



# East Renfrewshire Local Development Plan

LOCAL  
DEVELOPMENT  
PLAN

## Supplementary Planning Guidance: Green Network and Environmental Management June 2015



# **Supplementary Planning Guidance**

## **Green Network and Environmental Management**

**June 2015**



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A full-page photograph of a lush green forest. Sunlight filters through the dense canopy of tall trees, creating dappled light on the forest floor. The trees have thick trunks and are covered in vibrant green leaves. The overall atmosphere is serene and natural.

# 1. FOREWORD



## 1.1. Introduction

- 1.1.1. This Supplementary Planning Guidance has been prepared under Section 22 of the Planning etc. Scotland Act 2006 and forms part of the Local Development Plan. It sets out policies and other advice to assist in the delivery of the East Renfrewshire green network. It considers key components of the green network including access and greenspace and provides detailed guidance relating to the provision of green infrastructure within new development and natural features.
- 1.1.2. The importance of a good quality environment is increasingly highlighted as an essential component of successful, healthy and sustainable communities. The natural environment comprises a range of components which help slow the effects of climate change, encourage health and well being, and provide attractive places for people to live and work. Greenspace, opportunities for outdoor access and recreation and natural features including trees, habitats and species all contribute to the diversity and success of an area.
- 1.1.3. The Local Development Plan provides policy support for a range of uses, both current and planned. It supports the provision of good quality, useable urban and local greenspace and access routes which have the potential to provide a range of opportunities for informal activity. Dams to Darnley Country Park and Whitelee Access Project provide activities for visitors and seek to promote recreation, health and well being, education and social interaction.
- 1.1.4. The Plan seeks to direct development to brownfield or vacant sites within the urban area with continued emphasis on regeneration and consolidation of existing communities. These are the most sustainable locations to meet local needs in line with national policy and infrastructure requirements. However, a key element of the strategy is the identification of major areas of change to accommodate new housing, employment, community/ leisure facilities which will be located on green belt land, due to the limited availability of land within the urban area.
- 1.1.5. Developments should be designed to a high standard and policies have been included within the Plan which highlight the importance of adopting a design led approach to create imaginative, safe, attractive and functional development that responds appropriately to its surroundings. It is expected that new development will incorporate green infrastructure at an early stage of the design process. This is not limited to greenspace or access, but also includes the water environment such as sustainable urban drainage, swales, wetlands and burns.
- 1.1.6. There is an opportunity for green infrastructure to not only provide a high quality environment for new development but to compliment the wider network of access routes, habitats and greenspace.
- 1.1.7. This Supplementary Planning Guidance explains the rationale behind the green network and provides further guidance on the implementation of this Policy and those relating to urban and local greenspace, natural features, outdoor access and green infrastructure, which are also set out in the Local Development Plan. The Supplementary Planning Guidance should be read in conjunction with the Local Development Plan.



## 2. GUIDANCE



## 2.1. The Green Network

2.1.1. The green network is a local network of natural, semi natural and manmade greenspace, active travel and recreational routes, watercourses, woodland and other habitats. It is focussed on the urban area and provides connectivity to the surrounding green belt and links habitats through the protection of a network of sites. It comprises a number of key components which provide a range of wildlife, recreational, landscape and access value.

2.1.2. The green network and green infrastructure is supported through a range of national policies and guidance. Scottish Government expects green networks to be identified within the development plan and be integral to the delivery of improving quality of place, addressing inequalities and enhancing health & well being.

2.1.3. Maximising the benefits of green infrastructure is a central subject within Scottish Planning Policy, which outlines as a key policy principle that Planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful place making. The planning system should:

- ❖ consider green infrastructure as an integral element of places from the outset of the planning process;
- ❖ assess current and future needs and opportunities for green infrastructure to provide multiple benefits;
- ❖ facilitate the provision and long-term, integrated management of green infrastructure and prevent fragmentation; and
- ❖ provide for easy and safe access to and within green infrastructure, including core paths and other important routes, within the context of statutory access rights under the Land Reform (Scotland) Act 2003.

2.1.4. Scotland's Third National Planning Framework continues to identify the well established Central Scotland Green Network as a National Development, with a broad purpose and scope to achieve multiple environmental, economic and social benefits. East Renfrewshire is one of several Councils which lies within the broad area identified under the Central Scotland Green Network, covering a densely populated area rich in cultural, industrial and natural assets. Within East Renfrewshire the challenge is to maintain the existing quality of place whilst delivering development in areas of particular pressure.

2.1.5. The aim of the Central Scotland Green Network is to make '*a significant contribution to Scotland's sustainable economic development*'. That aim is to change the face of Central Scotland by restoring and improving the rural and urban landscape of the area. The vision is that:

*"By 2050, Central Scotland has been transformed into a place where the environment adds value to the economy and where people's lives are enriched by its quality".*

- 2.1.6. It recognises that Strategic Planning for the city regions:

*“Provides the opportunity to develop extensive green networks connecting our inner urban areas with their surrounding rural environments, providing a wide range of social, health and environmental benefits.”*

- 2.1.7. The Strategic Development Plan identifies green infrastructure and the green network as key components of the Strategic Development Strategy. Importantly the green network is embedded within the fundamental principles upon which the Strategic Development Plan is based and which are integral to the decision making process at a local level.

*“The Glasgow and Clyde Valley Green Network is a large scale and ambitious initiative that will transform Glasgow and the Clyde Valley by improving local communities, promoting healthier lifestyles, connecting and enhancing natural habitats, transforming perceptions and by attracting and retaining investment in the area.”*

- 2.1.8. The Glasgow and Clyde Valley Green Network Partnership co-ordinates action at a strategic level and in particular works closely with the eight constituent local authorities to ensure local activity fits in to the big picture and all projects contribute to making the Glasgow and Clyde Valley Green Network happen.

- 2.1.9. It is important to be clear on the benefits the green network will deliver and the Glasgow and Clyde Valley Green Network Partnership has identified the following:

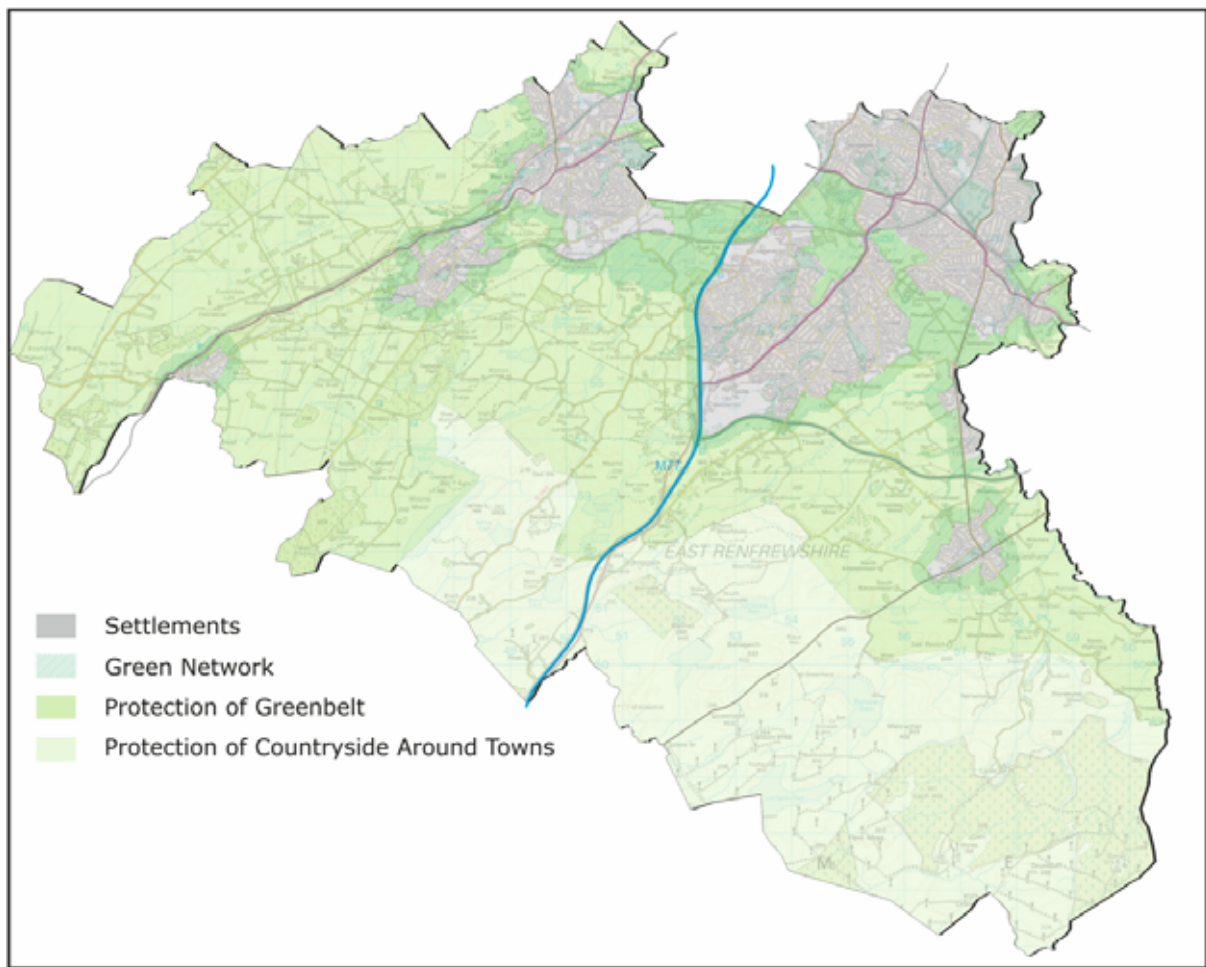
- ❖ Enterprise development: by providing an attractive environmental setting for the city region's built up area which will help to deliver many benefits including economic competitiveness;
- ❖ Health improvement: by creating clean and attractive places for people to exercise and relax;
- ❖ Stronger communities: by providing well designed, sustainable places which local residents can be proud of;
- ❖ Biodiversity and environment: by reducing human impact upon the environment and providing an opportunity to mitigate greenhouse gas emissions through carbon storage and sequestration.



### The Green Network Within East Renfrewshire

- 2.1.10. At a local level the Local Development Plan seeks to achieve these outcomes by providing a basis for the protection and enhancement of the green network, made up of individual components including greenspace, multi user access routes, protected sites, species and habitats and providing connectivity through the green network.
- 2.1.11. The East Renfrewshire green network is shown on Plan 1 and in the Proposals Maps.

Plan 1: The Green Network



- 2.1.12. Within East Renfrewshire the green network provides a local network of natural, semi natural and manmade greenspace, active travel and recreational routes, watercourses, woodland and other habitats. It is focussed on the urban area and provides connectivity to the surrounding green belt and links habitats through the protection of a network of sites.

**Policy D4: Green Network**

*The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green networks shown on the Proposals Map and within the Green Network and Environmental Management Supplementary Planning Guidance.*

*Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be discouraged.*

*Where proposals are likely to adversely impact upon the green network, appropriate mitigation will be required.*

*All proposals will require to reflect the guidance contained within Green Network and Environmental Management Supplementary Planning Guidance.*

*The provision of the green network will be a core component of any master plan.*

- 2.1.13. The green network comprises a number of key components which provide a range of wildlife, recreational, landscape and access value. The green network is likely to include the individual components shown below. There will however be instances where these components are not included:

- ❖ Urban greenspace (Policy D5, as shown on the Proposals Maps);
- ❖ Local Biodiversity Sites, Phase 1 Habitat Survey, 2012 (Policy D8, as shown on the Proposals Maps);
- ❖ Tree Preservation Orders (Policy D8, as shown on the Proposals Maps);
- ❖ River network / riverbanks;
- ❖ Core woodland, fen marsh, and grassland (Scottish Natural Heritage, Integrated Habitat Network Model)

- 2.1.14. Whilst access is a significant element of the green network, core paths have not been included since the green network focuses mainly on the urban area and a strong correlation already exists between access routes and areas of parkland and greenspace.

- 2.1.15. The components were then broken down further and the list below identifies those specific elements which are included within the green network:




- ❖ Principal routes along rivers networks
  - In urban areas, property boundaries;
  - In rural areas, these provide links and a 30m zone is used;
- ❖ Greenspaces associated with urban riverbanks e.g. Centenary Park, Barrhead;
- ❖ Series of small detached greenspace within the urban areas (sometimes associated with hidden riverbanks or underground water courses);
- ❖ Principal routes along rail networks in urban areas;
- ❖ Principal routes along disused rail networks;
- ❖ Landscaping networks in developments with principal riverbanks;



- ❖ 250m zone around the urban area which can provide (linkages to greenbelt, and strengthen of the greenbelt boundary).

2.1.16. As a result of the range of elements which make up the East Renfrewshire green network, the form, size and function of each part will vary significantly. To help provide a better understanding the Glasgow and Clyde Valley Green Network Partnership has identified a number of headings which have in the main been identified below in table 1 and which will be protected through Policy D4:

Table 1

Type	Characteristics	Key Elements within East Renfrewshire
Cores/ hubs	large areas of existing or new greenspace which already deliver a wide range of green network benefits.	Rouken Glen Park; Dams to Darnley Country Park; Eastwood Park 
Corridors/ links	Continuous corridors of greenspace along rivers, disused railways, paths and cycleways and existing railways and roads which serve to connect green network cores/ hubs.	Levern Valley; White Cart Water 
Stepping stones	It may not always be necessary or appropriate to create a continuous corridor of greenspace. The development of green network stepping stones can functionally connect habitats without them being physically connected and provide respite from built development as species move through the urban environment.	Capelrig Burn; Mearnskirk(former Hospital development site) 
Urban edge	A 250 metre zone around the urban area which seeks to enhance linkages between the urban area and the green belt.	In place around the urban edge

- 2.1.17. Plan 1 shows the extent of the East Renfrewshire green network taking into account the criteria listed above. The Local Development Plan supports the future promotion, protection and enhancement of the green network and indicates that development which adversely affects its character or function will be discouraged. Where there are likely to be adverse impacts, mitigation will be sought including the enhancement of other parts of the green network.
- 2.1.18. Proposals which impact upon the green network will be assessed against Policy D4: Green Network and any other Policy which may be relevant to that site, for example Policy D3 Green Belt and Countryside Around Towns, Policy D5 Protection of Urban Greenspace, and Policy D8 Natural Features.
- 2.1.19. A green network will require to be provided within the masterplanned sites identified in the Plan. This will be informed by the final section of this Guidance which relates specifically to green infrastructure and open space provision in new developments.
- 2.1.20. Opportunities to enhance and strengthen the network are important and can be achieved in a number of ways, including the protection and enhancement of existing greenspace and through the introduction of green infrastructure within new development.
- 2.1.21. The Council has various tools at its disposal which can assist the enhancement of the green network. The Greenspace Strategy (2008-12) has been used to identify a robust and defensible green network for East Renfrewshire together with priority opportunities for action. In addition, the more recently completed Green Network Opportunities Mapping prepared by the Glasgow and Clyde Valley Green Network Partnership identifies opportunities to provide multiple benefits to the green network.
- 2.1.22. The output from this work has identified the current 10, 20, 30% priorities for habitat and access enhancement. Combined analysis of these layers enables identification of areas of greatest opportunity to deliver multiple green network benefits and will be particularly useful during masterplanning of the proposed growth areas. This report can also be viewed at [www.eastrenfrewshire.gov.uk/greenspace](http://www.eastrenfrewshire.gov.uk/greenspace).

### **The Wider Natural Environment**

- 2.1.23. The natural environment outwith the green network remains important and provides an array of assets which help slow the effects of climate change, encourage health and well being and provide an attractive environment for people to live and work.



## 2.2. Urban and Local Greenspace

- 2.2.1. Urban and local greenspace are those parts of the urban area which are generally not developed with buildings, hardstandings or other structures. These include areas of public parks and gardens, amenity greenspace, play spaces, sports areas, green corridors, natural/semi natural greenspaces, allotments and community growing spaces, civic spaces, burial grounds, other functional greenspace.
- 2.2.2. Urban and local greenspace are key components of the Local Development Plan. They provide a wide range of access and recreational opportunities within the urban area which contribute to a healthier population and provide an attractive setting for the built environment.
- 2.2.3. Scottish Government Policy 'Designing Streets' highlights that the most successful places are generally well located, designed, managed and adaptable. Spaces that exhibit these characteristics are likely to be of a high quality, safe and therefore well used. Spaces that do not exhibit these characteristics are likely to appear neglected, feel unsafe and contribute little to the quality of the surrounding environment.
- 2.2.4. The East Renfrewshire Open Space Audit and Strategy (2008-12) sets out a framework for the future management of greenspace within East Renfrewshire and links to the aim of promoting the green network. It acknowledges the important role greenspace has in supporting quality of life and builds on the findings of the Audit and analysis of greenspaces which gathered information on the qualities and attributes of the spaces and scored the spaces in relation to their overall 'fitness for purpose'.
- 2.2.5. The Scottish Planning Policy states that the development plan should be based on a holistic, integrated and cross sectoral approach to green infrastructure, informed by audits, strategies and action plans covering green infrastructure multiple functions, such as open space, playing fields, pitches, outdoor access, core path, active travel strategies, historical environment, biodiversity, forestry and woodland, river basins, flood management.
- 2.2.6. Planning Advice Note 65 indicates that development plans have a key role to play in protecting and promoting high quality open space and should safeguard them from development in the long term and identify areas which require significant improvement.
- 2.2.7. Planning Advice Note 65 also states that "the planning system performs two key functions in relation to open space:
  - ❖ Protecting areas that are valuable and valued; and
  - ❖ Ensuring provision of appropriate quality in, or within easy reach of new development."
- 2.2.8. In preparing this Local Development Plan consideration has been given to the provision of a range of open space which has merit individually or as part of a wider network of sites. Those areas identified as urban greenspace are larger in size to the local greenspace sites and have been categorised using Planning

Advice Note 65 typology. This corresponds with the typology contained within the Greenspace Audit and Strategy.

- 2.2.9. The East Renfrewshire urban greenspace as shown on the Proposals Map has been classified as land in excess of 1500m<sup>2</sup> and sits within the following Planning Advice Note 65 typologies shown in table 2 below:

Table 2

Type	
Public parks and gardens	Natural/semi natural greenspaces
Amenity greenspace	Allotments and community growing spaces
Play spaces	Civic spaces
Sports areas	Burial grounds
Green corridors	Other functional greenspace

- 2.2.10. East Renfrewshire urban greenspaces are an array of sites which contribute significantly to the character, setting and potential of an area to provide an attractive environment with opportunities for recreation and biodiversity. They will be protected in the Local Development Plan through:

**Policy D5: Protection of Urban Greenspace**

*Urban greenspace, including outdoor sports facilities, identified on the Proposals Map, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:*

- ❖ *There is no significant adverse impact on the landscape character and amenity of the site and surrounding area;*
- ❖ *There will be no loss of public access;*
- ❖ *There will be no or limited impact on nature conservation and any loss would be mitigated through enhanced provision elsewhere in the vicinity;*
- ❖ *The proposed loss would result in a community use, the benefit of which would outweigh the loss of urban greenspace.*
- ❖ *Additionally, for outdoor sports facilities, the following will have to be demonstrated:*
- ❖ *The proposal is ancillary to the principal use of the site as an outdoor sports facility;*
- ❖ *The proposal involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;*
- ❖ *The outdoor sports facility would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or*



**Policy D5: Protection of Urban Greenspace (cont.)**

- ❖ *The relevant strategy, prepared in consultation with Sportscotland, shows that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.*

*Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.*

- 2.2.11. Local greenspaces are also of importance as they can provide a smaller neighbourhood resource offering opportunities for informal activity and often provide a setting to residential streets and cul de sacs. They too will receive Policy protection through:

**Policy D6: Protection of Local Urban Greenspace**

*Areas of local urban greenspace, not identified on the Proposals Map will be safeguarded. The criteria used within Policy D5 will be utilised to assess the impact of development proposals on these areas.*

*Further detailed information and guidance is set out in the Green Network Supplementary Planning Guidance.*

**2.3. Natural Features**

- 2.3.1. East Renfrewshire is an environment of rich environmental quality in terms of both its built and natural environment. A range of local and nationally important natural features provide biodiversity value, geological interest and contribute to the attractiveness of the area, provide educational opportunities and help to mitigate the effects of climate change.
- 2.3.2. The Third National Planning Framework outlines that the natural and cultural assets in and around urban areas have a key role to play in supporting sustainable growth maintaining distinctiveness and promoting quality of life. Scottish Planning Policy states that international, national and locally designated areas and sites should be identified and afforded the appropriate level of protection in development plans.
- 2.3.3. The Council works with Scottish Natural Heritage to protect and promote the natural environment by protecting special areas, species, habitats and geology through legislation.

**Biodiversity**

- 2.3.4. The Nature Conservation (Scotland) Act 2004 places a statutory duty on all public bodies to further the conservation of biodiversity. Biodiversity is simply the variety of life - all living things around us; the plants, animals, insects in our forests, mountains, rivers, seas, gardens and parks, right down to the things living in our soils.

### Geodiversity

- 2.3.5. Geodiversity is also recognised as forming an important part of the natural environment. Geodiversity is the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them. The diversity of Scotland's rocks and landforms is the basis for most of our landscapes and scenery that are highly valued by visitors and the tourism industry.

### Sites of Special Scientific Interest (SSSI)

- 2.3.6. Sites of Special Scientific Interest and Local Biodiversity Sites provide protection to a range of habitats and species and geology within East Renfrewshire.
- 2.3.7. A Site of Special Scientific Interest is a statutory designation made by Scottish Natural Heritage under the Nature Conservation (Scotland) Act 2004. Sites of Special Scientific Interest (SSSI) are those areas of land and water that Scottish Natural Heritage considers to best represent our natural heritage - its diversity of plants, animals and habitats, rocks and landforms, or a combinations of such natural features. Guidance can be found at [www.snh.gov.uk/protecting-scotlands-nature/protected-areas/national-designations/sssis/](http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/national-designations/sssis/).
- 2.3.8. The Council works pro actively to ensure that where possible sites are promoted and well maintained. Currently Heritage Lottery Funding is in place for the restoration of the geological Site of Special Scientific Interest at Rouken Glen Park. This work, is being undertaken in conjunction with Scottish Natural Heritage, will contribute towards a better understanding of the resource and will be used for future educational activities.

### Local Biodiversity Sites (LBS)

- 2.3.9. At a local level the Council has identified a range of Local Biodiversity Sites which it considers are of local interest. A survey of the Local Biodiversity Sites has recently been undertaken and has informed the preparation of the Local Development Plan and the identification of the green network. This information is available to view at [www.eastrenfrewshire.gov.uk/nature-conservation](http://www.eastrenfrewshire.gov.uk/nature-conservation).
- 2.3.10. Opportunities to enhance Local Biodiversity Sites will shape the Council's future greenspace work and will inform the previously mentioned Green Network Opportunities Mapping. Where possible funding will contribute towards the enhancement of Local Biodiversity Sites in conjunction with improved access and educational opportunities.
- 2.3.11. Further guidance on local sites can be found at [www.snh.gov.uk/protecting-scotlands-nature/protected-areas/local-designations/local-nature-conservation/](http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/local-designations/local-nature-conservation/).

### Local Biodiversity Action Plan (LBAP)

- 2.3.12. The East Renfrewshire, Renfrewshire and Inverclyde Local Biodiversity Action Plan remains relevant and up to date and the Council will expect that the habitats and species contained within it will be protected from inappropriate

development and supported where possible. The Local Biodiversity Action Plan can be found at [www.eastrenfrewshire.gov.uk/biodiversity](http://www.eastrenfrewshire.gov.uk/biodiversity).

### Protected Species

- 2.3.13. Although protected areas can safeguard species within their boundaries, some animals and plants are so threatened or vulnerable that they need legal protection wherever they occur. There are several pieces of legislation giving protection to species found in Scotland. Following the introduction of the Wildlife and Natural Environment (Scotland) Act 2011, Scottish Natural Heritage is now responsible for the majority of wildlife licensing in Scotland. and can be found at [www.snh.gov.uk/protecting-scotlands-nature/protected-species/legal-framework/](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/legal-framework/).
- 2.3.14. In many cases it is an offence to kill or capture animals including birds, or to uproot plants. The law also protects some wild creatures from disturbance or harassment, or disturbance of their nests or resting places. It also means that it is against the law to pick some plants. Further practical guidance on Natural Features is given within Appendix 2.

### Woodland and Forestry

- 2.3.15. East Renfrewshire has a strong presence of woodland both within the urban and rural area. The approach to the management of forestry and woodland in Scotland is set out in a range of Forestry Commission policy which can be found at [www.forestry.gov.uk](http://www.forestry.gov.uk).
- 2.3.16. The Scottish Forest Strategy [www.forestry.gov.uk/sfs](http://www.forestry.gov.uk/sfs) sets the overall context for forestry in Scotland. It includes targets for woodland creation and highlights the basis for all woodland management. There is presently a commitment to increase woodland cover and an area based requirement to create 10,000 hectares of woodland per year in Scotland is currently in place.
- 2.3.17. The Government's policy on woodland removal is set out in [www.forestry.gov.uk/forestry/infd-7hyhwe](http://www.forestry.gov.uk/forestry/infd-7hyhwe). This states that "there is a strong presumption in favour of protecting Scotland's woodland resources." and "woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefit".
- 2.3.18. The Council will seek to support forestry and woodland throughout its area, in particular it affords protection to those areas of ancient and long established woodland and Tree Preservation Orders. Within East Renfrewshire there are 264 hectares of ancient and long established woodland and 765 hectares of land covered by Tree Preservation Orders.

### Dams to Darnley Local Nature Reserve

- 2.3.19. Local Nature Reserves (LNRs) are places to enjoy and learn more about local wildlife or geology. They are found in a range of locations and associated with a variety of habitats. LNRs provide wild spaces where plants and animals, both common and rare, can thrive. They offer a more natural environment than parks and gardens, but are still readily accessible for a wide range of people. LNRs are of local natural heritage importance, designated and managed by local authorities to give people better



opportunities to learn about and enjoy nature close to home. For this reason, LNRs are generally found close to towns and cities.

- 2.3.20. Dams to Darnley LNR was designated in 2013, following a joint declaration by East Renfrewshire and Glasgow city Councils. It was the first such joint declaration in Scotland. The reserve encompasses the 36 hectares of Glasgow City Council land within Darnley Mill and Waulkmill Glen. A small proportion of the Waulkmill Glen element of the reserve is within East Renfrewshire, with its declaration supported through the Local Development Plan (policy D8.1: Local Nature Reserve). The reserve is made up of a variety of habitats, each of which is beneficial for biodiversity. The wetlands are important for amphibians and a host of small invertebrates such as dragonflies and damselflies, whilst the grasslands contain abundant wildflowers, including orchid species. Waulkmill Glen contains an area of ancient woodland, surrounding a steeply incised gorge through which the Brock Burn flows. Waulkmill Glen is of primary importance for its geology and is designated a Site of Special Scientific Interest (SSSI).

#### **Policy D8: Natural Features**

*There will be a strong presumption against development where it would compromise the overall integrity of Local Biodiversity Sites, Tree Preservation Orders and ancient and long established woodland sites.*

*Development that affects a site of special scientific interest will only be permitted where:*

- ❖ *The objectives of designation and the overall integrity of the area will not be compromised; or*
- ❖ *Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.*

*The location of Sites of Special Scientific Interest, Local Biodiversity Sites and Tree Preservation Orders are identified on the Proposals Map and referred to under Schedule 1.*

*Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.*

*Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Guidance, including criteria against which development proposals within or in close proximity to the natural features outlined above will be assessed.*

*Through Dams to Darnley Country Park the Council will promote the designation of a Local Nature Reserve at Waulkmill Glen as shown on the Proposals Map. This will be undertaken in partnership with Glasgow City Council and in conjunction with Scottish Natural Heritage.*

## 2.4. Outdoor Access

- 2.4.1. Scottish Planning Policy contains a core policy principle to protect enhance and promote green infrastructure, including open space and green networks as an integral component of successful placemaking. One of the key elements for green networks is the provision for easy and safe access to and within green infrastructure, including core paths and other important routes.



- 2.4.2. As has been discussed earlier in this Supplementary Planning Guidance, the green network comprises a range of components which work together to bring multiple benefits to people and the environment. The Council places great importance on the health and well being of its residents and acknowledges the important role outdoor access and recreational opportunities can play in encouraging exercise and activity.
- 2.4.3. Statutory access rights under the Land Reform (Scotland) Act 2003 apply to most land and inland water in Scotland, underpinning opportunities for outdoor recreation. Scotland's Third National Planning Framework seeks to help to create walkable places, with well designed streets that link our open spaces and wider active travel networks, which can deliver better environments for pedestrians and cyclists improving their health and well-being.
- 2.4.4. The Local Development Plan contains policy support for outdoor access through:

### ***Policy D9: Protection of Outdoor Access***

*There will be a strong presumption against proposals which have an adverse impact upon outdoor access including core paths, rights of way as shown on the Proposals Map and Schedule 1 and other important access provision unless a satisfactory alternative route is provided.*

*Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.*

- 2.4.5. A range of outdoor access provision exists within the Council area in the form of core paths, rights of way, cycling routes and access and recreation projects

## Core Paths Plan

- 2.4.6. The Core Paths Plan will be adopted by the Council in 2013 and provides a 146km network of established routes which connect communities and provide opportunities for exercise and enjoyment of the outdoors. It provides most local residents within the Council area with an access route no more than approximately 5 minutes from their home.
- 2.4.7. The core paths together with rights of way (as shown on the Proposals Map) and opportunities for cycling and horse riding provide a robust network of multi use routes and works are ongoing to improve facilities including the construction of new paths and mountain biking routes, signposting and promotional material all seek to encourage activity.
- 2.4.8. Proposals should consider access at the outset of the design process, protect existing access provision and seek to enhance access where there are opportunities to make links with the core path network. Where appropriate these new links will be considered for inclusion in future Core Paths Plans. New paths should integrate seamlessly with the green network and road and footway layouts. It is expected that the master planned areas will include an access network as part of the green network.

## Access Projects

- 2.4.9. In addition, the Council supports two projects which seek to promote access, recreation and well being:



Dams to Darnley Country Park



Whitelee Access Project

- 2.4.10. Dams to Darnley Country Park and Whitelee Access Project are both supported by project officers and a Countryside Rangers Service and run in partnership with adjoining local authorities, landowners and key agencies. They seek to promote access and recreation whilst providing educational and health and wellbeing benefits for the wider public. The rangers run a range of activities including walking, biodiversity events and volunteering.
- 2.4.11. Whitelee Access Project is located at Whitelee Windfarm a short distance from Eaglesham, Glasgow, Kilmarnock and East Kilbride and provides over 90km of on-site tracks and trails for all ages and abilities. Ongoing investment in the area will result in new access provision including a mountain bike facility.



***Policy D10: Environmental Projects***

*The Council will continue to support Dams to Darnley Country Park (D10.1) and Whitelee Access Project (D10.2), as shown on the Proposals Map and Schedule 1, and the implementation of agreed priorities set out in the relevant management/ access plans for each project.*

*The Council will also support and promote plans and projects at Rouken Glen Park (D10.3) as shown on the Proposals Map and Schedule 1, as part of the Heritage Lottery Fund.*

*The Council will seek improvements to Dams to Darnley Country Park through Policies M2 and Policy M2.1 and M2.2. Future Supplementary Planning Guidance will be prepared for the Country Park to reflect the aspirations of Policies M2 and M2.1 and 2.2.*

- 2.4.12. Dams to Darnley Country Park offers a range of access and recreational opportunities in an area of green belt between Barrhead, Darnley and Newton Mearns. The country park provides an attractive setting for the built up areas and is recognised as a potential catalyst for future investment. Reference is made within the Local Development Plan to the opportunities for enhanced access and provision within the Park and Policies M2, M2.1 and M2.2 identify this potential.
- 2.4.13. Future opportunities for enhancement of facilities within the Park will be taken forward in collaboration with Glasgow City Council which partners the Council in the Dams to Darnley project. Future proposals will require to be appropriate to the setting and will form an integral part of future master plans for the proposed Strategic Development Opportunities identified in M2.1 and M2.2. Supplementary Planning Guidance has been prepared and sets out further specific advice in this regard.
- 2.4.14. Rouken Glen Park is located in the heart of the East Renfrewshire and is the most visited park in the Council area. It has recently been awarded £3.15 million from the Heritage Lottery Fund for improvement works to the park including existing buildings, construction of the Glen Path, provision of an events space and enhancement of the main pedestrian and vehicular entrance to the park as well as geological and habitat improvements.
- 2.4.15. This project is being co-ordinated by the Council's Planning Manager (Projects) with the assistance of an Activity Project Officer and Ranger.

## 2.5. Green Infrastructure and Open Space within New Developments

- 2.5.1. This section provides guidance on the provision of green infrastructure and open space provision within new developments.



*Examples of natural and maintained swales*

- 2.5.2. Green infrastructure is the use of ecosystems, greenspaces and water, in land use planning to deliver environmental and quality of life benefits. It can include a whole range of areas like parks, open spaces, playing fields, woodland, wetland, verges and gardens and can contribute positively to mitigate climate change and enhance bio-diversity.
- 2.5.3. It provides guidance on a range of green infrastructure and identifies how, what and when it should be incorporated within the design process and how it should inform the provision of open space as set out in Appendix A.
- 2.5.4. *A core principle of Scottish Planning Policy is that planning should protect, enhance and promote green infrastructure, including open space and green networks as an integral component of successful place making. Green infrastructure should avoid fragmentation and enable multiple benefits.*
- 2.5.5. *To achieve this:*
- ❖ *green infrastructure should be considered as an integral element of place from the outset of the planning process*
  - ❖ *assess current and future needs and opportunities for green infrastructure.*
  - ❖ *Allow for the provision and long-term integrated management of green infrastructure.*
  - ❖ *Provide for easy and safe access to and within green infrastructure, including core paths and other important routes.*

- 2.5.6. Traditionally open space provision, sustainable urban drainage and landscaping have all sat as quite separate components within new development. It is now recognised that the provision of wide ranging green infrastructure can provide numerous benefits including an attractive setting for development, recreational opportunities, water management solutions and habitat creation.
- 2.5.7. Green infrastructure can include both 'green' and 'blue' features of the natural and built environment. Features can include woodlands, parks, play spaces, outdoor sports facilities, court yards, cemeteries, swales, hedges, verges, gardens, rivers, lochs, wetlands, ponds, porous paving and sustainable urban drainage systems, green roofs. Green infrastructure can positively contribute to both quality of life and to the resilience of places to help counteract climate change.
- 2.5.8. The provision of useable and attractive green infrastructure contributes to the success of a place. Key guidance is provided through a range of Scottish Government Guidance set out within Table 3.
- 2.5.9. A range of other East Renfrewshire Council documents are also pertinent to the consideration of greenspace provision within developments including:
- ❖ East Renfrewshire Core Paths Plan (2012);
  - ❖ East Renfrewshire, Greenspace Strategy (2008-2012);
  - ❖ East Renfrewshire Local Biodiversity Action Plan;
  - ❖ East Renfrewshire Local Biodiversity Sites.

Table 3

Scottish Government Policies & Guidance
National Planning Framework 3
Scottish Planning Policy
Creating Places
Designing Streets
Inspirational Designs
Charrette Series Report
PAN 61 – Planning and Sustainable Urban Drainage
PAN 65 – Planning and Open Space
PAN 68 – Design Statements
PAN 77 - Designing Safer Places
PAN 78 – Inclusive Design
PAN 83 – Masterplanning
Open Space
Green Infrastructure Design and Placemaking
Water & Drainage

All of the above are available to view at [www.scotland.gov.uk](http://www.scotland.gov.uk)



- 2.5.10. The Local Development Plan seeks the provision of green infrastructure in new development through:

***Policy D7: Green Infrastructure and Open Space Provision within New Development***

*New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.*

*Further detailed information and guidance is set out in the Green Network Supplementary Planning Guidance.*

- 2.5.11. Guidance for open space provision in new development is set out in Appendix 1 of this Supplementary Planning Guidance. In satisfying this, applicants will be expected to use the guidance set out below to provide quality greenspace which offers multiple benefits. Designs will require to address individual circumstances and the provision of a simple, robust, long-term maintenance regime is essential. In all instances cognisance should be taken of the wider green network and opportunities to integrate with this should be maximised.
- 2.5.12. Whilst it is anticipated that a major element of greenspace provision in new development will be associated with residential development, it is expected that all development proposals (for example residential, commercial, industrial) will incorporate a high quality and well integrated environment.
- 2.5.13. All appropriate development proposals have a role in providing quality green infrastructure and applicants will be expected to demonstrate that this has been done. For major developments this will be required, as an element of the design statement. For smaller scale developments it is expected that applicants will demonstrate how appropriate elements of this Supplementary Planning Guidance have been applied.
- 2.5.14. Applicants will require to justify proposals which provide less than that outlined within this Guidance (Appendix 1). It is expected that the justification will show that an appraisal of the site and its surroundings has been undertaken and where appropriate key attributes of the site have been incorporated into the design. A design which provides multiple green infrastructure benefits is considered the ideal (for example a sustainable urban drainage area which can also act as useable amenity space area).

2.5.15. Development proposals should:

- ❖ Establish well designed greenspace provision within developments which contributes and connects to the wider green network and creates a sense of place and identity;
- ❖ Utilise the existing attributes of the site;
- ❖ Offer good access links within and outwith the development site;
- ❖ Encourage quality solutions which provide multiple benefits including good layout and site design, access opportunities, water management and biodiversity opportunities;
- ❖ Provide simple and robust long term management regimes.

2.5.16. Whilst it is expected that green infrastructure and open space provision, including SUDS, will be provided in new development there are clear opportunities for the principles contained within this Guidance to be applied to existing developments when appropriate and where opportunities arise. This can include the removal of structures such as culverts which would have significant benefits in reducing flood risk, increasing biodiversity and improving water quality.





## **3. DESIGN GUIDANCE**



### 3.1. Green Infrastructure

- 3.1.1. The design of successful green infrastructure is intrinsically linked to the creation of a successful place. It enables a sustainable approach to development, resulting in places that are attractive to residents and businesses, provides opportunities for healthier lifestyles and helps to create places which successfully function socially, economically and environmentally.
- 3.1.2. A part of the Scottish Government Planning vision is for people to live in **Successful Sustainable** well designed places and homes, by taking the opportunity, through a design led approach, to create high quality places. Planning outcomes are to achieve a, **Naturally Resilient, Connected, Low Carbon Place** containing a multi-functional green infrastructure which enhances quality of life.
- 3.1.3. Six qualities are key to successful greenspace:
- ❖ Welcoming;
  - ❖ Distinctive;
  - ❖ Safe & pleasant;
  - ❖ Easy to move around;
  - ❖ Resource efficient;
  - ❖ Adaptable;
- 3.1.4. Although there is no standard solution to enable a successful greenspace, there are a wide range of design techniques which can be deployed and can be achieved at a range of scales and these are outlined in Table 4.
- 3.1.5. Green infrastructure is not limited to greenspace or access, it also includes the water environment such as sustainable urban drainage, swales, wetlands and burns. "Green infrastructure near to a watercourse should ensure that the priorities of the River Basin Plan for Scotland are taken into account, in particular:
- ❖ deliver RBMP measures when creating or improving open spaces;
  - ❖ manage drainage through the creation of SUDs
  - ❖ provide habitat enhancement around watercourses; and
  - ❖ remove invasive non-native species."
- 3.1.6. "SEPA's WFD interactive map should be used to understand the ecological status of any watercourses present and how they could benefit from improvement as part of green infrastructure development. Opportunities include, removal of culverting and restoration of watercourses to natural channels, improvement of bank side habitat or the remediation of specific sites. This would result in a better ecological status for the watercourse. For further advice SEPA's Clyde River Basin Planning Coordinator should be contacted." Developers should take account of the requirements of the Flood Risk Management Act (2009) and recognise that the use of open space can help manage flood risk sustainably.

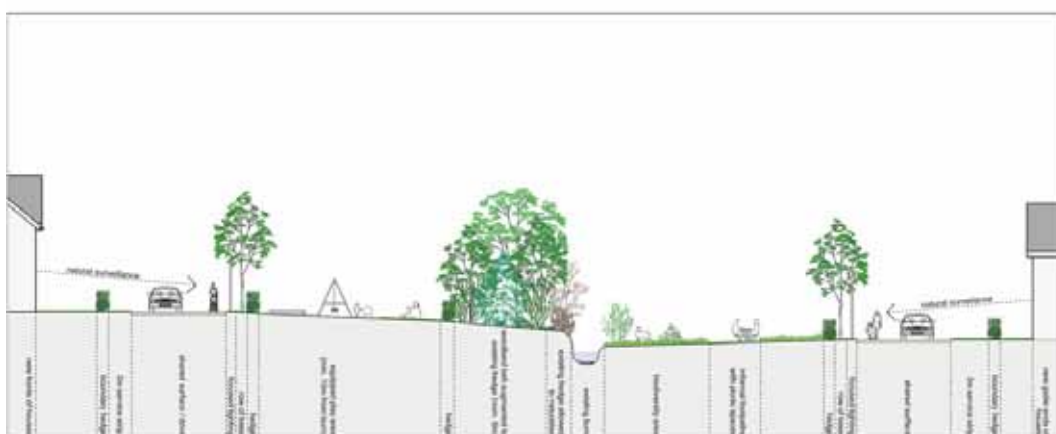
- 3.1.7. Green infrastructure, by its multifunctional nature, inherently brings many benefits which can be achieved over a variety of scales from individual buildings to masterplanned development.
- 3.1.8. A design which puts a sense of place ahead of traffic movement is essential. Provision of good walking & cycling routes is also important and reflects the principles of Scottish Government Policy 'Designing Streets'.
- 3.1.9. To assist applicants for planning permission, Appendix 1: Open Space within New Development, provides guidance on the provision of private and amenity open space. It is not intended to produce formulaic layouts but is considered a useful starting point and should be informed by the guidance below.
- 3.1.10. It is important that applicants for planning permission demonstrate to the council that an analysis of the site and its surroundings has been undertaken and that the design techniques, contained within this Supplementary Planning Guidance, have been utilised to create a successful design.
- 3.1.11. In all cases it is necessary for developers to demonstrate, normally through a design statement, the fundamental design techniques which have been deployed for their proposals. Submission of detailed plans at an appropriate scale will assist assessment of the design statement.
- 3.1.12. Individual elements of green infrastructure can in themselves provide tangible benefits. However, multiple green infrastructure provision, which can produce enhanced benefits, at a range of scales, is encouraged and it is important to consider how this can provide linkages to adjacent sites.



Extract from Indicative Development Framework



Springhill Burn looking west, showing existing hedge and trees growing on south side

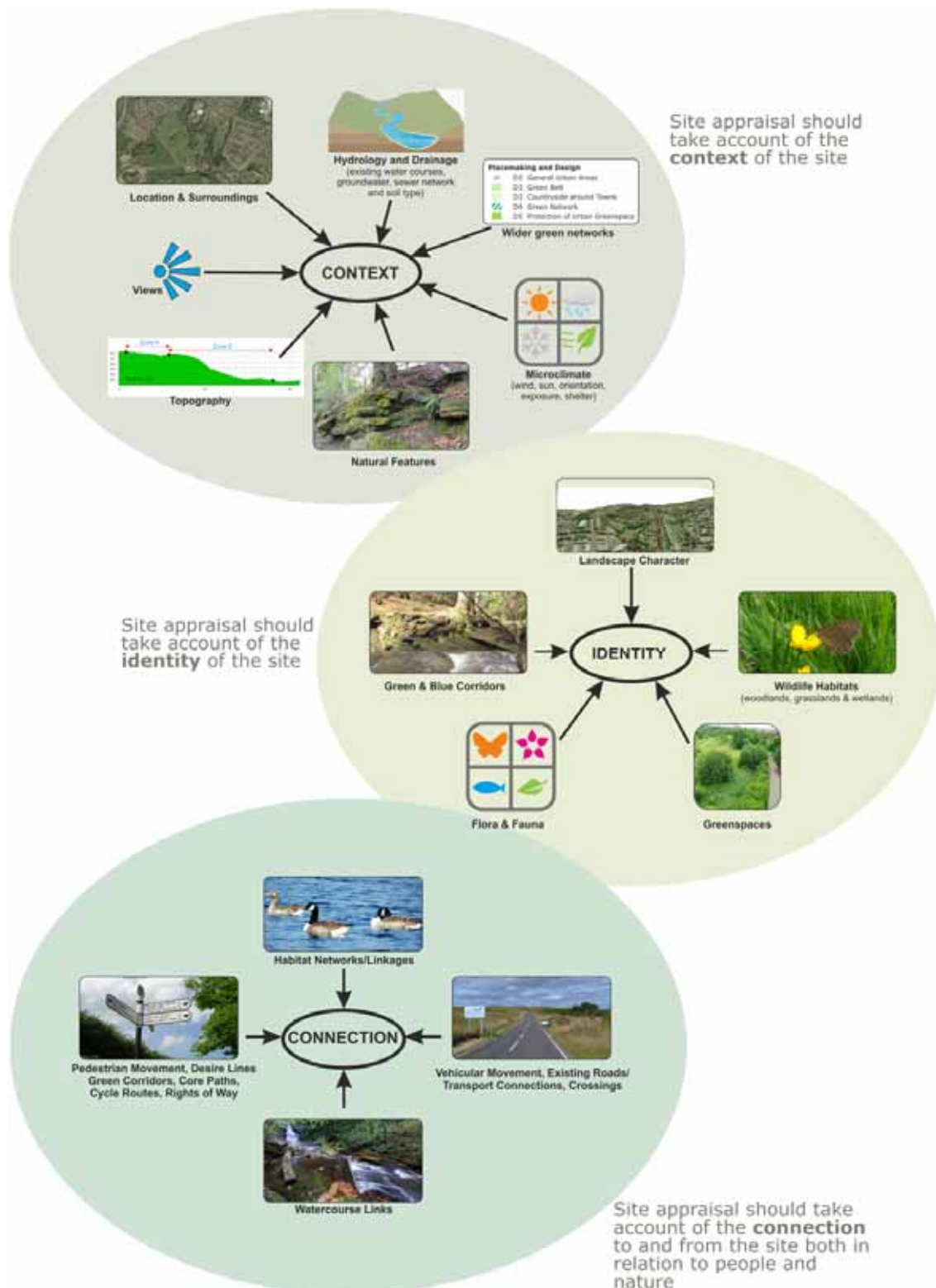


Indicative section through Springhill Burn

- 3.1.13. The following sections outline the **How, What and When** for the provision of green infrastructure. Applicants will be expected to demonstrate that they have utilised this Guidance.

### 3.2. How?

- 3.2.1. Applicants should undertake a site appraisal which considers 3 main elements  
- Context, Identity and Connection:



- 3.2.2. In addition, there are 6 qualities which are a prerequisite to the creation of a place of high quality.

Pleasant  
Adaptable  
**Welcoming**  
Safe Distinctive  
Resource Efficient  
Easy to Move



**'Courtyards'** Courtyard housing naturally encloses the space and provides privacy and amenity. Courtyards with garages are appropriate in denser layouts to create a more 'rural' inspired layout.





**'Corners'** New development should turn corners 'by design' and specimen trees should be used to mark them










Table 4: Six Qualities To An Attractive Greenspace

Welcoming	Distinctive	Safe & Pleasant	Easy to Move	Resource Efficient	Adaptable
<b>-Entrance and gateway features</b>  <p>Feature trees, avenues and hedgerows can help establish robust entrances &amp; gateways.</p>	<b>-Reinforcement of local identity</b>  <p>It is important to capitalise on key features and characteristics of the existing landscape.</p>	<b>-Creation of a succession of attractive and safe places to socialise</b> <p>Open space should be convenient and connected by well located access routes.</p> <p>Green infrastructure can provide imaginative opportunities for informal play &amp; recreation.</p> <p>Play area provision should form a key part of any design and layouts should ensure natural surveillance.</p>	<b>-Green Networks</b>  <p>Spaces are enhanced by creation &amp; connectivity of networks.</p>	<b>-SUDS and Water Resource Management</b> <p>Blue infrastructure can provide design solutions which address water quality &amp; quantity issues.</p>	<b>-Multi-functional open spaces</b> <p>Multi-functional spaces can provide for people, biodiversity and water management. Designs should address opportunities for a diverse range of functions.</p>

Welcoming	Distinctive	Safe & Pleasant	Easy to Move	Resource Efficient	Adaptable
<b>-Help find your way</b>  Orientation can be made easier by incorporation of key features e.g. water courses and trees. 	<b>-Use unique design features</b>  Sustainable urban drainage systems and buffer strips help to alleviate flooding while creating a distinctive relaxing place.	<b>-Minimising risk by thoughtful design</b>  Boundary treatment e.g. walls & hedgerows can be used to define public & private places and engender community responsibility & ownership.  Sympathetic design features should be considered e.g. gentle embankments & shallow shelves within water features. 	<b>-Connections for...people...</b>  Aim for a design which is inclusive for all abilities.	<b>-Street level</b>  Designs should use permeable surfaces  Rain water harvest systems can capture water for use in gardens & open spaces.	<b>-Maximising multiple uses</b>  Well linked, multi-functional greenspace should be provided. Where possible should contribute to the wider green network.




Welcoming	Distinctive	Safe & Pleasant	Easy to Move	Resource Efficient	Adaptable
<p><b>-Place with a good image</b></p> <p>Use of views into and out with development can help to provide a strong landscape setting.</p> 	<p><b>-Creating a sense of place</b></p> <p>Well designed green infrastructure which incorporates e.g. sustainable urban drainage systems, trees, footpaths and open space can create a sense of place.</p> 	<p><b>-Quality achieved by thorough design &amp; maintenance</b></p> <p>Consider maintenance early in the design process.</p>  <p>Green infrastructure can be inexpensive e.g. wildflower meadow vs. mown landscaping.</p>	<p><b>-Wildlife</b></p> <p>Noteworthy natural features and bio-diversity should be protected from undue intrusion.</p> 	<p><b>-Sustainable materials</b></p> <p>Local sustainable sourcing of materials should be the first preference.</p> <p><b>-Microclimate</b></p> <p>Provision of shelter belts or structure planting can create beneficial climatic conditions.</p> 	

### 3.3. What?

- 3.3.1. Imaginative solutions which incorporate green infrastructure should be considered an integral part of and at the embryonic stage of the design process.
- 3.3.2. Examples of the variety of possibilities, at different scales are provided below in Table 5. The designer has the opportunity to use the full range of possibilities available, whilst allowing for a design which utilises the characteristics of the site.
- 3.3.3. A design that considers life time maintenance costs, long term sustainability and seeks to reduce the resources required for upkeep, is essential. Establishing and maintaining woodland is generally cheaper per hectare than mowing amenity grassland at approximately 50% of costs over a 50 year period.
- 3.3.4. Useful further guidance relating to SUDS and the regulatory method, is provided by (WAT-RM-08) Sustainable Urban Drainage Systems. In addition the Water Environment (Controlled Activities) (Scotland) Regulations 2011: A Practical Guide, is also a useful guide to the levels of authorisation required under the legislation for any work involved in or near watercourses."



Table 5

The Building – home, garden or workspace	Connections	The Street	Neighbourhood	Local Strategic Places
<ul style="list-style-type: none"> <li>• Green roofs</li> <li>• Living walls</li> <li>• Gardens or grounds</li> <li>• Permeable surfaces</li> <li>• Rain catchment systems</li> </ul>	<ul style="list-style-type: none"> <li>• Paths and rights of way</li> <li>• Multi use routes i.e. cycling, walking</li> <li>• Green links and corridors</li> <li>• Shared surfaces with landscaping</li> <li>• Accessible to all abilities</li> <li>• Disabled access</li> </ul> 	<ul style="list-style-type: none"> <li>• Boundary treatments like hedges</li> <li>• Street trees</li> <li>• Verges</li> <li>• Swales</li> <li>• Porous paving</li> <li>• Sustainable urban drainage systems</li> </ul> 	<ul style="list-style-type: none"> <li>• Amenity greenspace</li> <li>• Play/recreational space</li> <li>• Allotments</li> <li>• Parks (inc. play &amp; sports areas)</li> <li>• Cemeteries</li> <li>• Swales</li> <li>• woodlands</li> <li>• Rivers &amp; ponds &amp; embankments</li> </ul> 	
Green roofs & Living walls can create habitats and offer potential to develop ecological corridors. Green roofs can be used as novel outdoor living space & gardens which until now have been untapped.	Ease of access will encourage use of the green network for sustainable journeys on foot and bike rather than by car. This will help promote healthy life styles and reduce emissions.	Green infrastructure, through thoughtful planting can contribute to pedestrian, cycle & vehicle friendly streets	Integration with existing networks to enable good access via welcoming entrance points on appropriate surfaces.	Development should add to and where possible connect with existing green network.

### 3.4. When?

- 3.4.1. The principle of green infrastructure should be addressed at the start of the design process. Infrastructure as it relates to water management, the road network, open space and landscaping should inform the design, capacity and form of development.
- 3.4.2. Green infrastructure can be implemented well ahead of development commencing. On site and advance greening, which can require only moderate investment, provide an opportunity to allow green infrastructure to become well established.

- 3.4.3. If economic pressures become problematic, long-term programming issues arise and development is stalled, advance greening combined with temporary greening can be helpful. This can ensure sites do not become derelict and a strain both on owners and on the community within which they are located. The legal complexities and financial models to enable progress on these techniques are still at an early stage. However there are merits in exploring the possibilities.
- 3.4.4. Temporary greening can provide a wide range of benefits. It can improve the attractiveness of a site and as a consequence encourage development and investment. The temporary greening can also form part of the final development.
- 3.4.5. There are various temporary greening options available to landowners:
- ❖ Creating temporary growing spaces i.e. allotments;
  - ❖ Interim sustainable urban drainage sites;
  - ❖ Tree planting/ short rotation energy crops as part of carbon sink creation, biodiversity; site decontamination or other initiatives;
  - ❖ Public art space;
  - ❖ Installing approved landscape design prior to development;
  - ❖ Wildflower meadows;
  - ❖ Grassing and maintenance.
- 3.4.6. The Council has initiated a project in Barrhead to establish elements of the Glasgow Road Corridor Green Network. This project will introduce planting to a number of vacant and derelict sites which will be marketed for development in the future. This project seeks amongst things to assist with site decontamination.
- 3.4.7. Applicants are now required to consult with the community on major planning applications and this presents an opportunity for developers to engage early in the design process, especially with regard to the provision of green infrastructure.
- 3.4.8. The Council will require details of the maintenance regime. Provision of a simple, robust long-term maintenance management regime is also a crucial factor in establishing a successful scheme.

### 3.5. Conclusion

Applications for planning permission will require to demonstrate how this Guidance has been applied to their proposals. This Supplementary Planning Guidance provides advice on ways to achieve well planned and designed, multi functioning green infrastructure. It emphasises the need to incorporate green infrastructure at the earliest point in the design process in order to create a series of measures which contribute not only to the success of the site but to the wider green network.

A photograph of a field of white daisies with yellow centers. In the foreground, there are several small, pink, elongated flower spikes. The background is a soft-focus green field with more daisies.

## 4. CONTACT DETAILS



For further advice on this Supplementary Planning Guidance and its application, please contact:

**Planning Officer**

Council Offices

2 Spiersbridge Way

Spiersbridge Business Park

Thornliebank, G46 8NG

Phone: 0141 577 3052

Fax: 0141 577 3781

Email: [naturalenvironment@eastrenfrewshire.gov.uk](mailto:naturalenvironment@eastrenfrewshire.gov.uk)  
[ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)





# Appendix 1



## GUIDELINES - OPEN SPACE WITHIN NEW DEVELOPMENT

Open space within new development should comprise 2 elements:

- **Private open space and gardens (where applicable- limited to residential development);**
- **Amenity open space (including active open space- where applicable- limited to residential development)**

### *General Guidance*

1. All development should as a starting point encapsulate the design principles laid out within this Supplementary Planning Guidance. Proposals should make provision where appropriate for open space within developments for private and amenity open space.
2. These guidelines aim to ensure that a reasonable provision of amenity space, which can serve a multiple purpose, is provided whilst enabling adequate privacy. The core emphasis is on layouts which are well designed and deliver a successful sense of place.
3. The specific requirements expected for open space provision are detailed below. Innovative design is encouraged.

### *Private Open Space and Gardens*

**Detached, semi-detached and terraced properties will require to have gardens in proportion to their size. Private gardens will be expected to be 1½ times the ground floor area of the house or 100m<sup>2</sup> for detached and semi-detached houses and 50m<sup>2</sup> in the case of terraces, whichever is the greater.**

Standard garden sizes should not be a constraint to imaginative design.

The design principles laid out within this guidance are considered the fundamental determinants in achieving a successful layout.

Further guidelines for private gardens are provided below:

1. Rear gardens should have a depth of at least 10m from rear elevation of house to plot boundary in order to maintain adequate privacy.
2. Front garden provision should complement the design of the house.
3. There should be a minimum of 2m from any house to the side plot boundary. A 3m house to side plot boundary will be expected where properties are 3 full storeys.

### Amenity Open Space (Inclusive of active open space)

For Developments up to 20 detached, semi-detached or terraced properties there will be a minimum amenity open space requirement of 20m<sup>2</sup>/dwelling. There will be no requirement for on-site provision for active open space equipment, however a financial contribution will be sought, for either off site provision or upgrading provision in the local area, based on the guidance contained within the Development Contributions Supplementary Planning Guidance.

Specific contributions will be considered on a case by case basis and considered on their individual merits.

#### HEADLINE PROVISION 20M<sup>2</sup>/DWELLING

For developments of more than 20 detached and up to 50 detached, semi-detached or terraced properties there will be a minimum requirement of 25m<sup>2</sup>/dwelling.

Onsite provision will normally be required for active open space equipment, comprising of a local equipped play area.

#### HEADLINE PROVISION 25M<sup>2</sup>/DWELLING

For developments more than 50 detached, semi-detached or terraced properties there will be a minimum requirement of 30m<sup>2</sup>/dwelling.

Onsite provision would normally be required for active open space, comprising of a multi-use games area.

#### HEADLINE PROVISION 30M<sup>2</sup>/DWELLING

For flatted/sheltered developments there will be a minimum requirement of 30m<sup>2</sup>/dwelling.

This provision must provide reasonable privacy from parking and public areas out with the site. There will be no requirement for on-site provision of active open space equipment.

#### HEADLINE PROVISION 30M<sup>2</sup>/DWELLING

For non-residential development there is no specific standard requirement however provision must be considered as part of the design and referred to within the design statement if appropriate.

Active open space is space which would include either a local equipped area for play and/or multi-use games area and/or an area with no equipment which can be used for a variety of informal or social activities (for example sun bathing, picnics or space for casual recreational activities) whichever is the most appropriate. Justification for the type and quantity of provision should be given and included within the design statement where appropriate.

If there is an existing play facility within safe walking distance of a new development, in lieu of the public open space provision of local equipped areas for play and multi-use games areas within the new housing development, the Council may, if appropriate, allow a developer to invest in the upgrading of an existing play facility or the creation of a new



facility out with the site. Financial contributions would be based on the guidance provided within the Development Contributions Supplementary Planning Guidance.

### **Terms**

*Local equipped area for play* - For young children, generally pre-teenager, containing at least 5 types of play equipment and possibly a small games area. Minimum overall size 300m<sup>2</sup>.

*Multi-use games area* - Multi-use games area for children up to early teenager age which can accommodate a variety of sports depending on its dimensions. Minimum overall size 1,200m<sup>2</sup>

### **Cumulative requirements**

High quality provision of open space is the ideal. The cumulative effect of under provision will be scrutinised.

Where small scale isolated developments, lying in close proximity are proposed, developers will be expected to contribute towards the achievement of these standards.

In circumstances where larger scale developments are compartmentalised /phased by either a consortium or single developer, applicants will be required to apply these standards within the context of a comprehensive masterplan for the development. This will be considered as part of the planning process.

### **Amenity Open Space (including Active Open Space)**

1. Developers will generally be expected to make provision for amenity open (including active open) space in accordance with the standards set out above.
2. Details of the proposed play equipment must conform to the appropriate European Standard (*BSEN 1176 & 1177*) and should be agreed with the Council at an early stage.
3. Peripheral landscaping of planting and mounding will be required for multi-use games areas. For security reasons, tree and shrub planting should not substantially visually screen the activity zone. The whole site, comprising the activity area and the landscaped buffer zone, should be suitably enclosed e.g. by railings or hedgerow.
4. Multi-use games areas can be located beside local areas for play, other areas of open space or structural landscaping to form a small park, although there should be physical separation between the different play areas.

### *Management and Maintenance of open space areas*

The potential for multi-functional space necessitates that, in the case of specific provision of play area (such as local areas for play & Multi-use games areas), these areas be clearly defined within a plan. The nature of the management and maintenance arrangements would be the subject of detailed negotiation. No matter the type of arrangement, in all cases, the management & maintenance regime will require to be confirmed as part of the planning application process. The location and type of provision should clearly be shown on any marketing material.

High standards of maintenance should be applied to all open space provision whether on-site, off-site adopted by Council or the responsibility of a private maintenance agency. In the event that the Council adopts the open space, the following guidelines will apply:

- ❖ The areas will require to be constructed in accordance with the approved plans and to the satisfaction of the Council.
- ❖ Legal conveyance of such areas to the Council will be free of charge and free of all burdens and restrictions.
- ❖ A payment, in advance, of a sum equivalent to 20 times the estimated annual maintenance costs, as set by the Council will be made.
- ❖ Adoption by the Council will take place after fulfilment of a 24 month maintenance / defects liability by the developer, subject to the Council's satisfaction with its condition. Any defects will require remedial action by the developers.
- ❖ The Council for its part will undertake to provide adequate maintenance for as long as is required.

Where a private maintenance scheme is agreed the following guideline will apply:

- ❖ Details of management and maintenance arrangements will be submitted as part of the planning application process. The developer must demonstrate to the Council that satisfactory arrangements have been put in place for the long term maintenance of all open space. E.g. through a private maintenance agency by means of a legal agreement with house purchasers.





## Appendix 2



## PRACTICAL GUIDE – NATURAL FEATURES

A Strong legislative basis exists for the protection of protected species and sites. Development likely to impact upon these require to be considered, mitigated and in certain instances consented.

### Protected Areas and Protected Species

For protected sites within East Renfrewshire the applicant needs to establish whether their development site impinges on any

- ❖ National designations (i.e. Sites of Special Scientific Interest)



*Rouken Glen SSSI*

Development that affects a Site of Special Scientific Interest (SSSI) will only be permitted where it will not adversely affect the qualities for which it has been designated, or any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

Sites of Special Scientific Interest are designated to reflect both habitat and geological interest.

If development could affect a SSSI, the applicant will require to identify the notified features of the SSSI and set out a method by which the development can be achieved without a net adverse impact to the condition of these features. Information on the notified features located within East Renfrewshire can be found on the SNH website at

[www.snh.gov.uk/protecting-scotlands-nature/protected-areas/](http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/).

A license/permission should be obtained from SNH in advance of any works to a Site of Special Scientific Interest.

❖ Local natural heritage designations (i.e. Local Biodiversity Sites)

East Renfrewshire Council holds Phase 1 habitat information for Local Biodiversity Sites within its area and this can be found by following the link given at [www.eastrenfrewshire.gov.uk/biodiversity](http://www.eastrenfrewshire.gov.uk/biodiversity).

The process involves three main steps:

- View sites on a map:** The first screenshot shows a map interface with a legend on the left and document results on the right. A red circle highlights the 'View sites on a map' button.
- Select Site:** The second screenshot shows the same map interface with a red circle highlighting the 'Select Site' button.
- View the Site Assessment:** The third screenshot shows the 'Local Biodiversity Sites LBS 2012' document. A red circle highlights the 'View the Site Assessment' button.

The document titled 'Local Biodiversity Sites LBS 2012' contains the following sections:

- 1 PROJECT REPORT
- 2 ASSESSMENT METHODOLOGY
- 3 SITE STATEMENTS / ASSESSMENTS
  - 3.1 Ardwick Burn (001)
  - 3.2 Arthur's Clouston Railway (002)
  - 3.3 Auldhouse Burn - Watercress (003)
  - 3.4 Auldhouse Burn (004)
  - 3.5 Bannockburn Burn (005)
  - 3.6 Bannockburn Bog (006)
  - 3.7 Bannockburn Loch (007)
  - 3.8 Black Loch (008)
  - 3.9 Blackhouse to Donerum Marshes (009)
  - 3.10 Bortland Burn (010)
  - 3.11 Boyleston Quarry and Harelaw Brae (011)
  - 3.12 Braidholm Wetland (012)
  - 3.13 Brock Burn Wood (013)
  - 3.14 Broomburn Drive (014)
  - 3.15 Broompark Drive Pond (015)
  - 3.16 Burnside Wood (016)
  - 3.17 Cairn Hill Moss (017)
  - 3.18 Caldwell House Woods (018)

The selected site, 3.39 Eastwood Park (039), is detailed in the '3 SITE STATEMENTS / ASSESSMENTS' section. The site is a Local Biodiversity Site with an area of 10.9 hectares and a grid reference of NS554585. It is associated with the Orchard Park Burn and has no contiguous sites out with East Renfrewshire. The site description notes that it is an urban site with many mature trees and a wildlife-rich burn. The main habitats are broadleaved woodland, mixed woodland, and parkland with scattered trees.

If development could affect a Local Biodiversity Site, the developer will require to put forward the means by which site integrity will be protected, or the mitigation proposed to offset impacts and ensure no net adverse impacts on site integrity.

## Species Guidance

### ***Protected Animal & Plant Species***

Developers will require to establish whether their site supports any protected animal breeding or resting places. In doing so consideration requires to be given to:

- ❖ Internationally protected species – i.e. European Protected Species (EPS). In East Renfrewshire, the only two likely to have protected breeding/resting sites present are **bats** and **otters**.
- ❖ Nationally protected species. In East Renfrewshire species that might have protected breeding/resting sites affected by development are **badgers**, **water voles** and **breeding birds**.
- ❖ Locally protected species – i.e. those without statutory protection but which are listed as conservation priorities in the LBAP. This information is available to view at [www.eastrenfrewshire.gov.uk/nature-conservation](http://www.eastrenfrewshire.gov.uk/nature-conservation). Developers are encouraged to establish whether any **LBAP Priority species** use the proposal site and if so the developer should set out **appropriate mitigation measures** where necessary as an element of their proposals.





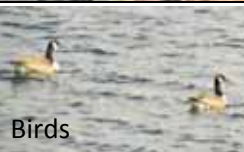

In East Renfrewshire any site with mature trees or buildings could support bats, while any site with a water course could support otters. Best practise advises that it is prudent to establish the presence of Protected Species prior to submission of a planning application.

Otters can be surveyed for at any time of the year; however bats require to be surveyed at particular times within the year.

A Survey Calendar for natural heritage likely within East Renfrewshire is provided below. This is a general guide only and the timing of surveys can be affected by weather and may be specific to location (particularly vegetation surveys). Surveys should be conducted during suitable conditions, i.e. otter surveys undertaken during normal or low flow and not when water is high.





SURVEY CALENDAR												
Species	January	February	March	April	May	June	July	August	September	October	November	December
 Bat	Hibernation roost survey				2/3 Emergence/re-entry surveys Summer and maternity roost surveys						Hibernation roost survey	
Habitat Suitability Assessments undertaken throughout the year												
 Otter	Surveys can be conducted throughout the year											
 Badger							Activity surveys					
 Water vole					Activity surveys						Unsuitable survey period	
Habitat Suitability Assessments undertaken throughout the year												
 Birds	Wintering bird species surveys		Breeding bird + migrant bird survey		Breeding bird survey				Migrant bird survey		Wintering bird survey	
	Phase 1 habitat survey only			Phase 1 and NVC survey						Phase 1 habitat survey only		



Optimal survey period



Sub-optimal survey period



Unsuitable survey period



Surveys should be carried out according to best practise for the habitat or species being surveyed. An Institute of Ecology and Environmental Management (IEEM) accredited surveyor will be able to give advice and more information can be obtained from Scottish Natural Heritage

[www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-animals/](http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-animals/)

#### European Protected Species

If bats or otters are found, planning permission should only be granted if the planning authority is satisfied, in line with the statutory duties under the Habitats Regulations 1994 (as amended) that the licensing tests set out in those regulations are likely to be met before approving the planning application.



#### Nationally Protected Species



There is no statutory requirement to establish the presence of nationally protected Species like badgers or water voles prior to the granting of planning permission; however developers are advised to follow best practice and establish the presence of badgers or water voles prior to submitting a planning application and for that application to also include details of how the developer intends to manage the species if present.

#### Nesting Wild Birds

Under Wildlife & Countryside legislation it is an offence to intentionally or recklessly impact on active nesting sites of wild birds. Therefore development that could result in this should not proceed until the breeding season is over for these species. The main bird breeding season occurs between (March to July) inclusive. Therefore it is in the developer's interest to establish whether breeding birds are present on the site at the earliest stage possible.



The key source of information and confirmation for licensing requirements is provided by SNH.

[www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-animals/](http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-animals/)

If you require this information in large print, Braille or translated,  
please telephone our Customer Service Officer on 0141 577 3001.

इस सूचना-पत्र में उल्लेखित सूचना यदि आप हिन्दी अनुबाद में चाहे तो कृपया सम्पर्क करें।

ਜੇ ਤੁਸੀਂ ਇਸ ਲੀਫਲੈਟ ਵਿਚ ਦਿਤੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਚਾਹੁੰਦੇ ਹੋ ਇਥੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ اس لیفلیٹ میں درج معلومات کا ترجمہ اپنی زبان میں چاہتے ہیں تو ہم سے رابطہ کریں

如果您想得到该资料所含信息的译文，请联系：