing sites. East Renfrewshire Council has implemented this requirement and the affordable housing policy,

in place since 2006 has required an affordable housing contribution of 25% on all residential developments of 4 or more units. The Planning Advice Note sets out the steps to support the delivery of affordable housing through planning policy and describes various mechanisms for provision. There also needs to be strong linkages between the Strategic Development Plan, the Local Development Plan, the Strategic Housing Need and Demand Assessment and the Local Housing Strategy to address the detail of local need and type of affordable housing required.

- 1.5.6. National guidance states that where a shortage of affordable housing is identified this should be addressed by the Development Plan as part of the overall housing land requirement and that, as with market-led housing development, the need for affordable housing should, where possible, be met within the housing market area where it arises.

#### **Chief Planner's Letter**

- 1.5.7. A letter from the Chief Planner to all Local Authorities dated 29<sup>th</sup> October 2010 referred to the requirement for Local Authorities to provide an effective 5 year supply of land for housing and ensure a continuing generous supply of land for housing. It was stated that where there was no longer a 5 year land supply of effective housing land steps should be taken to comply with Scottish Planning Policy. A review of sites should be undertaken to highlight those no longer effective and if required new sites should be brought forward through emerging Local Development Plans.

#### **Development Plan**

- 1.5.8. The current Development Plan for East Renfrewshire comprises the Approved Strategic Development Plan and Adopted Local Plan 2011. The Council is also well advanced with the preparation of its Local Development Plan which will replace the adopted Local Plan.

#### **Strategic Development Plan**

- 1.5.9. The Glasgow and Clyde Valley Strategic Development Plan was approved with modifications by Scottish Ministers on 29<sup>th</sup> May 2012. The Glasgow and Clyde Valley Strategic Development Plan (2012) replaces the previous Glasgow and the Clyde Valley Joint Structure Plan 2006, and now together with the Adopted East Renfrewshire Local Plan, it forms the development plan against which planning applications require to be determined.
- 1.5.10. The approved Strategic Development Plan provides the geographical framework within which the 8 constituent authorities will formulate their Local Development Plans. The Councils Proposed Local Development Plan must conform with the approved Strategic Development Plan (2012).
- 1.5.11. East Renfrewshire's growth agenda is driven by the requirements of the Strategic Development Plan which provides a clear direction in terms of the nature and scale of demand for development. The Strategic Development Plan adopts an optimistic picture of the long term demographic position and is predicated on an optimistic recovery of the wider region's economy and a quicker return to past growth rates. There is no requirement within the Glasgow and the Clyde Valley region for large scale strategic land releases to meet market housing requirements, over and above the existing identified

supply. There are however continuing social housing needs and there is the current issue of depleted rates of delivery on existing housing sites within East Renfrewshire.

- 1.5.12. The Strategic Development Plan does not contain any Development Management policies. Policies SP1-10 of the Structure Plan are replaced by 'Strategy Support Measures' which provide flexibility and context for the Local Development Plans. Of particular importance is Strategy Support Measure 10 'Housing development and local flexibility' which refers to local flexibility and encourages consideration of augmenting the land supply particularly where a private sector contribution could address housing needs in the affordable sector provided that such proposals do not compromise the fundamental strategy of the Strategic Development Plan or Local Development Plan. This additional flexibility has been introduced to deal with this critical short term period of difficulty for the house building industry.
- 1.5.13. The Strategic Development Plan includes an Indicative All-Tenure Housing Requirement for the period from 2008/2009 to 2025, by local authority area. The All Tenure Requirement for East Renfrewshire is set out in Schedule 11A (Table H1.1 below refers) and is a combination of the private sector requirement and the affordable housing requirement including backlog need. For the Council, this presents a high indicative all tenure requirement.
- 1.5.14. These figures are derived from the Strategic Housing Need and Demand Assessment which provides the main evidence base for the Strategic Development Plan and in turn the Local Development Plan. It is a requirement for Local Authorities to provide an All Tenure Housing Target in their Local Development Plan. These requirements are to be treated as indicative at this stage and are subject to a number of criteria to ensure that if any subsequent adjustments are required these can be properly justified by further evidence. It is clear that these criteria relate mainly to potential variations in the requirement for affordable housing. The application of the criteria is discussed in detail under Stage 1 of the Methodology below. The list of criteria is though not exhaustive and other criteria have been considered.

Table H1.1: Schedule 11a: Indicative All Tenure Housing Requirement – East Renfrewshire

Private Sector (09-25)	Affordable (08-25)	All Tenure
2500	3200	5700

Source: Glasgow and Clyde Valley Strategic Development Plan 2012

#### Local Development Plan Main Issues Report September 2011

- 1.5.15. The Main Issues Report was the first stage in the replacement of the current Adopted Local Plan. The spatial issues that are relevant to East Renfrewshire and which require to be addressed within the Local Development Plan were highlighted for discussion in the Main Issues Report.

- 1.5.16. The main purpose of the Main Issues Report was to set out a strategy and vision for the area and guide the broad distribution of new homes, jobs and services upto 2025 and potentially beyond. The challenge was to plan for sustainable economic growth whilst protecting the built and natural environment and delivering a variety and mix of uses that contribute to achieving environmental, social and economic benefits. In addition addressing housing needs and boosting economic opportunities were vital components of the new strategy.
- 1.5.17. The Main Issues Report set out in detail the key advantages and disadvantages of each option against a series of environmental, social and economic factors. The deliverability of each option was also considered.
- 1.5.18. The Main Issues Report outlined the overall levels of housing growth planned for the area over the period 2009-2025. Three spatial approaches were explored which sought to address deliverability and affordable housing issues and to bring further social and economic benefits to East Renfrewshire over the period of the Local Development Plan. Directing development to brownfield sites within the urban area was a common strategic aim for all options. The responses to the Main Issues Report were reported to Council on 27<sup>th</sup> June 2012.
- 1.5.19. Under Option 1 'Consolidation and Regeneration' no new development opportunities were proposed. This approach has benefits in terms of preventing urban sprawl and protecting the green belt. It would also maximise the amount of development in the urban area and would support the Councils regeneration aspirations with development located close to the existing transport infrastructure and services and facilities. However, it may result in pressure to develop urban greenspaces or increase densities thereby impacting negatively on settlement character. This option would promote less reliance on the private car, encourage more walking and cycling and increase the viability of existing services and facilities.
- 1.5.20. This approach relied upon existing permissions, allocations and new windfall sites gaining consent. However, a key constraint to this approach was that due to the reliance on existing sites and new windfall sites, significantly fewer sites units would over the plan period contribute to providing affordable or particular needs housing than under Options 2A and 2B. This would mean that those needs would increasingly not be met. Additionally there was a danger that the requirements of the Strategic Development Plan would not be fully met if there was a significant slippage in agreed levels of programming or suitable windfall sites did not come forward. Furthermore this option is unlikely to allow sufficient opportunities to address the current economic downturn or provide the flexibility required to respond when the market begins to improve.
- 1.5.21. Option 2 promoted a strategy that whilst retaining a focus on development in the urban area, as per Option 1, sought to plan for additional growth and a long term vision for East Renfrewshire. Two growth options were proposed, Option 2A 'Limited Growth' and Option 2B 'Flexible Long Term Growth', which was identified as the Planning Service's preferred approach. Under these

options there would be less pressure on existing urban areas to meet all the development needs. This approach would continue to support the Councils regeneration aspirations with development in part located close to the existing transport infrastructure and existing services and facilities. Urban brownfield sites would also continue to be delivered.

- 1.5.22. These options promoted a wider range of sites than Option 1, including green belt release and in the short term would assist with improving housing delivery and allow for the reality that some brownfield sites will take longer to come forward. However, the Main Issues Report stated that the release of a number of individual green belt sites under Option 2A would not be able to deliver the significant range and scale of benefits that could be gained from the coordinated masterplanned approach proposed under Option 2B, including a wide range of employment locations and job opportunities, major transport upgrades and enhancements to the Dams to Darnley Country Park. Importantly both growth options would assist towards meeting the needs of the affordable and elderly sectors.
- 1.5.23. The majority of the comments received during the consultation on the Main Issues Report were in support of Option 1 and objecting to Option 2B. Comments of support for the Growth Options were largely from the development industry and landowners. This picture was mirrored by the responses to Issue 4.1 'Scale of Housing Needs'.
- 1.5.24. Under Stage 3 of the Methodology, set out in later sections of this report, options are set out for the Proposed Plan which build upon the strategies set out in the Main Issues Report and the implications of each including the setting of All Tenure Supply Targets, in accordance with the Strategic Development Plan.

## **1.6. Key Housing Documents**

- 1.6.1. The All Tenure housing targets set out in this report are heavily influenced by all of the following key housing documents.

### **Strategic Housing Need and Demand Assessment**

- 1.6.2. The main housing evidence base for the Local Development Plan is the Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment (2011). This takes account of current housing need, demographic trends and projections and the current and anticipated supply of housing. From this estimates of current and future housing needs, both in the affordable and private housing sectors, are made over the medium and long term. This needs assessment has been utilised to inform the scale, nature and distribution of the housing requirement for East Renfrewshire. The housing requirements are predicated upon optimistic forecasts of population and economic growth within the Glasgow and Clyde Valley area.
- 1.6.3. The Strategic Housing Need and Demand Assessment identified East Renfrewshire as an area of ongoing significant pressure for affordable housing with a projected shortfall clearly demonstrated. The Strategic Housing Need and Demand Assessment shows levels of unmet housing need across both Lovern Valley and Eastwood areas between 2008 and 2020. Estimates of

current and future need show that the most significant levels of unmet need, particularly for social rented housing will be within the Eastwood area. It is unlikely that all needs will be met in the periods set out; therefore we expect an ongoing shortfall of affordable housing in both sub-areas for the short, medium and possibly long term planning periods. Although stock has increased over the last few years, it has not been at a rate to meet the identified need. In addition due to reductions in public subsidy 'developer led' affordable housing will have an increasingly important role in addressing housing needs in the area.

- 1.6.4. The Strategic Housing Need and Demand Assessment which has informed the Strategic Development Plan and Local Housing Strategy, identifies the requirement to provide 2500 market housing units and 3200 affordable homes during the period 2009-2025 for East Renfrewshire. The Strategic Housing Need and Demand Assessment is clear that the affordable housing targets do not necessarily equate to new build and that other delivery mechanisms are available.
- 1.6.5. As shown in table H1.2 below the Strategic Housing Need and Demand Assessment estimates that 255-298 households in East Renfrewshire will have unmet housing needs during the period 2009-2016 and between 206-238 during the period 2016-2020. Again the need is shown to be greater in Eastwood compared to Levern Valley.

Table H1.2: Housing Needs in East Renfrewshire

	09/10-15/16	16/17-19/20
<b>ERC</b>	255-298	206-238
<b>Eastwood</b>	225-258	182-207
<b>Levern Valley</b>	26-36	25-32

Source: Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment 2011

- 1.6.6. The Strategic Housing Need and Demand Assessment also considers the potential role of intermediate market products in meeting affordable housing needs, such as shared equity housing for sale through the government's Low-Cost Initiative for First-Time Buyers scheme. Such products can also include mid market rented housing and homes discounted for sale. In particular, intermediate products have the potential to meet the needs of younger, newly forming households looking to access owner occupation, but who are unable to gather the funds necessary for substantial deposits required in the current housing market. The Strategic Housing Need and Demand Assessment estimates a maximum potential of around 40% of identified housing need could be met through these products. This however is a maximum and the proportion of need which can be met by this sector is likely to be much less in the short term, especially when mortgages are increasingly difficult to come by and future economic recovery remains uncertain. The local market for these products remains relatively untested in East Renfrewshire.



1.6.7. **Local Housing Strategy 2012**

1.6.8. The Housing (Scotland) Act 2001 requires local authorities to prepare a Local Housing Strategy supported by an assessment of housing need and demand. The results of the regional Strategic Housing Need and Demand Assessment inform the approach to housing needs and demands in the Local Housing Strategy which includes a housing supply target covering all tenures. The Local Housing Strategy provides the strategic direction for addressing housing need and demand and informs the approach to be taken in the proposed Local Development Plan.

1.6.9. The Local Housing Strategy also aims to address issues relating to particular needs, the intermediate sector and making the best use of existing stock. Resources and reduced available finance are also key issues. It is envisaged that the intermediate sector will provide a growing proportion of housing supply, particularly in a climate where funding for the delivery of social rented housing is constrained. Consideration has to be given to delivering houses which are of the right type and size including delivery of smaller house types and meeting the needs of the elderly and younger populations.

1.6.10. The Local Housing Strategy also sets out a commitment to make best use of the housing stock in the area, across all tenures, to ensure that housing options and opportunities are maximised through 'Rent off the Shelf' and Open Market Shared Equity schemes, which involve bringing existing properties into the affordable housing supply. The potential role of the private rented sector in meeting housing need will also be explored further and existing empty homes can also play a role in meeting housing needs.

1.6.11. A previous exercise set out housing supply targets for the Local Housing Strategy. The methodology used was developed jointly by officers from the Housing Strategy and Development Plans Teams. These were based on a consideration of the need and demand for housing in the local area, but also bearing in mind what is achievable from land and resources likely to be available over the 5-year Local Housing Strategy period and also upto 2025 to fit with the Strategic Development Plan and Strategic Housing Need and Demand Assessment. A number of factors were considered in setting the housing supply targets for East Renfrewshire. This includes new housing to be delivered through the planning system, as well as replacement housing, bringing empty properties back into use and conversions of existing stock.

1.6.12. Consideration was also given to:

- current economic and market conditions;
- limited resources likely to be available in future and other financial constraints;
- uncertainty over future provision;
- the capacity of the construction industry to bring forward new sites;
- the latest forecasts of population and households from the NRS; and
- recent trends in terms of housing completions.

- 1.6.13. Another consideration and constraint was that a number of sites in the current land supply gained consent prior to the introduction of the affordable housing policy (Jan 2006) and therefore would not contribute towards meeting identified targets.
- 1.6.14. Full detail on this approach is set out in the 'Supporting Evidence' for the Local Housing Strategy. These targets have been revisited based upon the options set out in Section 3 of the Methodology.
- 1.6.15. The following Housing Supply Targets were set in the Local Housing Strategy.

Table H1.3: Housing Supply Targets

Period	Private			Affordable		
	Required	Target	Ave p/a	Required	Target	Ave p/a
2012-17	1000	1000	200	1881	150	30
2017-25	900	900	113	950	435	45-60

Source: ERC Local Housing Strategy 2012

*It should be noted that the Council does apply a benchmark figure of 25 % affordable housing contribution from all new developments. The target for affordable varies from this figure due to extant residential consents that were approved prior to the implementation of the affordable housing policy.*

#### East Renfrewshire Housing Need and Market Assessment, Tribal (August 2009)

- 1.6.16. A study by Tribal Consultants into local housing needs and demands was concluded in August 2009 and provided the Council with updated information on housing needs and demands. The Scottish Government's Centre for Housing Market Analysis confirmed that this Housing Need and Market Assessment was 'fit for purpose' and provided a satisfactory basis on which to take forward the strategic housing market assessment for the wider housing market area. An acknowledged limitation however was that the study considered housing issues within the geography of East Renfrewshire and was not therefore a full assessment of the regional housing markets within which East Renfrewshire functions.

#### Strategic Housing Investment Plan 2012-15

- 1.6.17. As part of the Strategic Housing Investment Framework, local authorities are required to prepare a Strategic Housing Investment Plan and to update this annually. The Strategic Housing Investment Plan sets out the key investment priorities for affordable housing, which will help to deliver the outcomes set out in the Local Housing Strategy. The Strategic Housing Investment Plan covers a 3-year period, from 2012/13 to 2014/15. However, reduced Government subsidy levels for Registered Social Landlords will have a significant impact on delivery of affordable units. The Council will continue to work in close partnership with the Scottish Government and Registered Social



Landlords partners to monitor and make best use of resources available. The Council understands that new and innovative solutions will be required to address the delivery issues around affordable housing.

## 1.7. Summary

- 1.7.1. As indicated the requirement for the inclusion of All Tenure Housing Supply targets within the Local Development Plan is part of a wider package of policies and strategies with the overarching aim of increasing housing supply across all tenures in Scotland. Increasing sustainable economic growth; contributing to sustainable development; emphasis on Climate Change and the need to reduce carbon emissions and creation and maintenance of high quality places and developments are also key considerations. Furthermore, it is about providing homes across all tenures to meet the needs of local people.

## 1.8. Methodology Setting All Tenure Supply Targets

- 1.8.1. The policy background has been set out above and this section will explain how the Council will apply national and regional policy at a local level.
- 1.8.2. This section sets out the methodology and justification for calculating supply targets for the Proposed Plan and what has been considered. Supply targets have been set for both the Private and Affordable Sectors and an All Tenure Target has been given.

### Stage 1 – Assessment of the Impact of the criteria to Schedule 11A of the Glasgow and Clyde Valley Strategic Development Plan

- 1.8.3. Stage 1 was to undertake a thorough assessment of each of the 9 criteria as required under Schedule 11A of the Strategic Development Plan. This process provides the opportunity to review these indicative targets based upon local circumstances and current market conditions and economic activity. Both the private and affordable requirements have been subject to this assessment process. 3 additional criteria were identified as also being relevant in setting suitable targets at the local level.

### Stage 2 – Monitoring of the Current Housing Land Supply

- 1.8.4. Stage 2 involves an assessment of the current land supply as set out in the 2012 Housing Land Audit against the requirements of Scottish Planning Policy and the Strategic Development Plan.

### Stage 3 – Options for the Proposed Plan

- 1.8.5. Stage 3 sets out options for the Proposed Plan based upon the implications of the above stages and sets out a range of All Tenure Supply Targets.

### Stage 4 – Meeting All Tenure Supply Targets through the Proposed Plan

- 1.8.6. Stage 4 explains how the targets agreed under Stage 3 will be met through the Proposed Plan.
- 1.8.7. The following sections will examine each of these stages in detail.

**STAGE 1: ASSESSMENT AGAINST AND IMPACT OF THE CRITERIA TO SCHEDULE 11A**

- 1.8.8. As stated above the Strategic Development Plan provides an All Tenure Housing Requirement to be applied in Local Development Plans. These requirements are to be treated as indicative and are subject to a number of criteria to ensure that if any subsequent adjustments are required these can be properly justified by further evidence. The application of the criteria has been applied in a consistent manner across each of the 8 Authorities within the Glasgow and the Clyde Valley region.
- 1.8.9. It is clear that these criteria relate mainly to potential variations in the requirement for affordable housing. However, the Private Sector housing requirement has also been scrutinised in setting the All Tenure targets. The private sector housing requirement is predicated upon the optimistic forecasts of growth within the Strategic Development Plan area. Consideration was given to reducing the private sector targets; however this has been rejected in favour of retaining a consistent approach with other Local Authorities in the Strategic Development Plan area. The role of the intermediate sector has been factored into the development of the All Tenure Targets.
- 1.8.10. The criteria which were applied are set out below:
1. The scale of backlog need and the rate at which it can be met;
  2. The scale of identified need for affordable housing;
  3. The likely availability of public subsidy;
  4. The capacity of private developers to deliver various forms of affordable housing;
  5. Double-counting or under-counting arising from the use of inconsistent methodologies, including the different base dates of 2008 and 2009;
  6. The extent to which housing needs can be met without building new houses;
  7. The application of quota policies to secure affordable housing on a proportion of a private sector site;
  8. The identification of insurmountable infrastructure constraints; and/or
  9. Agreement of an adjoining authority to meet some of the identified housing needs or demands.

**(1) The scale of backlog need and the rate at which it can be met**

- 1.8.11. The Council's Housing Need and Market Assessment 2009 identified a backlog need in East Renfrewshire of 2918 households (gross). This same figure was used to inform the Strategic Housing Need and Demand Assessment. The Strategic Housing Need and Demand Assessment states that backlog need should be met over the 10 year period 2009-19 with a requirement to meet demand only 2020 -25.
- 1.8.12. The majority of the housing requirement is backlog need and this has built up considerably over recent years. Even during previous more buoyant economic times when Government subsidy levels were higher and funding was more readily available it was still not possible to significantly address the existing backlog need.

- 1.8.13. As highlighted earlier, the Council has had an affordable housing policy in place since 2006 that has required all new residential developments of 4 or more units to deliver 25% of their units as affordable. This will assist in meeting future needs but will not significantly address the extensive backlog need.

## **(2) The scale of identified need for affordable housing**

- 1.8.14. The Strategic Housing Need and Demand Assessment reveals that there is a significant need for affordable housing in this area. It also provides estimates at sub-area level which indicate that requirements in Eastwood account for the majority of this need; however there are still needs to be met in Levern Valley.
- 1.8.15. The Strategic Housing Need and Demand Assessment estimates that 255-298 households in East Renfrewshire will have unmet housing needs during the period 2009-2016. This reduces to 206-238 during the period 2016-2020 but this remains a significant shortfall. Again the need is shown to be greater in Eastwood compared to Levern Valley as already shown in Table H1.2.
- 1.8.16. The Council's Housing Need and Market Assessment 2009 estimated an unmet need of 244 units per annum for social rented or other affordable housing over a 10 year period. There was greater need in the Eastwood area (280 units) compared to Levern Valley. The Housing Need and Market Assessment estimated an over supply of 36 units per annum in Levern Valley, however this does not fully account for any mismatch between needs and the stock (size/type etc) becoming available.
- 1.8.17. As stated there remains a significant need for additional affordable housing, however, meeting these requirements in full would be unlikely even based upon past peak subsidy levels and completions rates. Furthermore, a number of sites in the current land supply gained consent prior to the introduction of the affordable housing policy (Jan 2006) and therefore will not contribute towards meeting these targets. The sensitivity and environmental quality of the green belt also restricts suitable development opportunities. Only a portion of this overall need can therefore be planned for through existing and new allocations meaning innovative methods need to be established and other non-new build options implemented. A key challenge is balancing these concerns and opportunities.

## **(3) The likely availability of public subsidy**

- 1.8.18. The Innovation and Investment Fund was launched in 2011 in line with the Scottish Government's drive towards innovative new methods of delivering affordable housing. This provided a competitive funding environment for Councils, Registered Social Landlords and developers, as well as a reduction in subsidy levels and the national budget for affordable housing. The competitive process used for the 2011 round of funding has now been replaced with a "given" 3-year Resource Planning Assumption. The Council is to receive £1.84m over the period 2012-2015. Indications from the

Scottish Government are that grant levels in future years are unlikely to be higher than 2012-2015 levels.

- 1.8.19. Allocations for East Renfrewshire from the Affordable Housing Investment Programme over the 3 years 2008-11 were as follows:

Table H1.4: Affordable Housing Investment Programme Funding for East Renfrewshire

Financial Year	AHIP allocation
2008/09	£3.271m
2009/10	£5.28m
2010/11	£2.96m

This table reveals that funding over previous years was much higher than what the Council now receives.

Restrictions on public sector funding means that the provision of social rented homes will be more difficult to achieve as subsidies for development costs are limited. Based upon the above funding assumptions it is estimated that there is funding to deliver only approximately 45 social rented properties per annum over the period 2012-15 unless innovative solutions to delivery can be found, perhaps in effective targeting of resources, land transactions and Registered Social Landlord partnerships.

- 1.8.20. It is likely that this significant reduction in public subsidy will have the greatest impact on the delivery of affordable units and therefore result in a reduction in the indicative targets. Although as stated above the Council will continue to work with developers to find alternative solutions.

#### **(4) The capacity of private developers to deliver various forms of affordable housing**

- 1.8.21. The Council recognises that due to the overall reductions in the Scottish Government's housing budget that "developer led" affordable housing will have an increasingly important role in addressing affordable housing needs in the area. However, sources of development finance have also been affected by the economic recession which also impacts on the ability of developers to deliver new schemes. However, the Council remain positive over the potential to work with developers in identifying innovative solutions to delivery of affordable homes.
- 1.8.22. The environmental quality and sensitivity of the green belt also poses a significant constraint to the capacity of the area to accommodate significant levels of development. However, the identification of medium sized effective

green belt sites and larger strategic sites through a growth strategy will provide flexibility to the housing land supply, assist with addressing affordable housing deficiencies and provide other social and economic benefits for East Renfrewshire. A key challenge is balancing these concerns and opportunities. This may lead to an increase in the private sector figures.

- 1.8.23. The Council is continuing to look into alternative solutions for affordable housing delivery. This will include looking at options for delivery of affordable housing without the need for public subsidy, for example developer's shared equity schemes and discounted sale housing which could be delivered in partnership (with developers). Intelligence gathered from existing models of delivery will be used to shape the policy going forward and allow a flexible approach to delivery.
- 1.8.24. A significant amount of work has gone into developing the use of, and securing affordable housing through the Supplementary Planning Guidance since 2006. The Council accepts there is a need to be flexible with regard to the delivery of affordable housing and acknowledges that financial viability is an important consideration for housing developers. The Proposed Plan has the aim of creating mixed and diverse communities and providing a range of housing choices that meets the needs of first time buyers, those seeking to move and meeting the needs of the increasing elderly population.
- 1.8.25. The Council accepts that a range of affordable tenures can contribute to the range and choice available within East Renfrewshire. Although there remains a first preference for on-site delivery of social rented accommodation, particularly within Eastwood, flexibility over the tenure mix is important. A revised affordable housing policy is set out in the Proposed Plan and is supported by Supplementary Planning Guidance.
- 1.8.26. A number of initiatives have been previously implemented to try and address the affordable housing shortfall and increase delivery in combination with the private sector. These are outlined below:
- The development of an Affordable Housing Policy and subsequent review of this policy through revisions to the Affordable Housing Supplementary Planning Guidance and through the Main Issues Report consultation process;
  - Appointing a dedicated officer to work with Housing Associations and developers to implement the affordable housing policy;
  - Introducing new Supplementary Planning Guidance in 2010 to provide a framework for assessing housing proposals for land not currently allocated for housing purposes in the current local plan. The aim being to assist the development industry and local economy, meet sustainable economic growth objectives and deliver both market and affordable housing;
  - Exploring new and innovative solutions to delivering affordable housing from the Intermediate Sector such as Shared Equity and ensuring that lessons learned from these schemes help shape the policy going forward;

- Exploring the requirement for particular needs housing and the issue of an increasingly elderly population through the Local Housing Strategy and Main Issues Report; and
- Promoting a long term growth strategy through the Main Issues Report and identifying potential land releases that would deliver both market and affordable homes.

1.8.27. Other options were considered for maximising affordable delivery and supply including allocating sites for 100% affordable housing and/or increasing the percentage requirements on sites. However, whilst such options could make an increased contribution to affordable numbers 100% sites would not provide a suitably mixed, diverse and balanced community and as the current housing market remains constrained it is unlikely that such sites would be seen as viable or deliverable. Increasing affordable percentages would also impact upon viability.

#### **(5) Double-counting or under-counting arising from the use of inconsistent methodologies, including the different base dates of 2008 and 2009**

1.8.28. As stated in the Strategic Housing Need and Demand Assessment this is difficult to quantify and therefore no change in the figures is proposed for this criteria. The Strategic Housing Need and Demand Assessment states that “due to these inconsistencies the all tenure summary has to be approached with caution and... it would be inappropriate to directly translate affordable housing requirements into new build housing requirements” (para 5.47).

#### **(6) The extent to which housing needs can be met without building new houses**

##### **Non New Build Supply**

1.8.29. The Council has been proactive since 2007/08 in using other available mechanisms to enhance the resources which are available for delivering affordable housing projects.

1.8.30. 77 units of affordable housing have been secured from 2007 to present, and in line with the priorities of the Local Housing Strategy have contributed to increasing supply and making best use of existing stock locally. These have been secured through schemes such as ‘Rent off the Shelf’, Mortgage to Rent and Open Market Shared Equity. In the current economic climate, where the construction of new homes for social rent is constrained by available funding and other resources, these schemes are expected to continue to make a small but notable contribution to meeting affordable housing supply targets and local needs. This however does not diminish the fact that significant new levels of new supply, particularly of social rented homes, are required to meet housing needs identified through the Strategic Housing Need and Demand Assessment.

### **(7) The application of quota policies to secure affordable housing on a proportion of a private sector site**

- 1.8.31. The justification for the Council's approach to meeting affordable housing needs is considered to be robustly supported by available evidence and is consistent with the recommended policy approach advocated in national guidance in Scottish Planning Policy and Planning Advice Note 2/2010. The desired outcome is to increase delivery of affordable homes on the ground, to increase tenure choice and to respond flexibly to changes in the wider economy and in the residential market. A pro-active and collaborative approach with developers is also advocated.
- 1.8.32. It is considered that quota policies should not provide a barrier to development. The Councils affordable housing policy has been in place since 2006 and has been revised to reflect updates in legislation and to ensure it remains responsive and flexible. The viability of proposals and flexibility over the range and choice of tenure are key components of the policy. Any new sites released through the Proposed Plan will continue to be subject to the requirement to provide 25% of the homes as affordable. Increasing the quota beyond the 25% requirement would only further burden the development industry and could reduce the prospects of delivery of market as well as affordable homes. This approach has therefore been rejected.
- 1.8.33. The application of the Council's Supplementary Planning Guidance on Affordable Housing and Policy H3 of the adopted Local Plan has also delivered some developer contributions or commuted sums over the same period and such sums can continue to be used to assist deliver or purchase land/properties etc.
- 1.8.34. In setting targets for the Proposed Plan an assessment of affordable housing contributions (i.e. applying the 25% quota) from sites without a current consent has been made. This is set out in detail under Stage 2. This is an important calculation as it shows potential future affordable housing numbers that could come forward. However, until consent is granted on any particular site, it is not always possible to confirm the tenure of affordable housing that will be delivered and therefore the supply figures may be subject to change once the 25% affordable requirement is applied.
- 1.8.35. The identification of sites through an 'Urban Expansion' growth strategy provides a key opportunity for the Proposed Plan to address local housing needs across all tenures. However, releasing land to meet in full the affordable housing requirements through a quota policy approach would require extensive incursions into the green belt and require the identification of potentially unsustainable locations contrary to national and regional policy.

### **(8) The identification of insurmountable infrastructure constraints**

- 1.8.36. In order to deliver the key elements of the strategy key infrastructure such as roads, schools, drainage etc needs to be in place or capable of being provided. Key infrastructure providers such as Scottish Water, Transport Scotland, and the Councils Education Department are key contributors to the preparation of the Proposed Plan. Although some capacity issues exist it is



anticipated these can be overcome through appropriate development contributions although it should be recognised that such contributions, particularly for schools, will not meet all the costs of delivery.

- 1.8.37. Infrastructure requirements on larger or constrained brownfield sites may be significant and may reduce the amount of affordable housing developers can contribute. Competing planning requirements could also affect the potential for affordable housing delivery. The Proposed Plan needs to recognise that upfront infrastructure costs may be problematic for developers in the current economic climate. The Council requires to be flexible when considering applications where infrastructure costs can be clearly demonstrated to be affecting viability.
- 1.8.38. The appropriate scale of Development Contributions required will be considered on a case by case basis.
- 1.8.39. Additionally paragraph 55 of Planning Advice Note 2/2010 sets out the criteria for assessing the effectiveness of individual sites, of which infrastructure constraints is one of the key components. Through the annual Housing Land Audit process the programming and effectiveness of sites is reviewed in conjunction with Homes for Scotland. A full review of the effectiveness of sites has been undertaken for the Proposed Plan.

#### **(9) Agreement of an adjoining authority to meet some of the identified housing needs or demands.**

- 1.8.40. East Renfrewshire is not a discrete housing market area. Cross boundary movements, both for the market and affordable sectors, are part of the normal functioning of the wider strategic market which operates over the Glasgow and the Clyde Valley region. No formal agreement has been reached with any adjoining Council; however, there will be some natural cross boundary movement.

#### **Additional Criteria**

- 1.8.41. The following additional criteria have also been taken into account:
- Environmental Capacity to Accommodate Development;
  - Population and Household Projections, and
  - Recent Trends in Housing Completions.

#### **(10) Environmental Capacity to Accommodate Development**

- 1.8.42. The green belt is a key element of planning policy by directing planned growth to the most appropriate locations and by supporting regeneration. The majority of the landscape surrounding East Renfrewshire is designated as green belt. This is in recognition of the importance and inherent sensitivity of this landscape as a setting for the urban area. 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.



- 1.8.43. The Strategic Development Plan and Scottish Planning Policy require each Local Development Plan to review the inner and outer green belt boundaries to ensure the provision of a long term settlement strategy and that settlements are capable of accommodating planned growth. A green belt review has been undertaken for the Local Development Plan Proposed Plan utilising the Landscape Character Assessment, Strategic Environmental Assessment and Site Evaluation Framework. All of the above named assessments are key in assessing the suitability of sites for development and developing proposed strategies. Furthermore, landscape and visual impacts of recent proposals has also been factored into the green belt review.
- 1.8.44. Environmental issues remain key when consideration is given to the ability of the area to accommodate further growth and therefore will impact on what targets are set. Due to the environmental quality and sensitivity of the green belt, opportunities for identifying suitable future development opportunities are reduced. The consultation responses on the Main Issues Report indicated strong opposition to the erosion of the greenbelt.
- 1.8.45. However, the identification of medium sized effective green belt sites and larger strategic sites through a growth strategy will provide flexibility to the housing land supply, assist with addressing affordable housing deficiencies and provide other social and economic benefits for East Renfrewshire. A key challenge is balancing these concerns and opportunities. This may lead to an increase in the private sector figures.
- 1.8.46. The identification of sites through an 'Urban Expansion' growth strategy provides a key opportunity for the Proposed Plan to address local housing needs across all tenures. However, releasing land to meet in full the affordable housing requirements would require extensive incursions into the green belt and require the identification of potentially unsustainable locations contrary to national and regional policy.

### **(11) Population and household projections**

- 1.8.47. East Renfrewshire's overall population is projected to increase up to 2025, albeit at a lower rate than for Scotland as a whole. The older population, particularly the very elderly (over 85s) is estimated as increasing at a significant rate of 5% per year.
- 1.8.48. The following table outlines population and household projections up to 2025 based upon the Strategic Development Plan. These projections are a useful indicator in setting an all tenure housing target as they refer to households regardless of tenure. Table H1.6 further below illustrates that the projected number of households is set to increase by 4389 by 2025.

Table H1.5: Population and Household Projections

	Year				Change p/a		
	2008	2016	2020	2025	08-16	16-20	20-25
<b>Population</b>	89220	91501	93042	95482	285	385	488
<b>Household</b>	35988	37789	38872	40377	225	271	301

Source: Table A7 and Table A11 of Strategic Development Plan Background Report 2: Projection of Population and Households to 2025

Table H1.6: Population and Household Change

	Population	Households
<b>08-16</b>	2281	1801
<b>16-20</b>	1541	1083
<b>20-25</b>	2440	1505
<b>Total</b>	6262	4389

Source: Derived from Table A7 and Table A11 of Strategic Development Plan Background Report 2: Projection of Population and Households to 2025 and Table 5 above

- 1.8.49. The latest household projections from the NRS indicate that the total number of households in East Renfrewshire is projected to change from 35,640 in 2008 to 37,670 in 2033, which is an increase of 6 per cent or 81 households per annum (National Register Scotland: Oct 2011). In Scotland as a whole, the projected number of households is set to increase by 21 per cent over the same 25 year period.

### (12) Recent Trends in House Completions

- 1.8.50. Although past completions cannot be used as a proxy for demand or target setting, a comparison has been made with recent house completions as a further check on consistency and credibility. Table H1.15 further below reveals that over the last 11 years the average rate of house completions has been 165 in total with private sector completions being on average 126 units per annum and about 34 units per annum in the social sector (new build only and does not include other delivery sources).

### Summary

- 1.8.51. Table H1.7 below summarises the impact of each of the above criteria. The analysis clearly states that it is unlikely that the affordable housing requirements including backlog need (3200 units) could be met in full resulting in a reduction in the setting of affordable targets. This reduction can largely be attributed to the significant reduction in public subsidy levels. However, the Council will continue to actively work in partnership with Registered Social Landlords and developers to increase affordable housing delivery through innovative solutions. The identification of sites through a growth strategy also provides a key opportunity for the Proposed Plan to address local housing needs across all tenures.

- 1.8.52. The analysis has been critical in the setting of a realistic All Tenure Target for the Proposed Plan.

Table H1.7: Summary of Stage 1

Criteria	Summary	Impact
1 The scale of backlog need and the rate at which it can be met	The majority of the need is backlog and even in more buoyant economic times the level of affordable delivery remained well below required levels. It is unlikely that the scale of backlog need can be met during the period 2009-19. However, the Local Development Plan can plan to meet future demand post 2020.	Reduction in affordable housing indicative requirements.
2 The scale of identified need for affordable housing	There remains a significant need for additional affordable housing, however, meeting in full these requirements would be unlikely even based upon past peak subsidy levels and completions rates. Only a portion of this overall need can be planned for through existing and new allocations meaning innovative methods need to be established and other non-new build options implemented.	Reduction in affordable housing indicative requirements.
3 The likely availability of public subsidy	The reductions in public sector subsidy will have major implications for the delivery of affordable housing. This will have the greatest impact on the overall requirements and lead to a reduction in the affordable requirements.	Reduction in affordable housing indicative requirements.
4 The capacity of private developers to deliver various forms of affordable housing	Developer led affordable delivery will have an increasingly important role in addressing affordable housing needs in the area. However, sources of development finance have also been affected by the economic recession which also impacts on the ability of developers to deliver new schemes. The Council remain positive over the potential to work with developers in identifying innovative solutions to delivery of affordable homes.	Reduction in affordable housing indicative requirements.

5 Double-counting or under-counting arising from the use of inconsistent methodologies, including the different base dates of 2008 and 2009	This is difficult to quantify and therefore no change in the figures is proposed for this option.	No change.
6 The extent to which housing needs can be met without building new houses	The Council has been proactive in using other available mechanisms to enhance the resources which are available for delivering affordable housing projects. These schemes are expected to continue to make a small but notable contribution to meeting affordable housing supply targets and local needs.	Reduction in affordable housing indicative requirements.
7 The application of quota policies to secure affordable housing on a proportion of a private sector site	It is viewed that quota policies should not provide a barrier to development provided the policy remains responsive and flexible taking into account the viability of proposals. The identification of sites through a growth strategy provides a key opportunity for the Proposed Plan to address local housing needs across all tenures. However, releasing land to meet in full the affordable housing requirements through a quota policy approach would require extensive incursions into the green belt and require the identification of potentially unsustainable locations contrary to national and regional policy. Increasing the quota beyond the 25% requirement would only further burden the development industry and could reduce the prospects of delivery of market as well as affordable homes.	No change
8 The identification of insurmountable infrastructure constraints	Although some capacity issues exist it is anticipated these can be overcome through appropriate development contributions although it should be recognised that such contributions, particularly for schools, will not meet all the costs of delivery. The annual HLA process takes into account infrastructure constraints as one of the criteria for assessing effectiveness of sites. Key Agencies are key contributors to the Plan process.	No change.

9 Agreement of an adjoining authority to meet some of the identified housing needs or demands.	No formal agreement has been reached with any adjoining Authority. However, there will be some natural cross boundary movement.	No change
<b>Additional Criteria</b>		
10 Environmental Capacity to Accommodate Development	Environmental issues remain key when consideration is given to the ability of the area to accommodate further growth and therefore will impact on what targets are set. Due to the environmental quality and sensitivity of the green belt, opportunities for identifying suitable future development opportunities are reduced. The identification of sites through an 'Urban Expansion' growth strategy provides a key opportunity for the Proposed Plan to address local housing needs across all tenures. A key challenge is balancing these concerns and opportunities.	Potential increase in private numbers.
11 Population and household projections	The household projections are in particular a useful indicator in setting an all tenure housing target as they refer to households regardless of tenure.	No change
12 Recent trends in housing completions.	Useful further check on consistency and credibility in setting targets	No change

## STAGE 2: MONITORING OF THE HOUSING LAND SUPPLY

- 1.8.53. The next stage of the process is to assess and compare the current housing land supply based upon the 2012 Housing Land Audit (HLA) against the requirements of Scottish Planning Policy and the Strategic Development Plan. The land supply includes all commitments (i.e. sites with a current planning consent including those under construction) and adopted Local Plan 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. This information is set out in Appendix 1.

### Strategic Development Plan Housing Requirements

- 1.8.54. As discussed previously the Local Development Plan requires to meet the requirements of the Strategic Development Plan and provide 2500 private units and 3200 affordable units over the period 2009-2025 as shown in Table H1.8.

Table H1.8: Strategic Development Plan Requirements

	Private		Affordable	
Period	SDP Req	Ave pa	SDP Req	Ave pa
2009-20	2200	200	3000	273
2020-2025	300	60	200	40
2009-25	2500	156	3200	200

Source: Glasgow and the Clyde Valley Strategic Development Plan 2012

### Meeting the Strategic Development Plan Requirements based upon the 2012 Housing Land Supply

- 1.8.55. Figures H1.1 and H1.2 and Tables H1.9, H1.10 and H1.11 summarise and compare the current land supply against the Strategic Development Plan requirements for both the private and affordable sectors and indicate whether there is any surplus or deficit. Figure H1.1 illustrates a housing trajectory against the All Tenure Strategic Development Plan requirements with Figure H1.2 illustrating the situation against the private sector requirements only.
- 1.8.56. Table H1.9 sets out the supply based upon agreed affordable housing contributions with the land supply split 2204 to the private supply and 148 to the affordable (social rented only). There is an established land supply (All tenures) of 2552 units of which 2352 are programmed during the period 2012-25. These figures have been used as the baseline for all further calculations as it is the known site position at the time of writing.
- 1.8.57. A number of permissions have been granted that include the delivery of shared equity units. Such units contribute towards both the market and affordable sectors. To avoid double counting they have been added only once to the total. Completions and supply information for shared equity units are shown in Table H1.9.
- 1.8.58. An assessment of potential affordable contributions from sites without a current planning consent has also been made. For some sites it was accepted that 'exceptional' circumstances were demonstrated and agreed and therefore a commuted payment was or may be the most appropriate delivery mechanism. This theoretical exercise reveals that 1927 units would therefore contribute to the private supply and 425 to the affordable, some of which will be intermediate products such as shared equity that contribute to both sectors. The All Tenure figure (2352) remains unchanged. This is an important calculation as it shows potential future affordable housing numbers that could come forward.

- 1.8.59. However, until consent is granted on any particular site, it is not always possible to confirm the tenure of affordable housing that will be delivered and therefore the supply figures may be subject to change once the 25% affordable requirement is applied. The land supply and tenure of sites will be kept under review through the annual Housing Land Audit and Local Development Plan review process.
- 1.8.60. It is clear from these charts that there is a significant gap between the current all tenure land supply (including the contribution from private completions 2009-12, affordable completions 2008-12 and non new build) and the Strategic Development Plan Indicative All Tenure requirements. Figure H1.1 illustrates that the Local Development Plan would require to provide an additional 2800 units (approximately) to meet in full the Strategic Development Plan requirements. However, not all of this need would require to be met by new build, other delivery options would also contribute.

Table H1.9: Supply by Tenure

	2009-20				2020-25			H Total SDP Reqs (A+E)	I Total Supply (12-25) (C+F)	J Total 2009 -25 (B+I)	K Surplus / Deficit (J-H)
	A SDP Reqs	B Comps 09-12	C Supply 12-20	D Surplus/Deficit	E SDP Reqs	F Supply 20-25	G Surplus/Deficit				
Private	2200	301 *	1350**	-549	300	854	497	2500	2204	2505	5
Shared Equity		60	23								
Affordable	3000	249 ***	148 ****	-2603	200	0	-200	3200	148	397	-2803
All Tenure	5200	550	1498	-3152	500	854	297	5700	2352	2902	-2798

Source: 2012 HLA

\* Completions include shared equity  
 \*\* Private supply including shared equity  
 \*\*\* Includes non new build (08-12)  
 \*\*\*\* Social Rented supply

Figure H1.1: Housing Trajectory – All Tenure

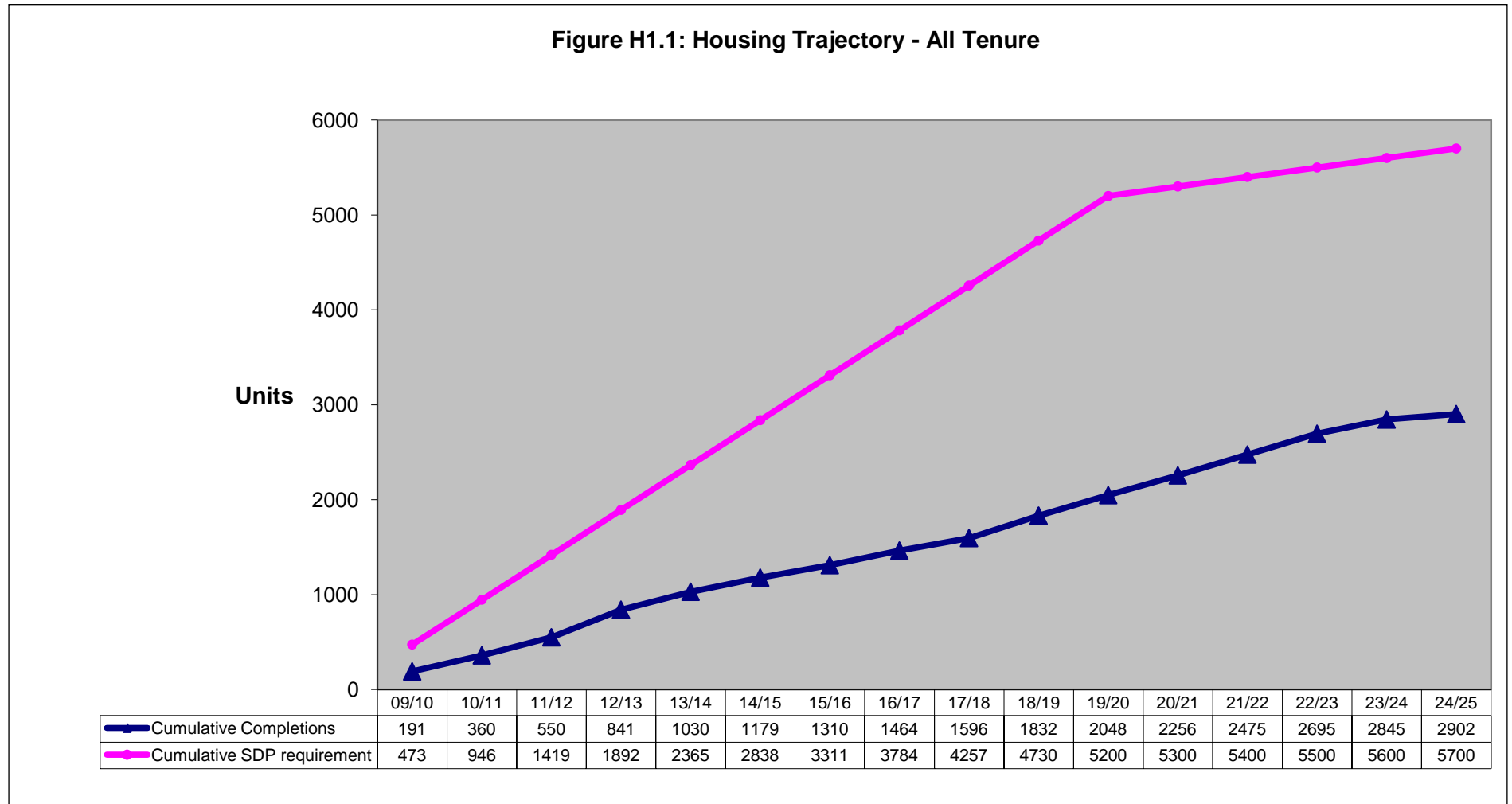




Table H1.10: Housing Trajectory – All Tenure

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
<b>A Completions</b>	191	169	190													
<b>B Programming</b>				291	189	149	131	154	132	236						
<b>C Programming based upon remainder of sites in HLA</b>											216	208	219	220	150	57
<b>D Cumulative Completions</b>	191	360	550	841	1030	1179	1310	1464	1596	1832	2048	2256	2475	2695	2845	2902
<b>E Annual SDP requirement</b>	473	473	473	473	473	473	473	473	473	473	470	100	100	100	100	100
<b>F Cumulative SDP requirement</b>	473	946	1419	1892	2365	2838	3311	3784	4257	4730	5200	5300	5400	5500	5600	5700
<b>G Difference Surplus/Deficit</b>	-282	-586	-869	-1051	-1335	-1659	-2001	-2320	-2661	-2898	-3152	-3044	-2925	-2805	-2755	-2798

Notes:

- A) Completions: includes actual completions as recorded through the annual HLA and other non new build sources split across the 3 year period
- B) Programming: agreed delivery of homes per year during the 7 year period 2012/13-2018/19
- C) Programming based upon remainder of sites in HLA: estimates of future delivery from sites programmed in the HLA post 2019
- D) Cumulative Completions: cumulative year on year completions total
- E) Annual SDP requirement: annual sector requirement Table H1.8 refers
- F) Cumulative SDP requirement: cumulative year on year total
- G) Difference Surplus/Deficit: difference between cumulative requirements and cumulative completions

Figure H1.2: Housing Trajectory – Private Sector

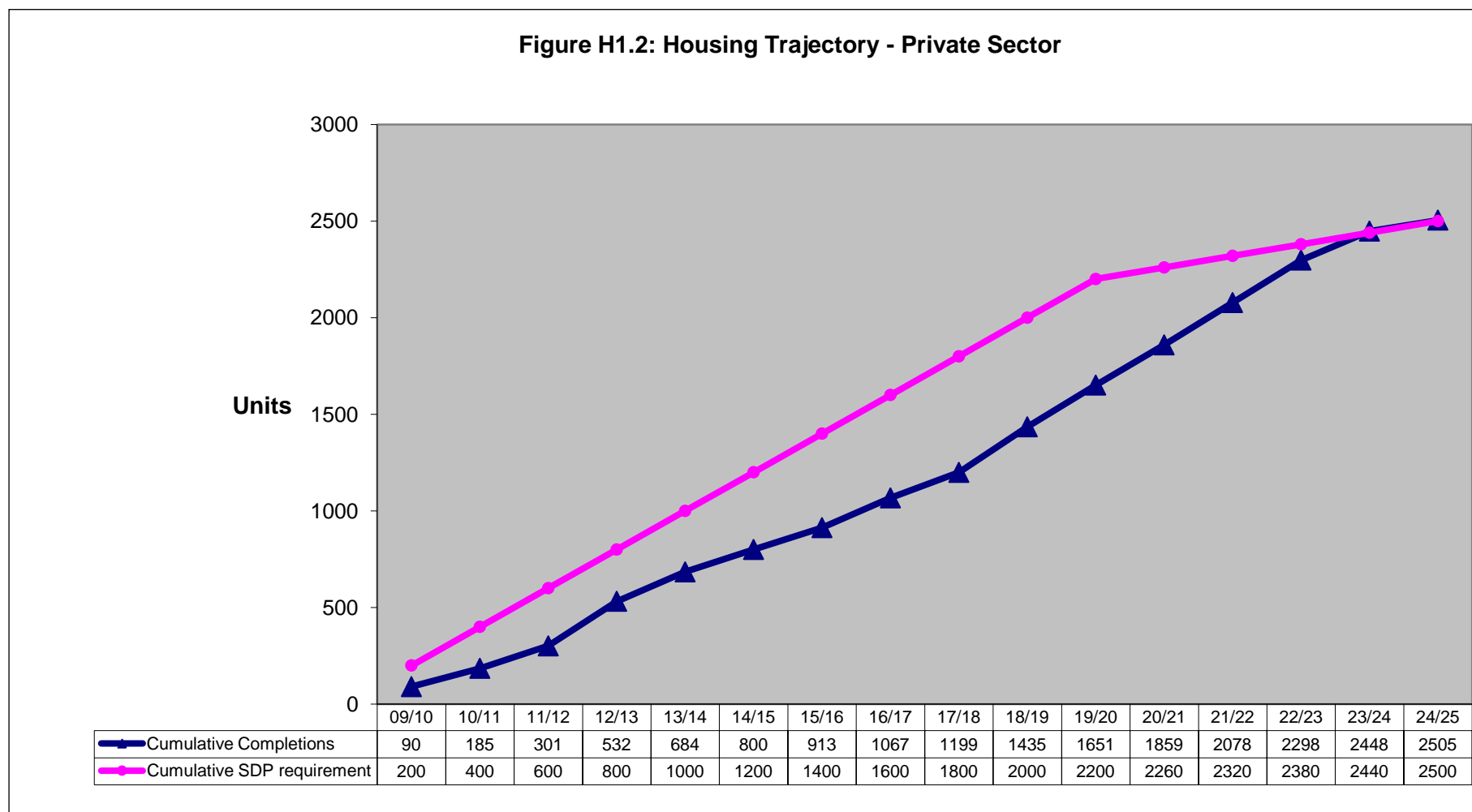


Table H1.11: Housing Trajectory Private Sector

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
<b>A Completions</b>	90	95	116													
<b>B Programming</b>				231	152	116	113	154	132	236						
<b>C Programming based upon remainder of sites in HLA</b>											216	208	219	220	150	57
<b>D Cumulative Completions</b>	90	185	301	532	684	800	913	1067	1199	1435	1651	1859	2078	2298	2448	2505
<b>E Annual SDP requirement</b>	200	200	200	200	200	200	200	200	200	200	200	60	60	60	60	60
<b>F Cumulative SDP requirement</b>	200	400	600	800	1000	1200	1400	1600	1800	2000	2200	2260	2320	2380	2440	2500
<b>G Difference Surplus/Deficit</b>	-110	-215	-299	-268	-316	-400	-487	-533	-601	-565	-549	-401	-242	-82	8	5

Source: 2012 HLA

## Notes:

- A) Completions: actual completions as recorded through the annual HLA
- B) Programming: agreed delivery of homes per year during the 7 year period 2012/13-2018/19
- C) Programming based upon remainder of sites in HLA: estimates of future delivery from sites programmed in the HLA post 2019
- D) Cumulative Completions: cumulative year on year completions total
- E) Annual SDP requirement: annual private sector requirement Table 7 refers
- F) Cumulative SDP requirement: cumulative year on year total
- G) Difference Surplus/Deficit: difference between cumulative requirements and cumulative completions

- 1.8.61. The important messages that can be drawn from Figure H1.2 and Table H1.11 are that there is an increasing shortfall in delivery against the Strategic Development Plan private sector requirements of approximately 550 by 2020. The trajectory therefore indicates ongoing delivery issues in the early part of the Plan period although there is an adequate land supply to meet the Strategic Development Plan by 2025. However, it is only by 2023/24 where a small surplus is first shown. This is though dependent on there being no further slippages in programming which is unlikely based upon recent trends.
- 1.8.62. Table H1.11 reveals that during the 7 year period 2012/13 to 2018/19 there are only 2 years (2012/12 and 2018/19) where the level of programming will be sufficient to meet the private sector requirements (i.e. 200 units per annum). The average build rate during this period equates to 162 units per annum against a required 200 per annum and therefore significantly below the Strategic Development Plan requirements, resulting in an increasing shortfall.
- 1.8.63. Meeting the Five Year Effective Land Supply Requirement (Private Sector only).
- 1.8.64. Using detailed figures extracted from Table H1.11 above, the 5 year land supply requirement has been calculated during the periods 2012-2017 and each subsequent 5 year period upto 2025. This is shown in Table H1.12 below.

Table H1.12: 5 Year Private Land Supply Calculations

A Period	B SDP Req	C Supply	D Annual Req	E Surplus/Deficit (C-B)	F Years Supply (C/D)	G 5 Years Supply Met
2012-2017	1000	766.0	200	-234.0	3.8	No
2013-2018	1000	667.0	200	-333.0	3.3	No
2014-2019	1000	751.0	200	-249.0	3.8	No
2015-2020	1000	851.0	200	-149.0	4.3	No
2016-2021	860	946.0	172	86.0	5.5	Yes
2017-2022	720	1011.0	144	291.0	7.0	Yes
2018-2023	580	1099.0	116	519.0	9.5	Yes
2019-2024	440	1013.0	88	573.0	11.5	Yes
2020-2025	300	854.0	60	554.0	14.2	Yes

Source: 2012 HLA

- 1.8.65. The tables demonstrate that there is not a continuous 5 year effective land supply for the first 4 periods with a significant deficit recorded against the Strategic Development Plan requirements. The first 5 year land supply is provided during the period 2016-21. However, during the periods 2017-22 onwards the Plan provides in excess of the strategic requirements and therefore the years supply increases year on year. Again these tables indicate that delivery in the early part of the plan period remains a key issue as the supply and the build rate are below requirements.

#### Meeting the housing land requirement up to 10 years from the predicted date of adoption

- 1.8.66. Scottish Planning Policy requires the Local Development Plan to allocate land on a range of sites which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of adoption.
- 1.8.67. Assuming Adoption of the Local Development Plan in 2014 then there is a requirement to provide 1440 private units by 2024. The Plan provides in excess of this target of approximately 320 units, as shown in Table H1.13.

Table H1.13: Meeting the housing land requirement up to 10 years from the predicted date of adoption

Period	Req	Supply	Surplus/Deficit
2014-20	1200	967	-233
2020-24	240	797	557
<b>Total</b>	1440	1764	324

Source: 2012 HLA

#### Sites with planning Permission

- 1.8.68. Of the effective land supply (private sites only) of 1220 units in total there are 864 units with planning permission programmed to 2018/19 with the remainder those sites allocated in the Local Plan but without a current consent. Additionally 202 units with permission are programmed post 2019, as shown in table H1.14.

Table H1.14: Sites With Planning Permission – Private Sector

	2012-19	Post 2019	Total
Eastwood	724	172	896
Levern Valley	140	30	170

<b>Total</b>	864	202	1066
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Source: 2012 HLA

### Completions

1.8.69. The following table reveals completions during the period 2000-2012.

Table H1.15: Past House Completions

Year	Private	Social Rented	Shared Equity	Total
00/01	379	30		409
01/02	236	89		325
02/03	132	32		164
03/04	117	0		117
04/05	94	15		109
05/06	41	43		84
06/07	69	0		69
07/08	105	0		105
08/09	87	17	12	116
09/10	69	84	21	174
10/11	83	57	12	152
11/12	101	39	15	155
<b>Total</b>	<b>1513</b>	<b>406</b>	<b>60</b>	<b>1979</b>
<b>Ave</b>	<b>126</b>	<b>34</b>	<b>15</b>	<b>165</b>

Source: 2012 HLA

Note: Social Rented/Affordable completions are from delivery through the planning system only and do not include other non new build sources

1.8.70. Overall there have been 1979 completions of which 1573 contribute to the owner occupied sector. This equates to an overall build rate of 165 completions per annum.

### Windfall sites

1.8.71. Windfall sites also make an important contribution towards the overall land supply. Windfall sites are sites not allocated in the Local Plan but for a variety of reasons may become available during the plan period. Once

receiving planning consent the sites become part of the land supply. As shown in the following table an average of 53 dwellings are brought forward per annum into the land supply. The area does not possess significant levels of vacant and derelict land and major windfall sites are likely to be less prolific into the future, although it is likely that smaller sites will continue to come forward. A full assessment of all current Vacant and Derelict Land is shown in Appendix F of the Monitoring Statement which reveals that the majority of sites (over 90%) are currently allocated for either housing or employment use in the Local Plan or have a current planning consent and are therefore already counted as part of the existing supplies.

Table H1.16: Windfall Sites 2004-2012

Audit	No of Sites	Capacity (units)
2004	6	194
2005	4	76
2006	1	18
2007	2 (1)	49 (10)
2008	9	109
2009	1	9
2010	0	0
2011	0	0
2012	1	18
<b>Totals</b>	<b>24 (1)</b>	<b>473(10)</b>

Source: 2012 HLA (Housing Association site in brackets)



**AFFORDABLE HOUSING (CURRENT ACTIVITIES AS AT JULY 2012)**

- 1.8.72. From 2004 (to the time of writing), the following Affordable Housing proposals have been secured through the Planning system.

**Delivery of units*****Registered Social Landlords 100% affordable housing applications***

- A development at Balgownie Crescent in Thornliebank by the Glasgow Jewish Housing Association (now Arklet) delivered 15 affordable units for rent.
- A development at Barnes St / Robertson St, in Barrhead by Barrhead Housing Association delivered 43 units for rent
- A development at Barrland Court in Giffnock by Glasgow Jewish Housing Association (now Arklet) delivered 4 units for rent
- A development at Burnfield Road, Giffnock by Arklet Housing Association delivered 8 units for amenity social rent.
- A development at Connor Road in Barrhead by Barrhead Housing Association delivered 12 units for rent
- A development at Fenwick Drive Barrhead by Barrhead Housing Association delivered 65 units for rent
- A development at John Street/ Henry Street Barrhead by Link Housing Association delivered 41 units for rent
- A development at Murray Place Barrhead by Hanover Housing Association delivered 16 units for amenity social rent
- A development at Greenlaw, Newton Mearns by Arklet Housing Association delivered a total of 103 units, 71 for social rent and 32 New Supply shared equity (not all built and occupied)
- A development at Cherrybank delivered 15 units for social rent on a design and build for Link Housing Association

- 1.8.73. To date these developments equate to **322** units being delivered on site,

***On-site delivery – min 25% secured through Policy H3***

- A development at Cedar Place Barrhead with Cube Housing Association, delivered 30 Homestake Shared Equity Units (50% affordable housing)
- A design and build development at St Mary's Convent Barrhead delivered in association with Barrhead Housing Association, delivered 15 units (made up of 12 amenity social rented units and 3 developers own shared equity units)

To date these developments equate to **45** units being delivered on site

*Alternative methods of delivery outwith the planning system*

In addition to delivery through the affordable housing policy, there are also a number of other methods of affordable housing delivery which have added to the overall supply of affordable housing units:

- Barrhead Housing Association have purchased 17 properties on the open market through the Rent off the Shelf scheme (using Scottish Government grant funding) which adds to their social rented stock
- An additional 2 units were purchased on the open market by Barrhead Housing Association
- Additional funding was secured with the support of the Council for Barrhead Housing Association to gain an additional 12 flats for general needs social rent accommodation in the St Mary's development in Barrhead (already accounted for)
- Barrhead Housing Association purchased 12 properties through the Mortgage to Rent scheme which adds to their social rented housing stock
- 21 property purchases have been completed in ER through the open market shared equity scheme which is administered by Link Housing Association
- 13 properties at a site at Lomond way in Barrhead are being provided as shared equity through the new supply shared equity with developers pilot (already accounted for)

1.8.74. To date these developments equate to **77** units being brought into affordable housing supply of which 52 are new completions. Alternative methods of delivery will continue to make contributions to the affordable housing supply, therefore the Council will continually seek to maximise potential in these areas as funding and/or opportunities arise.

1.8.75. In total from 2004-2012, **444** affordable housing units have been delivered

**Planning Permissions - Still to be implemented**

- A development in Eaglesham has been granted permission which includes delivery of 7 affordable housing units (25% of increase in unit numbers applied for) on a design and build basis with the Council
- Outline planning permission was granted for a site at Burnfield Road, Giffnock which will deliver 25% affordable housing, estimated at 5-8 affordable units
- Outline planning permission was granted for a site at Dealston Road, Barrhead which will deliver 25% affordable housing, estimated at 8-12 affordable units
- Planning permission has been granted for a site in Kirktonfield Road, Neilston which will deliver 16 units for social rent with Link Housing Association
- Planning permission has been granted for a site at Fenwick Road, Giffnock which will deliver 16 units for amenity social rent
- Planning permission has been granted for a site at Ayr Road, Newton Mearns that will deliver 14 units for a mix of social and mid-market rent on a design and build basis for Link Housing Association

- 1.8.76. Delivery from planning permissions yet to be implemented is estimated at up to **73** units

#### Commuted Sums:

- Commuted payments have been secured through Section 75 Legal Agreement from 7 developments in the Eastwood side of the authority where neither on-site nor off-site Affordable Housing could be delivered. These funds will be accumulated for purposes that will help meet identified Affordable Housing need in the same housing market area in which they are collected. In addition there are a further 5 developments where commuted sums have been agreed and s.75 Agreements are under preparation to secure these contributions.
- A development in Newton Mearns had been granted permission to deliver 25% Affordable Housing on site but the decision has now been taken to revert to a commuted sum payment.

- 1.8.77. As at July 2012 a further 5 Planning Applications involving Affordable Housing were under consideration, 2 applications are currently the subject of an appeal to the Directorate of Planning and Environmental Appeals (DPEA) and a further 3 are disposed to grant with s.75 Agreements being prepared to secure the affordable housing contribution. In addition a significant number of pre-application discussions are taking place for other sites.

#### CONCLUSIONS FROM STAGES 1 AND 2

- 1.8.78. The following key points and conclusions have been drawn from Stages 1 and 2:
1. A significant need for affordable housing exists across the Authority, the majority of which is backlog need. Social rented housing remains the main requirement particularly in the Eastwood area;
  2. Scottish Government reductions in public sector subsidy will have major implications for the delivery of social rented affordable housing;
  3. Developer led affordable housing will have an increasingly important role in addressing affordable housing needs in the area. The Council remain positive over the potential to work with developers in identifying innovative solutions to delivery of affordable homes;
  4. Environmental quality and sensitivity of the green belt poses a significant constraint to the capacity of the area to accommodate significant levels of growth;
  5. The promotion of new sites through an 'Urban Expansion' growth strategy provides a key opportunity for the Proposed Plan to address housing needs across all tenures;

6. The household projections produced for the Strategic Development Plan are a useful indicator in setting an all tenure housing target;
7. There is an established land supply of 2552 units (all tenures) of which 2352 are programmed during the period 2012-25. Of this total 2204 will contribute to the private supply and 148 to the affordable (social rented only);
8. There is a total of 1066 units with a current planning consent of which 864 are programmed to 2018/19 and 202 post 2019;
9. During the period 2000-2012 there have been 1979 completions of which 1573 contribute to the owner occupied sector. This equates to an overall build rate of 165 completions per annum;
10. Recent completions in the private sector (2009-12) remain significantly below Strategic Development Plan requirements;
11. The Plan provides an All Tenure figure of 2902 units 2009-25 (total of supply [2352] and completions (including non new build) 08/09-12 [550]);
12. Monitoring of the current Housing land supply reveals that construction has slowed and consequently there is an increasing shortfall in delivery against the Strategic Development Plan private sector requirements of nearly 550 homes up to 2020. There are therefore clear significant ongoing delivery issues in the early part of the Plan period (2012 -20);
13. Although there is an adequate land supply to meet the Strategic Development Plan requirements by 2025, this is dependent on there being no further slippages in programming which is unlikely based upon recent trends;
14. The current private sector land supply within East Renfrewshire is also not sufficient to provide a continuous 5 year effective land supply during the first four 5-year periods of the plan i.e. 2012-17 to 2015-20;
15. It is clear that there is a significant gap between the current land supply and the Strategic Development Plan Indicative All Tenure requirements. The Local Development Plan would require to provide an additional 2800 units (approximately) to meet in full the Strategic Development Plan requirements;

16. Based upon the current agreed programming sufficient land is provided to meet the requirements for the first 10 years of the Plan from the Date of Adoption (likely to be 2014). Again this is dependent on there being no further slippages in programming;
17. Affordable housing delivery and supply remain significantly below the Strategic Development Plan requirements; and
18. The majority of vacant and derelict sites (over 90%) are currently allocated for either housing or employment use in the Local Plan or have a current planning consent and are therefore already counted as part of the existing supplies.

### **STAGE 3: STRATEGIC OPTIONS FOR PROPOSED PLAN**

- 1.8.79. The Main Issues Report was the first stage in the replacement of the current Adopted Local Plan. The spatial issues that are relevant to East Renfrewshire and which require to be addressed within the Local Development Plan were highlighted as main issues in the Main Issues Report. The Main Issues Report outlined the overall levels of housing growth planned for the area over the period 2009-2025. East Renfrewshire's growth agenda is driven by the requirements of the Strategic Development Plan which provides a clear direction in terms of the nature and scale of demand for development.
- 1.8.80. Although as shown in the Main Issues Report there are a number of key issues that require to be tackled in East Renfrewshire the housing agenda is seen as the most critical area to address at this stage of the Plan process. As demonstrated in the comments to the Main Issues Report, housing and the associated development strategies received the majority of comments.
- 1.8.81. Building upon the options set out in the Main Issues Report and the responses received to the consultation the following options and targets have been identified for discussion for the Proposed Plan. These options build upon the spatial options set out in the Main Issues Report and the conclusions reached under Stages 1 and 2 outlined previously in this report. At this stage only the housing implications of each approach are discussed in detail.
- 1.8.82. Two Growth Options have been identified for further discussion:
  - Option 1 : Growth (Urban Focus)
  - Option 2 : Growth (Urban Expansion)
- 1.8.83. The following sections explain each of these options in detail and the implications of each.

**Option 1 –Growth (Urban Focus)**

- 1.8.84. This growth option is a continuation of the current adopted Local Plan strategy and relies on existing sites and permissions with no additional development opportunities promoted.
- 1.8.85. Although this approach has many benefits as detailed in the Main Issues Report and summarised earlier in this report, monitoring of the land supply has identified there are a number of areas of concern regarding the current land supply. In particular delivery of private units upto 2020 remains an ongoing issue. Any further slippage in programming will further exacerbate this problem. Furthermore, a 5 year land supply would not be provided although, there is an adequate longer term land supply to meet the Strategic Development Plan private sector requirements. This is however dependent upon no further slippages in programming, which is unrealistic based upon recent trends. This option would provide only a limited contribution to addressing affordable housing needs and would not provide the generosity required by Scottish Planning Policy.
- 1.8.86. The private targets are based upon the private land supply and programming set out in the 2012 Housing Land Audit. The affordable targets are based upon the Local Housing Strategy supply targets which allow for an average of approximately 30 units during the period 2012-17 and approximately 45units 2017-25 (Table H1.3 above refers). These targets comprise completions (2008-12), supply secured through the planning system and also from non new build sources including replacement housing, empty properties to be brought back into use and conversions.
- 1.8.87. No allowance has been made for windfall and small sites which may come forward in the Plan period which will add to the supply once gaining consent or sites approved under the Supplementary Planning Guidance on unallocated housing sites. This would effectively add further flexibility to the supply. Such sites will though be required to deliver the targets shown in the table H1.17 below.
- 1.8.88. Under this option the following targets have been set:

Table H1.17: All Tenure Target Option 1 to 2025

	Private			Affordable*		
	Req	Target	Ave	Req	Target	Ave
<b>2009-20</b>	2200	1700**	155	3000	500***	45
<b>2020-25</b>	300	800	160	200	225	45
<b>Total 2009-25</b>	2500	2500	156	3200	725	45
<b>All Tenure Target Total</b>		<b>3225</b>	<b>202</b>			

\* Targets include new housing supply and contributions from non new build sources

\*\* Includes completions 2009-12 – 301

\*\*\* Includes completions 2008-12 – 249 units (including some non-new build)

Both the private supply and affordable supply include an element of intermediate housing.

- 1.8.89. In summary under this approach 2500 private units and 725 affordable units are estimated to be capable of delivery for the period 2009-2025. This equates on average to around 156 private units pa and 45 affordable units, though delivery is unlikely to be evenly spread each year. An All Tenure figure of 3225 units is potentially capable of being delivered against the Strategic Development Plan requirement of 5700 units.

### Option 2 – Growth (Urban Expansion)

- 1.8.90. The Main Issues Report identified two alternative growth strategies, Limited Growth (Option 2A) and Flexible Longer Term Growth (Option 2B) of which Option 2B was the Planning Service's Preferred Option. The advantages and disadvantages of both approaches were set out in detail in the Main Issues Report and summarised earlier in this report.
- 1.8.91. The main difference between these two options was in the scale of sites identified. Option 2A proposed the release of a number of individual medium sized sites whereas Option 2B proposed a range of larger strategic releases and smaller scale sites which could deliver a range of social and economic benefits.
- 1.8.92. It is important that land comes forward for development in a planned way in order to provide a consistent supply of land over the period of the Plan, to ensure that any infrastructure requirements or upgrades are delivered in a planned manner, and to ensure that a 5-year effective supply is maintained at all times. The phasing of sites is therefore a critical element of a growth approach. The identification of further sites also provides further generosity and flexibility in the supply and allows for the reality that some brownfield sites will take longer to come forward.

- 1.8.93. Failure to identify sufficient sites/numbers within the Proposed Plan leaves the Council exposed to the possibility that, during the Examination process, the Reporter could identify sites for release which would be outwith the control of the Council.
- 1.8.94. Although there is merit and justification in promoting individual site releases, as per Option 2A, to meet the Scottish Planning Policy and Strategic Development Plan requirements it is unlikely that these sites could deliver the same range of benefits as a longer term masterplanned approach.
- 1.8.95. An 'Urban Expansion' growth approach does bring challenges and it is essential that this is managed. There is no guarantee that sites promoted through the Proposed Local Development Plan will be built in the timescales anticipated and the shortfall identified upto 2020 may not be met in full. Even by releasing sites in the Proposed Plan it is unlikely that sites will start to deliver homes on the ground pre 2016, based upon the assumption that the Local Development Plan will be adopted in 2014 and allowing for a lead in time for consents to be granted. It is acknowledged therefore that this approach will not initially meet the requirements of Scottish Planning Policy and the Strategic Development Plan and realistically the Plan will not begin to fully address the land supply issues pre 2016. However, this approach provides the most practical solution to begin to address these concerns and ensure delivery can be planned effectively over a longer time period and alongside existing or required infrastructure whilst recognising economic and market conditions and green belt constraints.
- 1.8.96. Monitoring of the land supply has indicated that it does not currently meet the requirements of Scottish Planning Policy and that deliverability remains a key area of concern. It is assumed that new sites could deliver approximately 25-35 units per annum and would be delivered within the short to medium period (phase 1). It is likely that sites identified for phase 1 would also contribute to the 2020-25 period (phase 2) based upon an anticipated 2016 start date and anticipated delivery rates. Therefore on this basis a range of medium size effective green belt sites (approximately of the scale 100-200 units) would be required to address the delivery deficit upto 2020 and ensure a continuous effective 5 year land supply. Other similar scale sites and larger sites would also require to be allocated for later Plan phases to provide further generosity and flexibility and deliver other social and economic benefits.
- 1.8.97. The challenge for the Council is to ensure sites are not land-banked and deliver the required market and affordable homes. Officers will continue to work with developers and infrastructure providers and investigate other options to encourage delivery of sites. As deliverability remains key it is important that control is also spread across different developers and different scales of sites are identified.
- 1.8.98. To ensure the maintenance of a suitable effective land supply the Proposed Plan should also include a new trigger policy for the earlier release of effective sites from later phases to come forward to replace sites in earlier phases, should these earlier sites prove to be ineffective or if unforeseen issues arise that restrict delivery.



- 1.8.99. The target shown below requires to be treated as indicative at this stage and may be subject to further adjustment following discussion on the preferred sites for the Proposed Plan. It is recommended that sites over and above this target are promoted through the Proposed Plan to ensure the actual delivery of the required number of housing completions. Furthermore, a larger land supply can provide flexibility to the supply and take account of any unforeseen circumstances that may arise over site delivery. Also sites will not be developed for private sector houses only and will be required to deliver 25% of the homes as affordable.
- 1.8.100. As stated above reductions in public subsidy for affordable housing means that developer led affordable housing delivery will have an increasingly important role in addressing affordable housing needs in the area. It is therefore expected that under this strategy that the majority of new affordable homes will be delivered by the private sector. New and more innovative delivery solutions and financial tools will therefore need to be established to ensure these targets can be met. The affordable housing policy and supporting Supplementary Planning Guidance will set out a clear objective to secure onsite delivery of affordable homes and will examine innovative ways to deliver this. The commuted sums received by the Council will also be utilised to further assist the delivery of affordable homes.
- 1.8.101. The private targets are based upon the land supply and programming set out in the 2012 HLA. The affordable targets are based upon the Local Housing Strategy Supply targets which allow for an average of approximately 30 units during the period 2012-17 and approximately 45 units 2017-25. These targets comprise housing supply secured through the planning system and also from non new build sources including replacement housing, empty properties to be brought back into use and conversions. Contributions from new sites have also been factored into the calculations for both the private and affordable sectors. All new sites will be required to deliver 25% of units as affordable, although intermediate products will count towards both targets.
- 1.8.102. Under this option the following targets were:

Table H1.18: All Tenure Target Option 2 to 2025

	Private			Affordable*		
	(a) Req	(b) Target	(c) Ave	(d) Req	(e)Target	(f) Ave
<b>2009-20</b>	2200	2200**	200	3000	550***	50
<b>2020-25</b>	300	1000	200	200	350	70
<b>Total 2009-25</b>	2500	3200	200	3200	900	56
<b>All Tenure Target Total</b>	<b>5700</b> (a+d)	<b>4100</b> (b+e)	<b>256</b> (4100/16)			

\* Targets include new housing supply and contributions from non new build sources

\*\* Includes completions 2009-12 - 301

\*\*\* Includes completions 2009-12 – 249 units (including some non-new build)

Both the private supply and affordable supply include an element of intermediate housing.

1.8.103. In summary under this approach a total of 3200 private units and 900 affordable are estimated to be capable of delivery for the period 2009-2025. This equates on average to around 206 private units pa and 56 affordable units, though delivery is unlikely to be evenly spread each year. An All Tenure figure of 4100 units is potentially capable of being delivered against the Strategic Development Plan requirement of 5700 units.

1.8.104. Based upon the current all Tenure figure referred to under Stage 2 of 2902 units (09-25) then an estimated 1200 units would need to be promoted through the Proposed Plan and delivered through other non new build sources to meet the above All Tenure target of 4100 units. The identification of preferred sites and other options was discussed and agreed with the Member Officer Working Group prior to Council approval in December 2012.

1.8.105. The targets set under this option are higher than recent rates of completion but are in line with the Strategic Development Plan and Strategic Housing Need and Demand Assessment requirements and take into account a level of “generosity” required to accommodate growth whilst building in further flexibility through the identification of additional sites. Although these targets would still not meet the levels of affordable need projected in the Strategic Housing Need and Demand Assessment it is considered to be a realistic and achievable target. No allowance has been made for windfall and small sites which may come forward in the Plan period which will add to the supply once gaining consent. This would effectively add further flexibility and generosity to the supply.

## MONITORING

- 1.8.106. The land supply will require to be monitored through the annual Housing Land Audit process and the annual Local Development Plan Action Programme in consultation with Key Agencies, developers and landowners. This way, early notice of any constraints affecting the effectiveness of sites can be flagged up. A regular review of the Strategic Housing Need and Demand Assessment linked to the review of the Strategic Development Plan, the Local Housing Strategy and the Local Development Plan will provide an opportunity to ensure the maintenance of an appropriate flexible strategy which can respond to any change in circumstances.

### RECOMMENDATIONS

- 1.8.107. The following section provides recommendations about the most appropriate and sustainable way forward for the Proposed Plan in terms of meeting the requirements of Scottish Planning Policy and the Strategic Development Plan requirements whilst ensuring the protection of the most sensitive and important areas of green belt.
- 1.8.108. It is recommended that:
- Option 1 'Growth (Urban Focus)' and a continued reliance on existing sites is not an effective strategy for the Proposed Plan. Monitoring of the current land supply has demonstrated that significant concerns exist with the ability of the land supply to meet the requirements of Scottish Planning Policy and the Strategic Development Plan. There is the danger under this approach that as the housing requirements are not being met then sites, which the Council does not favour, could be released by the Reporters through the Examination process. Furthermore, this approach would not address ongoing delivery issues, affordable housing deficits or provide the generosity required by Scottish Planning Policy;
  - Although there is merit and justification in promoting individual site releases (as per Option 2A of the Main Issues Report) to meet the Scottish Planning Policy and Strategic Development Plan requirements it is unlikely that these sites could deliver the same range of social and economic benefits as the longer term masterplanned approach such as new schools, jobs, infrastructure, roads etc;
  - A controlled master-planned 'Urban Expansion' growth approach that promotes additional sustainable development opportunities with a continued emphasis on delivering brownfield and regeneration opportunities within the urban area therefore has the greatest potential to respond to the issues outlined in the Main Issues Report and deliver sustainable economic growth, meet and address housing needs and deliver other social and economic benefits. Additionally it would begin to address the housing issues encountered with the current land supply 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. Larger parcels of

land also offer the added advantage of enabling development to be environmentally led. This approach remains the most appropriate and sustainable strategy for the planned development of the area and would meet the Scottish Government's and Chief Planner's objectives that Local Development Plans should be forward thinking visionary documents that anticipate economic recovery and provide a generous land supply;

- This plan led approach will also ensure the Council retains control over which sites are promoted and prevents the incremental and unplanned loss of land and unrestricted sprawl of the built up area;
- To deliver this 'Urban Expansion' option a range of medium size deliverable green belt sites (approximately of the scale 100-200 units) should be promoted to address the clear significant shortfall in delivery upto 2020. Further similar scaled sites/phases of strategic sites and larger strategic releases should be identified for later Plan phases accompanied by brownfield regeneration opportunities;
- Any growth must be delivered with the provision of the necessary social, physical and environmental infrastructure. The Supplementary Planning Guidance on Development Contributions and the annual Local Development Plan Action Programme in consultation with Key Agencies, developers and landowners, will be key to delivering the desired outcomes;
- Sites identified in Phase 1 should be shown as formal housing allocations in the Proposed Plan and removed from the green belt, where appropriate. Sites being promoted for later phases should be removed from the green belt, where appropriate, and identified accordingly;
- Alternative solutions for affordable housing delivery without the need for public subsidy and non new build options should also continue to be investigated to increase the affordable supply; and
- A new trigger policy should be included within the Proposed Plan that allows the earlier release of more effective sites from later phases to come forward to replace sites in earlier phases, should these prove to be ineffective.

#### **STAGE 4: MEETING ALL TENURE SUPPLY TARGETS THROUGH THE PROPOSED PLAN**

- 1.8.109. The two options explained in Stage 3 were reported to Council on 12<sup>th</sup> September 2012 and there was unanimous agreement from all Members to support Option 2 Growth (Urban Expansion) and All Tenure Housing target of

4100 units up to 2025. The followings sections therefore show how this target will be met through the Proposed Plan.

- 1.8.110. In preparing the Proposed Plan a number of master planned areas were identified to meet housing needs alongside a number of medium sized sites. These sites in addition to existing sites within the housing land supply will meet the targets mentioned above. All sites will be subject to Phased release. In addition policy changes to sites and reprogramming of established sites has occurred. These changes are shown in Table H1.19 below.
- 1.8.111. Table H1.20 reflects the implications of table H1.19 and factors in the new sites shown in Schedules 10 and 11 of the Proposed Plan. The table reveals that the Proposed Plan will provide 4279 units by 2025 compared to the target of 4100 units. A further 1683 units are programmed post 2025.

Table H1.19: Changes to the Land Supply

Site Ref	LP Ref	Site	Cap	Notes
ER0063	H1.18	Drumby Crescent, Clarkston	24	Site has been deleted as a housing site and reallocated for health care provision.
ER0080	H1.14	Shanks Park, Barrhead	150	A smaller site was allocated in the Adopted Local Plan for employment use with some enabling residential development. The site has been reallocated to a site for 100% housing accommodating 400 units. For ease and to avoid any double counting the site (150 units) has been deleted from the 2012 land supply figures and identified as a new larger site within the Proposed Plan.
ER0035	H1.15	Springfield Road, Barrhead	280	The site was allocated in the Adopted Local Plan for 280 units. The site forms part of the Barrhead South master plan. For ease and to avoid any double counting the site has been deleted from the 2012 land supply figures and identified as a new site within the Proposed Plan.
<b>Total</b>			<b>454</b>	

Source: 2012 HLA

Table H1.20: Summary of Land Supply – All Tenures

	(a) 2008/09-12		(b) Phase 1 2012-25		(c) Total 2008/09- 25 (a+b)	(d) Phase 2 Post 2025		(e) Total 08/09-post 2025 (c+d)
	EW	LV	EW	LV		EW	LV	
Completions	260	290			550			550
Revised 2012 Supply			1260	638	1898*	0	200	2098
New Allocations (Schedule 10 and 11)			851	980	1831	610	873	3314
<b>Total</b>	<b>260</b>	<b>290</b>	<b>2111</b>	<b>1618</b>	<b>4279</b>	<b>610</b>	<b>1073</b>	<b>5962</b>

Source: 2012 HLA and Proposed Local Development Plan

Notes:

\*

Total Supply 12-25 (Table 9 Column I) 2352

Land Supply Changes (Table 19) -454

**Total 1898**

**EW** - Eastwood

**LV** – Lavern Valley

### Housing Requirements and Targets 2008/09-25

- 1.8.112. To provide an overview how the overall land supply included in the Proposed Plan (**4279**) could be split by tenure an assessment has been undertaken where potential affordable housing contributions, i.e. 25% requirement, from sites without a planning consent has been made. This theoretical exercise is set out in Tables H1.21 and H1.22. The total figure of 4279 (Table H1.20 Column C) remains unchanged.
- 1.8.113. However, until consent is granted on any particular site, it is not always possible to confirm the tenure of affordable housing that will be delivered and therefore the supply figures may be subject to change once the 25% affordable requirement is applied. The land supply and tenure of sites will be kept under review through the annual Housing Land Audit and Local Development Plan review process.

Table H1.21: Theoretical Housing Split by Tenure

	Completions 2008/09-12	Supply 2012- 25	New sites 2012-25	Total
<b>Private</b>	301	1567	1373	3241
<b>Affordable</b>	249	331	458	1038
<b>Total</b>	<b>550</b>	<b>1898</b>	<b>1831</b>	<b>4279</b>

Source: 2012 HLA and Proposed Local Development Plan

Table H1.22: Theoretical Housing Requirements and Targets 2008/09-25

	Strategic Development Plan Requirements	Housing Supply Target (Option 2: Table 18)	Proposed Local Development Plan Potential Housing Supply 08/09-25
<b>Private</b>	2500	3200	3241
<b>Affordable</b>	3200	900	1038
<b>Total</b>	<b>5700</b>	<b>4100</b>	<b>4279</b>

Source: 2012 HLA and Proposed Local Development Plan

### New Sites Estimated Programming

- 1.8.114. Table H1.23 outlines estimated programming for the new sites set out in Schedules 10 and 11 of the Proposed Plan. It is envisaged that sites could start to deliver units by 2015/16 and on this basis the capacity for the period 2012-20 is annualised from 2015/16 to 2019/20.
- 1.8.115. Figures H1.3 and H1.4 factor in the new sites and the changes shown in Table H1.19 against the All Tenure and Private sector targets and requirements.

Table H1.23: New Sites Programming

Period	Capacity	Per Annum
12-20	1003	201 (based upon a 2015/16 start date) (1003/5)
20-25	828	166 (828/5)
12-25	1831	183 (1831/10)

Figure H1.3: Housing Trajectory – All Tenure

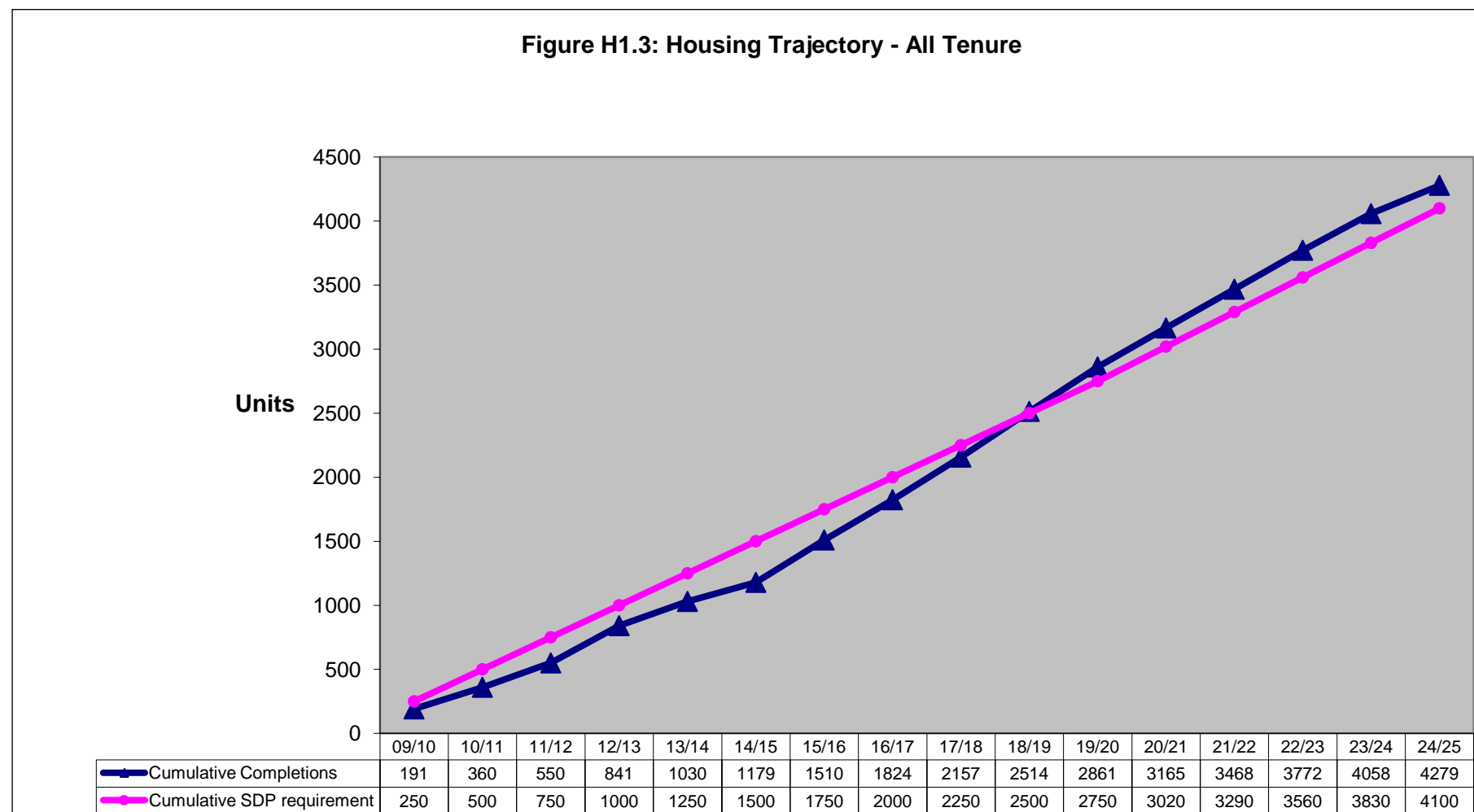




Table H1.24: Housing Trajectory All Tenure

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
<b>A Completions</b>	191	169	190													
<b>B Programming</b>				291	189	149	331	314	333	357	347	304	303	304	286	<b>221</b>
<b>C Cumulative Completions</b>	191	360	550	841	1030	1179	1510	1824	2157	2514	2861	3165	3468	3772	4058	<b>4279</b>
<b>D Annual All Tenure requirement</b>	250	250	250	250	250	250	250	250	250	250	250	270	270	270	270	<b>270</b>
<b>E Cumulative All Tenure Target</b>	250	500	750	1000	1250	1500	1750	2000	2250	2500	2750	3020	3290	3560	3830	<b>4100</b>
<b>F Difference Surplus/Deficit</b>	-59	-140	-200	-159	-220	-321	-240	-176	-93	14	111	145	178	212	228	<b>179</b>

Notes:

- A) Completions: actual completions as recorded through the annual HLA
- B) Programming: agreed delivery of homes per year during the 7 year period 2012/13-2018/19 and factoring in new sites in Proposed Plan
- C) Cumulative Completions: cumulative year on year completions total
- D) Annual All Tenure requirement: Table H1.18 refers
- E) Cumulative All Tenure requirement: cumulative year on year total
- F) Difference Surplus/Deficit: difference between cumulative requirements and cumulative completions (C-E)

Figure H1.4: Housing Trajectory – Private Sector

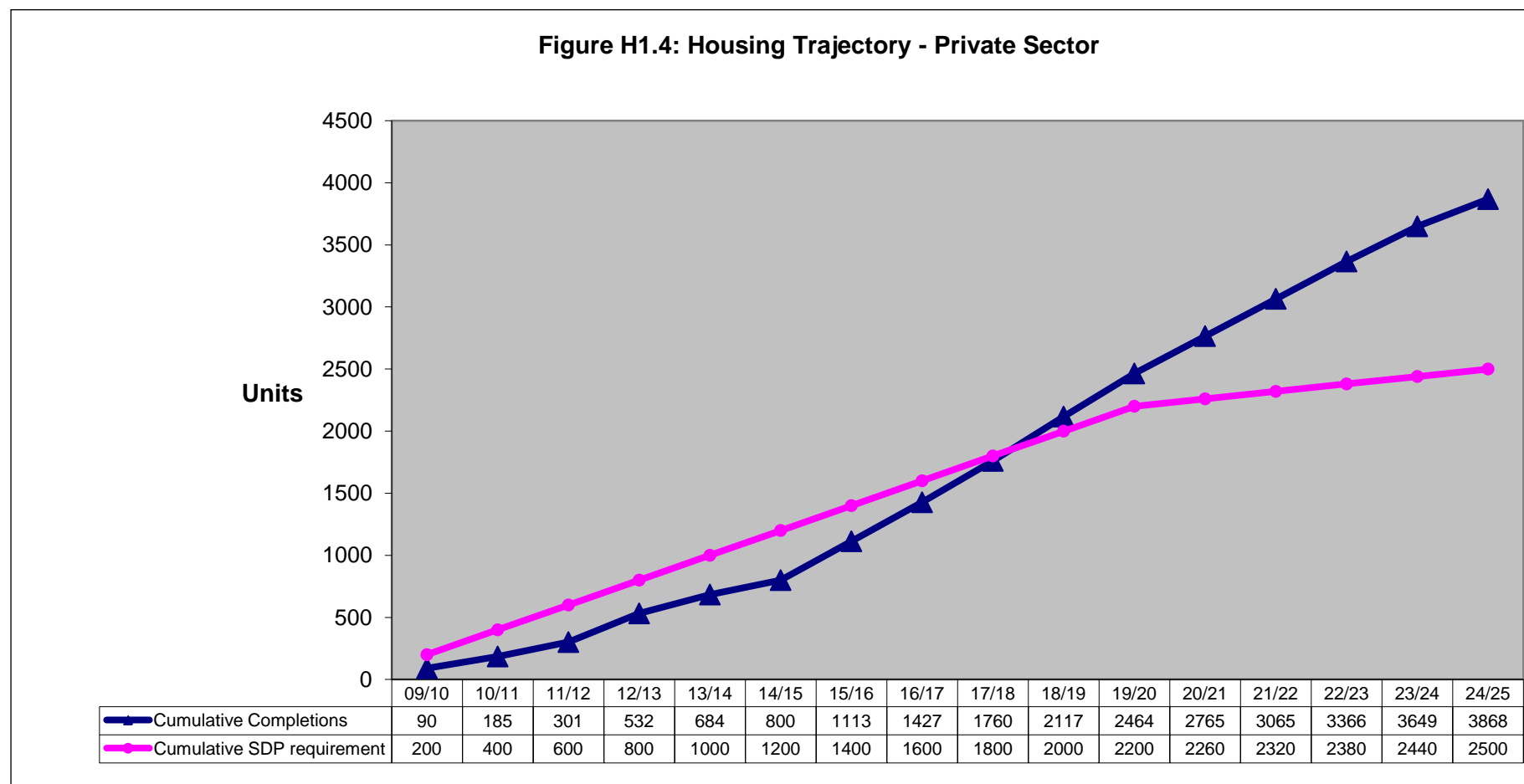


Table H1.25: Housing Trajectory Private Sector

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
<b>A Completions</b>	90	95	116													
<b>B Programming</b>				231	152	116	313	314	333	357	347	304	303	304	291	<b>221</b>
<b>C Cumulative Completions</b>	90	185	301	532	684	800	1113	1427	1760	2117	2464	2768	3071	3375	3666	<b>3887</b>
<b>D Annual SDP requirement</b>	200	200	200	200	200	200	200	200	200	200	200	60	60	60	60	<b>60</b>
<b>E Cumulative SDP requirement</b>	200	400	600	800	1000	1200	1400	1600	1800	2000	2200	2260	2320	2380	2440	<b>2500</b>
<b>F Private Sector Target</b>	200	400	600	800	1000	1200	1400	1600	1800	2000	2200	2400	2600	2800	3000	<b>3200</b>
<b>G Difference (C-E) Surplus/Deficit</b>	-110	-215	-299	-268	-316	-400	-287	-173	-40	117	264	508	751	995	1226	<b>1387</b>

A) Completions: actual completions as recorded through the annual HLA

B) Programming: agreed delivery of homes per year during the 7 year period 2012/13-2018/19 and factoring in new sites in Proposed Plan

C) Cumulative Completions: cumulative year on year completions total

D) Annual SDP requirement: annual private sector requirement Table 7 refers

E) Cumulative SDP requirement: cumulative year on year total

F) Private Sector Target: Table 18 refers

G) Difference Surplus/Deficit: difference between cumulative requirements and cumulative completions(C-E)

The land supply and tenure of sites will be kept under review through the annual Housing Land Audit and Local Development Plan review process.

**Providing a 5 year Effective Land Supply**

- 1.8.116. Table H1.12 of this report demonstrates that the current land supply is not sufficient to provide a continuous 5 year land supply. However, as demonstrated in Table H1.26 the Proposed Plan will provide a minimum 5 year land supply for all periods.
- 1.8.117. The land supply and tenure of sites will be kept under review through the annual Housing Land Audit and Local Development Plan review process.

Table H1.26: 5 Year Private Land Supply Calculations

Period	Req	Supply	Annual Req	Surplus/ Deficit	Years Supply	5 Years Land Supply Met
2012-2017	1000	1126.0	200	+126.0	5.6	Yes
2013-2018	1000	1228.0	200	+228.0	6.1	Yes
2014-2019	1000	1433.0	200	+433.0	7.2	Yes
2015-2020	1000	1664.0	200	+664.0	8.3	Yes
2016-2021	860	1655.0	172	+795.0	9.6	Yes
2017-2022	720	1644.0	144	+924.0	11.4	Yes
2018-2023	580	1615.0	116	+1035.0	13.9	Yes
2019-2024	440	1549.0	88	+1109.0	17.6	Yes
2020-2025	300	1423.0	60	+1123.0	23.7	Yes

**Meeting the housing land requirement up to 10 years from the predicted date of adoption**

- 1.8.118. Table H1.13 demonstrates that the current land supply will provide in excess of the Strategic Development Plan requirements by 2024. Table H1.27 demonstrates that the Proposed Plan provides significantly in excess of the requirement.

Table H1.27: Meeting the housing land requirement up to 10 years from the predicted date of adoption

Period	Req	Supply	Surplus/Deficit
2014-20	1200	1780	+580
2020-24	240	1202	+962
<b>Total 14-24</b>	1440	2982	+1542

1.8.119. The above tables and figures clearly demonstrate that the Proposed Plan will provide in excess of the Strategic Development Plan requirements for the private sector and the All Tenure target of 4100 units. The Proposed Plan provides 4279 units against the target of 4100. To provide further flexibility and generosity to the supply an additional 1623 units are programmed post 2025 and safeguarded for longer term development. No allowance has been made for windfall and small sites which may come forward in the Plan period which will add to the supply once gaining consent. This would effectively add further flexibility and generosity to the supply.

1.8.120. The Proposed Plan will

- Provide an continuous 5 year effective land supply;
- Provide sufficient sites to meet housing requirements by year 10;
- Provide a generous and flexible land supply; and
- Meet the private sector requirements of the Strategic Development Plan.

Appendix 1: Housing Land Supply Historic and Current Data – 2012 HLA

AH Type	On	ON	On	On	On
Aff Remainder	0	0	47	0	0
No Aff	43	15	71	15	60
% Aff	100	100	100	100	100
Post 2025	0	0	0	0	0
2020-25	0	0	0	0	0
2009-20	0	15	71	0	60
24-25	0	0	0	0	0
23-24	0	0	0	0	0
22-23	0	0	0	0	0
21-22	0	0	0	0	0
20-21	0	0	0	0	0
19-20	0	0	0	0	0
post 2019	0	0	0	0	0
Total 12-19	0	0	47	0	0
18-19	0	0	0	0	0
17-18	0	0	0	0	0
16-17	0	0	0	0	0
15-16	0	0	0	0	0
14-15	0	0	0	0	0
13-14	0	0	0	0	0
12-13	0	0	47	0	0
11-12	0	15	24	0	0
10-11	0	0	0	0	0
09-10	0	0	0	0	60
Built pre 09	43	0	0	15	0
Total Built	43	15	24	15	60
REM CAP	0	0	47	0	0
CAPACITY	43	15	71	15	60
SITE_SIZE	0.51	0.28	1.2	0.16	2.02
TENURE	SR	SR	SR	SR	SR
SECTOR	LV	EW	EW	EW	LV
HLS YEAR	2004	2004	2004	2004	2004
ADDRESS2	CROSS ARTHURLIE	NETHERPLA	GREENLAW	BALGOWNIE	FENWICK
ADDRESS1	BARRHEAD	NEWTON	NEWTON	THORNLEBA	BARRHEAD
LP REF	Built	Built	H2.5	Built	Built
SITE_REF	ER0019	ER0029A	ER0034A	ER0037	ER0046

[illegible]

[illegible]



ON	On			On		
0	0	0	0	2	0	0
18	3	0	0	2	0	0
100	100	0	0	25	0	0
0	0	0	0	0	0	0
0	0	0	0	10	0	0
18	3	0	0	0	0	37
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	10	0	0
0	0	0	0	0	0	9
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
6	0	0	0	0	0	13
12	0	0	0	0	0	15
0	3	0	0	0	0	0
0	0	85	18	0	64	0
18	3	85	18	0	64	28
0	0	0	0	10	0	9
18	3	85	18	10	64	37
0.43	0.1	5.46	0.66	0.23	1.15	1.38
SE	SE	PRIV	PRIV	PRIV	PRIV	PRIV
LV	LV	LV	LV	LV	EW	EW
2004	2008	2004	2004	2004	2004	2004
CEDAR	St. Mary's	KIRKTONFIE	DARNLEY	STATION	WHITEGRAI	NETHERPLA
BARRHEAD	BARRHEAD	NELISTON	BARRHEAD	NELISTON	NEWTON	NEWTON
H1.02	Built	Built	Built	H1.30	Built	H1.41
ER0045B	ER0070B	ER0005	ER0022	ER0027	ER0028	ER0029

[illegible]

					On		ON
0	0	0	0	0	50	0	0
0	0	0	0	0	50	0	0
0	0	0	0	18	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	180	0	0	0
55	3	66	32	100	0	26	
0	0	0	0	0	0	0	
0	0	0	0	30	0	0	
0	0	0	0	50	0	0	
0	0	0	0	50	0	0	
0	0	0	0	50	0	0	
0	0	0	0	50	0	0	
0	0	0	0	50	0	0	
0	0	0	0	230	0	0	
53	3	60	32	50	0	22	
0	0	0	0	50	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
10	0	0	0	0	0	0	
19	0	15	10	0	0	6	
20	0	20	12	0	0	8	
4	3	25	10	0	0	8	
2	0	6	0	0	0	4	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	5	4	
53	3	60	32	280	0	22	
55	3	66	32	280	5	26	
3.37	0.89	4.81	2.11	15.26	0.08	?	
PRIV	PRIV	PRIV	PRIV	PRIV	PRIV	PRIV	
EW	EW	EW	EW	LV	EW	LV	
2004	2004	2005	2006	2004	2004	2004	
GREENLAW	GREENLAW	GREENLAW	GREENLAW	SPRINGFIEL	99 AYR	KIRKTONFIE	
NEWTON	NEWTON	NEWTON	NEWTON	BARRHEAD	NEWTON	NEILSTON	
H1.40	H1.40	H1.40	H1.40	H1.15	Built	H1.29	
ER0033G	ER0033H	ER0033I	ER0033I	ER0035	ER0036	ER0038	

[illegible]

[illegible]

	CS-2.25	CS-2.5	CS-1.75			On
0	0	0	0	0	0	4
0	0	0	0	0	0	4
0	25	25	25	0	0	25
0	0	0		0	0	0
45	9	0	0	0	5	8
0	0	11	0	4	0	8
15	0	0	0	0	0	0
15	5	0	0	0	0	0
15	4	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	5	8
0	0	0	0	0	0	8
45	9	0	0	0	5	16
0	0	11	0	4	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	6	0	0	0	0
0	0	5	0	4	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
45	9	11	0	4	5	16
45	9	11	7	4	5	16
0.58	0.19	0.44	0.61	0.38	1.42	0.2
PRIV	PRIV	PRIV	PRIV	PRIV	PRIV	PRIV
EW	EW	EW	EW	EW	EW	EW
2008	2008	2008	2008	2008	2008	2008
FENNWICK	School Road	Barrance	Witchwood	St. Roddams	Patterton	Main Street
GIFFNOCK	NEWTON	NEWTON	NEWTON	Eaglesham	NEWTON	Busby
H1.26	H1.43	H1.32	Built	H1.22	H1.42	H1.17
ER0056	ER0057	ER0058	ER0059	ER0060	ER0061	ER0062

On	On	On	On		On	On
6	10	5	25	0	2	0
6	10	5	25	0	2	0
25	25	25	25	0	25	0
0	0	0	0	0	0	0
24	40	0	80	0	0	0
0	0	20	20	19	7	28
0	0	0	20	0	0	0
0	10	0	20	0	0	0
12	10	0	20	0	0	0
12	10	0	10	0	0	0
0	10	0	10	0	0	0
0	0	0	10	0	0	0
24	40	0	90	0	0	0
0	0	20	10	8	7	0
0	0	10	10	0	0	0
0	0	10	0	0	7	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	4	0	0
0	0	0	0	0	0	3
0	0	0	0	2	0	11
0	0	0	0	9	0	14
0	0	0	0	0	0	9
0	0	0	0	11	0	37
24	40	20	100	8	7	0
24	40	20	100	19	7	37
0.92	2.09	0.64	5.21	2.48	0.12	1.5
PRIV	PRIV	PRIV	PRIV	PRIV	PRIV	PRIV
EW	EW	EW	EW	LV	LV	LV
2008	2008	2008	2008	2008	2008	2008
Drumby	Drumby	Burnfield	Robslee	Montford	Paisley	St. Mary's
Clarkston	Clarkston	Giffnock	Giffnock	BARRHEAD	BARRHEAD	BARRHEAD
H1.18	H1.19	H1.23	H1.27	H1.10	H1.12	H1.16
ER0063	ER0064	ER0066	ER0067	ER0068	ER0069	ER0070A

On	On	On	On	On		On
12	30	11	12	4	0	1
12	30	11	12	4	0	1
25	25	25	25	25	0	25
0	0	0	0	0	0	0
50	80	0	48	15	0	6
0	40	43	0	0	108	0
10	0	0	12	0	0	0
10	20	0	12	8	0	0
10	20	0	12	7	0	0
10	20	0	12	0	0	0
10	20	0	0	0	0	6
0	20	0	0	0	0	0
0	20	0	0	0	30	0
50	100	0	48	15	30	6
0	20	43	0	0	78	0
0	20	10	0	0	30	0
0	0	15	0	0	28	0
0	0	15	0	0	20	0
0	0	3	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
50	120	43	48	15	108	6
50	120	43	48	15	108	6
0.95	4.14	1.04	1.36	0.36	3.61	0.24
PRIV	PRIV	PRIV	PRIV	PRIV	PRIV	PRIV
LV	LV	LV	LV	LV	LV	LV
2008	2008	2008	2008	2008	2008	2008
Barnes	Chappellefi	Dealston	Dunterlie	Glen Street	Kelburn	Oakbank
BARRHEAD	BARRHEAD	BARRHEAD	BARRHEAD	BARRHEAD	BARRHEAD	BARRHEAD
H1.01	H1.03	H1.04	H1.05	H1.07	H1.09	H1.11
ER0071	ER0072	ER0074	ER0075	ER0076	ER0077	ER0078



On	On	On	CS-1.25	CS 2.25	cs	ON
5	38	?	0	0	0	2
5	38	50	0	0	0	2
25	25	25	25	25	25	25
0	0	200	0	0	0	0
20	60	0	5	0	0	0
0	90	0	0	9	39	9
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	20	0	0	0	0	0
10	20	0	5	0	0	0
10	20	0	0	0	0	0
0	20	0	0	0	0	0
20	80	200	5	0	0	0
0	70	0	0	9	39	9
0	30	0	0	0	0	0
0	0	0	0	0	4	0
0	40	0	0	0	15	5
0	0	0	0	9	12	4
0	0	0	0	0	8	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0.29	5	2.61		0.1	2.65	1.09
PRIV	PRIV	PRIV	PRIV	PRIV	PRIV	PRIV
LV	LV	LV	EW	LV	LV	LV
2008	2008	2008	2008	2009	2010	2010
Robertson	Shanks Park	Crofthead	Sandringha	82-84 Cross	UPLAWMO	POLLICK
BARRHEAD	BARRHEAD	Neilston	NEWTON	BARRHEAD	UPLAWMO	UPLAWMO
H1.13	H1.14	H1.28	??	??	H1.46	H1.45
ER0079	ER0080	ER0082	ER0083	ER0084	ER0085	ER0086

ON	ON	ON	CS			On
0	8	10	0	0	0	0
0	8	10	0	0	0	0
0	25	25	25	0	0	0
0	0	0		0	0	0
0	0	0	0	0	0	24
44	32	40	18	19	11	97
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	6
0	0	0	0	0	0	18
0	0	15	0	0	5	18
0	0	10	9	0	6	18
0	12	0	9	10	0	18
18	10	0	0	9	0	12
13	10	0	0	0	0	9
13	0	0	0	0	0	4
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
44	32	40	18	19	11	121
44	32	40	18	19	11	121
?	1.6	2.6	0.31	1.67	1.43	5.66
PRIV	PRIV	PRIV	PRIV	PRIV	PRIV	PRIV
EW	EW	LV	EW	EW	EW	EW
2010	2010	2010	2012	2004	2004	2004
AYR ROAD	CAPELRIG	FERENEZE	42	CRAIGIE DR	Broom	BONNYTON
NEWTON	NEWTON	BARRHEAD	NEWTON	NEWTON	NEWTON	EAGLESHAM
H1.31	H1.37	H1.06		H1.39	H1.33	H1.21
ER0087	ER0088	ER0089	ER0091	EREW0017	EREW0024A	EREW0034

[illegible]

[illegible]

[illegible]

Source: 2012 HLA

This table includes all sites within the land supply since 2004

Highlighted sites those identified in Table 19 as being removed from the land supply and either reprogrammed or deleted.

## APPENDIX H2: ECONOMIC DEVELOPMENT

### 1. ECONOMIC DEVELOPMENT

#### 1.1. Context

- 1.1.1. Scottish Planning Policy refers to the aim of increasing sustainable economic growth and directs Authorities to respond to the diverse needs and locational requirements of different sectors. The Scottish Planning Policy also states that Planning Authorities should take a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised. Planning authorities should ensure that there is a range and choice of marketable sites and locations for businesses allocated in development plans, including opportunities for mixed use development, to meet anticipated requirements and a variety of size and quality requirements. Marketable land should meet business requirements, be serviced or serviceable within 5 years, be accessible by walking, cycling and public transport, and have a secure planning status
- 1.1.2. Previously the approved Structure Plan identified Barrhead as a Strategic Industrial Business Location and Pollock Ryatt, Newton Mearns was identified as a High Amenity site. Neither of these sites are identified within the recently approved Strategic Development Plan. In addition the Scottish Planning Policy confirms that the Government no longer considers it necessary to identify and safeguard large single user high amenity sites for inward investment. The Strategic Development Plan has also rationalised the identified Strategic Economic Investment Locations which are considered crucial to the long term strategic economic development of the Glasgow and the Clyde Valley area. Pollock Ryatt has not been identified as a Strategic Economic Investment Location. The Strategic Development Plan identifies a priority set of locations (Strategic Economic Investment Locations) based upon their ability to offer specific roles and functions within the new rebalanced economy, no sites have been identified within East Renfrewshire.
- 1.1.3. The acknowledged trend away from older style, larger industrial properties to smaller scale, light industrial, business & office premises recognised within both the previous and current adopted Local Plans has continued into the Proposed Local Development Plan. This has implications across East Renfrewshire and most particularly in Barrhead.
- 1.1.4. The Local Development Plan has an important role in promoting employment growth and economic competitiveness by identifying appropriate locations and an adequate and suitable supply of land, infrastructure and premises. In the urban areas it is evident that there has been continued pressure of competing land uses with interest from developers wishing to utilise the sites for mixed use schemes or for predominantly residential use.
- 1.1.5. Recent developments include expansion of Spiersbridge Business Park and the new Council serviced Crossmill Business Park is continuing to progress through development of individual plots. The development of plots at Crossmill Business Park has proved challenging within the current financial

climate. The adjacent Nestle Purina site has now become vacant and will form an important element of proposals, for new business development, amongst other uses, as part of the Shanks/Glasgow Road, Strategic Development Opportunity promoted within the Proposed Local Development Plan. New employment opportunities have also been identified at Maidenhill/Malletsheugh Strategic Development Opportunity.

## 1.2. Marketable Land Supply 2011-12

- 1.2.1. In East Renfrewshire the total marketable land supply at 2012 has remained unchanged from the previous year, comprising a total marketable land supply (26.85Ha), made up of brownfield (11.7Ha), greenfield (14 Ha), mixed (1.15Ha).
- 1.2.2. To enable the Glasgow and the Clyde Valley context to be shown the previous year's figures have been utilised

Table H2.1: Marketable Land Supply 2010-11

	Brownfield	Mixed	Greenfield	Total
<b>ERC</b>	11.7	1.15	14.00	26.85
<b>GCV</b>	458.02	1.15	445.58	904.75

Source: GCVSDPA Industry, Business and Offices Monitoring Report January 2012

## Quality Supply (Ha) 2010-11

- 1.2.3. The quality land supply is considered the most competitive industrial & business land within the Glasgow and the Clyde Valley area. Within 2011/12 East Renfrewshire had one quality site (8.43Ha) at Greenlaw Newton Mearns. Putting the quality & potential quality supply into historical context, during the period 2006/07 to 20010/11, within the Glasgow and the Clyde Valley area there has been an increase (57.7Ha) in the amount of quality land in the Strategic Development Plan area over the five year period. Over the same period there has been a substantial decrease in the amount of potential quality land (86.23Ha).
- 1.2.4. It is also worth noting from an East Renfrewshire perspective that a recent appeal decision at Greenlaw Business Park has in effect substantially reduced the one quality business site within East Renfrewshire, reducing the business land element to approximately 2Ha. During this 5 year period the total marketable land supply has reduced, both within the Glasgow and the Clyde Valley area and within East Renfrewshire.

Table H2.2: Quality Supply (Ha) 2010-11

	Quality (Ha)		Other Marketable (Ha)		Total Marketable (Ha)		Quality as % of Marketable	
	06/07	10/11	06/07	10/11	06/07	10/11	06/07	10/11
<b>ERC</b>	8.48	8.43	22.65	18.42	31.15	26.85	27	31
<b>GCV</b>	619.49	677.15	91.18	67.76	956.69	904.75	65	74

Source: GCVSDPA Industry, Business and Offices Monitoring Report January 2012

### 1.3. Take Up Rates

- 1.3.1. The breakdown of take-up, within East Renfrewshire over the past five years has been limited with a peak in 2007. In 2 consecutive years (2009 & 2010) there was no take up. This very low take-up of land can be attributed to the current economic downturn. In total there has been a take-up of 4.68 Ha since 2007 at an average of 0.94 Ha per annum, and 207Ha across the Glasgow and the Clyde Valley area at an average of 41.55Ha. This equates to 28 years supply within East Renfrewshire and 21 years supply across Glasgow and the Clyde Valley area.

Table H2.3: Take Up 2007-2011

	2007	2008	2009	2010	2011	Total	Average	Marketable Land Supply	Years Supply
<b>ERC</b>	4.3	0.09	0	0	0.29	4.68	0.94	26.85	28.68
<b>GCV</b>	48.89	95.61	25.05	36.12	46.1	207.77	41.55	904.75	21.77

Source: GCVSDPA Industry, Business and Offices Monitoring Report January 2012

### 1.4. Business Starts

- 1.4.1. Since 2007/08 there has been a pronounced decline in the number of business starts. The rate of decline has lessened over the last 2 years. The Council's initiative 'Place to Grow' aims amongst other goals to support local businesses through difficult economic times and attract new businesses and investment into the area.



Table H2.4: Business Starts

Year	Number
2007/08	410
2008/09	321
2009/10	273
2010/11	231
2011/12	223

Source: ERC ODP 2011-14

### 1.5. Local Plan Proposals Update

- 1.5.1. Table H2.5 provides an update on progress with proposals allocated in the Adopted Local Plan.

Table H2.5: Adopted Local Plan Proposals - Business Proposals

Site	Update
<b>Blackbyres Court, Barrhead</b>	Site cleared and available. No development to date. Site will be included as part of the wider Strategic Development Opportunity, (Shanks /Glasgow Rd), promoted within Proposed Local Development Plan as a housing opportunity..
<b>Glasgow Road (East), Barrhead</b>	Includes the Council serviced plots at Crossmill Business Park, within which take-up has been slow. Adjacent sites, including the former Nestle and Scottish Water sites, will be included as part of the wider Strategic Development Opportunity, (Shanks/Glasgow Rd), promoted within the Proposed Local Development Plan.
<b>Shanks Park/Blackbyres Road, Barrhead</b>	Important regeneration project to transform contaminated poor quality industrial area into an attractive modern location. Residential Development will enable progression of this area. This site has been included as part of the wider Strategic Development opportunities, (Shanks/Glasgow Rd), promoted within Proposed Local Development Plan.
<b>Blackbyres Road/Grahamston Road, Barrhead</b>	No recent activity. This site will be included as part of the wider Strategic Development opportunities, (Shanks/Glasgow Rd), promoted within the Proposed Local Development Plan.
<b>Crofthead Mill, Neilston</b>	Mixed use proposal to convert section of the mill to business/commercial units with enabling residential development.
<b>Greenlaw, Newton Mearns</b>	Consents for Care Home and residential development have resulted in a much reduced site. Substantial consented office development on the remainder of the site has yet to be developed.
<b>Netherplace Works, Newton Mearns</b>	Subdivision of factory refused on appeal 2009. This site will be included as part of a wider Strategic Development Opportunity, (M77 Corridor), promoted within the Proposed Local Development Plan
<b>Spiersbridge Business Park Expansion, Thornliebank</b>	A number of units are now occupied by a variety of uses as part of the initial phase. The final phase of the development is yet to progress to proposal & implementation stage.

## APPENDIX H3: TOWN AND NEIGHBOURHOOD CENTRES

### 1. TOWN AND NEIGHBOURHOOD CENTRES

#### 1.1. Context

- 1.1.1. Town and Neighbourhood Centres make an important contribution to Sustainable Economic Growth and provide a source of employment and services for local communities. The Strategic Development Plan establishes a network of strategic centres based upon the strategic comparison market and the broader concept of roles and functions of centres. Barrhead and Newton Mearns have been identified as strategic centres.
- 1.1.2. Barrhead has been the subject of a major regeneration programme with a number of physical regeneration projects underway including a new health centre, public realm improvements, residential proposals and improvements to the transport network. Asda have gained consent to develop a new supermarket to act as an anchor store and to attract other retail investment to stem leakage and increase overall vitality and viability. The Local Plan sought to deliver a number of land use proposals in the town although the implementation remains largely dependent on market interest and future economic investment. Given the towns importance to the economy of the Levern Valley area it remains a key priority for the Local Development Plan.
- 1.1.3. Newton Mearns provides the largest comparison shopping range in East Renfrewshire and proposals have been approved to increase the retail offer available in the Town Centre and again stem the expenditures leakage. The key retail role that Newton Mearns plays for the Eastwood area also remains a key priority for the Local Development Plan.
- 1.1.4. The NSLP data collected to support the Strategic Development Plan reveals that both Barrhead and Newton Mearns Town Centres leak the majority of their expenditure to larger competing centres. Through Policy S1 and S4 and Proposal S3 the Plan aims to provide a range of sites to help stem this leakage.

#### 1.2. Town and Neighbourhood Centres Survey 2011

- 1.2.1. Schedule 1 of the Local Plan identifies 4 Town Centres and 24 Neighbourhood Centres. An annual survey is carried out to gather data on the current range of uses within the centres. In addition the information gathered is useful in providing an overview of changing retail and commercial activity (uses, occupiers and floorspace).
- 1.2.2. The following information provides an overview of the current level of retail use throughout the various town and neighbourhood centres.

1.2.3. In total there are 596 units within the Town and Neighbourhood Centres of which 328 or 55% are in active class 1 use. There are 23 vacant units within these centres.

1.2.4. 104760.78 sqm of floorspace is found within these centres of which 58213.5 or 56% is in active class 1 use. There is 3325.22 sqm of vacant floorspace.

### 1.3. Town Centres

1.3.1. Overall there are 343 units within the 4 Town Centres of which 164 are in active class 1 usage. This equates to 48% of the total units. Newton Mearns has the largest proportion of class 1 units with Barrhead the smallest. The majority of units are also either Service or Comparison use. 4% of the units are currently vacant.

1.3.2. There is 81741.6 sqm of floorspace across the 4 Town Centres of which 45057.17 sqm is in active class 1 use, or 55% of the total floorspace. Newton Mearns has the largest proportion of class 1 floorspace with Clarkston the smallest. Newton Mearns also has the largest convenience and comparison floorspace figures. There is 2610.59 sqm or 3% of the total floorspace vacant.

### 1.4. Neighbourhood Centres

1.4.1. Most neighbourhood centres perform a predominantly service and local shopping role with comparison retailing featuring less strongly. The survey reveals that overall there are 253 units within the Neighbourhood Centres of which 164 are in active class 1 usage. This equates to 65% of the total units. There are 8 vacant units or 3% of the total units.

1.4.2. In addition there is 23019.18 sqm of floorspace of which 13156.33 or 57% is in active class 1 use. 714.63 sqm of floorspace or 3% of the total is vacant.

Table H3.1: Use Class Split within the Local Plan Centres

	1	2	3	4	7	10	11	Sui Generis	Vacant	Total	% Units in active Class 1
<b>Town Centres</b>	<b>164</b>	<b>70</b>	<b>20</b>	<b>27</b>	<b>1</b>	<b>12</b>	<b>1</b>	<b>33</b>	<b>15</b>	<b>343</b>	<b>48</b>
<b>Neighbourhood Centres</b>	<b>164</b>	<b>38</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>19</b>	<b>8</b>	<b>253</b>	<b>65</b>
<b>Totals</b>	<b>328</b>	<b>110</b>	<b>43</b>	<b>27</b>	<b>1</b>	<b>13</b>	<b>1</b>	<b>52</b>	<b>23</b>	<b>596</b>	<b>55</b>

Source: 2011 ERC Retail Survey

Table H3.2: Floorspace By Use Class Within The Local Plan Centres

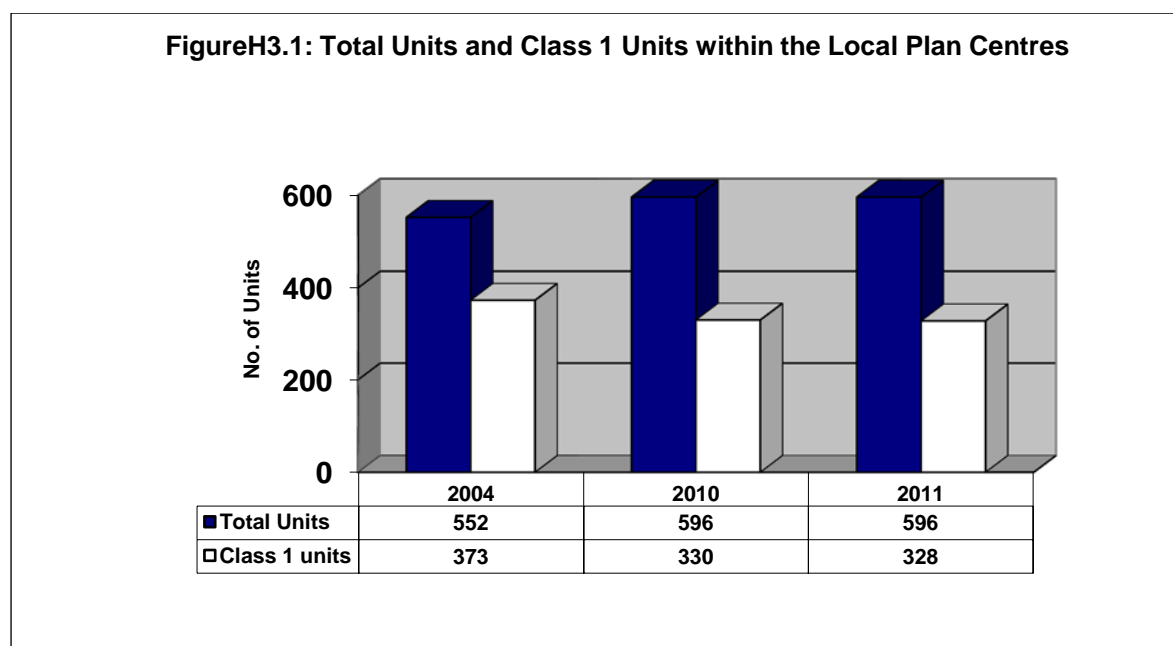
	1	2	3	4	7	10	11	Sui Generis	Vacant	Total	% Floorspace in active Class
Town Centres	45057.17	14553.79	3158.69	5233.09	137.84	4198	Unknown	6792.43	2610.59	81741.6	55
Neighbourhood Centres	13156.33	4192.35	2581.65	0	0	617	0	1757.22	714.63	23019.18	57
Totals	58213.50	18746.14	5740.34	5233.09	137.84	4815.00	0.00	8549.65	3325.22	104760.78	56

Source: 2011 ERC Retail Survey

## 1.5. Retail Change

- 1.5.1. Whilst one non-retail use alone may not detract from the vitality of a street, successive changes may eventually do so. Planning decisions both singularly and cumulatively can therefore have a significant effect on the retail function of the town and neighbourhood centres. The further introduction of non-retail uses in the main shopping streets, whilst extending diversity, needs to be carefully balanced against the need to protect retail trading character and to ensure that these frontages continue to be dominated by shops. A large number of non class 1 units can change people's perceptions of an area and undermine the viability of existing retail units and also reduce the prospects of attracting new retail units.
- 1.5.2. Figure H3.1 gives an overview of changing activity in terms of class 1 usage. Ov'all it can be seen that since 2004 the total number of units within the centres has increased although the number of class 1 units has fallen from 67% of the total units in 2004 to 55% in 2011. Reasons for the increase in overall numbers is the identification of the units at Ayr Road as a Neighbourhood Centre and the amendment of some of the boundaries.

Figure H3.1: Total Units and Class 1 Units within the Local Plan Centres

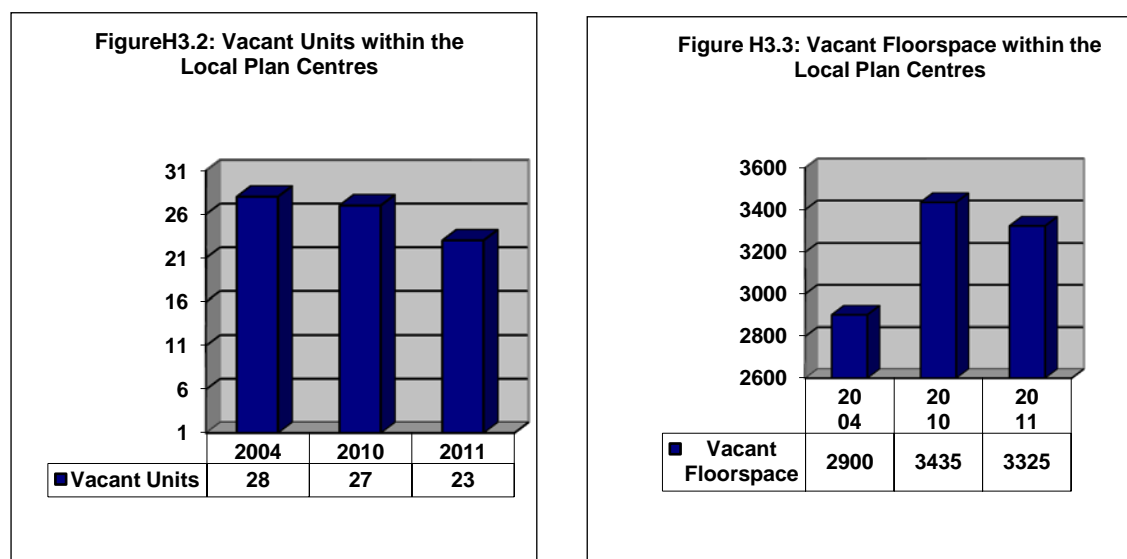


Source: 2011 ERC Retail Survey

## 1.6. Vacancy Rates

1.6.1. Vacancy rates are an easily gathered indicator of the vitality and viability of a centre. The figures show that the number of vacant units has reduced since 2004, although the amount of vacant floorspace has increased 04-10 but has since decreased 10-11. Although vacant units and floorspace comprise only a minor proportion of the overall units and floorspace it remains an issue for the Local Development Plan.

## Figures H3.2 and H3.3 Vacant Units & Vacant Floorspace within the Local Plan Centres

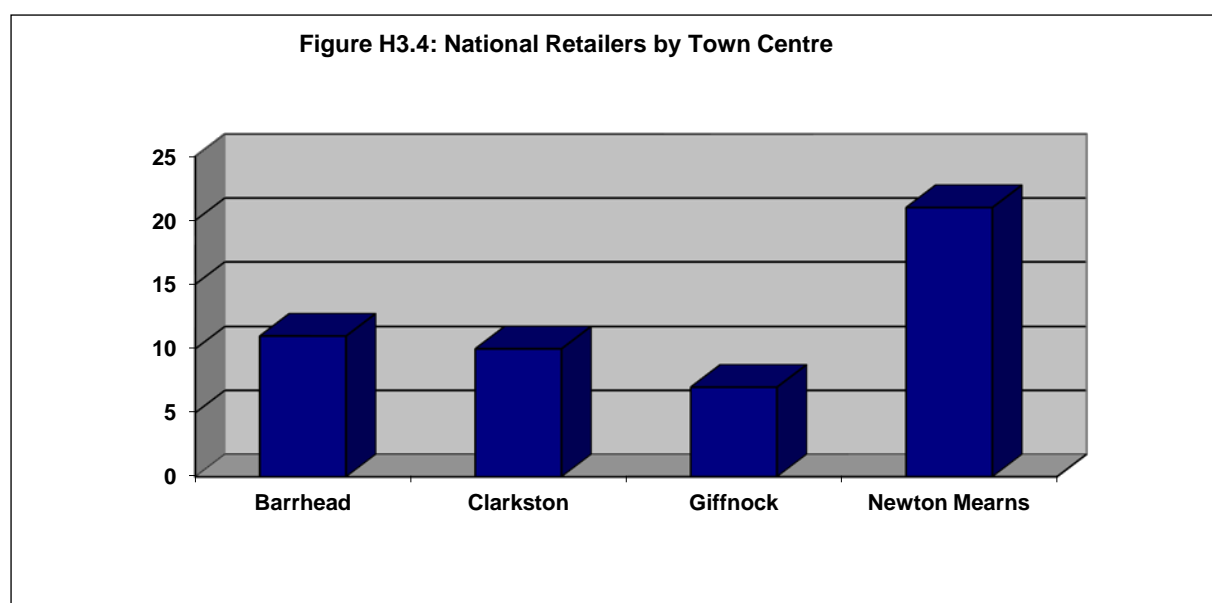


Source: 2011 ERC Retail Survey

### 1.7. National Comparison Retailers

- 1.7.1. The number of national retailers is another way of measuring the success and health of a town centre. As shown below Newton Mearns has the largest number of these retailers.

Figure H3.4: National Retailers by Town Centre



Source: 2011 ERC Retail Survey

### 1.8. Local Plan Proposals Update

A number of sites are identified specifically for retail development in the Local Plan. An analysis of retail activity for each of these is provided in the following table:

Table H3.3 – Local Plan Proposals – New Shopping Development – Town and Neighbourhood Centres

Location	Proposal	Update on Progress
<b>Main Street, Barrhead</b>	Supermarket including Multi-deck car park	Asda have gained consent. Work due to commence 2013.
<b>Main Street, Barrhead</b>	Retail Units	Proposal overtaken by supermarket proposal.
<b>Oakbank Drive, Barrhead</b>	Retail Frontage	Development brief has been prepared. Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Former Station Yard, Clarkston Road, Clarkston</b>	Centre Expansion	Site currently used as monthly farmers market. Some interest for supermarket development of the site. However, no firm proposals have been submitted. Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Fenwick Road, Giffnock</b>	Centre Expansion	Complete
<b>Mearns Cross, Newton Mearns</b>	Centre Expansion	Erection of extension to shopping centre of 13,571 square meters, erection of multi storey car park and library was granted April 2010. Proposal yet to be implemented. Carry forward to Local Development Plan
<b>Greenlaw, Newton Mearns</b>	New Neighbourhood Centre	Largely complete and operational. Applications for 2 additional retail units submitted – no decision to date.



## APPENDIX H4: SUSTAINABLE TRANSPORT NETWORK

This section provides data on the transport network, accessibility to services and travel to work patterns.

### 1. TRANSPORT NETWORK

#### 1.1. Outline

- 1.1.1. East Renfrewshire is served by a well developed road and commuter rail network which links the area to Glasgow City Centre. The road network can be segregated into a hierarchy of routes which all perform different functions. Principal roads cater for long distance traffic and are the preferred routes for freight, whilst also providing links to nearby centres of economic activity and other strategic routes.

#### 1.2. Key Statistics: Bus

- 1.2.1. There are a total of 404 bus stops located within East Renfrewshire.
- 1.2.2. 290 bus stops within East Renfrewshire are served by at least 1 bus per hour, every hour between 7am and 7pm. This equates to 72% of the total bus stops within East Renfrewshire.
- 1.2.3. 56 bus stops within East Renfrewshire are served by at least 6 buses per hour, every hour between 7am and 7pm. This equates to 14% of the total bus stops within East Renfrewshire.

*Source: Figures and statistics relating to bus stop location and frequency are derived using the SPT RaTS database, SPT's Transport Accessibility calculator and SPT's Geographic Information Systems (GIS). The Transport Accessibility calculator measures the frequency of bus services at any bus stop within the SPT area at any time period on any day, and was used to locate those bus stops with the specified frequency. GIS Network Analyst is used to establish walk-in distances to rail and bus services.*

#### 1.3. Key Statistics: Rail

- 1.3.1. There are 9 rail stations located within East Renfrewshire. The table below shows train service levels at rail stations within East Renfrewshire. The information is representative of the AM and PM peak hours and shows the number of trains heading inbound towards Glasgow during the AM peak (approx 8am-9am) and the number of trains heading outbound from Glasgow during the PM peak (approx 5pm-6pm).

Table H4.1 Rail Frequencies

Station	AM (number of trains per hour)	PM (number of trains per hour)
Barrhead	4	4
Busby	4	4
Clarkston	5	5
Giffnock	4	4
Neilston	4	4
Patterton	4	4
Whitecraigs	4	4
Williamwood	4	4
Thornliebank	4	4

Source: Train frequencies sourced from ScotRail timetables (Oct 2012)

Figure H4.1 - Transport Network

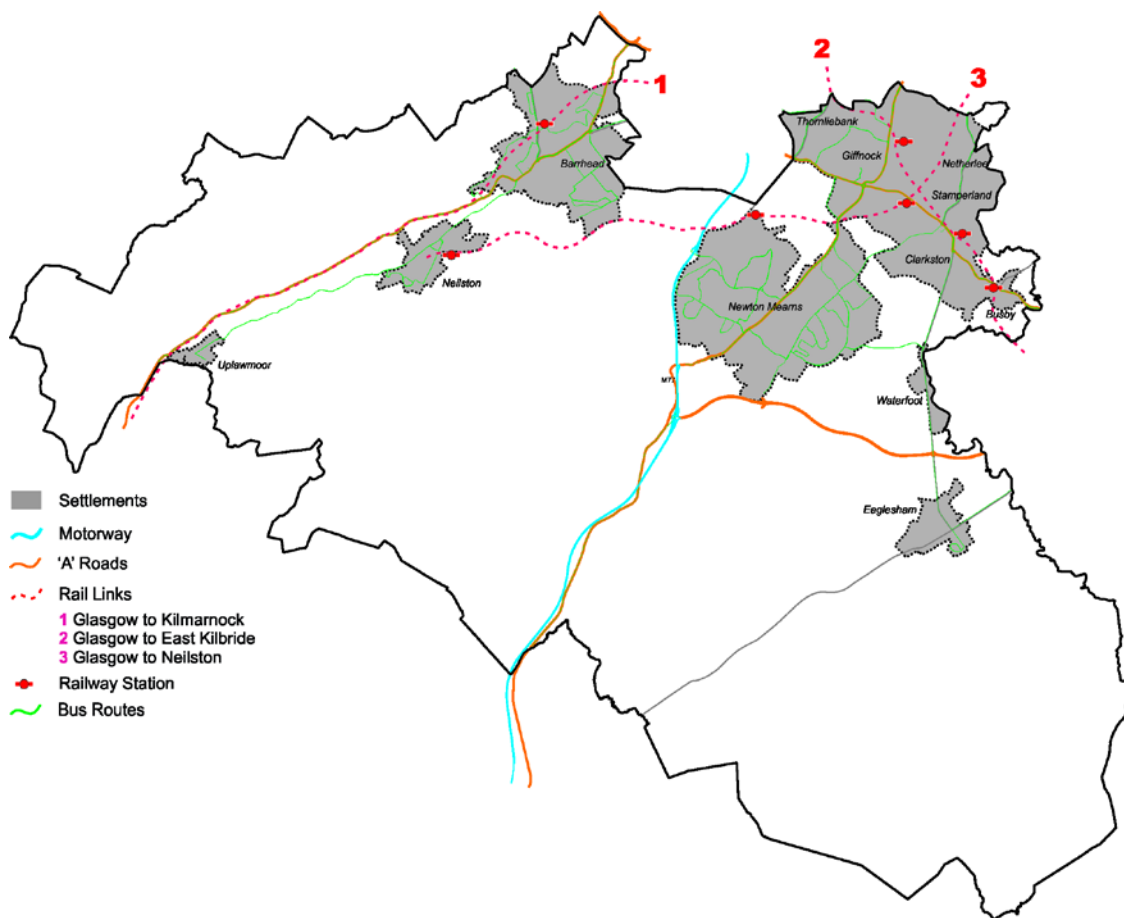


Table H4.2: Passengers at Stations

Station	2003	2006	Absolute Change	%Change
Barrhead	413778	511073	97295	23.5
Neilston	411096	450903	39807	9.7
Clarkston	363186	401312	38126	10.5
Patterton	286411	307972	21561	7.5
Whitecraigs	225394	278279	52885	23.5
Williamwood	238388	255323	16935	7.1
Giffnock	231616	244667	13051	5.6
Thornliebank	76244	95431	19187	25.2
Busby	90136	94433	4297	4.8

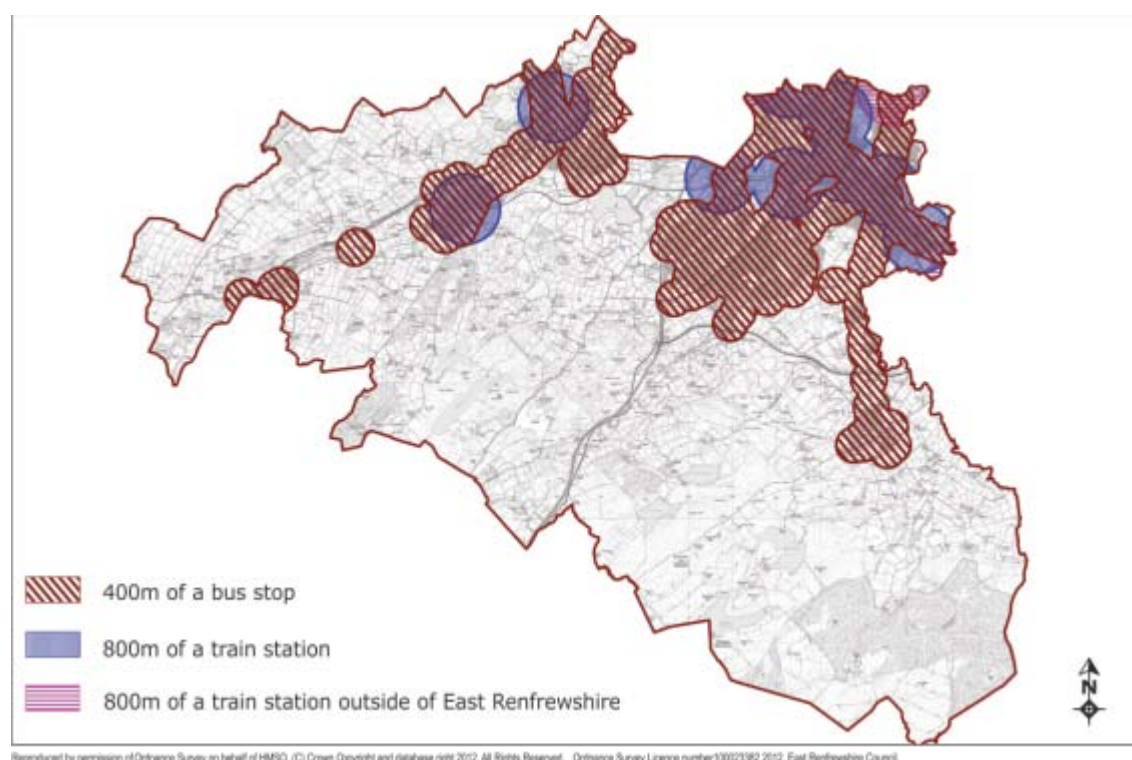
Source: 2003 – Strategic Rail Authority, 2005 and 2006 – Office of Rail Regulation, 2007

- 1.3.2. There are 404 bus stops in East Renfrewshire and 8 train stations. Figure H4.2 shows the location of these bus stops and train stations on a map along with a 400m buffer from bus stops and 800m buffer from train stations. The numbers of residential and commercial properties that fall within these buffer zones are given in table H4.3 below.

Table H4.3: Number of properties within given distance to Bus and Train Stations

Number of Residential properties in East Renfrewshire	37,578
Number of Residential properties within 400m of a bus stop (percentage of total)	33,555 (89%)
Number of Residential Properties within 400m of a bus stop served by at least 1 bus per hour (7am-7pm)	31,944 (85%)
Number of Residential Properties within 400m of a bus stop served by at least 6 buses per hour	18,050 (48%)
Number of Residential properties within 800m of a train station (percentage of total)	17,017 (49%)
Number of commercial properties in East Renfrewshire	1,429
Number of Commercial properties within 400m of a bus stop (percentage of total)	1,289
Number of Commercial properties within 800m of a train station (percentage of total)	880

Figure H4.2: Bus Stops and Train Stations with Buffers



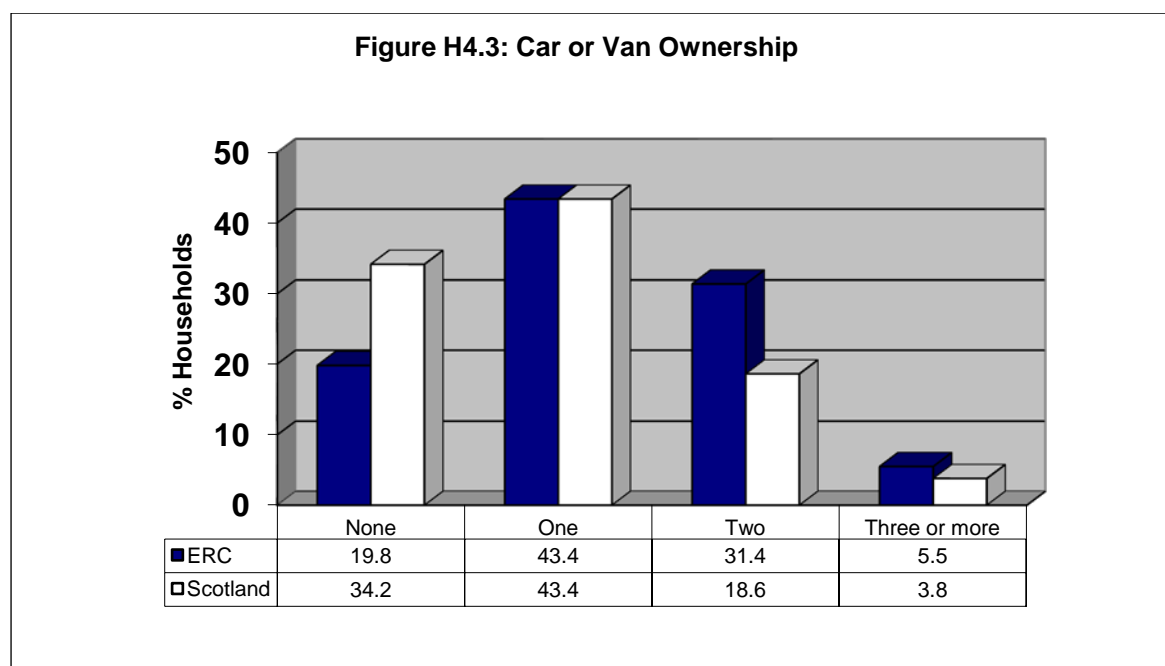
#### 1.4. Park and Ride

- 1.4.1. Park and Ride facilities play an important role in encouraging train use. Data collected by East Renfrewshire Council in 2006 illustrates that Park and Ride facilities were operating at capacity at all stations and in many cases cars were overflowing. Only Thornliebank station does not have a Park and Ride facility. Expansion of Park and Ride facilities may therefore be required to cater for increased demand.

#### 1.5. Car or Van Ownership

- 1.5.1. Over 80% of residents in East Renfrewshire own a car/van compared to only 65.8% across Scotland. The percentage of households with 2 or more cars/vans is also significantly higher in East Renfrewshire than Scotland. Only Barrhead has a lower owner percentage rate than Scotland as a whole.

Figure H4.3: Car or Van Ownership



Source: 2001 Census

## 1.6. Travel to work patterns

- 1.6.1. Analysis of travel to work patterns (as set out in the Local Transport Strategy) shows that the vast majority of residents travel outwith the authority to work or study. Just 30% of residents work or study in East Renfrewshire with 45% travelling to Glasgow, 9% to Renfrewshire and 6% 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 to them.
- 1.6.2. Very few people commute into East Renfrewshire with 65% of those who work or study in the area coming from within the Council boundary itself. Glasgow contributes 15%, Renfrewshire 6% and South Lanarkshire 5% of those working or studying in East Renfrewshire.
- 1.6.3. The majority of people travel to work by private transport, although the trend is one of decreasing use since 2001/02. The figures remain considerably higher than the Scottish figure. The proportion of residents who walk to work is significantly lower than across Scotland although the figure for public transport is above the national percentage.

Table H4.4: Travel To Work Patterns

	99/00	01/02	03/04	05/06	Scotland 05/06
Proportion of Journeys to Work (walking) (% of total)	6%	5%	6%	4%	16%
Proportion of Journeys to Work (cycling) (% of total)	1%	1%	0%	1%	2%
Proportion of Journeys to Work (private motor vehicles) (% of total)	79%	82%	76%	67%	56%
Proportion of Journeys to Work (public transport) (% of total)	12%	12%	15%	19%	18%

Source: 2001 Census and [www.scotland.gov.uk/topics/statistics](http://www.scotland.gov.uk/topics/statistics)

## 1.7. Accessibility to services and Locality Analysis

- 1.7.1. The following set off maps and data provide accessibility information for each area in East Renfrewshire. The data has been useful in identifying and comparing the relative sustainability of settlements. Appendix C of this Monitoring Statement provides analysis of the four rural settlements of Neilston, Uplawmoor, Eaglesham and Waterfoot and the accessibility data has assisted with this analysis.
- 1.7.2. For ease of visual display of the analysis, East Renfrewshire has been divided into eight Localities. As shown in the Map below, Barrhead, Neilston, Uplawmoor, Eaglesham, Waterfoot and Newton Mearns, follow existing boundaries. Thornliebank and Giffnock have been analysed together, as have the areas of Netherlee, Stamperland, Clarkston Williamwood and Busby.
- 1.7.3. Further information on public transport accessibility is shown in the State of the Environment Report.



Figure H4.4: Local Development Plan Locality Boundaries

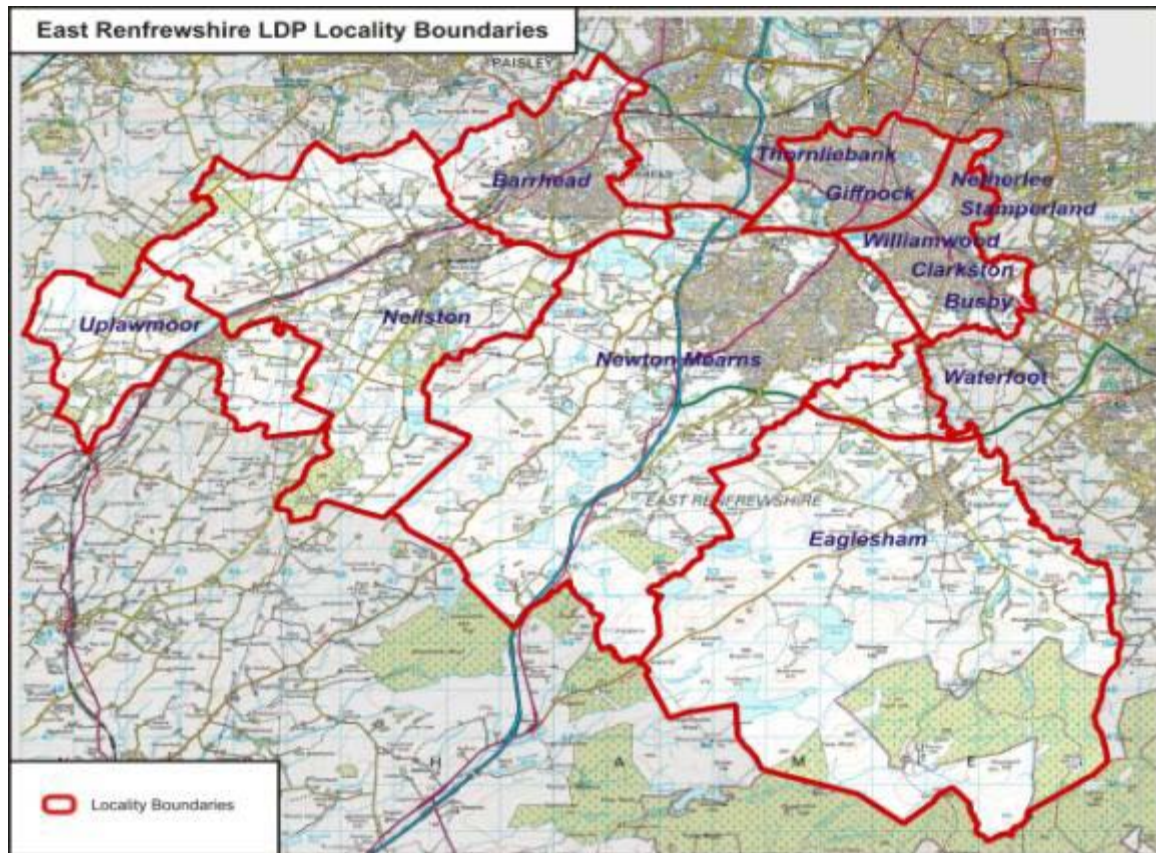
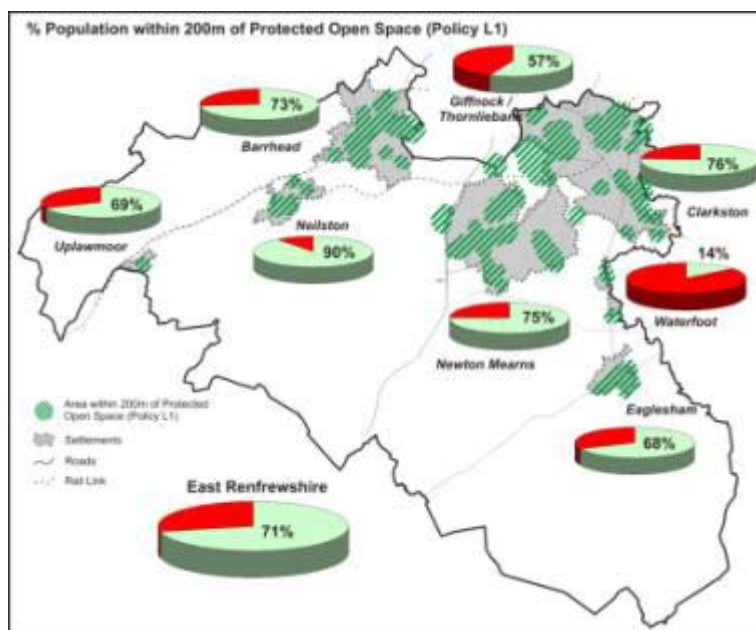
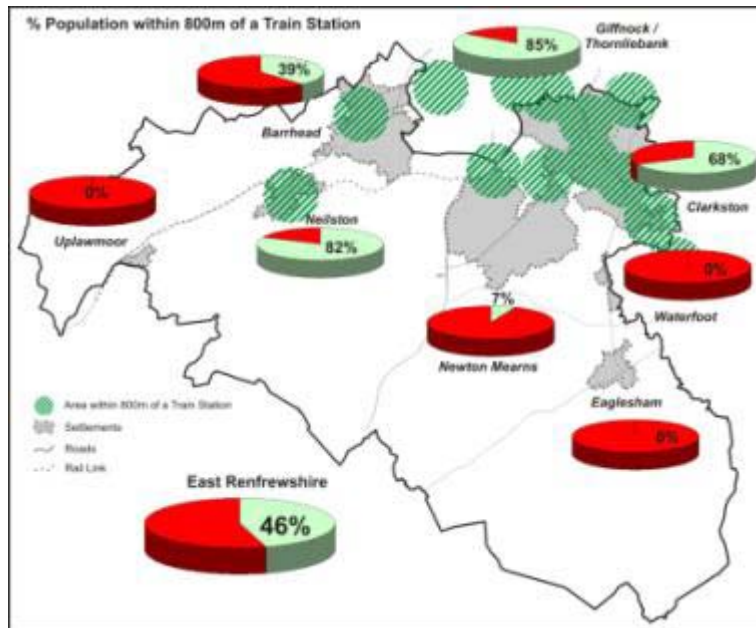


Figure H4.5: Percentage Population within 200m of Protected Open Space



71% of East Renfrewshire Residents live within 200m of an area of Protected Open Space, as shown in Policy L1 of the Local Plan

Figure H4.6: Percentage Population within 800m of a Train Station



East Renfrewshire has stations from three train lines, Glasgow to East Kilbride, Glasgow to Neilston and Glasgow to Barrhead/Kilmarnock.

46% of the population is within 800m of a train station.

Four areas show a lack of rail coverage. The southern areas of Newton Mearns are not currently served by rail.

The southern area of Barrhead, and the villages of Waterfoot, Eaglesham and Uplawmoor have no train stations.

Figure H4.7: Percentage Population within 750m of a Medical Centre

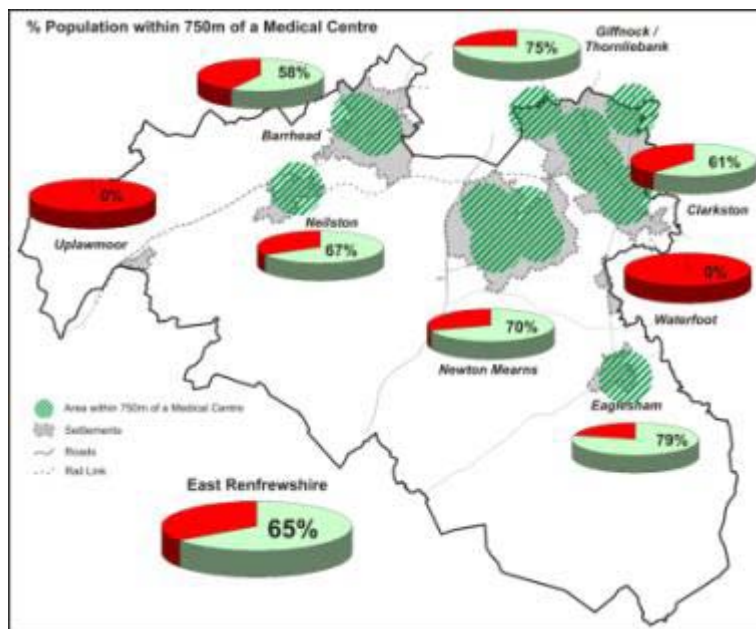
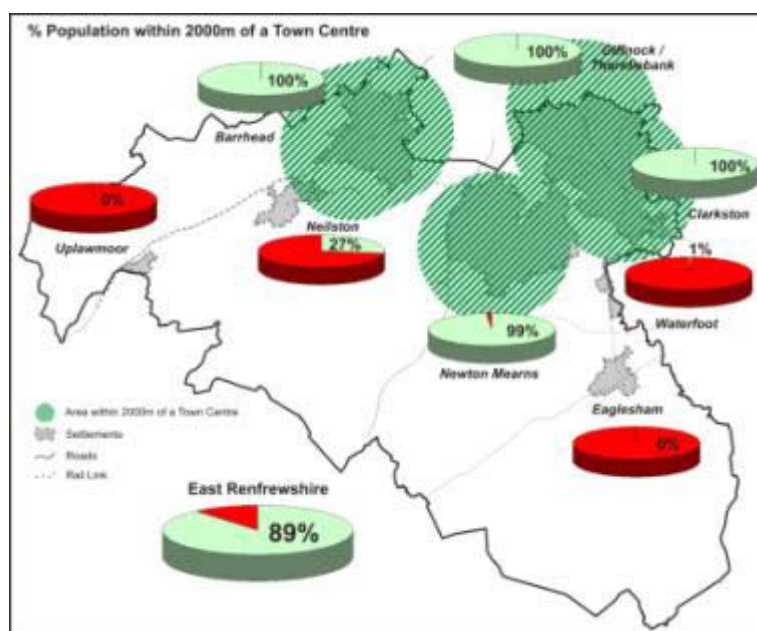


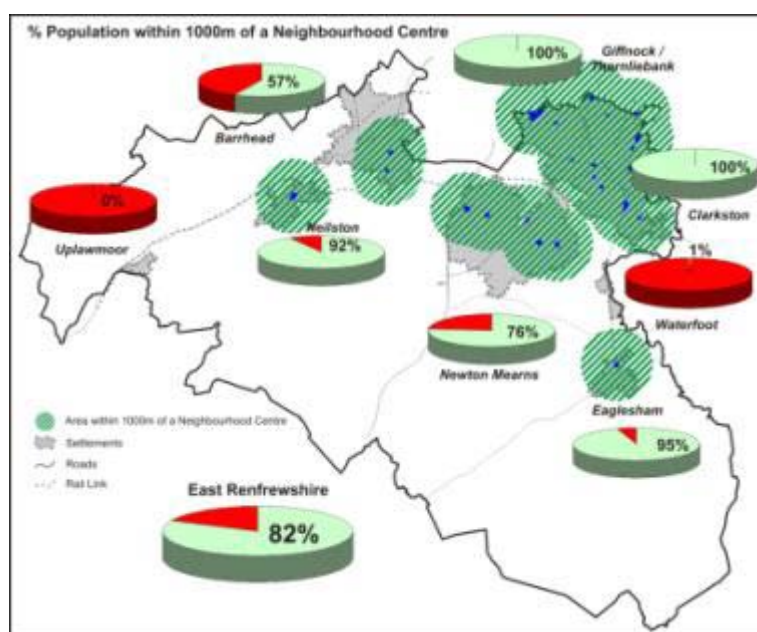


Figure H4.8: Percentage Population within 2000m of a Town Centre



89% of East Renfrewshire Residents are within 2000m of a Town Centre, as designated in the Local Plan.

Figure H4.9: Percentage population within 1000m of a Neighbourhood Centre



82% of East Renfrewshire Residents are within 1000m of a Neighbourhood Centre, as designated in the Local Plan.

Uplawmoor and Waterfoot do not have a Neighbourhood Centre.

## 1.8. Local Plan Proposals Update

- 1.8.1. Table H4.5 provides an update on progress with proposals allocated in the Adopted Local Plan.

Table H4.5: Local Plan Proposals – Network Improvements

Location	Description	Progress
<b>Aurs Road, Barrhead to Crookfur Road / M77</b>	Barrhead to M77 Link Road	No progress – remove from Local Development Plan.
<b>Barrhead Town Centre</b>	Traffic Management	Complete
<b>Carlibar Road</b>	Closure and junction improvements	Project unlikely - remove
<b>Glen Street</b>	Realignment and new relief road	First phase completed 2008. 2 <sup>nd</sup> phase yet to commence. Carry forward to Local Development Plan
<b>Kelburn Street/ Neilston Road</b>	Junction Improvements	Outline application for residential development granted and linked with junction improvements. Carry forward to Local Development Plan
<b>Blackbyres Road / Glasgow Road</b>	Installation of roundabout	Carry forward to Local Development Plan
<b>Blackbyres Road / Grahamston Road</b>	Installation of roundabout	Carry forward to Local Development Plan
<b>Kirktonfield Road</b>	Road Improvements	Complete
<b>Neilston Train Station</b>	Improved Park and Ride	Development brief to be prepared looking at options for this site. Component of Neilston Charter. Carry forward to Local Development Plan
<b>Aurs Road</b>	Realignment	Carry forward to Local Development Plan
<b>Crookfur Road / M77</b>	Junction 4 enhancement	Required to enhance local access to strategic road network and improve connectivity between Barrhead and M77. Carry forward to Local Development Plan
<b>M77 / GSO</b>	Motorway Service Area (MSA)	Consent for MSA. Lapsed Carry forward to Local Development Plan as future aspiration.
<b>Newton Mearns Town Centre</b>	Car parking and traffic improvements	Application granted for extending the Avenue Shopping Centre and improving car parking. Carry forward to Local Development Plan
<b>Patterton Station</b>	Public Transport Interchange Facility	Complete
<b>Patterton Station</b>	Extended/improved Park and Ride	Complete
<b>Stewarton Road</b>	Realignment and footway improvements	Complete
<b>Whitecraigs Station</b>	Improved Park & Ride	Complete

**APPENDIX I: DEVELOPMENT MANAGEMENT ANALYSIS**

Table I1: Reasons used in Planning Application refusals since the Adoption of the Local Plan (February 2011)

		TOTALS	Strat2	Strat3	B2	E1	E15	E2	E4	L1	DM1	DM1.2	DM1.4	DM1.6	DM1.8	DM2	DM2.1	DM2.2	DM3	DM4	DM5	DM5.3	Appendix 1 Open Space	SPP Renew-able Energy
56	Applications refused	98	2	1	1	25	7	1	3	6	38	3	1	1	1	2	8	1	1	2	19	3	1	1
42	Refusals, Unappealed	76	2	1	1	20	6	1	2	6	27	3	1	1	1	1	5	1	1	1	16	3	1	1
1	Advert																		1					
1	Commercial					1					1										1			
4	Residential (development)					3					3							1					1	
10	Residential (householder)		1	1	1	1		1	1	1	6		1	1	1	1	5		1					
19	Telecoms					15			1	5	15	3									15	3		

7	Wind Turbines		1				6				2												1	
14	Applications Appealed																							
8	Appeals WON by the Council	13	0	0	0	3	0	0	1	0	6	0	0	0	0	1	2	0	0	1	1	0	0	0
1	Advert																			1				
1	Residential (development)					1					1													
5	Residential (householder)					1			1		4					1	2							
1	Telecoms					1					1										1			
6	Appeals WON by the Applicant	9	0	0	0	2	1	0	0	0	5	0	0	0	0	0	1	0	0	0	2	0	0	0
1	Wind Turbines						1																	
2	Residential (householder)										2						1							
3	Telecoms					2					3										2			