

EAST RENFREWSHIRE Local Development Plan 2



Strategic Environmental Assessment - Main Issues Report

November 2016

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1 COVER NOTE

PART 1

To: SEA.gateway@scotland.gsi.gov.uk

or

SEA Gateway

Scottish Executive

Area 1 H (Bridge)

Victoria Quay

Edinburgh

EH6 6QQ

PART 2

A SEA Environmental Report is attached for the plan, programme or strategy (PPS) entitled:

Local Development Plan 2, Main Issues Report

The Responsible Authority is: **East Renfrewshire Council**

PART 3

Please tick the appropriate box

☒ The PPS falls under the scope of Section 5(3) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. or

☐ The PPS falls under the scope of Section 5(4) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. or

☐ The PPS does not require an SEA under the Environmental Assessment (Scotland) Act 2005. However, we wish to carry out an SEA on a voluntary basis. We accept that, as this SEA is voluntary, the statutory 5 week timescale for views from the Consultation Authorities cannot be guaranteed.

PART 4

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Job Title: Geographical Systems Officer

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PART 5

Signature:

(electronic Signature
is acceptable) Louise Carr

Date: October 2016

2 NON TECHNICAL SUMMARY

2.1 Introduction

- 2.1.1 East Renfrewshire Council has published its Main Issues Report (MIR) which is the first stage in the preparation of the Local Development Plan 2 (LDP2). It is intended to stimulate discussion and concentrates on the key changes that have happened since the adoption of LDP1 in June 2015.
- 2.1.2 The MIR is all about the big ideas and challenges for future development within East Renfrewshire and options for the way they could be addressed. These include a proposed development strategy, how many new homes we need to plan for and where they could go, how we could meet the needs of the elderly population, what infrastructure we need, how we can support our Town Centres and how to protect our important landscapes and environment. It is founded upon a detailed understanding of the economic, social and environmental context of the area.
- 2.1.3 The MIR sets out the Council's preferred options and possible alternatives. This is to ensure that all reasonable options are explored before the Council forms a firm view for the Proposed Plan.
- 2.1.4 This Environmental Report (ER) forms part of the Strategic Environmental Assessment of the Main Issues Report. The ER highlights any adverse impacts that land use change and development, brought about by the issues contained within the MIR, may have on the environment.
- 2.1.5 The strategic environmental assessment process has helped to inform the Main Issues Report and the preferred options and alternatives discussed.

2.2 Consultation Period and Contact Details for Providing Comments

- 2.2.1 As required under Section 16 of the Environmental Assessment (Scotland) Act 2005, copies of this report have been sent to the Consultation Authorities, an advert placed in a local newspaper and it will be made available on the Council's website. In addition copies will be made available in the main council offices and in all local libraries.
- 2.2.2 The **consultation period** for this Environmental Report and the Main Issues Report will run from **30th November for a period of 10 weeks**.

2.3 Summary of Assessment Findings

- 2.3.1 The assessment has identified that the main significant impact from the preferred options is to the landscape. Option 2A will result in the release of an additional 13 sites for residential housing. 9.5 of these sites are Greenfield sites classified as either greenbelt or protected urban greenspace within LDP1. Development will result in a loss of approximately 43 Ha of agricultural land and will result in the fragmentation of the existing green network.
- 2.3.2 To mitigate against this significant impact the following measures are proposed:
- Carrying forward the Green Infrastructure and Open Space Provision from LDP1
 - Ensuring development provides a defensible greenbelt boundary
 - The requirement for landscape assessments

- The provision of development briefs and master plans through LDP2

2.3.3 The second major impact falls within the air quality and climatic factor indicators. Development of residential dwellings will result in increased energy consumption. There are already measures in place to mitigate against this through the Buildings Standards system by means of the sustainability labelling introduced through the Building (Scotland) Act.

2.3.4 In addition, new development will introduce increase car usage as new residents move into an area formally uninhabited by humans. This will result in an increase in greenhouse gases. To mitigate against this impact sites with existing sustainable transport links have been chosen to encourage residents to travel by sustainable means. The MIR also introduces Issue 8.2, reducing the need to travel, where it sets out its intentions for a safe, efficient and sustainable transport system to facilitate access to homes, jobs, shopping, leisure facilities and services by a variety of means of transport.

2.3.5 Three Local Biodiversity Sites (LBS) are under threat from the development and mitigation measures have been suggested as follows:

- Site CS029, Broomburn Drive (MIR4), is sited within an area classified as Broomburn Drive Local Biodiversity Site (LBS14). The assessment recognises the loss of part of this LBS and suggests mitigation by way of compensation to enhance the remainder of the LBS area, funded through development contributions.
- Site CS057, Patterton Farm (MIR6), includes an area which is an unconfirmed Local Biodiversity Site. An unconfirmed Biodiversity Site is one which has had a previous status as a SINCE but was not surveyed during the 2012 LBS assessments. The Patterton farm wood unconfirmed LBS is an area of Ancient woodland. The assessment recommends mitigation by means of avoidance and suggests this area of woodland be retained and incorporated within the site design.

2.3.6 In addition a requirement for ecological assessments has been identified to ensure development does impact upon protected species.

2.3.7 Finally, potential flood risk has been identified and flood risk assessments have been recommended to ensure development incorporates appropriate flood risk mitigation measures, such as SUDS, site levels and capacity flow studies of local watercourses.

2.4 Monitoring

2.4.1 The Main Issues Report will inform the Proposed Local Development Plan 2. The Council as the responsible Authority is required to monitor the significant environmental impacts of implementing the Local Development Plan 2. The Monitoring Statement sets out how the Council proposes to undertake the monitoring of all topics covered by the Local Development Plan 2 including:

- | | |
|----------------------------|--------------------------|
| • Development Management | • Economic trends |
| • Vacant and derelict land | • Retail monitoring |
| • Housing land supply | • Environmental baseline |
| • Industrial land | |

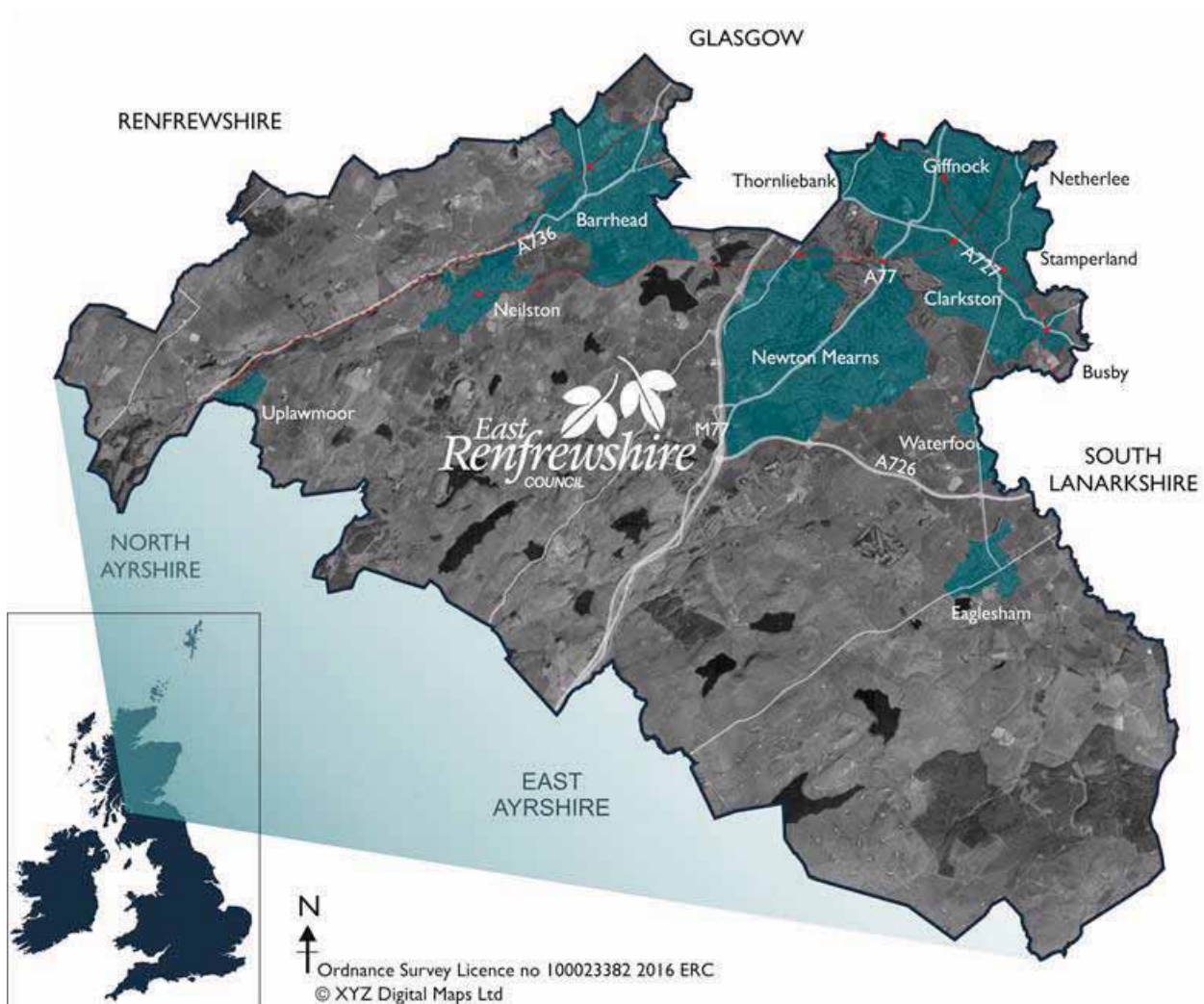
2.4.2 This is discussed further in Section 10.

3 INTRODUCTION

3.1 Context

- 3.1.1 East Renfrewshire Council has produced a Main Issues Report (MIR) for the whole of its area under the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006. The MIR is the starting point in the preparation of Local Development Plan 2 (LDP2) and is the main consultative stage. It is intended to stimulate discussion and concentrates on the key changes that have happened since the adoption of LDP1 in June 2015.
- 3.1.2 The MIR is all about the big ideas and challenges for future development within East Renfrewshire and options for the way they could be addressed. The MIR sets out the Council's preferred options and possible alternatives. This is to ensure that all reasonable options are explored before the Council forms a firm view for the Proposed Plan.
- 3.1.3 Figure 1 identifies the boundaries and geographical extent of east Renfrewshire along with its main settlements and transport routes.

Figure 1: Boundaries and Geographical Extent of East Renfrewshire



3.2 Statutory and Administrative Context

- 3.2.1 There is a statutory requirement for the Local Development Plan to undergo a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment (Scotland) Act 2005. The SEA is an integral part of the Local Development Plan process and provides a systematic assessment, which ensures that environmental considerations are taken on board at an early stage, such as the Main Issues, in Plan preparation process and that development takes place in the right location with minimal environmental impact.
- 3.2.2 At key stages the Consultation Authorities and the public will be able to comment on the environmental assessment as well as the Local Development Plan. All comments will be considered. Table 1 identifies the comments received to date, on the Scoping Report for the Main Issues report.

3.3 Purpose of Strategic Environmental Assessment

- 3.3.1 The Strategic Environmental Assessment is a systematic method for considering the likely environmental effects of certain plans and programmes. The SEA aims to:
- Integrate environmental decision making into plan/programme preparation and decision making;
 - Improve plans and programmes and enhance environmental protection;
 - Increase public participation in environmental decision making; and
 - Facilitate openness and transparency of decision-making.

3.4 Purpose of Environmental Report

- 3.4.1 The purpose of this Environmental Report is to:
- Provide information on the East Renfrewshire Local Development Plan2 and its SEA process;
 - Identify, describe and evaluate the likely significant effects of the plan or programme and reasonable alternatives;
 - Provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Interim Environmental Report.

3.5 Strategic Environmental Assessment Activities to Date

- 3.5.1 A Scoping Report was submitted to the Consultation Authorities in April 2016.
- 3.5.2 The State of the Environment Report has been updated and published in August 2016: www.eastrenfrewshire.gov.uk/sea
- 3.5.3 This Environmental Report was prepared and sent out for consultation in November 2016.

Table 1: Consultation Exercise, Points Raised and Responses

Stage: Scoping Report

SNH Comments	
We note the use of a matrix approach to undertake the assessment and policies.... We note it is intended to use numbers to show the environmental objectives. It would be useful if the environmental objectives could also be included rather than a corresponding number. If this is not possible then we would find it useful if each page could state the environmental objectives.	We have amended the matrix to accommodate this
Historic Environment Scotland	
It is important that the assessment of alternatives is carried out to the same level of detail as preferred options, particularly as alternative sites could be brought into the plan at either the proposed plan stage or examination.	All alternatives have been assessed and the results are shown in the assessment matrix (appendix 3) and discussed in Section 7
The environmental objectives identified in the historic environment are appropriate and should adequately test the policies and proposals subject to assessment.	Noted
Note that a matrix approach is to be utilised in both setting the framework for assessment and reporting its findings. I would emphasise the need to clearly explain the reasoning behind assessment findings and mitigation recommendations for significant effects..... Furthermore, it is good practice to score the environmental effects of policies and proposals both prior to mitigation and following its application.	The matrix in appendix 3 provides scoring both before and after mitigation. The mitigation is given within the comments field of the matrix.
In Appendix 1: Relevant Plans, Programmes and Strategies, it would be relevant to note Our Place in Time – The Historic Environment Strategy for Scotland. This sets out the 10 year vision for Scotland's historic environment and how its cultural, social, environmental and economic value contribute to the nation and its people.	We have added this guidance to Appendix 1 and the LDP2 will aim to protect the historic environment.
SEPA	
Some of the PPS included have themselves been subject to SEA. Where this is the case you may find it useful to prepare a summary of the key SEA findings that may be relevant to the Local Development Plan 2.	Due to time constraints this has not been possible but will be considered at proposed plan stage

SEPA	
Reference made to the “Water Environment (Controlled Actives) (Scotland) Act 2003”. This should be replaced with the “Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR)”, This applies regulatory control over activities which may affect Scotland’s water environment.	We have updated the reference
The Nations Waste Plan 2003 has been superseded by the Zero Waste Plan 2010 and therefore should be removed from the list.	We have removed this from Appendix 1
East Renfrewshire’s State of the Environment Report is to provide information regarding the environmental issues in the authority. The latest available version of this (dated December 2014) appears to generally highlight the main issues of relevance for the SEA topics within our remit although you may wish to consider if this needs to be updated for the assessment.	The State of Environment Report was updated prior to this report being written and is published at www.eastrenfrewshire.gov.uk/sea
Whilst there are no Air Quality Management Areas (AQMA) declared in East Renfrewshire Council’s area the Glasgow AQMA follows the norther extent of the council boundary. You may wish to consider the cross boundary implications of this in terms of your assessment.	Considered within cumulative assessment
Note that waste has been listed as an environmental topic in itself rather in under “material assets”. Whilst we are satisfied that our interests, in terms of waste issues, will be covered by the SEA you should satisfy yourselves that you have given adequate considered to other aspects which could fall under the “material assets” topic (eg existing land use, environmental infrastructure etc).	noted
Welcome the intention to assess any reasonable alternatives identified during the preparation of the plan as part of the SEA process. Please note that findings of the assessment should inform the choice of the preferred option and this should be documented in the Environmental Report.	noted
Welcome the proposed assessment matrix approach with scoring... However it should be noted including a commentary section within the matrices in order to state, where necessary, the reasons for the effects cited and the score given would help to fully explain the rationale behind the assessment results.	The matrix (appendix 3) includes a comments section with further detail on the assessment scoring provided in section 7 of this report
It is helpful if the assessment matrix directly links to the assessment result with proposed mitigation measures.	The assessment identifies mitigation and provides an alternative scoring to show what impact applying the proposed mitigation measures. Mitigation is also discussed in section 7 of the report

SEPA	
<p>Recommend that the wording of SEA objectives 1,16, 23 and 35 be revised as follows to improve the clarity of the objective:</p> <p>1 – Maintain and improve air quality and reduce emissions of key pollutants.</p> <p>16 – Maintain and improve soil quality and prevent any further degradation of soils.</p> <p>23 – Protect and enhance the state of the water environment. Please note that the water environment includes rivers, lochs, streams, reservoirs, wetlands, aquifers, estuaries, coastal waters and marine waters.</p> <p>25 – Safeguard the functional floodplain and manage and reduce flood risk</p>	<p>The wording has been amended as per your recommendations</p>
<p>We would draw your attention to the joint SEA and Development plan site assessment proforma which sets out the issues which we require to be addressed in more detail.</p>	<p>noted</p>
<p>We would encourage you to be very clear in the Environmental Report about mitigation measures which are proposed as a result of the assessment. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate).</p>	<p>Discussed in section 7 of this report</p>
<p>The environment report should identify any changes made to the plan as a result of the SEA.</p>	<p>Discussed in section 9 of this report</p>
<p>Where the mitigation proposed does not relate to modification to the plan itself then it would be extremely helpful to set out the proposed mitigation measures in a way that clearly identifies: (1) the measures required, (2) when they would be required (3) who will be required to implement them.</p>	<p>Noted in Appendix 4 for preferred option site.</p>

4 EAST RENFREWSHIRE MAIN ISSUES REPORT AND ITS CONTEXT

4.1 Introduction

- 4.1.1 The Strategic Environmental Assessment legislation requires that the Environmental Report includes “an outline of the contents and main objectives of the plan or programme”. The purpose of this section is to explain the nature, content and timescale of the plan.

4.2 Key Facts about the Main Issues Report

Name of the Responsible Authority	East Renfrewshire Council
Title of Plan/programme	Local Development Plan 2 – Main Issues Report
Legislative Requirement	The Town and Country Planning (Scotland) Act 1997, The Planning etc. (Scotland) Act 2006
Plan Subject	Land Use Planning
Period covered by plan	5 years
Frequency of updates	5 Years
Plan area	East Renfrewshire Council Administrative Area
Plan purpose	See Section 4.3
Contact point	Mr Richard Greenwood: 0141 577 3054 ldp@eastrenfrewshire.gov.uk

4.3 Description of the Plan and Purpose

- 4.3.1 The MIR is the starting point in the preparation of Local Development Plan 2 (LDP2) and is the main consultative stage. It concentrates on the key changes that have happened since the adoption of LDP1 in June 2015. The MIR is all about the big ideas and challenges for future development within East Renfrewshire and options for the way they could be addressed.

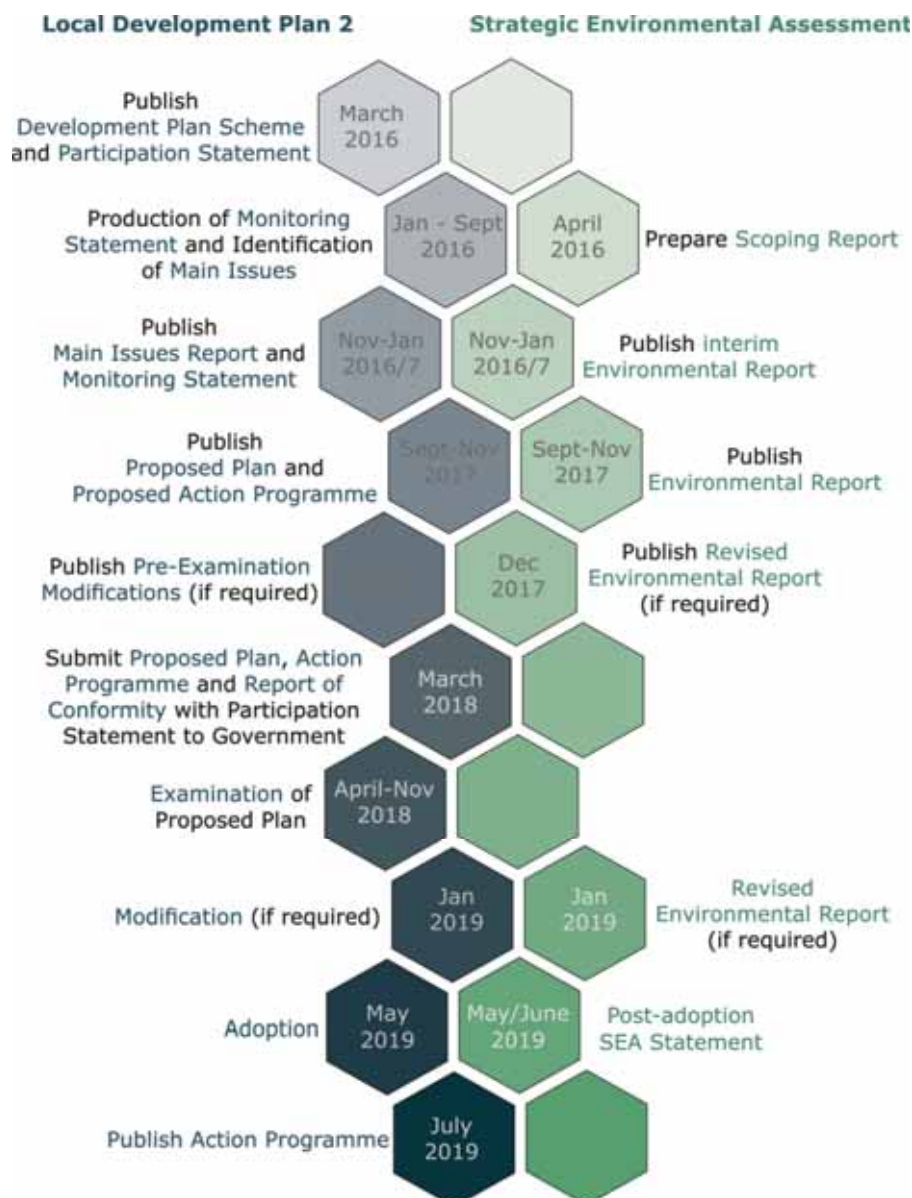
4.4 Format and Scope of the Main Issues Report

- 4.4.1 The current Local Development Plan (LDP1) was adopted in June 2015. LDP1 set out the current Aim, Vision and Development Strategy for the area. This set the context for the Plan’s direction and provided the framework for assessing future development proposals.
- 4.4.2 LDP1 set out a Development strategy comprising of two key strands, regeneration and consolidation of urban areas and controlled urban expansion with growth predominantly delivered in 3 areas:
- Maidenhill, Newton Mearns;
 - South Barrhead; and
 - Shanks/Glasgow Road, Barrhead
- 4.4.3 This new LDP2 is following quickly after the adoption of LDP1. This early review is to make sure that the LDP remains up to date and reflects Scottish Planning Policy (SPP) and the current

strategic approach set out in the emerging Clydeplan Strategic Development Plan 2 (SDP2), in particular the revised housing requirements identified within.

- 4.4.4 In developing LDP2, we have recognised that this plan must continue to build upon the success and momentum created by LDP1 with a continued focus upon deliverability and effectiveness of sites. LDP2 must continue to provide a progressive and visionary planning strategy that sets out in a clear way what we want our area to be like in 2029.
- 4.4.5 The MIR sets out the Council's preferred options and possible alternatives. This is to ensure that all reasonable options are explored before the Council forms a firm view for the Proposed Plan.
- 4.4.6 The timetable for the production of the Local Development Plan 2 and the main stages of the Strategic Environmental Assessment are shown in Figure 2.

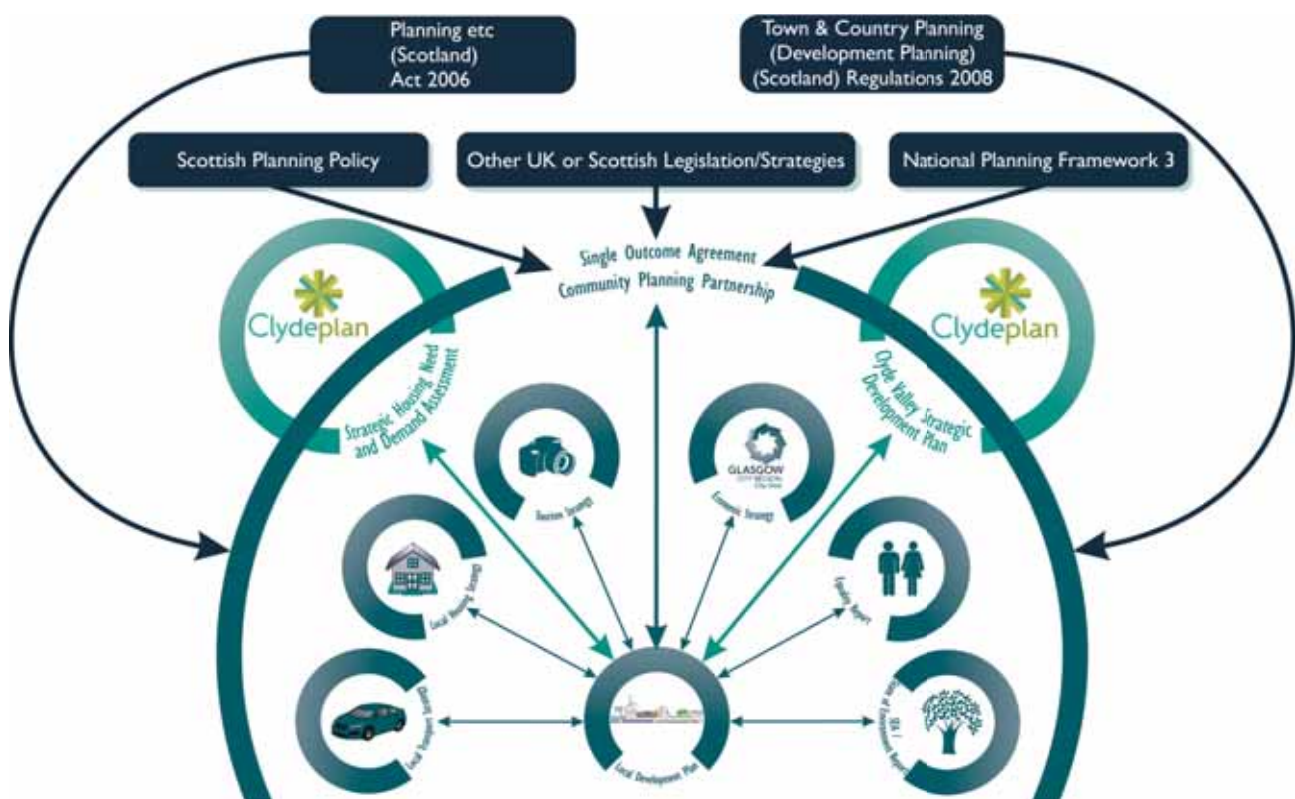
Figure 2: Timetable and Main Stages for Producing the LDP and SEA



4.5 Relationship with Other Plans, Programmes and Environmental Objectives

- 4.5.1 A specific requirement of the SEA legislation is to identify the Main Issues Report relationship with other plans, programmes and strategies (PPS). Relevant PPS include European, national, strategic, local and community plans and programmes.
- 4.5.2 A summary of the key environmental aims and objectives of each PPS and the way in which they have been taken into account in the preparation of the Main Issues Report is provided in Appendix 1.
- 4.5.3 As mentioned previously in this report the Main Issues Report is the first stage of the Local Development Plan 2. A summary of the relationship of the relevant PPS affecting or being affected by the LDP2 is given in Figure 3.

Figure 3: Hierarchy of Plans, Programmes and Strategies



5 CURENT STATE OF THE ENVIRONMENT

5.1 Relevant Aspects of the Current State of the Environment

- 5.1.1 The findings from the analysis of baseline data are summarised in Table 2. These link to the objectives which are being used as basis for assessment of the Main Issues Report. The full State of Environment Report, published in August 2016 can be found on the Councils website www.eastrenfrewshire.gov.uk/sea.

5.2 The Likely Evolution of the Environment Without the Main Issues Report

- 5.2.1 The current adopted Local Development Plan (2015) will be replaced by the Local Development Plan 2. The Main Issues Report provides an early indication of the intentions of the Local Development Plan 2 and therefore allows early engagement and consideration of potential impacts to the environment through the strategic environmental assessment process. The Main Issues Report therefore provides early opportunity for the SEA process to influence the outcomes of the Local Development Plan 2.
- 5.2.2 Without the Main Issues Report the Local Development Plan 2 process would commence being less informed of the environmental Issues highlighted through this environmental assessment.

Table 2: Analysis of Baseline Data

Air Quality/Climatic Factors		
Maintain and improve air quality and reduce emissions of key pollutants		The level of air pollution in East Renfrewshire is low.
Reduce greenhouse gas emissions		Measures are being put in place to reduce greenhouse gas emissions and East Renfrewshire hosts a number of windfarms. Studies into district heating have been made which could make further carbon dioxide savings. Further work to encourage residents to travel by sustainable means would also benefit the environment.
Reduce energy use and ensure sustainable use of energy		East Renfrewshire has produced supplementary planning guidance to support and guide renewable energy technologies. There are a number of windfarms in operation in East Renfrewshire and there is limited capacity for further turbines within the authority.
Biodiversity, Flora and Fauna		
Protect, enhance and where necessary restore (specified) species and habitats		There is evidence of work to improve SSSIs and habitat restoration within the authority. Further work could be done to progress the Habitat Action Plans and monitor the effectiveness of the LBS designations.
Ensure sustainable use of agricultural and forestry resources		There is not enough data to draw a conclusion as to the sustainable use of forestry and agricultural resources. A large area of conifer plantation was felled between 2012-2014 at Whitelee windfarm.
Ensure groundwater dependant terrestrial ecosystems (GWDTE) are not adversely affected		This is a relatively new dataset and objective. There is not enough historical data or monitoring to draw a conclusion as to whether the objective is being met.
Cultural Heritage		
Protect, enhance and where appropriate restore archaeological sites and the historic environment		There is no data on the status of scheduled monument or archaeological sites. Therefore it is not possible to conclude if there has been restoration of such sites or if conditions have deteriorated.
Protect, enhance & where necessary restore the built environment and regenerate degraded environments		Proposals for two new conservation areas show commitment to protecting the built environment.
Landscape		
Protect enhance and create green spaces important for recreation and biodiversity		A review of the green network and its accessibility is currently underway. This will inform where improvements are needed.
Protect, enhance and where necessary restore the natural landscape		There has been a loss in greenbelt from urban expansion identified in the Local Development Plan. A defensible greenbelt is required to prevent future urban sprawl
Promote adequate protection of infrastructure, property, material resources and land		Further baseline is required
Promote sustainable use of material resources		Further information and updated survey data is required to identify the impact on forestry resources. There is also no information on quarrying activity within the authority
Promote sustainable use of land including use of brownfield land		There are a number of longstanding vacant and derelict sites within the urban area which need to be brought back into use.

Population and Human Health		
Provide environmental conditions promoting human health and well-being (including increasing opportunities for indoor and outdoor recreation)		Residents have a longer life expectancy than the Scottish average. Attendance at indoor sports centres has increased, while attendance at pool has decreased
Minimise and detrimental impact of activity on human health		There are restrictions in place to minimise the impact of noise associated with construction
Soil and Geology		
Maintain and improve soil quality and prevent any further degradation of soils		Sites with the potential to be contaminated have not been investigated. Where these sites come under development there is no collective resource showing where remedial works have been undertaken and the soil quality improved.
Protect, enhance and where necessary restore geological features		Works have been undertaken at Rouken Glen Park to clear vegetation from exposures of fossil-rich orchard beds.
Protect and prevent impact on carbon rich soils (e.g. peat)		The dataset on carbon rich soils is relatively new and we do not have trend data. However, at Whitelee it is identified that an area has been lost to the new Mountain Bike trails. Scottish Power Renewables are working towards enhancing the structural diversity existing moorland whilst maintain the integrity of the blanket bog complex that dominate the soils at Whitelee.
Transport		
Reduce the need to travel		The higher percentage of private vehicle ownership and the statistics showing the high percentage of travel to work by car suggests that there is a need to travel.
Promote sustainable transport modes		Although there is provision for active travel and use of sustainable transport, further work can be done to improve and link up facilities to encourage residents to make use of the facilities and reduce the number of journeys made by private vehicle. The Active Travel Plan should assist in the delivery of these aspirations.
Waste		
Reduce waste and promote the sustainable use of waste including recycling and composting		The volume of household waste produced remained fairly static while the percentage recycled has increased.
Prevent or reduce the volume of waste peat or forestry waste		We currently do not hold any information to identify if this objective is being met.
Water		
Protect and enhance the state of the water environment		Water quality degraded in 4 rivers from 2013 to 2014. The Council has plans to improve conditions of the Levern Water at Barrhead
Ensure sustainable use of water resources		Three of the lochs are drinking water storage. One of these, Lochgoon, is noted as having poor status.
Safeguard the functional floodplain and manage and reduce flood risk		Historically there has been development in some of the areas identified in SEPAs flood potential maps, however the Local Development Plan has policies in place to ensure the potential for flooding is considered in future development proposals.

6 ASSESSMENT METHODOLOGY

6.1 Introduction

6.1.1 Under the Strategic Environmental Assessment Legislation an Environmental Report is required to identify, describe and evaluate the likely effects on the environment of implement –

(a) the plan or programme; and

(b) reasonable alternatives

Taking into account the objective and the geographical scope of the plan or programme.

6.2 Methodology

6.2.1 The main tool used in undertaking the assessment was the State of the Environment Report published in August 2016. This is available to view on the councils website at www.eastrenfrewshire.gov.uk/sea.

6.2.2 The method of assessment is based on a recognised approach utilising negative, positive and neutral rankings in a matrix. The process of assessment was undertaken rigorously and consistently. For the purpose of transparency a brief comment is given in the matrix with a more detailed explanation of the scoring given the detailed assessments presented in section 7.

6.2.3 In addition the matrix shown in Appendix 3 sets out the anticipated scoring after mitigation is applied. The mitigation is listed in the matrix and identifies if it is intended to avoid, reduce, remedy or compensate for the perceived significant negative impacts.

6.2.4 The indications used within the matrix were as follows:

+	The Aim, Policy or Proposal has a positive environmental impact
-	The Aim, Policy or Proposal has a negative environmental impact
+/-	The Aim, Policy or Proposal has both a positive and negative environmental impact
?	The impact of the Aim, Policy or Proposal on the environment is unknown or unclear
0	The impact of the Aim, Policy or Proposal on the environment is considered to be neutral
Y	Mitigation will be required

7 ASSESSMENT FINDINGS

7.1 Detailed Assessments

- 7.1.1 Many of the big ideas and changes were introduced and addressed through the preparation of LDP1 and its supporting Environmental Report including establishing a new longer term development strategy to manage the future growth of the area. Significant preparatory work has been undertaken in order to prepare the MIR which has assisted with identifying the main issues and the solutions to these.
- 7.1.2 To inform the Main Issues Report process, a 'Call for Sites' and a 'Key Issues' consultation exercise was undertaken during April/May 2016. A total of 65 submissions for sites were received on predominantly Greenfield land across the Council area. In addition 30 responses for key Issues were received.
- 7.1.3 The existing policies and proposals of LDP1 have been reviewed to identify whether they need to be retained, amended or deleted. The outcome of this exercise is set out in the Monitoring Statement that accompanies the MIR. Where no significant change is proposed through the MIR, then the currently approved policies and proposals will be carried forward into the Proposed LDP2. In the majority of cases policies and proposals have been recommended to be carried forward with minimum or no change and are therefore not viewed as main issues. This Environmental Report only provides an assessment against each of the Main Issues. Where existing policies or proposals are to be carried forward they do not form part of this assessment. The full suite of policies and proposals will be assessed at the Proposed Plan stage when the final wording and list of proposals for LDP2 is agreed.
- 7.1.4 The remainder of Section 7 presents the detailed assessments of each of the Issues set out in the Main Issues Report. In addition Appendix 3 provides the matrix which was used in this assessment. This also includes an assessment of the 65 sites which were put forward during the Call for Sites consultation. A more detailed assessment of the sites noted in Issue 2, preferred option 2A, is provided in Appendix 4.

7.2 Issue 1: Vision and Objectives

Preferred Option	Alternative Option (s)
Issue 1: Vision and Objectives	
The preferred option is a revised Vision and Objectives for LDP2 that is focused upon 3 key national principles of Scottish Planning Policy (SPP), namely Sustainable Economic Growth, Climate Change and Placemaking.	The alternative option is to carry forward the vision and objectives of LDP1 unchanged.

Proposed Vision

“By focusing on sustainable economic growth, placemaking and climate change East Renfrewshire will be a vibrant, desirable and healthy place to live and work now and into the future”

Proposed Objectives

- (1) *Promote the delivery of sustainable economic growth by providing a framework to help meet the need for local jobs, housing, facilities and services which are accessible by a choice of transport modes and which have access to high quality physical and digital infrastructure.*
- (2) *“Build stronger more sustainable communities and places through the enhancement of the natural and built environment creating opportunities to promote health and well-being, community engagement, learning and social inclusion.*
- (3) *(3) Promote sustainable development and action on climate change to ensure a reduction in carbon emissions and the move towards a low carbon economy.*

- 7.2.1 This issue sets out a revised Vision and Objectives for LDP2 that is focused upon 3 key national principles of Scottish Planning Policy (SPP), namely:
- Sustainable Economic Growth,
 - Climate Change, and
 - Placemaking.
- 7.2.2 The MIR sets out 2 options. The alternative option is to carry forward the vision and 5 key strategic objectives of LDP1. These were fully assessed in the preparation of LDP1 which concluded that they were all environmentally focused. However, although there are merits in this option, the MIR proposes a revised vision and strategic objectives. Through this approach every element of LDP2 can be linked through to these 3 strategic objectives. Key issues such as the environment, meeting housing needs for all sectors including the elderly, transport, town centres, health, renewables, digital technology etc. will all converge to deliver sustainable outcomes to improve the area.
- 7.2.3 The assessment finds that the revised Vision and Objectives are overall environmentally focused with a strong focus upon sustainable development. As such they are considered to have a positive impact on the environment.

Vision

- 7.2.4 The vision provides a focus upon sustainable economic growth, placemaking and climate change and to ensure East Renfrewshire is a vibrant, desirable and healthy place to live and work both now and into the future. The vision is considered to have a positive impact upon the environment.

Objectives

- 7.2.5 The objectives have a strong focus upon placemaking, reducing the need to travel, reducing carbon emissions, enhancing the natural and built environment and improving the health and well-being of our communities.
- 7.2.6 Objective 1 states the Councils support of sustainable economic growth within the area. This includes the redevelopment of vacant and brownfield land. Bringing these sites back into use will positively impact the urban landscape and help to reduce the need for development out-with the existing urban area. However, the Preferred Option 2A of 'Issue 2: Managing and Enabling Growth' promotes limited expansion of settlements through the identification of a number of small to medium scaled sites, some of which will be released from the Green Belt. This will lead to both positive and negative impacts upon landscape, waste and air quality.
- 7.2.7 This objective will deliver housing, employment and community facilities in sustainable locations which will have a positive impact on the local population and economy and will also reduce the need to travel and the reliance on car use. A reduction in car usage will have a positive impact on the environment by reducing pollution levels. Improved air quality has positive impacts on human health, the water environment and flora and fauna.
- 7.2.8 New development will result in an increase in waste. This can be mitigated by way of reduction by ensuring new development incorporates space for the councils new 4 wheely bin policy, encouraging residents to recycle, this reducing the overall volume of waste going to landfill.
- 7.2.9 Improved access to a high quality digital infrastructure will also help reduce the need to travel and is particularly important for communities in rural areas. In turn this will have positive impacts upon the climate and air quality.
- 7.2.10 Objective 2 will have a positive environmental impact as it aims to protect designated nature sites and species and the built and historic environments. Improving access to green spaces and a quality green network will have positive impacts on physical health and well-being. Promoting green travel by means of walking and cycling will also positively impact air quality, providing further positive benefits for human health.
- 7.2.11 Objective 3 promotes both sustainable development and a reduction in carbon emissions. Its impact on the environment is therefore a positive one.

7.3 Issue 2: Managing and Enabling Growth

Preferred Option	Alternative Option (s)
Issue 2: Managing and Enabling Growth	
<p>Option 2A: Consolidation, Regeneration and controlled edge of settlement growth</p> <p>The progressive plan led approach of Option 2A is our preferred option as it would deliver the most effective strategic approach for LDP2. This option would ensure a phased and managed approach to growth and development and would improve housing options for all sections of the community.</p> <p>The preferred List of Sites to support this option is set out in Table 4 of the MIR.</p>	<p>Option 2B – Consolidation and Regeneration</p> <p>Alternative Option 1 To promote a range of alternative small to medium scaled sites under Option 2A.</p> <p>Alternative Option 2 To focus all development within the urban areas as outlined under Option 2B.</p>

- 7.3.1 This issue explores how and where future development could best be accommodated including setting specific targets for new housing up-to 2029. The key features of 2 Development Strategy options are considered. Issue 2 also recognises the importance of partnership working and the delivery of required infrastructure. Appendix 3 provides an assessment of all housing sites promoted through the 'Call for Sites' exercise and Appendix 4 provides a detailed assessment of those sites considered within option 2A.
- 7.3.2 The preferred strategy retains a focus upon development in the urban area and also promotes limited expansion of settlements through the identification of a number of small to medium scaled sites, some of which will be released from the Green Belt. The preferred list of sites is set out in Table 4 of the MIR. The strategy will provide high quality, sustainable housing close to local services and amenities and will provide positive benefits to health and well-being.
- 7.3.3 There are 2 alternative options set out in the MIR. Alternative option 1 seeks to identify whether there are any alternative development options which would be more suitable than those identified under the Preferred Option. The scores associated with this option are similar to the preferred option as the majority of alternative options are also located in the Green Belt. However, a number of the alternative proposals score more negatively against the assessment criteria than the preferred sites. Alternative option 2 rolls forward the strategy and sites included in the Adopted LDP1 which was subject to previous Environmental Assessment.

Air Quality/Climatic Factors

- 7.3.4 New developments are likely to negatively impact upon air quality and pollution through increased car usage, in particular for the preferred option and Alternative option1 which seek to release some land from the Green Belt. Proposed transport improvements set out under 'Issue 8.2: Sustainable Transport Network and Active Travel' seek to promote sustainable and active travel and will help to mitigate some of this impact.

- 7.3.5 An increase in development is likely to result in an increase in greenhouse gases which will have a negative impact upon the environment. This is common to all options. These impacts could be reduced through sustainable construction and zero carbon developments. Providing energy efficient homes will have a positive impact upon population and human health and help to reduce fuel poverty. The preferred option will optimise these opportunities.
- 7.3.6 There will be an increased level of noise associated with all options. Noise will also increase throughout the development phase. Long-term increases in noise can be mitigated against with the use of soft landscaping to help buffer the noise levels. These impacts can be further reduced through the incorporation of green space and green networks within each new site in accordance with the Green Network Supplementary Planning Guidance of LDP1 which brings green infrastructure to the forefront of development. This should be carried forward to LDP2 with further opportunities to enhance the current approach explored.

Biodiversity, Flora and Fauna

- 7.3.7 New developments are likely to affect biodiversity through land take, disturbance to species and habitat loss. There is greatest potential for negative impacts when development is within or directly adjacent to a designated site. The preferred and alternative option 1 scored negatively against these criteria. The following housing proposals affect designated sites:
- MIR4 Broomburn Drive – Local Biodiversity Site (LBS), loss of protected open space;
 - MIR6 Patterton East – Local Biodiversity Site (LBS), Dams to Darnley Country park; and
 - MIR12 Ayr Road - loss of protected open space.
- 7.3.8 Development could though also enhance the biodiversity, wildlife and habitat value of some areas through future improvements such as green spaces and green networks. LDP2 should aim to mitigate any negative impact through the preparation of master plans and development briefs and through the implementation of the Green Network Supplementary Planning Guidance of LDP1. This should be carried forward to LDP2 with further opportunities to enhance the current approach explored. This includes creating greater connectivity between habitats.

Cultural Heritage

- 7.3.9 The Preferred Strategy will not impact significantly upon any cultural heritage designations. However, sites MIR2 Waulkers Farm, Eaglesham and MIR7 Easterton Avenue, Busby may impact upon the setting of a Conservation Area. This can be mitigated through appropriate design and landscaping. A number of alternative sites would also impact upon cultural heritage designations. The Preferred option identifies 2 brownfield sites in Barrhead (MIR9 and MIR10) which will have a positive impact upon the redevelopment of Brownfield sites. This will help to rejuvenate the area and will have a positive impact upon the environment. Potential contamination will be required to be investigated with appropriate remediation which will have a positive impact on soil quality, air and water quality.

Landscape

- 7.3.10 The Preferred Strategy identifies a number of sites to be released from the Green Belt. This will lead to both positive and negative landscape effects and will result in a change in land use from

predominantly farmland to residential. This is common to Alternative Option1. Alternative Option2 scores more positively as sites are located in the urban areas. New development could have a negative impact upon the landscape as it may not be in keeping with existing settlement form. It is vital that a defensible greenbelt boundary is provided for each proposal to protect the greenbelt from further urban sprawl and that appropriate landscaping and planting is provided. Green networks and green space should also be provided which will also encourage recreational activities such as walking and cycling. This will have positive effects on health issues such as obesity and high blood pressure.

- 7.3.11 A review of the Green Belt boundary has been prepared to inform preparation of LDP2. This is set out in Background Report 2: Landscape Character Assessment. Landscape and visual sensitivity, Green Belt value have been key components of the overall site evaluations and have influenced the preferred sites for the MIR.
- 7.3.12 LDP2 should aim to mitigate any negative impact through the preparation of master plans and development briefs. New development should be designed to be in keeping with the surrounding area and settlement form. Landscape Assessments will be required to inform the Proposed Plan and at planning application stage.

Population and Human Health

- 7.3.13 The Preferred Strategy is likely to have significant positive effects overall. The strategy will ensure that there is a mix of house types, sizes and tenures to meet the future needs of the population and will closely link with the aims and objectives of the emerging Local Housing Strategy. The strategy will also meet the needs of the increasing elderly population. However, as the strategy promotes some green belt areas for development this will have a negative impact upon areas previously rural in nature. This could be mitigated through good design and landscaping. Restrictions on construction hours will also be required to minimise noise impacts. Providing energy efficient homes will have a positive impact upon human health and help to reduce fuel poverty.
- 7.3.14 LDP2 should aim to increase the amount and quality of greenspaces and optimise the health and well-being benefits of our natural environment. Existing areas of open space will be protected and there will be requirements for new development to provide new or contribute towards existing open spaces. The promotion and enhancement of green networks will encourage recreational activities such as walking and cycling. This will have positive effects on health issues such as obesity and high blood pressure.
- 7.3.15 All options will deliver housing, employment and community facilities in sustainable locations which will have a positive impact on the local population and economy and will also reduce the need to travel and the reliance on car use. By developing more areas for housing LDP2 will be able to help sustain existing communities and contribute towards creating a better environment for people to live and work. LDP2 should contribute towards meeting the varied housing needs of the community which will have a positive impact upon the population and human health. The Preferred strategy will optimise the delivery of affordable and particular needs housing. The provision of new services and facilities within new housing areas will further enhance quality of life.

- 7.3.16 New development will also provide access to new and existing sustainable transport methods including walking and cycling routes which will have a positive impact upon human health.

Soil and Geology

- 7.3.17 New development on Green Belt sites will impact negatively upon soil quality, loss and erosion. The impact on soils will be minimised through site design and landscaping. However, the continued emphasis the MIR places on the development of brownfield and vacant land is positive. The Preferred Option identifies 2 brownfield sites in Barrhead (MIR9 and MIR10) as potential housing opportunities. A contaminated land assessment should be conducted and where considered necessary remedial measures will be employed. Remediation will result in a positive environmental impact as it will improve soil condition and bring sites back into use having both environmental and amenity benefits.

Transport

- 7.3.18 The Preferred Strategy will see an increase in the level of road traffic which will have a negative environmental impact particularly on air quality. Proposed transport improvements set out under 'Issue 8.2: Sustainable Transport Network and Active Travel' seek to promote sustainable and active travel and will help to mitigate some of this impact. New development is located at sustainable locations close to services and facilities and a variety of modes of transport including bus and/or train or provides potential opportunities for improvements in these areas and will support the Plans' wider agenda of creating healthy active communities. There will be some impact upon the local road network, although due to the spread of locations promoted in the MIR these should be manageable. Through the 'Call for Sites' exercise transport and access information has been submitted by landowners and developers to provide justification of their sites effectiveness and suitability for inclusion in LDP2. The accessibility and public transport criteria of the Site Evaluation have also been key considerations in considering the preferred sites for the MIR.
- 7.3.19 Transport analysis and sustainable transport strategies will mitigate against increased levels of traffic through the provision of well linked and sustainable transport options. This will also have a positive impact on health and wellbeing. Transport Assessments will be required to inform the Proposed Plan and at planning application stage.
- 7.3.20 Improved access to a high quality digital infrastructure will help reduce the need to travel and be particularly important for communities in rural areas. In turn this will have positive impacts upon the climate and air quality.

Waste

- 7.3.21 New development will lead to an increase in waste. Provision will be required for increased recycling capacity to mitigate against this impact and to reduce the amount of waste going to landfill. Reducing waste and increasing recycling opportunities will remain key considerations for LDP2.

Water

- 7.3.22 New development will result in an increase in the area of hard standing which may increase an areas vulnerability to flooding. To mitigate against the negative impacts proposals should incorporate Sustainable Urban Drainage (SUDs). These impacts can be further reduced though the incorporation of green space and green networks within each new site in accordance with the Green Network Supplementary Planning Guidance of LDP1 which brings green infrastructure to the forefront of development. The 2014 SEPA Flood maps have been used to identify sites subject to flooding and drainage constraints and theses are addressed in Appendix 3. Flood risk assessments will be required for sites subject to flooding at planning application stage and will assist in identifying the developable areas of preferred sites.

Summary

- 7.3.23 All options will have positive and negative impacts upon the environment. Appropriate mitigation has been identified for all options. The main difference is that Option 2A may result in more negative impacts upon landscape, air and biodiversity through the identification of further sites to be released form the Green Belt. However, it will provide greater positive impacts upon population and human health through increased housing opportunities for all sectors of the community when compared to Option 2B.

7.4 Issue 3: Affordable and Particular Needs Housing

7.4.1 This issue explores the need to deliver a mix of homes of different sizes and types to meet the varied housing needs of the area.

Preferred Option	Alternative Option (s)
Issue 3.1: Affordable Housing Needs	
The preferred option is to continue with the application of the current affordable housing policy. However, options will be explored to increase the percentage of affordable housing required on specific sites and to allocate sites for 100% affordable housing. Innovative methods of delivery will also continue to be explored.	The alternative option is to carry forward the current policy approach unchanged and not explore options to increase affordable housing options on specific sites. The alternative approach, whilst still sound, would not optimise the delivery of affordable delivery.
Issue 3.2: Ageing Population and Particular Housing Needs	
<p>The preferred approach is to amend Policy SG4 as follows:</p> <ul style="list-style-type: none"> Require that new development delivers a supply of accessible and adaptable new build housing for households with particular needs including smaller and family sized accommodation; Require a percentage of dwellings on all proposals to meet standards for accessibility and adaptability specifically being single storey, own door properties suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user; Require developers to provide statements regarding how proposals will meet standards for accessibility and adaptability and meet the needs of elderly and disabled people; Consideration should be given to the location of new housing to allow for access to services, facilities and public transport; and, Prepare Supplementary Guidance to expand upon these aims and link with outcomes of emerging LHS. <p>The policy and percentage target for the Proposed Plan will be further shaped by the outcomes of the emerging LHS and HNDA.</p>	To maintain Policy SG4 and rely on the market and the development industry to deliver the required type and mix of homes. Relying on the current approach in LDP1 will not optimise delivery of particular needs housing.

Issue 3.1: Affordable Housing Needs

- 7.4.2 This issue seeks to continue with the application of the current affordable housing policy. However, options are explored to increase the percentage of affordable housing required on specific sites and the allocation of sites for 100% affordable housing. This issue is a key component of the Preferred Strategy discussed under 'Issue 2: Managing and Enabling Growth'.
- 7.4.3 The intention of this issue is to increase the delivery of affordable housing to meet the housing needs of the population, which will have a positive effect. Both options scored positively for their impact upon population and human health. However, the preferred option will help to deliver a greater number of affordable homes through the allocation of sites for 100% affordable housing and by also seeking to increase the affordable requirements for specific sites. The alternative approach would not optimise opportunities to increase the delivery of affordable homes.

Issue 3.2: Ageing Population and Particular Housing Needs

- 7.4.4 This issue aims to support independent living for elderly people and those with a disability and explores options that require development to deliver a supply of accessible and adaptable new build housing for households with particular needs.
- 7.4.5 The intention of this issue is to increase the range of house types provided and to ensure that the provision meets the future housing needs of the population. Both options scored positively for their impact upon population and human health and will support an ageing population. However, the preferred option will help to deliver a greater number of particular needs housing. Providing energy efficient homes that are adaptable will have a positive impact upon population and human health.
- 7.4.6 The alternative option of relying on the current approach in LDP1 will not optimise delivery of particular needs housing.

7.5 Issue 4: Economic Opportunities

7.5.1 This issue explores options for promoting the Sustainable Economic Growth of the area.

Preferred Option	Alternative Option (s)
Issue 4.1: City Deal	
In recognition of the importance of the City Deal Initiative it is proposed that a new policy is included within LDP2 to reflect City Deal projects. City Deal projects will also be clearly identified on the Proposals Maps that support LDP2.	City Deal is a key Scottish Government and Council commitment and on that basis there is no reasonable alternative option to consider.
Issue 4.2: Tourism and the Visitor Experience	
<p>Due to the importance that this sector can bring to the local area and economy it is proposed that a separate policy is identified in LDP2.</p> <p>Tourism, leisure, environmental and access opportunities and improvements will be promoted at:</p> <ul style="list-style-type: none"> • Dams to Darnley Country Park; • Whitelee; and • Rouken Glen Park. <p>In addition, the Council will consider proposals which support the tourist economy subject to compliance with other LDP policies.</p>	To retain Tourism criteria within Policy SG6 of LDP1 and carry forward to LDP2.

Issue 4.1: City Deal

7.5.2 This issue focuses upon the City Deal Initiative and the supporting projects. All projects were identified and assessed during the preparation of LDP1 and are recommended to be carried forward to LDP2. Significant progress has been made on all projects and therefore these individual projects have not been subject to assessment in this Environmental Report. The MIR proposes a new policy is introduced in LDP2 to reflect the significance of the City Deal Initiative which has been subject to assessment.

7.5.3 This issue has largely positive impacts upon the environment and has a positive impact upon population and human health and transport. Transport infrastructure is a key City Deal project which aims to enhance the local and strategic road network which will have a negative impact upon air quality and pollution through increased car usage. However, this will be mitigated through sustainable and active travel options including a new railway station, and new walking and cycle routes. The project also opens up opportunities for access to services, facilities and jobs for the population. No alternative option is considered.

Issue 4.2: Tourism and the Visitor Experience

- 7.5.4 This issue explores options to support our visitor economy and a variety of new tourism opportunities.
- 7.5.5 Retention, and promotion of existing new tourism opportunities is considered to have either positive or neutral environmental impacts. Both options score positively with population, human health and transport as they will encourage an increase in outdoor access. The Preferred option will though provide a more positive framework to support a variety of tourism opportunities across the Authority.

7.6 Issue 5: Supporting our Town and Neighbourhood Centres

Preferred Option	Alternative Option (s)
Issue 5: Supporting our Town and Neighbourhood Centres	
<p>To adopt a sequential town centre first approach to assess proposals for uses which generate significant footfall. We will seek to increase the diversity of uses in the town centres to include uses such as residential, leisure or employment to generate footfall and promote vitality. We will also seek to improve the design and layout of centres and promote enhancements to the physical environment. Town Centre Strategies will be prepared for all centres.</p> <p>To achieve the above aims and accord with SPP Policies SG7-SG9 of LDP1 will be revised to follow the Town Centre First principle and refer to footfall generating uses with a move away from a strong retail preference.</p>	<p>To carry forward the current policy approach with a strong preference for retail development in the town centres and less focus upon encouraging a variety of other footfall generating uses.</p>

- 7.6.1 This issue focuses on options to increase the diversity and viability of our Town Centres. It promotes the preparation of Town Centre Strategies and a sequential town centre first approach for significant footfall generating uses.
- 7.6.2 There are no significant adverse environmental or landscape impacts for either option. The environmental benefits of both options are the reduced need to travel as facilities are located in sustainable locations and are easily accessible by sustainable means. The reduction in travel should also result in a positive improvement in air quality. The Town Centre Strategies will also assist with creating centres that are easy to move around and are accessible by a range of transport modes. This will have positive impacts upon climatic factors and for the whole population, in particular vulnerable groups such as older and disabled people. The preferred option will encourage greater vitality and viability of the centres which can also be enhanced through the redevelopment of vacant or gap sites. The alternative option promotes less flexibility which may lead to gap sites remaining undeveloped. New development will lead to an increase in waste. Provision will be required for increased recycling capacity to mitigate against this impact. Reducing waste and increasing recycling opportunities will remain key considerations for LDP2.
- 7.6.3 The preferred option will result in greater positive impacts upon population and human health and it will encourage more diversity and activity in the Town Centres when compared to the alternative option.

7.7 Issue 6: Tackling Climate Change (Adaptation/Mitigation)

Preferred Option	Alternative Option (s)
Issue 6: Tackling Climate Change (Adaptation/ Mitigation)	
<p>The overall aim of this option is to ensure any negative impacts upon the environment are avoided. We will support the development of electricity generation from a range of renewable energy technologies, seek to guide development to appropriate locations and help to reduce emissions and energy use in new buildings. Sustainable design and construction will also be integral to new development including the delivery of zero carbon development where possible. The potential for district heating will be further investigated and fully referenced in a revised policy approach in LDP2.</p> <p>The emphasis of Policy E1 and its supporting SPG will be reviewed to align more closely with Scottish Planning Policy (SPP), in particular a focus on promoting a variety of low and zero carbon generating technologies to help expand the renewables mix.</p> <p>Policy E2 and its supporting SPG will be reviewed to be in line with any new Building Standards requirements and should also be reworded to emphasise the focus on climate change action across the whole LDP.</p> <p>LDP2 will also set out a range of policies which contribute to tackling climate change through sustainable site selection, sustainable travel, integrated green infrastructure, reducing waste and pollution, encourage recycling and avoiding development in areas at significant risk from flooding.</p>	<p>To carry forward the relevant policies and SPG of LDP1 unchanged.</p>

- 7.7.1 The overall aim of this issue is to ensure any negative impacts upon the environment are avoided. This issue also explores options to reduce carbon emissions and address the challenges of mitigating and adapting to our changing climate. It focuses upon the development of electricity generation from a range of renewable energy technologies and the delivery of zero carbon development.
- 7.7.2 The Preferred option will provide positive benefits for addressing climate change and reducing carbon emissions. Renewable energy technology will have a positive impact on carbon reduction. However, the visual, landscape, biodiversity and noise impacts of any proposals will need to be further assessed and appropriate mitigation measures identified. Some renewable energy

technologies may also impact negatively upon soil and water. Both options will also have a positive environmental impact on air quality and energy usage. However, the preferred option will aim to ensure new development meets the new Building Standards Regulations which are aimed at reducing carbon emissions. Both options will provide more efficient and affordable energy providing the population with more warmth which is beneficial to long term human health, although this would be optimised through the preferred option. A further longer term benefit will be the creation of a modern and energy efficient stock of buildings across the Authority.

7.8 Issue 7: Health and Wellbeing

- 7.8.1 This issue seeks to develop the linkages between planning and mental and physical ill health and well-being. It aims to support healthy lifestyles and reflect the Councils wider prevention agenda.

Preferred Option	Alternative Option (s)
Issue 7.1: Green Space and Green Networks	
<p>We will update the Green Network and Environmental Management Supplementary Planning Guidance (SPG) and provide more detail in relation to open space provision and design guidance. The intention is that Local Greenspace Strategies will be prepared which will focus activity in key parts of the Council area and will seek to reduce health inequalities, improve access to greenspace and align with other key areas of investment and funding opportunities.</p> <p>Opportunities for green network enhancement throughout the Council area will continue to be developed.</p> <p>We will also:</p> <ul style="list-style-type: none"> Identify the existing green network assets which should be safeguarded – with a focus on the settlement-level green networks, but also recognising important connections within the wider East Renfrewshire and Clydeplan regional context. Identify local green network priorities and opportunities for green infrastructure delivery at a site level as part of clearly stated site requirements in development briefs and design frameworks, including for City Deal areas. Set out design standards for green infrastructure in new developments. 	<p>To carry forward the policies and Green Network and Environmental Management Supplementary Planning Guidance of LDP1 unchanged.</p>
Issue 7.2: Community and Sports Facilities	
<p>To continue to protect existing facilities but to review Policy D5 and establish a new policy on sports facilities. This policy will also consider limited new development to allow for appropriate enhancements to existing sporting facilities.</p> <p>We will also consider the preparation of guidance in relation to the provision of future sports facilities in collaboration with other Council departments and the Culture and Leisure Trust and Sportscotland. This will assist in directing both development contributions and sources of external funding as</p>	<p>To carry forward the policies of LDP1 unchanged.</p>

<p>they become available.</p> <p>LDP2 will also look at options:</p> <ul style="list-style-type: none"> • To provide a new modern Leisure Centre in the Eastwood area; • To provide a joint gym/library facility in the Newton Mearns area; and • To redevelop Thorntree Hall, Thornliebank as a community hub. 	
Issue 7.3: Education	
<p>To continue to monitor the demand for education places and increased pressure on the educational estate and take appropriate action to meet the needs of our residents. The future planning capacity of all our educational establishments and resultant school estate requirements must respond to increases in resident population and changes in local or national educational policy or legislation, such as a reduction in maximum class sizes and/or changes to early learning and childcare.</p>	<p>There is no reasonable alternative option.</p>

Issue 7.1: Green Space and Green Networks

- 7.8.2 This issue recognises the importance of well-designed green networks as a fundamental component of successful placemaking and healthy living. It seeks to provide more detail in relation to open space provision and design guidance and promotes preparation of local greenspace strategies for LDP2. Opportunities for enhancing the green network will continue to be developed. Additionally, linkages to blue networks such as rivers are beneficial in creating integrated habitat networks, improving biodiversity and flood management.
- 7.8.3 This issue is considered to be a key environmental policy area for LDP2 and both options have been assessed as having positive environmental impacts. Both options are assessed as having a positive impact on biodiversity, landscape, human health, air quality, access and recreation that the green network provides.
- 7.8.4 The green network sets out land of natural, semi natural and manmade greenspace, active travel and recreational routes, watercourses, woodland and other habitats. These areas promote the linkage of wildlife sites and corridors, landscape features, watercourses and areas of open space. It is focused on urban areas and provides connectivity to the surrounding green belt. The continued protection of urban greenspaces is considered to have a positive impact on the environment and human health. Both options will ensure the provision of green infrastructure is at the forefront of development and to prevent isolated pockets of open space.
- 7.8.5 Other positive impacts include the promotion of health and well-being as these natural sites provide opportunities for outdoor recreation and active travel. Protection from development will ensure the natural landscape is not adversely impacted.

Issue 7.2: Community and Sports Facilities

- 7.8.6 This issue seeks to protect existing community and sports facilities and introduces a new policy approach that would allow limited new development to support appropriate enhancements to existing facilities. It also focuses upon the Council's ambition to provide new gym and leisure facilities in the Eastwood area.
- 7.8.7 Both options are considered to have either positive or neutral environmental impacts. Both options will deliver community facilities in sustainable locations which will have a positive impact on the local population and economy and will also reduce the need to travel and the reliance on car use. By developing more areas for housing LDP2 will be able to help sustain existing communities and services/facilities and contribute towards creating a better environment for people to live and work. The provision of new services and facilities within new housing areas will further enhance quality of life and will have a positive impact upon the population and human health.
- 7.8.8 Existing facilities will continue to be protected and new development will either provide new or contribute towards existing facilities. This will have positive effects on health issues such as obesity and high blood pressure.

Issue 7.3: Education

- 7.8.9 This issue focuses upon the existing and future school estate and need to continue to monitor the demand for places and measures to address this.
- 7.8.10 The assessment for this issue shows mostly neutral impacts upon the environment. LDP2 will aim to ensure that transport policies provide a basis for prioritising safe and sustainable routes to schools for walking, cycling or public transport modes. The preferred option scores positively against transport impact. There is no viable alternative considered.

7.9 Issue 8: Other Issues

- 7.9.1 The following sections outline a number of areas that although not main issues still merited discussion in the MIR. The general approaches in LDP1 remain suitable although minor changes are proposed. For this reason no alternative options are discussed.

Preferred Option	Alternative Option (s)
Issue 8.1: Placemaking and Quality of Place	
The consolidation of existing Supplementary Planning Guidance (SPG) into a built Environment/Placemaking SPG.	There is no reasonable alternative option.
Issue 8.2: Sustainable Transport Network and Active Travel	
A focus upon a range of key transport issues.	There is no reasonable alternative option.
Issue 8.3: Employment Land	
Carry forward the safeguarded employment allocations from LDP1 with the exception those sites identified as proposed housing opportunities under 'Issue 2: Managing and Enabling Growth'.	There is no reasonable alternative option.

Issue 8.1: Placemaking and Quality of Place

- 7.9.2 This issue focuses upon the importance of well-designed sustainable places. It also seeks to consolidate some of the existing Supplementary Planning Guidance (SPG) of LDP1 into a 'Built Environment' SPG.
- 7.9.3 This issue is considered to be environmentally focused and therefore will have mostly positive environmental impacts. LDP2 should aim to create high quality places and neighbourhoods that people find attractive, accessible and want to live in. The assessment therefore scores positively for transport, population and human health, and landscape. The issue also requires the consideration of green infrastructure at the outset of development. This will have a positive impact on surface flooding and open space and bring them to the forefront of the development process. This issue also requires Built Heritage issues to be fully referenced in the SPG. This will provide a positive impact upon cultural heritage.

Issue 8.2: Sustainable Transport Network and Active Travel

- 7.9.4 This issue promotes sustainable modes of transport, seeks to reduce the overall need to travel and to direct development to sustainable locations. It also seeks to maintain and improve connectivity both within East Renfrewshire and linkages to the wider Clydesdale region. It focuses upon a range of transport improvements and strongly links with the City Deal projects.
- 7.9.5 The Preferred Strategy of 'Issue 2: Managing and Enabling Growth' will see an increase in the level of road traffic which will have a negative environmental impact particularly on air quality, although due to the spread of locations promoted in the MIR these should be manageable. However, proposed transport improvements seek to promote sustainable and active travel and

will help to mitigate some of this impact. New development is located at sustainable locations close to services and facilities and a variety of modes of transport including bus and/or train or potentially provides opportunities for improvements in these areas and will support the Plans' wider agenda of creating healthy active communities. Through the 'Call for Sites' exercise transport and access information has been submitted by landowners and developers to provide justification of their sites effectiveness and suitability for inclusion in LDP2. The accessibility and public transport criteria of the Site Evaluation have also been key considerations in considering the preferred sites for the MIR. Transport analysis and sustainable transport strategies will mitigate against increased levels of traffic through the provision of well linked and sustainable transport options. This will also have a positive impact on health and wellbeing. Transport Assessments will be required to inform the Proposed Plan and at planning application stage.

- 7.9.6 The Preferred option also seeks to promote the growth of electric vehicle charging network which will assist with carbon reduction objectives and improving health and well-being.
- 7.9.7 Improved access to a high quality digital infrastructure will also help reduce the need to travel and is particularly important for communities in rural areas. In turn this will have positive impacts upon the climate and air quality.
- 7.9.8 Other positive impacts include the promotion of health and well-being as green networks provide opportunities for outdoor recreation and active travel.

Issue 8.3: Employment Land

- 7.9.9 This issue seeks to safeguard the current employment allocations with the exception of those sites identified as proposed housing opportunities identified under 'Issue 2: Managing and Enabling Growth' in Table 4 of the MIR.
- 7.9.10 The safeguarded sites to be carried forward have not been assessed in this Report. Sites MIR 9 and MIR10 are assessed in Appendix 3 and 4 and are identified as housing opportunities under 'Issue 2: Managing and Enabling Growth'. The Preferred option has positive or neutral environmental impacts.

8 CUMULATIVE IMPACT

- 8.1.1 The assessment of cumulative, synergistic and secondary effects is widely acknowledged to be a complex task and in many cases is an unrealistic assessment based on assumption.
- 8.1.2 However, we have considered the potential cumulative impacts of implementing the preferred options and suggest the following:
- 8.1.3 The main negative cumulative impact will be on the landscape. The sites considered in option 2A result in loss of:
- 48.75Ha greenbelt,
 - 2.5Ha protected urban greenspace
 - 43.37Ha agricultural land and
 - 63.87 green network. The Green Network will become fragmented in areas.
- 8.1.4 The Local Development Plan 2 will need to address these potential impacts and it is suggested that the use of development briefs and master plans as well as carrying forward the Green Network and Environmental Management Supplementary Planning Guidance will be used as mitigation tools to ensure that impact is considered and either avoided, reduced or compensated for.
- 8.1.5 The release of sites considered in option 2A will bring about approximately 1000 new residential units. East Renfrewshire is predominantly a commuter settlement. Therefore it is likely that the addition of these new residential properties will result in increased car usage. This will have a negative impact on air quality. However, the MIR proposes a spread of locations with sites located close to existing public transport links.

9 HOW HAS THE SEA INFLUENCED THE MAIN ISSUES REPORT?

- 9.1.1 The protection and enhancement of the environment is a fundamental principle upon which the Adopted Local Development Plan (LDP1) was founded and underpinned the development strategy. This approach will be carried forward in developing LDP2. The environmental principles contained within this Environmental Report have been fully integrated into the development of all options for the MIR. This Environment Report shows that the Preferred Options are the preferred environmental choice at this stage. However, these will be developed further in the preparation of the Proposed Plan.
- 9.1.2 To assist with informing the selection of Preferred sites for the MIR all sites promoted through the 'Call for Sites' exercise were assessed against a robust set of criteria. This included site location, landscape impacts, accessibility to sustainable modes of transport, constraints such as flood risk or access and whether there was active developer interest. The assessment provides a consistent and objective framework for the assessment of land use proposals. The results of this process are set out in Background Report 1: Site Evaluation and this Environmental Report.
- 9.1.3 To ensure LDP2 provides an environmental focus the following environmental matters have been addressed in the MIR:
- A concise vision based around 3 key principles of Scottish Planning Policy (SPP), Sustainable Economic Growth, Climate Change and Placemaking;
 - Continued emphasis on the regeneration of Brownfield sites and directing development to the urban areas as a key objective of each Development Strategy option;
 - Directing new development to areas with good transport links;
 - Continued emphasis on environmentally led masterplans and development briefs to be prepared for all new sites;
 - Increased emphasis on design and creating sustainable places;
 - Continued emphasis on the provision of strong defensible Green Belt boundaries for new development;
 - Strengthening of approach towards the environmental benefits of Tourism;
 - Continued promotion of new development in the Town Centres;
 - Continued safeguarding of existing employment locations;
 - Strengthening the approach towards improving the health and well-being of the population;
 - Strengthening of approach towards the Green Network and protection of Open Space;
 - Continued protection of community and sports facilities;
 - Strengthening of approach towards Sustainable Transport with increased emphasis on promoting sustainable modes of travel and active travel; and
 - Strengthening of approach towards Renewable Energy and Energy Efficiency with a move towards a low carbon economy.

10 MONITORING

- 10.1.1 Responsible Authorities are obliged, under the SEA legislation, to monitor the significant environmental effects of the implementation of the Local Plan. The monitoring arrangements must identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.
- 10.1.2 Monitoring is an integral part of the development plan system. Planning Authorities are required to ensure that statutory Plans maintain their relevance by addressing current and emerging land use and environmental issues and contain robust policies for the promotion and control of development. Regular monitoring takes place for all the main Local Development topics , including:
- **Development and Change** – including monitoring Development management decisions and their conformity to Local Development Plan policies and the impact of development proposals on environmental resources (e.g. Green Belt, greenspaces, Sites of Special Scientific Interest, Local Biodiversity Sites, important species and habitats identified in the Local Biodiversity Action Plan, archaeological remains, etc)
 - **Vacant and Derelict Land** – An annual survey is carried out of the numbers and locations of derelict land sites and the level of take up over the previous year. Information is also gathered about the preferred end use for each site and its condition. This information is sent to the Scottish Government for their national monitoring purposes.
 - **Housing Land Supply Audit** – Assesses the level of housing completions and updates the supply of established and effective sites.
 - **Industrial Land** – Measures the availability and take up of industrial land by type and location.
 - **Economic Trends** – Monitoring changes in employment, economic activity and performance trends through the SOA.
 - **Retail Monitoring** - Monitoring the performance, vitality and viability of the town and neighbourhood centres.
 - **State of the Environment** – The State of the Environment Report is updated every 2 years in order to assist in the identification of environmental trends.
- 10.1.3 Any issues that are raised through monitoring not adequately addressed in the Local Development Plan 2 will be dealt with as necessary by an alteration to it.

APPENDIX 1: Relevant Plans, Programmes and Strategies

Relevant plans. Programmes and strategies (PPS)	Main requirements of the PPS objective	How it affects, or is affected by the SPG in terms of SEA issues referred to in Schedule 3 of the Act
INTERNATIONAL		
Kyoto Protocol (1997)	The Kyoto Protocol aimed to limit, as well as reduce emissions of greenhouse gasses. The commitment period of the Kyoto protocol expired in 2012 but the Doha Amendment extended the agreement to 2020	The LDP has a role in contributing to these objectives through integrating and promoting sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.
The Johannesburg Summit of Sustainable Development (2012)	The 2002 declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these sustainable development principles	The LDP has a duty to contribute to sustainable development.
Gothenburg Protocol (1999, revised 2012)	The protocol establishes mandatory emission reductions for 4 (now 5) major air pollutants.	The LDP has a role in contributing to reduced air pollution.
EUROPEAN		
EU Habitats Directive	The Directive requires the protection of species and habitats listed in the Annex's to the Directive by the identification and classification of Special Areas of Conservation (SAC's)	The LDP is required to protect SAC's from loss or damage by development.
EU Water Framework Directive	The Directive is a broad strategy for the management of water and includes a requirement for all EU Member States to ensure that they achieve good ecological status for all surface and ground water by 2015 and to limit the quantity of groundwater extraction in order to protect ecology. The Directive requires the production of River Basin Management plans as	The LDP should ensure that there is no degradation of water bodies, no adverse impacts on the water environment and should support sustainable water management practices.

	key way of achieving the aims of the Directive.	
EU Birds Directive	The Directive relates to all naturally occurring birds in the wild within the European Union and addresses the protection - through the identification and classification of Special Areas for Conservation (SAC's) - management and control of these species and identifies rules for their exploitation. The provisions apply to birds, their eggs, nests and habitats	The LDP is required to protect SAC's from loss or damage by development.
EU Landfill Directive	The Directive sets a reduction of target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.	The LDP should contribute to the targets set by the Directive in the context of land use planning.
European Climate Change Programme 2000	Contains a variety of cross cutting themes including energy, industry and transport with the aim of combating climate change.	The LDP should commit/contribute to the overall reduction in greenhouse gas emissions through integrating and promoting sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere..
European Landscape Convention (2000)	Promotes landscape protection, management and planning.	The LDP will consider this with regards to landscape impacts.
European Sustainable Development Strategy (2009 review)	Long term objectives in Europe for sustainable development considering issues such as climate change, transport, health and natural resources.	The LDP will support sustainable development by encouraging the renewable energy sources and safeguarding natural resources.
NATIONAL		
The Planning etc. (Scotland) Act, 2006	Provides a framework for preparation of LDP; Emphasises the need for sustainable economic development.	The LDP will aim to reflect the key issues and objectives of the PPS.
Choosing Our	Outlines a strategic framework for the Scottish	The LDP should incorporate a

Future: Scotland's Sustainable Development Strategy	Government's strategies on climate change, transport, renewable energy, energy efficiency, green jobs and biodiversity. Also notes the need for urgent action in response to growing problems and pressures.	commitment to sustainable development as far as is reasonably possible.
Scotland's National Transport Strategy (2006)	Key aims include improving journey times and connections to tackle congestion and improve integration, reducing transport sector emissions and protecting the environment, and improving quality, accessibility and affordability, particularly in relation to public transport as a viable alternative to the car.	As Above.
National Planning Framework 3(Scotland)	The National Planning Framework 3 sets out the Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside. The NPF 3 also takes forward the Government's policy commitment to climate change.	The LDP should contribute to the development priorities and the Scottish Government's policy commitments. The LDP should also take forward those national priorities which impact on East Renfrewshire.
Scottish Planning Policy (2014)	<p>The Scottish Government's national planning policy considers a wide range of planning issues.</p> <p>Emphasises the importance of sustainable development, economic competitiveness, environmental quality, design and integrated transport.</p> <p>Also states that new development should:</p> <ul style="list-style-type: none"> • promote regeneration and the re-use of previously developed land • reduce the need to travel and prioritise sustainable travel and transport opportunities • promote the development of mixed communities • take account of the capacity of existing infrastructure • promote rural development and regeneration • prevent further development which would be at risk from flooding or coastal erosion 	The LDP should take account of the SPP the core principles and Scottish Government's policy to achieve sustainable economic growth as well as the thematic policy topics.

	<ul style="list-style-type: none"> • protect and enhance the cultural heritage • protect and enhance the natural environment, including biodiversity and the landscape • maintain, enhance and promote access to open space and recreation opportunities, and • take into account the implications of development for water, air and soil quality. <p>The SPP sets out the need for renewable energy technologies to be supported by Local Development Plan's, with particular emphasis on the delivery of electricity and heat. A particular focus is placed on onshore wind and the need for a spatial framework.</p>	
Scottish Government Economic Strategy (2009)	Aims to achieve more balanced sustainable economic growth in all parts of Scotland. Notes the Government's strategic objectives, including 'greener': improvement of the natural and built environment and the sustainable use and enjoyment of it.	The LDP will aim to reflect the key issues and objectives of the PPS.
Nature Conservation (Scotland) Act 2004	Places duties on public bodies for conserving biodiversity, increase protection for Sites of Special Scientific Interest (SSSI) and associated land, and strengthens wildlife enforcement legislation.	The LDP needs to protect biodiversity in accordance with the Act including avoidance of adverse impacts on sites, habitats and species of value as defined within the Scottish Biodiversity Strategy and associated priority lists.
Wildlife and Countryside Act 1981	Contains designations or protected areas, including National Parks and the protection of wildlife, countryside, public rights of way.	The LDP will consider the implications of this Act.
Scottish Biodiversity Strategy (2004) including 2020 Challenge for Scotland's Biodiversity (2013)	Strategy to conserve and enhance biodiversity throughout Scotland. Its overall aim is 'to conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future'.	The LDP will take cognisance of this Strategy.
Scottish Soil	Highlights the various pressures on soils,	The LDP will take cognisance

Framework 2009	particularly climate change and identifies policies to combat threats, and protect soils. Outcomes, and actions across a range of sectors are considered.	of soils and the contribution to soil carbon sequestration.
Scottish Historic Environment Policy (SHEP) (Dec 2011)	Sets out the Scottish Ministers policies for the historic environment, provides policy direction for Historic Scotland and provides a framework that informs a range of organisations that have a role and interest in managing the historic environment.	The LDP will aim to reflect the key issues and objectives of the PPS.
Ancient Monuments and Archaeological Areas Act 1979 as amended by Historic Environment Scotland Act 2014	Provides protection of scheduled ancient monuments and areas of archaeological importance.	The LDP will take cognisance of this Act.
Our Place in Time – The Historic Environment Strategy for Scotland, March 2014	Scotland's first Historic Environment Strategy provides a high level framework which sets out a 10 year vision for the historic environment. The key outcome of the strategy is to ensure that the cultural, social, environmental and economic value of Scotland's heritage makes a strong contribution to the wellbeing of the nation and its people.	The LDP will aim to protect the historic environment.
Zero Waste Plan	<p>The Zero Waste Plan is intended to create a stable framework that will provide confidence for the investment necessary to deliver a zero waste Scotland over the next 10 years. It does this by setting out a Mission and Vision for the long term. Within that context, the Plan sets strategic directions in the key areas of activity for the medium term up to 5 years, with specific actions setting out immediate priorities. The Zero Waste Plan sets out the following targets:</p> <ul style="list-style-type: none"> • Target of 70% recycling and maximum 5% to landfill by 2025 for all Scotland's waste; • Landfill bans for specific waste types; 	The LDP should contribute to the targets set by the Zero Waste Plan in the context of land use planning.

	<ul style="list-style-type: none"> • Source segregation and separate collection of specific waste types; and • Restrictions on inputs to energy from waste facilities. 	
The Second River Basin Management Plan for the Scotland river basin district 2015 - 2027	This plan outlines the actions to be taken to protect Scottish waters currently in good condition and to improve the quality of others.	The LDP will aim to maintain or improve water quality.
Flood Risk Management (Scotland) Act 2009	<p>Emphasises a sustainable approach to flood risk management and considers the impact on climate change. It also promotes a coordinated process to manage flood risk at a national and local level.</p> <p>Specific measures include:</p> <ul style="list-style-type: none"> • A framework for coordination and cooperation between all organisations involved in flood risk management • Assessment of flood risk and preparation of flood risk management plans • New responsibilities for SEPA, Scottish Water and local authorities in relation to flood risk management • New methods to enable stakeholders and the public to contribute to managing flood risk, and; • A single enforcement authority for the safe operation of Scotland's reservoirs. 	The LDP must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans.
Water Environment and Water Services (Scotland) Act 2003	<p>Requires authorities to secure compliance with the requirements of the Water Framework Directive. In particular it requires the Authority to:</p> <ul style="list-style-type: none"> • Have regard to the desirability of protecting the water environment, • Promote sustainable flood management, and act to contribute to the achievement of sustainable development, and • Adopt an integrated approach by co-operating with each other with a view to co-ordinating the exercise of their respective functions. 	The LDP must take into account of the potential effect of its implementation on the ecological status of the water environment.

Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR)	<p>Outlines the different levels of authorisations to allow for proportionate regulation depending on the risk an activity poses to the water environment. Some activities require authorisation including point source discharges, impoundments and abstractions.</p>	<p>The LDP will take account of the requirements of these regulations.</p>
Climate Change (Scotland) Act 2009	<p>Creates the statutory framework for greenhouse gas emissions reductions in Scotland by setting an interim 42 per cent reduction target for 2020 and an 80 per cent reduction target for 2050.</p> <p>The Act places duties on public bodies, which requires them in exercising their functions to act:</p> <ul style="list-style-type: none"> • in the way best calculated to contribute to delivery of the Act's emissions reduction targets; • in the way best calculated to deliver any statutory adaptation programme; and • in a way that it considers most sustainable. <p>The duties come into force on 1 January 2011 and apply to all 'public bodies'.</p>	<p>Proposals that comply with the assessment criteria in the LDP could play a role in delivering the objectives of the Government.</p>
A Low Carbon Economic Strategy for Scotland (2010)	<p>The Low Carbon Economic Strategy is 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.</p>	<p>As Above.</p>
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2117)	<p>Establishes the framework for air quality improvements across the UK.</p>	<p>The LDP will take cognisance of the strategy and the importance of air quality in protecting human health and the environment.</p>
Pollution Prevention and Control (Scotland) Regulations 2012	<p>Designed to eliminate or minimise emissions to air, water and land and extends pollutions controls to previously unregulated sectors.</p>	<p>The LDP will take cognisance of these regulations.</p>

Regional/Structural		
Glasgow Clyde Valley Strategic Development Plan 2012-2017	A 20 year strategy for the location of new development and a policy framework to help shape good quality places and enhance the quality of life in the city region.	The LDP will contribute to the delivery of this plan.
Clydeplan Proposed Plan 2016	The Proposed Plan identifies the key changes which might influence the SDP since its approval in 2012 and which need to be considered when preparing the next SDP. The Proposed Plan seeks to improve the health and wellbeing of the people within the city region with a focus on regeneration, centres, sustainable economic growth, low carbon infrastructure, place-making and by promoting collaboration and joint working between key agencies and partners.	The LDP will contribute to the delivery of this plan.
Local		
East Renfrewshire Local Development Plan 2015	Seeks 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	The current Local Development Plan will provide a basis and information for the Main Issues Report of the LDP
Single Outcome Agreement (SOA)	East Renfrewshire is a thriving attractive and sustainable place for residents and businesses to grow.	The LDP will aim to reflect SOA.
Outcome Delivery Plan 2010-2013 (ODP)	The ODP focuses on key activities carried out by the Council that will help to deliver SOA outcomes.	The LDP will aim to reflect the key issues and objectives of the PPS.
Local Housing Strategy 2012-2017	<p>Local housing plan identifying needs, aims and objectives. Informed by the East Renfrewshire Housing Need and Market Assessment which provided estimates and projections of housing needs and demands based upon the regional Housing Need And Demand Assessment (HNDA) (2011).</p> <p>The LHS is currently under review and will be informed by the revised HNDA (2015) that has informed the housing requirements for SDP2.</p>	The LDP will aim to reflect the key issues and objectives of the PPS.

East Renfrewshire Strategic Housing Investment Plan 2015-2020	To assist in effectively assessing the distribution of housing investment funds at the national level, and strengthening the strategic planning for housing investment funding to meet identified housing needs.	The LDP will aim to reflect the key issues and objectives of the PPS.
Local Biodiversity Action Plan	Identifies habitats and species of value in the area.	The LDP will aim to reflect the key issues and objectives of the PPS.
Outdoor Access Strategy and Core Path Network Plan	Seeks to ensure that core paths are promoted and are accessible thereby reducing car dependency and increasing enjoyment of the environment through providing good quality networks of paths.	The LDP will aim to reflect the key issues and objectives of the PPS.

APPENDIX 2: Environmental Objectives

Air Quality/Climatic Factors

Environmental Objectives		Implications for LDP2	Data Sources
1	Maintain and improve air quality and reduce emissions of key pollutants.	Is the LDP2 likely to significantly help protect the environment from pollution, including by avoiding potential pollution development in sensitive locations, or is it likely to increase the risk of pollution?	ERC Air Quality Updating and Screening Assessment 2015
2	Reduce greenhouse gas emissions	Is the LDP2 likely to significantly help reduce greenhouse gases and/or energy consumption or increase it?	National Atmospheric Emissions Inventory
3	Reduce energy use and ensure sustainable use of energy	Is the LDP2 likely to significantly help facilitate renewable energy in appropriate locations or deter its development?	ERC Development Management Register/ Proposed SPG renewable energy
Identified Environmental Issues			
<p>Air quality in East Renfrewshire is generally of good quality. There has been no need to designate any air quality monitoring areas within the boundary of the authority.</p> <p>The volume of CO₂ from road transport has seen a reduction from 2011-2013 (note time lag in results being published).</p> <p>East Renfrewshire has a large number of existing wind turbines. The number of applications for wind energy is decreasing as suitable available land decreases.</p>			

Biodiversity, Flora and Fauna

Environmental Objectives		Implications for LDP2	Data Sources
4	Protect, enhance and where necessary restore (specified) species and habitats	Is the LDP2 likely to significantly help to protect species especially protected by law or species identified in national or local BAPs, or to protect, enhance or restore designated nature conservation sites and/or habitats which are identified in national or local BAPs, or is it likely to have a significant effect on them?	SSSI LNR LBS TPO Ancient Woodland ERC Projects
5	Ensure sustainable use of agricultural and forestry resources	Is the LDP2 likely to affect prime agricultural land or impact on deciduous woodlands?	Ancient Woodland Woodland Inventory
6	Ensure groundwater dependent terrestrial ecosystems (GWDTE) are not adversely affected	Is the LDP2 likely to impact upon GWDTE?	Scottish Wetland Inventory
Identified Environmental Issues			
<p>The need to protect and conserve designated nature conservation sites.</p> <p>The need to give further consideration to the protection, enhancement and management of</p>			

woodland/forestry and the green network in the interests of promoting and enhanced landscape and improving biodiversity.

The need to promote and increase biodiversity.

The need to promote regeneration of the urban area and reduce the loss of land in the greenbelt.

Cultural Heritage

Environmental Objectives		Implications for LDP2	Data Sources
7	Protect, enhance and where appropriate restore archaeological sites and the historic environment	Is the LDP2 likely to significantly affect the integrity of any designated sites or their setting?	Scheduled Monuments (<i>Historic Scotland</i>) Gardens and designed landscapes (<i>Historic Scotland</i>)
8	Protect, enhance and where necessary restore the built environment and regenerate degraded environments	Is the LDP2 likely to make a significant contribution to the regeneration/restoration of derelict, contaminated or otherwise degraded environments or is it likely to increase the area or degradation of such land?	Conservation and Article 4 Areas (<i>ERC</i>) Listed Buildings (<i>Historic Scotland</i>) Buildings at risk register (www.Buildingsatrisk.org.uk) Vacant and derelict land survey (<i>ERC</i>)

Identified Environmental Issues

The need to protect areas of high conservation and landscape value.

The need to conserve the built environment and reduce the number of listed buildings at risk.

The need to protect, restore and enhance areas of high conservation value and to ensure that development does not adversely affect such areas.

Encourage the re-use of vacant and derelict land.

Landscape

Environmental Objectives		Implications for LDP2	Data Sources
9	Protect enhance and create green spaces important for recreation and biodiversity	Is the LDP2 likely to significantly help protect, enhance or create, or is it likely to significantly destroy greenspaces important for recreation and biodiversity or diminish their enjoyment?	Local development Plan – D3, Greenbelt and countryside around towns Rural Development Guidance SPG D4, Green network D5, protection of urban greenspace Green Network and Environmental Management SPG

10	Protect, enhance and where necessary restore the natural landscape	Is the LDP2 likely to significantly help protect, enhance or restore, or is it likely to significantly damage or diminish landscape character, local distinctiveness or scenic value or the enjoyment and understanding of the landscape?	Local development Plan – D3, Greenbelt and countryside around towns Rural Development Guidance SPG D4, Green network D5, protection of urban greenspace Green Network and Environmental Management SPG Urban/Rural Area
11	Promote adequate protection of infrastructure, property, material resources and land	Is the LDP2 likely to significantly affect property or land?	Conservation and article 4 areas Landscape character assessment
12	Promote sustainable use of material resources	Is the LDP2 likely to result in the use of material resources that cannot be replaced or sustainable sourced?	Housing land audit Vacant and derelict land survey
13	Promote sustainable use of land including use of brownfield land	Is the LDP2 likely to encourage the re-use of brownfield land?	Housing land audit Vacant and derelict land survey
Identified Environmental Issues			
<p>The need to protect urban greenspace, under pressure from development, in particular from residential development.</p> <p>The need to protect areas and sites of natural landscape and conservation value under pressure from development in particular from residential development.</p>			

Population and Human Health

Environmental Objectives		Implications for LDP2	Data Sources
14	Provide environmental conditions promoting human health and well-being (including increasing opportunities for indoor and outdoor recreation)	<p>Is the LDP2 likely to encourage an increase in outdoor access through new development being located near or within open countryside?</p> <p>Is the LDP2 likely to increase area/sport facilities such as kick about area?</p> <p>Is the LDP likely to cater for increasing demand for housing particularly for affordable housing?</p>	Audit Scotland LDP projects
15	Minimise any detrimental impact of activity on Human Health	Is the LDP2 likely to introduce both construction and human activity into areas otherwise quiet and/or rural in nature?	Spatial framework for wind developments (Proposed SPG renewable energy)

Identified Environmental Issues		

Soil and Geology

Environmental Objectives		Implications for LDP2	Data Sources
16	Maintain and improve soil quality and prevent any further degradation of soils	Is the LDP2 likely to significantly help protect soils or encourage the sustainable use of soils, or to have adverse effects on soils?	ERC Env Health BGS – Radon
17	Protect, enhance and where necessary restore geological features	Does the LDP2 take into account the influence of landform, geomorphology and geology or is it likely to significantly exacerbate risks?	SNH - SSSIs
18	Protect and prevent impact on carbon rich soils (e.g. peat)	Is the LDP2 likely to protect areas of carbon rich soils?	SEPA –carbon rich soils
Identified Environmental Issues			
The need to protect geological features of merit.			
The need to improve water and soil quality.			
The need to reduce the area of contaminated land and secure the appropriate end use of affected sites.			

Transport

Environmental Objectives		Implications for LDP2	Data Sources
19	Reduce the need to travel	Is the LDP2 likely to significantly help reduce the need to travel or reduce the journey length or is it likely to significantly increase travel?	Census SPT
20	Promote sustainable transport modes	Is the LDP2 likely to significantly help to encourage walking, cycling, or the use of public transport or is it likely to deter them?	Sustrans SPT
Identified Environmental Issues			
The need to reduce travel by private car and encourage travel by more sustainable modes including walking, cycling and public transport.			

Waste

Environmental Objectives		Implications for LDP2	Data Sources
21	Reduce waste and promote the sustainable use of waste including recycling and composting	Is the LDP2 likely to significantly help reduce waste or is it likely to increase waste arising?	ERC Waste team
22	Prevent or reduce the volume of waste peat or	Is the LDP2 likely to significantly help to reduce the volume of waste peat or forestry	SEPA – Carbon rich soils National Forestry

	forestry waste	waste?	Inventory Ancient Woodland Inventory?
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Identified Environmental Issues

There is a need to reduce high levels of waste production and for the demand for landfill.
Consideration also needs to be given to waste arising from carbon stores such as peat and forestry.

Water

Environmental Objectives		Implications for LDP2	Data Sources
23	Protect and enhance the state of the water environment	Is the LDP2 likely to significantly help to protect or enhance the water environment, for example reducing the risk of water being polluted?	SEPA Scottish Water
24	Ensure sustainable use of water resources	Is the LDP2 likely to significantly help conserve or protect water resources?	SEPA Scottish Water
25	Safeguard the functional floodplain and manage and reduce flood risk	Is the LDP2 likely to increase the likelihood of flooding or the requirement for flood defence works, or is it likely to have significant adverse effects on the water environment?	SEPA/ERC Scottish Water

Identified Environmental Issues

The need to improve water quality and reduce pollution.
The need to reduce development on the flood plain.
The need to reduce the number of flooding events and the number of properties affected by flooding.

Appendix 3: Assessment Matrix

APPENDIX 3: Assessment Matrix

ENVIRONMENTAL CRITERIA		Policy, Proposal, Alternative, Aim, or Objective Assessed against Environmental Objectives 1 – 25																									
		Air/Climates				Biodiversity			Cultural Heritage			Ecology			Soil & Geology			Transport		Waste		Water		MITIGATION REQUIRED			
ENVIRONMENTAL CRITERIA		Protect and enhance the natural environment and landscape of the development	Reduce greenhouse gas emissions	Reduce energy demand and enhance use of energy	Protect, enhance and restore natural biodiversity and habitats	Protect and enhance the natural environment and landscape of the development	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats	Protect, enhance and restore natural biodiversity and habitats
Assessed against Environmental Objectives Identified from Appendix 1		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Comments
Issue 1: Vision and Objectives																											
Preferred Vision		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	The revised vision is overall environmentally focused with a strong focus upon sustainable development. As such it is considered to have a positive impact on the environment.
MITIGATION APPLIED																											N
Preferred Strategic Objective 1		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	This objective will deliver housing, employment and community facilities in sustainable locations which will have a positive impact on the local population and economy and will also reduce the need to travel and the reliance on car use. New development will result in an increase in waste. This can be mitigated by reuse/recycling of waste with have a positive impact upon the volume of waste required to be landfilled. Recycling facilities will need to be provided in new development.
MITIGATION APPLIED																						(Rd) -					Y
Preferred Strategic Objective 2		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	This objective will have a positive environmental impact as it aims to protect designated nature sites and species and the built and historic environments.
MITIGATION APPLIED																											N
Preferred Strategic Objective 3		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	This objective promotes both sustainable development and a reduction in carbon emissions. Its impact on the environment is therefore a positive one.
MITIGATION APPLIED																											N
Alternative Option - carry forward vision and objectives of LDP1		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	The Vision and Objectives of LDP1 are overall environmentally focused with a strong focus upon sustainable development.
MITIGATION APPLIED																							(Rd) -				Y
Issue 2: Managing and Enabling Growth																											
Preferred Option - Option 2A: Consolidation, Regeneration and controlled edge of settlement growth. (See Site Assessment below)		+	+	+	+	0	0	+	+	+	+	0	0	0	+	+	+	+	+	+	+	+	0	0	0	+	The preferred option retains a focus upon development in the urban area and also promotes limited expansion of settlements through the identification of a number of small to medium scaled sites, some of which will be released from the Green Belt. This option will provide high quality, sustainable housing close to local services and amenities. This option has positive and negative impacts upon the environment. This option will result in more negative impacts upon landscape, air and biodiversity through the identification of further sites to be released from the Green Belt. However, it will provide greater positive impacts upon population and human health through increased housing opportunities for all sections of the community when compared to Option 2B.
MITIGATION APPLIED		(C) +	(Rd) +	(Rd) +	(C) +			(Rd) +			(Rd) +	(C) +			(Rd) 0	(Rm) 0		(Rd/C) +		(Rd) 0					(A) +		Mitigation: 1-3 Minimise the impact of noise through site design and soft landscaping (C). Incorporation of green space and green networks. (Rd). 4-6 Mitigate against the impact of development and protect the integrity of Local Biodiversity Sites through careful master planning and site design. Enhance the wildlife and habitat value of the LBS. (C). 7-11 Minimise the impact of land use change through careful master planning and design. Protect the setting of the Conservation Area. (A). 12-13 Incorporation of green space and green networks. (Rd). Minimise the impact on landscape character through site design and landscaping including masterplanning. Ensure development provides definable boundaries to prevent further urban sprawl. Require the submission of Landscape Assessments. (C). 14-15 Restriction on construction hours (Rd). 16-18 Minimise the impact on soils through site design and landscaping. (C). Remedial measures to any contamination issues on brownfield sites. (Rd). 19-20 Promote sustainable and active travel. Require the submission of Transport Assessments. (Rd/C). 21-22 Reuse/recycling of waste to minimise amount of waste to landfill. Provision of space for recycling bins. Provision for recycling facilities (Rd). 23-25 Flood Risk Assessment (A).
Alternative Option - Option 2B - Consolidation and Regeneration																											
Alternative Option 1: Promote a range of alternative small to medium scaled sites under Option 2A.		+	+	+	+	0	0	+	+	+	+	0	0	+	+	+	+	+	+	+	+	+	0	0	0	+	This option seeks to identify whether there are any alternative development options which would be more suitable than those identified under the Preferred Option. This option has positive and negative impacts upon the environment. The assessment of this option is similar to the preferred option as the majority of alternative options are also located in the Green Belt. However, a number of the alternative proposals score more negatively against the assessment criteria than the preferred sites.
MITIGATION APPLIED		(C) +	(Rd) +	(Rd) +	(C) +			(Rd) +			(Rd) +	(C) +			(Rd) 0	(Rm) 0		(Rd/C) +		(Rd) 0					(A) +		Mitigation: 1-3 Minimise the impact of noise through site design and soft landscaping (C). Incorporation of green space and green networks. (Rd). 4-6 Mitigate against the impact of development and protect the integrity of Local Biodiversity Sites through careful master planning and site design. Enhance the wildlife and habitat value of the LBS. (C). 7-11 Minimise the impact of land use change through careful master planning and design. Protect the setting of the Conservation Area. (A). 12-13 Incorporation of green space and green networks. (Rd). Minimise the impact on landscape character through site design and landscaping including masterplanning. Ensure development provides definable boundaries to prevent further urban sprawl. Require the submission of Landscape Assessments. (C). 14-15 Restriction on construction hours (Rd). 16-18 Minimise the impact on soils through site design and landscaping. (C). Remedial measures to any contamination issues on brownfield sites. (Rd). 19-20 Promote sustainable and active travel. Require the submission of Transport Assessments. (Rd/C). 21-22 Reuse/recycling of waste to minimise amount of waste to landfill. Provision of space for recycling bins. Provision for recycling facilities (Rd). 23-25 Flood Risk Assessment (A).
Alternative Option 2: Focus all development within the urban areas as outlined under Option 2B		+	+	+	+	0	0	+	+	+	+	0	0	+	+	+	+	+	+	+	+	+	0	0	0	+	This option carries forward the strategy and sites included in LDP1 which was subject to previous Environmental Assessment. This option has positive and negative impacts upon the environment. This option scores more positively than the other options as development is located in the urban areas. This option does not promote the release of any further sites in the Green Belt and would protect the character of existing settlements. However, this option would not optimise opportunities to increase the delivery of affordable and particular needs homes when compared to the preferred option.
MITIGATION APPLIED		(C) +	(Rd) +	(Rd) +																							Mitigation: 1-3 Minimise the impact of noise through site design and soft landscaping (C). Incorporation of green space and green networks. (Rd). 4-6 Mitigate against the impact of development and protect the integrity of Local Biodiversity Sites through careful master planning and site design. Enhance the wildlife and habitat value of the LBS. (C). 7-11 Minimise the impact of land use change through careful master planning and design. Protect the setting of the Conservation Area. (A). 12-13 Incorporation of green space and green networks. (Rd). Minimise the impact on landscape character through site design and landscaping including masterplanning. Ensure development provides definable boundaries to prevent further urban sprawl. Require the submission of Landscape Assessments. (C). 14-15 Restriction on construction hours (Rd). 16-18 Minimise the impact on soils through site design and landscaping. (C). Remedial measures to any contamination issues on brownfield sites. (Rd). 19-20 Promote sustainable and active travel. Require the submission of Transport Assessments. (Rd/C). 21-22 Reuse/recycling of waste to minimise amount of waste to landfill. Provision of space for recycling bins. Provision for recycling facilities (Rd). 23-25 Flood Risk Assessment (A).
Issue 3: Affordable and Particular Needs Housing																											
Alternative Option - Option 2C - Affordable Housing Needs																											
Preferred Option		+	+	+	0	0	0	0	0	0	+	+	0	0	+	+	+	+	+	+	+	+	0	0	0	0	This option seeks to increase the delivery of affordable housing to meet the housing needs of the population, which will have a positive effect. This option scores positively for its impact upon population and human health and will help to deliver a greater number of affordable homes through the allocation of sites for 100% affordable housing and by also seeking to increase the affordable requirement for specific sites.
MITIGATION APPLIED		(C) +	(Rd) +	(Rd) +							(Rd) +	(C) +			(Rd) 0							(Rd) 0					Mitigation: 1-3 Minimise the impact of noise through site design and soft landscaping (C). Incorporation of green space and green networks. (Rd). 4-6 Mitigate against the impact of development and protect the integrity of Local Biodiversity Sites through careful master planning and site design. Enhance the wildlife and habitat value of the LBS. (C). 7-11 Minimise the impact of land use change through careful master planning and design. Protect the setting of the Conservation Area. (A). 12-13 Incorporation of green space and green networks. (Rd). Minimise the impact on landscape character through site design and landscaping including masterplanning. Ensure development provides definable boundaries to prevent further urban sprawl. Require the submission of Landscape Assessments. (C). 14-15 Restriction on construction hours (Rd). 16-18 Minimise the impact on soils through site design and landscaping. (C). Remedial measures to any contamination issues on brownfield sites. (Rd). 19-20 Promote sustainable and active travel. Require the submission of Transport Assessments. (Rd/C). 21-22 Reuse/recycling of waste to minimise amount of waste to landfill. Provision of space for recycling bins. Provision for recycling facilities (Rd). 23-25 Flood Risk Assessment (A).

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED	
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Comments	
	Alternative Option	+	+	0	0	0	0	0	0	+	+	0	0	0	+	0	0	0	0	+	+	0	0	0	0	0	N	This option seeks to protect existing community and sports facilities. This option is considered to have either positive or neutral environmental impacts and will deliver community facilities in sustainable locations. This alternative approach would not optimise opportunities to increase community and sports provision when compared to the preferred option.
MITIGATION APPLIED																												
1	Education																											
	Preferred Option	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	N	This issue focuses upon the existing and future school estate and need to continue to monitor the demand for places and measures to address this. The preferred option scores positively against transport impact. There is no viable alternative considered.
MITIGATION APPLIED																												
Issue 8: Other Issues																												
8	Planning and Quality of Place																											
	Preferred Option	+	+	+	+	+	0	+	+	+	+	0	0	+	+	0	0	0	0	+	+	+	0	+	+	+	N	This issue focuses upon the importance of well designed sustainable places. This issue is considered to be environmentally focused as therefore will have mostly positive environmental impacts.
MITIGATION APPLIED																												
9	Sustainable Transport Network and Active Travel																											
	Preferred Option	+	+	+	+	0	0	0	0	+	+	0	0	0	+	0	0	0	0	+	+	0	0	0	0	0	N	This issue promotes sustainable modes of transport, seeks to reduce the overall need to travel and to direct development to sustainable locations. Proposed transport improvements will help to mitigate the impact of proposed new development. Establishing an electric vehicle charging network and improving access to a high quality digital infrastructure are also promoted which will assist with carbon reduction objectives and improving health and well-being.
MITIGATION APPLIED																												
10	Employment Land																											
	Preferred Option	+	+	+	0	0	0	0	+	0	0	0	0	+	0	+	0	0	0	+	0	+	0	0	0	0	N	This issue seeks to safeguard the current employment allocations with the recognition of those sites identified as potential future opportunities identified under issue 2. The preferred option has positive or neutral environmental impacts as development is located in sustainable locations and is easily accessible.
MITIGATION APPLIED																												
SITES																												
Preferred sites, under Issue 2, Option 2A																												
2008	Balance Farm South, Newton Mearns (MR1)	0	-	-	?	-	0	?	0	-/+	-	0	0	0	+/?	-/0	-	0	0	?	7/+	-	0	0	0	-	Y	4 Bhs. ~110 residential dwellings mixed flat and houses. 1-5 year delivery timescale. Current use as rough grazing land. A greenfield site situated within the greenbelt and forming part of the green network. Medium-high visual landscape sensitivity. Defensible greenbelt boundary formed by Waterfoot Road to south, Kirkhill rd to east and new development (SG1.16 in LD) to west. Open area/park created to north as part of SG1.16 development. Core path runs along northern boundary.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(C)-			(A)0		(Rd)- (C)+	(Rd)+ (C)-				(C)+	(Rd)-/Rd	(N)-				(Rm)+	(Rd)-			(A)0			MITIGATION: 1-3 Sustainability label (Rd) 4-6 Ecological Study (A), Hedgerow retention and improvement (A), defensible greenbelt boundary (C), 7-8 Archaeological assessment (A) 9-13 Review of green network (C), Integrated green infrastructure/network and provision of open space with links to the open space to the north (Rd), boundary landscaping (Rd), Defensible greenbelt boundary (C), Landscaping Assessment (Rd) 14-15 restriction on construction hours (Rd), Affordable housing (C), Accessible housing (C), pedestrian links to park area in north (N), Integrated greenspace/infrastructure (Rd) 19-20 Links to improved pedestrian paths (Rm) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood Risk Assessment (A)
2012	Blackhills Road, Barnhead (MR9)	0	-	-	?	+	0	0/?	?	7/+	?	0	0	+	+	+/?	0/+	?	0	?	+	-	0	0	0	-	Y	3.79ha. 60-70 residential houses. 1-5 years delivery timescale. Current vacant brownfield site allocated for employment use in the Local Development Plan.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)0				(A)0	(Rm)+	(Rm)+	(Rm)+				(C)+	(Rd)+/Rd	(Rm)+		(A)0			(Rd)-			(A)0			1-3 Sustainability label (Rd), District heating (Rd) 4-6 Ecological Assessment (A) 7-8 Archaeological Assessment (A), Contaminated land assessment (A/Rm) 9-13 Provision of green spaces (Rm), site design and landscaping (Rm) 14-15 Restriction on construction hours (Rd), Affordable housing contribution (c), accessible housing (C), Provision of Open space (C) 16-18 Consult Coal Authority (A), Contaminated land remediation (Rm) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)
2016	Waukers Farm, Eaglesham (MR2)	0	-	-	?	-	0	?	?	-/+	-	?	0	0	+	-/0	-	?	0	?	+	-	0	?	0	?	Y	9.5ha. 153 Residential houses, open upland farmland LCA 2005 currently used as agricultural grazing land with hedgerows. Greenfield site within the greenbelt. 2 minor watercourses/drainage ditches which are tributaries of Polnoon Water, potential to enhance these
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(C)-			(A)0	(A/Rd)0	(C)+	(C)+	(A)0			(C)+	(Rd)-/Rd	(N)-	(C)+			(Rd)-		(C)+		(A)0			MITIGATION: 1-3 Sustainability label (Rd) 4-6 Ecological study (A), Hedgerow retention and improvement (A/C), Defensible greenbelt boundary (C) 7-8 Archaeological assessment (A), consider Eaglesham conservation area setting (A/Rd) 9-13 Defensible greenbelt boundary (C), Integrated green infrastructure (C) Retain & enhance hedgerows (C), Redirect electricity supply (A) 14-15 Restriction on construction hours (Rd), Integrated green infrastructure, network and open spaces (C), Provision of accessible & adaptable housing (C) 16-18 Integration of burn within development and enhancement/protection of its banks against erosion (C) 21-22 Provision of space for recycling bins (Rd) 23-25 Integration, protection and enhancement of water courses (C), Flood risk assessment (A)
2018	Kirkton Road, Neilston, (MR11)	0	-	-	?	?	0	0	0	?	-	0	0	0	+	-/0	-	0	0	?	+	-	0	0	0	0	Y	4 Ha. 40 residential houses delivered in a 1-5yr timescale. A greenfield site currently unused grassland sited in the greenbelt forming part of the green network.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)0	(C)+ (N)+	(C)+			(C)+	(Rd)-				(C)+		(Rd)-	(N)-				(Rd)-							MITIGATION: 1-3 Sustainability Label (Rd), District Heating Opportunity (Rd) 4-6 Ecological Assessment (A), considered boundary treatment to expand adjoining LBS habitat (C) 9-13 defensible greenbelt boundary (C), Integrated green infrastructure & provision of green space (Rd), Boundary landscaping (Rd) 14-15 Restriction on Construction Hours (Rd), Noise buffering (Rd), Affordable and accessible housing (C) 21-22 Provision of space for recycling bins (Rd)
2019	Blackhills Road, Barnhead (MR10)	0	-	-	0	0	0	0/?	-	+	+	0	0	+	+	-/0	+	?	0	?	+	-	0	?	+	-	Y	4.6ha. 160 residential units delivered in 1-5 year timescale. Currently a brownfield industrial site with a four bay modern warehouse sited on it.
	MITIGATION APPLIED	(Rd)-	(Rd)-					(A)0	(Rm)+	(Rm)+					(C)+	(Rd)-/Rd	(Rm)+		(A)0		(Rd)-		(Rm)+		(A)0			MITIGATION: 1-3 Sustainability Label (Rd), District heating opportunity (Rd) 7-8 archaeological assessment (A), Contaminated land assessment (Rm) 9-13 Improved greenspaces (Rm), Landscaping (Rm) 14-15 restriction of construction hours (Rd) Affordable Housing (C), accessible housing (C) 16-18 Contaminated land assessment (Rm), discussion with coal authority (A) 21-22 Provision of space for recycling bins (Rd) 23-25 Contaminated land assessment (Rm), Flood risk assessment (A)
2021	Waterfoot Rod, Waterfoot (MR8)	0	-	-	?	-	0	?	0	?	-	0	0	0	+	-/0	-	0	0	?	-	-	0	?	0	-	Y	10.266Ha site currently greenfield agricultural land situated within the greenbelt and forming part of the green network. Proposal is for residential development of approx. 100 houses (30% affordable) delivered within a 1-5 year timescale). Both pluvial and fluvial flood risk identified on the site. A core path runs along the western section of the site fronting Glasgow Road. Site serviced by approximately 1 bus per hour with links to Glasgow, Eaglesham, Clarkston, Newton Mearns and East Kilbride.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)- (C)+	(N)-			(A)0		(C)+	(Rd)- (C)-				(C)+	(Rd)-/Rd	(N)-				(N)-	(Rd)-		(C)+		(A)0		MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological Study (A), Retention and enhancement of hedgerows (C) 7-8 Archaeological Survey (A) 9-13 Integrated Green Infrastructure and Provision of green spaces (C), Sensitive boundary treatment to minimise visual impact (Rd), Defensible greenbelt boundary (C) 14-15 Restriction on construction hours (Rd), Provision of affordable housing (C), Provision of Accessible housing (C), buffering to reduce road noise (Rd) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood Risk assessment (A), Retain and integrate burn within the green infrastructure (A)

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	MITIGATION REQUIRED	
Assessed against Environmental Objectives identified from Appendix 2		1. Minimize atmospheric pollution and noise impacts on adjacent residents	2. Minimize greenhouse gas emissions	3. Minimize water consumption and maximize water efficiency	4. Minimize waste and maximize recycling	5. Minimize use of agricultural land and maximize biodiversity	6. Minimize use of agricultural land and maximize biodiversity	7. Minimize use of agricultural land and maximize biodiversity	8. Minimize use of agricultural land and maximize biodiversity	9. Protect habitats and create green spaces	10. Provide a mix of open spaces	11. Provide a mix of open spaces	12. Provide a mix of open spaces	13. Provide a mix of open spaces	14. Provide a mix of open spaces	15. Provide a mix of open spaces	16. Provide a mix of open spaces	17. Provide a mix of open spaces	18. Provide a mix of open spaces	19. Provide a mix of open spaces	20. Provide a mix of open spaces	21. Provide a mix of open spaces	22. Provide a mix of open spaces	23. Provide a mix of open spaces	24. Provide a mix of open spaces	MITIGATION REQUIRED	
23022	Newford Farm, Clarkson (MR3)	0	-	-	?	-	0	?	0	?	-	0	0	0	+	-/0	-	0	0	?	+	-	0	?	0	-	8 Site site with 4.4ha developable land. Site is a greenfield site which is subject to casual grazing. Proposal is for residential development formed from a mix of houses and flats extending to approx. 132 units delivered within a 1-5 year timeframe. Situated within the greenbelt and forming part of the green network. Medium visual sensitivity with a moderate-strong greenbelt landscape character. There is core a core path running along the eastern section of the site and a small watercourse runs south to north in the eastern part of the site. The eastern boundary is formed by the White Cart Water. MITIGATION: 1-3 Sustainability Label (Rd), consideration of district heating incorporating Williamwood High School (Rd) 4-6 Ecological Assessment (A), Extension of adjoining LBS (C) 7-8 Archaeological Assessment (A) 9-13 Integrated green network and provision of open space (Rd), sensitive boundary treatment to reduce visual impact (Rd), defensible greenbelt boundary (C) 14-15 Affordable housing contribution (C), Provision of Accessible housing (C), restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd) 23-25 Incorporation of watercourse in green network and enhancement (C), Flood risk assessment (A)
23029	Broomburn Drive, Newton Mearns (MR4)	0	-	-	-	0	0	0	0	-	-	0	0	0	-/+	-/0	-	0	0	?	?	-	0	0	?	?	1.4ha. 60 residential apartments in a mix of 2/3 storey terraced and/or flats (50% private/50% affordable). Delivered in a 1-5 year timescale. Also a 400sqm fl Class 1 retail unit and a 300sqm fl class 10 community building. Site currently a mix of brownfield (carparks) and greenfield (public park), a protected urban greenspace forming part of the green network and designated as a Local Biodiversity Site. MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Enhancement of remaining LBS for wildlife (C), Defensible Boundary (C) 7-8 Archaeology assessment (A) 9-13 Enhancement of remainder of protected greenspace (C), sensitive landscape design/landscaping (C) 14-15 Relocation and enhancement of child's play area (C), Restriction of construction times (Rd), Restriction on hours of community facility (A), Affordable housing (C), Accessible housing (C) 19-20 Incorporation or re-routing of corepath (A/Rm) 21-22 Provision of space for recycling bins (Rd) 23-25 Drainage Assessment (A)
23043	Easterton Avenue, Busby (MR 7)	0	-	-	0/?	-	0	0	?	?	-	0	0	0	+	-/0	-	0	0	?	+	-	0	0	0	-	12.9ha. Proposed residential development of 150-200 mixed property types delivered in 1-5 years. Currently a greenfield site forming part of the green network in agricultural use. MITIGATION: 1-3 Sustainability Label (Rd) 4-6 ecological assessment (A), Retain Hedgerow (A/Rm), Defensible greenbelt boundary (C) 7-8 design to be sensitive to Conservation Area (Rd) 9-13 Robust greenbelt boundary (C), Sensitive boundary treatment (Rd), Integrated green infrastructure and open green spaces (C) 14-15 Restriction on construction hours (Rd), Affordable housing contribution (C), Accessible housing (C), Integrated green space (C) 19-20 pedestrian linkages joining corepath (C) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)
23050	Westerton Lane Busby (MR5)	0	-	-	?	-	0	0	0	?	-	0	0	0	+	-	-	0	0	?	+	-	0	0	?	?	1.37ha. Proposed residential development 20-30 houses within a 1-5 year timescale. Currently a greenfield site used for grazing. Situated within the greenbelt and forming part of the green network. MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A), Provision of defensible greenbelt boundary (C) 9-13 Green infrastructure and provision of open spaces (C), sensitive boundary treatment (Rd), defensible greenbelt boundary (C) 14-15 Restriction on construction hours (Rd), Affordable housing (C), accessible housing (C), Sensitive design and boundary treatment (Rd), Integrated green infrastructure (C) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)
23057	Patterton Farm, Newton Mearns (MR6)	0	-	-	-	-	0	?	+/0	-	-	0	0	0/+	+	-/0	-/+	?	0	?	+	-	?	?	0	-	22.8ha mixed greenfield/brownfield site situated within the greenbelt and close to Darnley Country Park and forming part of the green network. Proposal for residential development of approximately 300 dwellings delivered in a 1-5 year timescale. MITIGATION: 1-3 Sustainability label (Rd) 4-6 Retention of woodland (A), ecological survey (A), defensible greenbelt boundary (C) 7-8 Archaeological assessment (A), contaminated land assessment (Rm), regeneration of former Patterton Farm buildings (Rm) 9-13 boundary landscaping to reduce visual impact (Rd), Integrated green infrastructure and provision of greenspace (C), Retention of wooded area (A) 14-15 contributions towards path linking bridge over M77 to path network within Dams to Darnley park (C), landscape buffer along M77 & Railway to reduce noise to new development (Rd), restriction on construction hours (Rd), affordable housing contribution (C), accessible housing contribution (C) 16-18 Contaminated land assessment (Rm), discussion with Coal Authority (A) 21-22 provision of space for recycling bins (Rd), Retain forested area (A) or reuse of forestry waste onsite (Rd) 23-25 Flood risk assessment (A)
23066	Ayr Road, Newton Mearns (MR12)	0	-	-	?	0	-	0	0	-	-	0	0	0	+	-	-	0	0	?	+	-	0	0	0	-	The site covers an area of 1.38ha of open green space. The site is classified as protected urban greenspace within the Local Development Plan. The site will deliver 20 affordable units. MITIGATION: 1-3 Sustainability label (Rd) 4-6 Ecological survey (A) 9-13 boundary landscaping to reduce visual impact (Rd), Integrated green infrastructure and provision of greenspace (C) 14-15 buffering for noise and light (Rd), restriction on construction hours (Rd), affordable housing contribution (C), accessible housing (C) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood Risk Assessment (A)
	Burnfield Road, Cliffrack (MR13)	0	-	0	0	0	0	0	-	0	+	0	0	+	+	0/+	-	?	0	+	+	-	0	0	0	0	This brownfield site covers an area of 0.64 Ha. The site is currently used as temporary storage for an adjacent car showroom. The site will deliver 20 affordable units. MITIGATION: 1-3 Sustainability Label (Rd) 7-8 Contaminated Land Assessment (A/Rm) 9-13 Improved visual impact through site design and landscape (Rm) 14-15 Restriction of construction hours (Rd) Boundary Treatment (Rd) Affordable housing (C) Accessible housing (C), Buffer for noise and light (Rd) 16-18 Contaminated Land Assessment (Rm), discussion with coal authority (A) 21-22 Provision of space for recycling bins (Rd)
Alternative Sites																											
23003	Glasgow Road Satterland Road Burnhead	0	-	-	?	0	0	?	+	-	-	0	0	0	+	0/+	-	?	0	?	+	-	0	0	0	-	0.874ha. Greenfield land formerly used as a garden nursery with associated vacant buildings. Located within the greenbelt and forming part of the green network. Proposal for residential development of 30 flats delivered within a 1-5 yr timescale. Site is under treatment from Japanese knotweed. MITIGATION: 1-3 Sustainability Labelling (Rd) 4-6 Ecological Survey (A) 7-8 Site design to consider the Listed Buildings at Satterland Viaduct and the arched bridge over the Levern Water (Rd), development should prevent illegal dumping and enhance appearance of site (Rm) 9-13 Links with the Water Works (C), Integrated green infrastructure and provision of greenpaces (Rd/C) 14-15 Provision of affordable/Accessible housing (C), Restriction on construction times (Rd), Landscape buffering to reduce noise from railway line (R) 16-18 Consult Coal Authority (A) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED		
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25			
23004	Capeing Road, Newton Meams																										0.5Ha+ 21 flatted residential dwellings. 1-2 year delivery timescale. Current use as rough grassland. A greenfield site within the greenbelt.		
	MITIGATION APPLIED	(N)-	(Rd)-					(A)0		(Rd)-	(Rd)-	(C)-			(Rd)0/-	(N)-						(Rd)-					MITIGATION: 1-3 Sustainability label (Rd) 7-8 Archaeological assessment (A) 9-13 Integrated Green Infrastructure (Rd), Defensible greenbelt boundary (C), Provision of greenspace (Rd) 14-15 Restriction on construction hours (Rd), Affordable housing contribution (C) 21-22 Provision of space for recycling bins (Rd)		
23005	Humble Road, Newton Meams	0	-	-	?	-	0	?	0	-	-	0	0	-	-	-	0	0	?	-	-	-	0	0	0	?	Y	4.8 Ha with proposal to develop 0.8 with 3 residential dwellings. Greenfield site situated in the greenbelt currently used for grazing 6 months a year.	
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(N)-			(A)0						(Rd)-		(Rd)-	(N)-				(N)-	(Rd)-				(A)0	1-3 Sustainability Labelling (Rd) 4-6 Ecological Survey (A) 7-8 site design to consider setting of nearby Humby Bridge (Rd), Archaeological assessment (A) 9-13 Site design and boundary treatment to consider high visual sensitivity of site (Rd), Defensible greenbelt boundary (C) 14-15 Restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)		
23006	Holehouse Brae Phase 2, Nelsdon	0	-	-	7/-	-	0	?	0	-	-	0	0	-	-	-	-	0	0	?	+	-	0	0	0	0	Y	3.8Ha greenfield site currently semi-improved and marshy grassland which is overgrown. Proposal for 75 houses delivered within 1-5 yrs. Site was removed from the green belt and allocated within the 2015 LDP as housing allocation SGL2.2. Ecological study conducted in 2013, ensure still relevant and badgers are not living on site and bats are not roosting. development will introduce affordable housing to rural community	
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)0	(N)-			(A)0		(Rd)-	(C)+	-		(Rd)-	(C)+	-	(N)-					(Rd)-					MITIGATION: 1-3 Sustainability Labelling (Rd), consider district heating (Rd) 4-6 maintain hedges within site design (A) ensure lights are bat friendly (Rd), protect nesting birds (A) 7-8 Archaeological assessment (A) 9-13 Integrated green infrastructure/Network and provision of open spaces (C/Rd), Linkages to core paths (C), Defensible greenbelt boundary (Rd) 14-15 restriction on construction hours (Rd), affordable housing contribution (C), Provision of Accessible housing (C) 19-20 Trends show that people living with East Renfrewshire tend to commute to places of work outwith the Authority. The site has good links to amenity and leisure facilities and a primary school, however the nearest secondary school will require a commute to Barnhead. 21-22 provision of space for recycling bins (Rd)		
23007	Barance Farm North, Newton Meams	0	-	-	0/7	-	0	?	0	-/7	-	0	0	-	+/7	-/0	-	0	0	?	7/+	-	0	0	0	0	-	Y	9.2 Ha greenfield site currently used as rough grazing land. Proposal for residential of approx. 138 units with a mix of houses and flats delivered within a 1-5yr timescale
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)0	(N)-			(A)0		(C)+	(N)-			(Rd)-	(C)+	(Rd)-/0	(N)-				+	(Rd)-			(A)0		MITIGATION: 1-3 Sustainability label (rd), Consider district heating (Rd) 4-6 Ecological Study (A) 7-8 Archaeological assessment (A) 9-13 Defensible greenbelt boundary (C), Reconfigure green network (C), Integrated greenspace/infrastructure (Rd), provision of open space (C), boundary landscaping (Rd) 14-15 restriction on construction hours (Rd), Affordable housing contribution (C), Accessible housing (C) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood risk assessment		
23009	Barance Farm Master Plan, Newton Meams	0	-	-	0/7	-	0	?	0	-/+	-	0	0	-	+/7	-/0	-	0	0	?	7/+	-	0	0	0	0	-	Y	Two greenfield sites covering 16 Ha situated within the greenbelt and forming part of the green network. Sites are currently rough grazing land and proposals are for residential development of approx. 260 mixed housing and flats. Proposed delivery timescales are 1-5 yrs.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)0	(N)-			(A)0		(C)+	(N)-			-	+	(Rd)-/0	(N)-				+	(Rd)-			(A)0		MITIGATION: 1-3 Sustainability label (Rd), Consider district heating (Rd) 4-6 Ecological Assessment (A) 7-8 Archaeological discussion/survey (A) 9-13 Defensible greenbelt boundary (C), Hedgerow retention and improvement (A), Reconfigure green network (C), Integrated greenspace/infrastructure (Rd), boundary landscaping (Rd) 14-15 restriction on construction hours (Rd), Affordable housing contribution (C), Accessible housing (C) 19-20 possibility to extend bus service 21-22 Provision of space for recycling bins (Rd), avoid development on wooded area (A) 23-25 Flood risk assessment		
23010	Nether Kirkton Farm, Nelsdon	0	-	-	-/7	-	0	?	0	-	-	0	0	-	+	-/0	-	0	0	?	+	-	-	0	0	0	-	Y	6.8Ha greenfield currently used as agricultural land. Situated within the greenbelt, forming part of the green network. Site proposal is for residential development of 120-150 houses delivered within 6-10yrs. The Kirkton Burn runs through the southern section of the site and forms the Kirkton Burn Local Biodiversity Site (LBS44).
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(N)-			(A)0		(Rd)-	(Rd)-			(N)-		(Rd)-/0	(N)-		(N)-			(Rd)-	(A)0		(A)0		1-3 Sustainable label (Rd) 4-6 Ecological Assessment (A), site design to avoid development on LBS area (A), Extension of LBS wooded area (C) 7-8 Archaeological survey (A) 9-13 Integrated green infrastructure/network and provision of green spaces (Rd/C), Sensitive landscape treatment to reduce visual impact (Rd) 14-15 Affordable housing contribution (C), Provision of Accessible housing (C), Applicant suggests area for use as allotments (C), Restrictions on construction hours (rd) 21-22 provision of space for recycling bins (Rd), avoid development on wooded area (A) 23-25 Flood risk assessment (A)		
23011	Patterton Farm, Newton Meams	0	-	-	-	-	0	?	+/0	-	-	0	0	0/+	+	-/0	-/+	?	0	?	+	-	7/-	?	0	-	Y	2.8Ha mixed greenfield/woodland site situated within the greenbelt and Dams to Darnley Country Park and forming part of the green network. Proposal for residential development of approximately 300 dwellings delivered in a 1-5 year timescale.	
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(C)-			(A)0	(Rm)+	(C)-/+	(Rd)-					(Rd)-/0	(Rm)+	(N)-	(A)0			(Rd)-	(A)0	(Rm)+	(A)0		MITIGATION: 1-3 Sustainability label (Rd) 4-6 Retention of woodland (R/A), ecological survey (A) 7-8 Archaeological assessment (A), contaminated land assessment (Rm), regeneration of former Patterton Farm buildings (Rm) 9-13 boundary landscaping to reduce visual impact (Rd), Integrated green infrastructure and provision of greenspace (C), Retention of wooded area (A) 14-15 contributions towards path linking bridge over M77 to path network within Dams to Darnley park (C), landscape buffer along M77 & Railway to reduce noise to new development (Rd), restriction on construction hours (Rd), affordable housing contribution (C), accessible housing contribution (C) 16-18 Contaminated land assessment (Rm), discussion with Coal Authority (A) 21-22 provision of space for recycling bins (Rd), Retain forested area (A) or reuse of forestry waste onsite (Rd) 23-25 Flood risk assessment (A)		
23013	Barcapel, Newton Meams	0	-	-	?	-	0	-	0	-/+	-	0	0	-	+	-/0	-/+	0	0	?	+	-	-	0	0	-	Y	10.1Ha greenfield site predominantly used for agricultural purposes. Situated within the greenbelt and forming part of the green network. Site is bisected by a tree preservation order area. Bounds Allhouse Burn LBS in the south. Was site of Capeing Cross. South of site noted as potential flood risk	
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(N)-			(A)0		(C)+	(Rd)-						(N)-	(Rm)+	(N)-		(Rd)-	(A)0			(A)0		1-3 Sustainability Label (Rd) 4-6 Ecological Assessment (A) 7-8 Archaeological Assessment (A) 9-13 Integrated Green Infrastructure and Provision of green spaces (Rd/C), Sensitive landscape treatment to reduce visual impact (Rd) 14-15 restriction on construction hours (Rd), Affordable housing contribution (C), Provision of Accessible housing (C) 16-18 Remediation of any contamination (Rm) 21-22 Provision space for recycling bins (Rd), Retain the tree lined area (A) 23-25 Food risk assessment and appropriate SUDs/drainage option (A)		

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED		
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25			
33014	Bradpark Drive, Giffnock	0	-	-	-	-	0	?	0	-/+	-/+	+	0	0	+	-/0	-	+	0	?	+	-	-	+	0	0	Y	1 Site site which is a mix of greenfield and brownfield forming the former Bradpark Quarry and adjacent open space. Proposal is for residential development of 50 mixed houses and flats delivered within a 1-5 year timescale. The proposed site is covered by Giffnock Scrub LBS (48) and is identified as protected urban greenspace within the adopted local plan, forming part of the green network. There is also a right of way cutting across the site. Site is currently fenced off due to it being unsafe from former quarrying activities.	
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)0	(N)-		(A)0			(C)+	(Rd)-(Rm)+					(Rd)-(Rm)+	-/0					(Rd)-	(Rd)-	(Rm)+				1-3 Sustainability Label (Rd) 4-6 Ecological Assessment (A) 7-8 Archaeological Assessment (A) 9-13 Integrated Green Infrastructure and Provision of green spaces (Rd/C). Sensitive landscape treatment to reduce visual impact (Rd) 14-15 Affordable housing contribution (Rd). Affordable housing contribution (C). Provision of Accessible housing (C). Site stabilisation (Rm) 16-18 Site stabilisation (Rm). Consultation with the Coal Authority (A) 21-22 Provision of space for recycling bins (Rd). reuse of forestry waste onsite (Rd) 23-25 Improve groundwater conditions (Rm)	
33015	Whalers Farm, Eaglesham	0	-	-	0/?	-	0	?	0	-/+	-	0	0	0	0	7/+	-/0	-	0	0	?	+	-	0	?	0	-	Y	1 6HA. 31 Residential houses, open upland farmland LCA 2005 currently used as agricultural grazing land with hedgerows. Greenfield site within the greenbelt.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(N)-		(A)0			(C)+	(Rd)-				(C)+	(Rd)-/0	(N)-					(Rd)-		(C)+		(A)0		MITIGATION: 1-3 Sustainability label (Rd) 4-6 Ecological study (A). Hedgerow retention and improvement (A/Rm) 7-8 Archaeological assessment (A) 9-13 Defensible greenbelt boundary (A). Integrated green infrastructure (A/C) 14-15 Affordable housing contribution (C). Accessible housing (C) Restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd) 23-25 Protection/improvement of water courses (C/Rm). Flood risk assessment (A)	
33017	Whitcraig Golf Club, Newton Mearns	0	-	-	?	7/-	0	?	0	?	-	0	0	0	0	+	-/0	-	0	0	?	+	-	0/-	0	0	?	Y	1 15HA. Proposal for 60 residential apartments to serve both main stream residents and the elderly. Delivered within a 1-5 yr timescale. Site currently a greenfield site situated within the green belt forming part of the green network. Site forms part of Whitcraig Golf Course.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)	(A)0		(A)0			(C)+	(Rd)					(Rd)-/0	(N)-(Rm)+					(Rd)-	(A)0 (Rd)-			(A)0		MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological survey (A). Retain wooded area (A/Rd) 7-8 Archaeological assessment (A) 9-13 Provision of green space (Rd). boundary planting (C) 14-15 Affordable housing contribution (C). Restriction on construction hours (Rd) 16-18 consult Coal Authority (A) 21-22 Main wooded area or re-use of forestry waste on site (A/Rd). Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)	
33018	Waterfoot	0	-	-	?	-	0	?	0	?	-	0	0	0	0	+	-/0	-	0	0	?	-	-	0	0	0	-	Y	1 4.8ha site currently greenfield agricultural land situated within the greenbelt and forming part of the green network. Proposal is for residential development of approx. 50 houses delivered within a 1-5 year timescale. Both phthal and fluvial flood risk identified on the site. A core path runs along the western section of the site fronting Glasgow Road. Site serviced by approximately 1 bus per hour with links to Glasgow, Eaglesham, Clarkston, Newton Mearns and East Kilbride.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(N)-		(A)0			(C)+	(Rd)-					(Rd)-/0	(N)-					(N)-	(Rd)-			(A)0		1-3 Sustainability Label (Rd) 4-6 Ecological Assessment (A). Retention and enhancement of hedgerows (A/C) 7-8 Archaeological Assessment (A) 9-13 Integrated Green Infrastructure and Provision of green spaces (Rd/C). Sensitive boundary treatment to minimise visual impact (Rd) 14-15 Restriction on construction hours (Rd). Affordable housing contribution (C). Provision of Accessible housing (C) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood Risk assessment (A). Retain and integrate burn within the green infrastructure (A)	
33022	Holehouse Bran, Neilston	0	-	-	-	0	0	0	?	-	-	0	0	0	+	+/+	-/0	?	0	0	?	+	-	0	?	0	-	Y	2 4.2 Ha site currently green space with former use as a biocore. Situated within the greenbelt and forming part of the green network. The proposal is for residential development of 60 houses delivered within a 1-5 year timescale. The site is covered by Leven Water LBS (71). The site appears to provide open space for dog walking and recreation.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(C)-/+			(Rm)+			(Rd)-(C)+	(Rd)-					(C)+/-	(Rd)-/0	(Rm)+(N)-				(Rd)-		(C)+		(A)0		1-3 Sustainability Label (Rd), consideration of district heating option (Rd) 4-6 Ecological Study (A), enhancement to remaining LBS (C) 7-8 Contaminated land assessment (A/Rm) 9-13 Integrated green infrastructure/network (C). boundary landscaping (Rd) 14-15 Restriction on construction hours (Rd). Provision of affordable housing (C) Provision of accessible housing (C), provision of green network and open space (C) 16-18 Contaminated land assessment (A/Rm) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood Risk Assessment (A). Contaminated land assessment (Rm)	
33024	Greenlaw C, Newton Mearns	0	-	-	0	0	0	0	+	0	0	0	0	0	+	+/+	-/0	0	0	0	?	+	-	0	0	0	0	Y	0 6HA brownfield site currently used as carparking for development site. Proposal is for residential development of mixed houses and flats extending to 30 units delivered within a 2-3 year timescale. Identified as being within the general urban area in the 2015 Local Development Plan and allocated for business and employment uses.
	MITIGATION APPLIED	(N)-	(Rd)-														(Rd)-/0					(Rd)-						MITIGATION: 1-3 Sustainability Label (Rd) 9-13 Provision of greenspace (Rd) 14-15 Affordable housing contribution (C), provision of accessible housing (C), restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd)	
33025	Humble Road Newton Mearns	0	-	-	?	-	-	?	0	?	-	0	0	0	0	+	-/0	-	0	0	?	-	-	0	0	0	-	Y	11 Ha greenfield site currently in agricultural use. Proposal is for residential development of around 200 houses delivered within a 1-5 year timescale. Situated within the greenbelt and forming part of the green network. The southern section of the site overlaps with the Humble Road Grasslands LBS (61). An area of marshy grassland identified along the southern boundary.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)0	(N)-	(A)0	(A)0 (Rd)-			(C)+	(Rd)-						(Rd)-/0	(N)-				(Rd)-				(A)0		1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A). avoid development in LBS and seek to enhance (A/C). Avoid development on the area of marshy grassland and seek to protect/enhance(A/C) 7-8 sensitive site design to consider setting of Southfield House listed building (Rd), Archaeological assessment (A) 9-13 landscape design to reduce visual impact (Rd) 14-15 Affordable housing provision (C). Accessible housing provision (C) 21-22 Provision of space for recycling bins (Rd) 23-25 flood risk assessment (A)	
33026	Ferensae, Barnhead	0	-	-	-/?	-	-	?	0	-	-	0	0	0	0	+	-/0	-	0	0	?	+	-	-	0	0	0	Y	2 6.6 ha greenfield site currently rough pastureland. Situated within the greenbelt and forming part of the green network. Proposal is for residential development of around 50 houses delivered in a 1-5 year timescale. Part of the site overlaps with the Boylston Quarry & Hereaw Brae LBS (11) and is situated adjacent from the Boylstone quarry SSSI. Wet woodland within the north-western boundary and marshy grassland within the centre of the site.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0			(A)0			(C)+	(Rd)-						(N)-					(Rd)-	(A)0 (Rd)-					MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A). Avoid development in LBS (A). Avoid development or removal of wet woodland area (A). avoid development/drainage of marshy grassland area (A) 7-8 Archaeological Assessment (A) 9-13 integrated green network and provision of open space (C). connections to the Ferensae Braes (C). sensitive design to minimise impact on landscape (Rd) 14-15 Provision of affordable housing (C). Provision of accessible housing (C), restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd). Retain woodland (A) or reuse woodland waste onsite (R)	
33027	Woodbrook, Barnhead	0	-	-	?	-	0	?	0	?	-	0	0	0	0	+	-/0	-	0	0	?	+	-	0	0	0	-	Y	4 4.9HA greenfield site situated in the greenbelt and forming part of the green network. currently pastoral grassland. Proposal is for a residential development of around 100 houses delivered within a 1-5 year timescale. Upglowmoor to Barnhead corsepath runs along the southeastern boundary. There are small watercourses running along 2 sides of the site as well as a third running down the centre of the site. These all drain into the Leven Water.

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED	
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-		(A)O			(C)+	(Rd)-					-/O	(N)-					(Rd)-				(A)O	1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A) 7-8 Integrated green network and provision of open space (C/Rd), site design and landscaping to reduce visual impact on landscape (Rd) 9-13 14-15 Affordable housing (C) Accessible housing (C), Restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood Impact Assessment (A)	
33028	Bechlands Drive, Clarkson	0	-	-	?	-	0	-	0	-	-	0	0	0	0	-/O	-	0	0	?	+	-	-	0	0	0	Y	2.4ha greenfield site currently vacant with dense vegetation and trees. Proposal is for residential development of 2 houses delivered within a 1-5 year timescale. Site is identified as a protected urban greenspace within the 2015 Local Development Plan. The site is covered by a tree preservation order area (48).
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-					(N)-	(Rd)-					(Rd)-/O	(N)-					(Rd)-	(Rd)-				MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological Survey (A) 9-13 Provision of open space unlikely given site size (N). Landscaping to reduce visual impact (Rd) 14-15 Restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd). Reuse of woodland waste onsite (Rd)	
33031	Hill Crescent Clarkson	0	-	-	?	-	0	0	0	-	-	0	0	0	+	-/O	-	0	0	?	+	-	-	0	0	-	Y	0.5ha site situated within the urban area. Site is currently wooded. Proposal for flats or terraced houses equating to approx. 15 units delivered within 1-5 years.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-					(N)-	(Rd)-					(Rd)-/O	(N)-					(Rd)-	(Rd)-		(A)O		1-3 Sustainability Label (Rd) 4-6 Retention of mature trees onsite (rd), provision of open greenspaces (Rd/C) 9-13 Landscaping to reduce visual impact (Rd) 14-15 Affordable housing (C) Accessible housing (C), restriction on construction hours (Rd) 21-22 Reuse of wooded waste onsite (Rd), provision of space for recycling bins (Rd) 23-25 Flood Risk Assessment (A)	
33033	Waterfoot Bridge, Waterfoot	0	-	-	?	-	0	?	0	+	-	0	0	0	+	-	-	0	0	?	-	-	0	0	0	-	Y	5.5 Ha with 2.2ha developable greenfield site used for grazing. Located within the greenbelt and forming part of the green network. Proposal is for residential development of around 50 units (most likely houses) delivered within a 1-5 year timescale. There is a corpath running along the north-western boundary. A small broken hedgerow is present in the northern part of the site.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-		(A)O			(Rd)-						(Rd)-	(N)-				(Rd)-				(A)O		1-3 Sustainability label (Rd) 4-6 Ecological Survey (A), retain and enhance hedgerows (A/C) 7-8 Archaeological survey (A) 9-13 Integrated green network and provision of open spaces (C), design and landscape sensitive to and reducing visual impact on landscape (Rd) 14-15 Affordable housing contribution (C), provision of accessible housing (C), Restriction on construction hours (Rd), boundary treatment to reduce neighbouring noise (Rd) 21-22 Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)	
33034	Wilburn farm, Newton	0	-	-	-/?	-	-/?	?	0	?	-	0	0	0	+	-/O	-	0	0	?	+	-	0	?	0	-	Y	37ha greenfield agricultural site. Proposal is for residential development of unconcluded number delivered within 1-5 years. The site is situated within the greenbelt and the northern section forms part of the green network. The south-western section of the site falls within the Levern Water LBS (T1) and a core path also runs along the western boundary. Areas of wet woodland and marshy grassland are identified within the LBS. There are a number of watercourses that drain the site into the Levern Water.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O		(A)O	(A)O			(C)+	(Rd)-					(Rd)-/O	(N)-				(Rd)-		(C)+		(A)O		1-3 Sustainability label (Rd) 4-6 Ecological Survey (A), Site design to retain area of LBS and marshy/wet woodland (A) 7-8 Archaeological assessment (A) 9-13 Integrated green network and provision of open space (C), boundary treatment to reduce visual impact on landscape (Rd) 14-15 Affordable housing contribution (C), Provision of accessible housing (C), restriction on construction hours (Rd) 21-22 provision of space for recycling bins (Rd) 23-25 Integrate and enhance watercourses through site (A/C), flood risk assessment (A)	
33035	Ryef	0	-	-	?	-	-	?	0	-	-	0	0	0	+	-/+	-	0	0	?	-/+	-	0	?	0	-	Y	41.4 Ha greenfield site situated within the greenbelt and forming part of the green network. Also within the centre of the Darnley country park. Proposal is for Residential development of up to 510 units delivered within a 1-10 year timescale. The proposal also includes a leisure facility and carpark. Areas of marshy grasslands on the southeastern section of the site. a number of drainage burns run through the site
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-	(A)-	(A)O			(C)+	(Rd)-					(Rd)-/O	(N)-				(Rd)-		(C)+		(A)O		1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A), Sites design to avoid development on overlapping LBS (A), avoid development or draining of wetland area (A) 7-8 Archaeological assessment (A) 9-13 Integrated green infrastructure, network and provision of open space (Rd/C), sensitive landscape treatment to reduce visual impact on landscape (Rd) 14-15 Provision of affordable housing (C), Provision of accessible housing (C), restriction on construction hours (Rd) 19-20 links to new rail halt at Barriehad South MasterPlan (Rm) 21-22 Provision of space for recycling bins (Rd) 23-25 Maintain and enhance watercourses (C), Flood Risk Assessment (A)	
33036	Cadell Farm, Newton Moors	0	-	-	?	-	0	?	+	?	-	0	0	0	+/+	-/O	-	0	0	?	+	-	0	0	0	0	Y	3.7ha greenfield site currently used in part as agricultural land and partly a school rugby pitch which is currently unused. The site is situated within the greenbelt and forming part of the green network. Proposal for residential development of around 90 house and flats delivered within a 1-5 year timescale.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-		(A)O			(C)+	(Rd)-				(C)+	(Rd)-/O	(N)-				(Rd)-						MITIGATION: 1-3 Sustainability label (Rd) 4-6 Ecological Survey (A) 9-13 Integrated green network and provision of open space (C/Rd), site design and landscaping to reduce visual impact on landscape (Rd) 14-15 Affordable housing (C) Accessible housing (C), Restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (rd)	
33037	Holehouse Englegham	0	-	-	?	-	0	0	0	?	-	0	0	0	+	-/O	-	0	0	?	-	-	0	0	0	0	Y	2.1ha site with 2.2ha of developable land. Greenfield site currently used for agricultural purposes. Situated within the greenbelt and forming part of the green network. Proposal for residential development of around 70 dwellings delivered within 1-5 years. Medium to high landscape sensitivity with a medium rated visual sensitivity.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-					(C)+	(Rd)-					(Rd)-/O	(N)-				(N)-	(Rd)-					MITIGATION: 1-3 sustainability label (Rd) 4-6 Ecological survey (A) 9-13 Integrated green network and provision of open space (C/Rd), site design and landscaping to reduce visual impact on landscape (Rd) 14-15 Affordable housing (C) Accessible housing (C), Restriction on construction hours (rd) 21-22 provision of space for recycling bins (Rd)	
33038	Whitcraig Golf Club, Newton Moors	0	-	-	?	7/-	0	?	0	-	-	0	0	0	+	-/O	-	?	0	?	+	-	7/-	0	0	-	Y	1.15ha. Proposal for 60 residential apartments to serve both main stream residents and the elderly. Delivered within a 1-5 yr timescale. Site currently a greenfield site situated within the green belt forming part of the green network. Site forms part of Whitcraig Golf Course.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	Rd-		(A)O			(C)+	(Rd)-					-/O	(N)-	(A)O			(Rd)-	(Rd)-					MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological survey (A), Retain wooded area (A/Rd) 7-8 Archaeological Assessment (A) 9-13 boundary planting (C), Provision of green space (Rd) 14-15 Restriction on construction hours (Rd) 16-18 consult Coal Authority (A) 21-22 Re-use of forestry waste on site (Rd), Provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)	
33039	Glasgow Road Waterfoot	0	-	-	0/?	-	0	?	0	-	-	0	-	-	+	-/O	-	0	0	?	-	-	0	0	0	-	Y	20ha. 200 residential mix of flats and houses with 60% private and 40% affordable split. Delivered within 4 years with phasing at 50 units per year. Also a retail unit at minimum 500m sq. Site situated in the greenbelt forming part of the green network currently used as grazing land.

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED	
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
	MITIGATION APPLIED	(N)-	(Rd)-	(AJO)	(N)-		(AJO)			(C)+	(Rd)-	-		(Rd)-/Rd	-/Rd						(Rd)-					(AJO)		1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological assessment (A) 9-13 Reconfigure green network (C), integrated green network, open spaces and enhanced habitat creation (C), retention of knotty areas and sensitive boundary treatment (Rd) 14-15 Restriction on construction hours (Rd), provision of affordable housing (C), Provision of accessible housing (C) 21-22 provision of recycling facilities (Rd) 23-25 flood risk assessment (A)
32040	Blackbys Road, Barnhead	0	-	-	?	-	-	?	?	?	-	0	0	0	?	-/Rd	-	?	0	?	+	-	0	?	0	-	Y	10.26a greenspace site. Situated within the greenbelt and forming part of the green network. Proposal for residential development of around 700 houses delivered within a 6-10 yr timescale. Site is currently agricultural land with farm buildings and dwellings. Important to note that the site boundary extends outwith East Renfrewshire boundary. Pockets of marshy grassland identified on the wetland inventory. Hardle Burn and tributary to Oldbar Burn cutting across the site. Broken hedgerows appear to define field boundaries. Former railway runs north-south along the western side of the site, past history of mining and a coal outcrop present on the eastern side of the site. Areas of potential pluvial flooding identified across the site.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(AJO)		(AJO)	(AJO)	(Rfm)+		(C)+	(Rd)-			(C)+	(Rd)-/Rd	(N)-	+/Rd				(Rd)-		(C)+		(AJO)		1-3 Sustainability Label (Rd), consider district heating solution (Rd) 4-6 Ecological Survey (A), Avoid development and draining of wetland areas (A) 7-8 Archaeological survey (A), Contaminated land survey (A) 9-13 Integrated green network and provision of open space (C), Site design and landscaping to minimise visual impact on landscape (Rd) 14-15 Provision of affordable housing (C), Provision of Accessible housing (C), restriction on construction hours (rd) 16-18 Contaminated land survey (Rfm), consultation with Coal authority (A/Rfm) 21-22 provision of space for recycling bins (Rd) 23-25 integrate and enhance watercourses (C), Flood risk assessment (A)	
32041	Blackbys Road Phase 1, Barnhead	0	-	-	?	-	-	?	?	?	-	0	0	0	?	-/Rd	-	?	0	?	+	-	0	?	0	-	Y	4.7 Ha greenspace site. Situated within the greenbelt and forming part of the green network. Proposal is for residential development of 100 homes delivered within 6-10years. Site is currently agricultural land with farm buildings and dwellings. Broken hedgerows appear to define field boundaries.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(AJO)		(AJO)	(AJO)	(Rfm)+		(C)+	(Rd)-			(C)+	(Rd)-/Rd	(N)-	(AJO) (Rfm)+				(Rd)-		(Rfm)+		(AJO)		1-3 Sustainability Label (Rd), consider district heating solution (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological survey (A), Contaminated land survey (A) 9-13 Integrated green network and provision of open space (C) 14-15 affordable housing contribution (C), Provision of Accessible housing (C), Restriction on construction hours (Rd) 16-18 Contaminated land survey (A), consultation with Coal authority (A/Rfm) 19-20 Site design and landscaping to minimise visual impact on landscape (Rd) 21-22 provision of space for recycling bins (Rd) 23-25 Contaminated land survey (Rfm), Flood risk assessment (A)	
32042	Lynxross, Barnhead	0	-	-	-	-	0	?	0	?	-	0	0	0	+	0/-	-	?	0	?	+	-	0	0	0	0	Y	5.16a greenspace site. Allocated as part of S62.11 of the 2015 LDP for housing land supply and forming part of policy M2.2, barnhead South masterplan. Currently agricultural land used for grazing. Proposal is for residential development of 40 houses. Sited within the Dams to Darnley Country Park the south-western section is also covered by the Lynxross LBS (77). Situated in a coalfield area with coal outcrop identified running east-west along the centre of the site. Low to medium visual landscape sensitivity.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(C)+/-	(N)-		(AJO)			(C)+	(Rd)-				(Rd)-/Rd	(N)-	(AJO) (Rfm)+				(Rd)-						1-3 Sustainability Label (Rd), consider district heating solution (Rd) 4-6 Provision of greenspace with improved ecological value (C) 7-8 Archaeological assessment (A) 9-13 Provision of greenspace with improved ecological value (C), integrated green network (C), Links to wider country park (C), Sensitive landscaping to minimise visual impact on landscape (Rd) 14-15 affordable housing contribution (C), Provision of Accessible housing (C), Restriction on construction hours (Rd) 16-18 Consultation with coal authority (A) 21-22 Provision of space for recycling bins (Rd)	
32044	Springfield Road West, Barnhead	0	-	-	?	-	0	?	0	?	-	0	0	0	+	0/-	-	0	0	?	+	-	0	?	0	-	Y	13.51a greenspace site currently agricultural use. Situated within the greenbelt and forming part of the green network. Proposal for residential development of 250 houses delivered within a 5 yr period. Unnamed burn which is tributary of Aurs Burn runs through the southern section of the site. Medium visual landscape sensitivity. Within a coalfield area with coal outcrop identified towards the northwest of the site.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(AJO)	(N)-		(AJO)			(C)+	(Rd)-				(Rd)-/Rd	(N)-					(Rd)-		(C)+		(AJO)		1-3 Sustainability Label (Rd), consider district heating solution (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological assessment (A) 9-13 Integrated green infrastructure and provision of open space (C), sensitive development and boundary treatment to reduce visual impact on landscape (Rd), Defensible greenbelt boundary (C), Integrated green network (C) 14-15 (A/C)Affordable housing (C), Accessible housing (C), Restriction on construction hours (Rd) 16-18 Discussion with Coal Authority (A) 21-22 Provision of space for recycling bins (Rd) 23-25 Incorporation and enhancement of watercourses, Flood Risk Assessment (A)	
32045	Pilmuir Quarry	0	-	-	-/?	-	?	0	?	?	+	0	0	+	+	0/-	0	+	0	?	-	-	-	?	0	-	Y	17.24a brownfield site formerly an aggregate quarry which closed in the 1970's. Proposal for residential development of around 10-20 houses delivered within 1-5 years. In addition proposal intends to use money raised from residential development to fund security, maintenance and environmental improvements for the former quarry site. Western section of site overlapped by pilmuir reservoir unconfirmed LBS (N6). Areas of native and nearly-native lowland and mixed deciduous woodland within the site. Potential for contamination, artefacts found in trial pit of infill/made ground and frequent fly-tipping.
	MITIGATION APPLIED	(N)-	(Rd)-	(AJO)	(Rd)-	(AJO) (Rd)-		(Rfm)+		(C)+					(Rd)-/Rd						(Rd)-	(Rd)-	(Rfm)+		(AJO)		1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A), retain mature trees and where possible incorporate wooded areas in site design (Rd), Enhance biodiversity of former quarry site (C) 7-8 Contaminated Land Assessment (A/Rfm) 9-13 14-15 16-18 Contaminated land Assessment (A/Rfm) 21-22 Provision of space for recycling bins (Rd), Re-use of forestry waste onsite (Rd) 23-25 Contaminated land Assessment (Rfm), Flood Risk Assessment (A)	
32046	Humble Road, Newton Mearns	0	-	-	?	-	0	?	0	?	-	?	0	0	+	0/-	-	0	0	?		0	?	0	-	Y	5.76a Greenfield agricultural site situated within the greenbelt and forming part of the green network. Proposal is for 95 residential houses delivered within a 1-5 year timescale. Low voltage electricity line running through the site with plans to re-route during development. An unnamed watercourse flows through the southern corner of the site. The site is classified as having a medium-high visual sensitivity.	
	MITIGATION APPLIED	(N)-	(Rd)-	(AJO)	(N)-		(AJO)			(C)+	(Rd)-	0			(Rd)-/Rd	(N)-					(Rd)-		(C)+		(AJO)		1-3 Sustainability label (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological assessment (A) 9-13 Integrated green infrastructure/network and provision of open space (Rd), sensitive design and boundary treatment to reduce visual impact on landscape (Rd) 14-15 Provision of affordable housing (C), Provision of Accessible Housing (C), Restriction on construction hours (Rd) 21-22 Provision of space for recycling bins (Rd) 23-25 Inclusion and enhancement of watercourse (A/C), Flood risk assessment (A)	
32047	Netherplace Works	0	-	-	0	0	0	?	+	?	0	0	0	+	+	0/-	?	0	0	?	-	-	0	?	0	-	Y	6.48a brownfield site of former industrial premises. Site allocated in LDP for business and employment purposes (S64.13). Proposal for residential development of 200 houses delivered within a 1-5 year timescale with scope for alternative use such as carehome/retirement accommodation. Situated within the greenbelt and forming part of the green network. Caping Burn runs through the site flood risk identified on SEPPs potential flood risk maps. Concanth runs adjacent along the west of the site. Area of native woodland situated adjacent to the east of the site. Potential for contamination given the sites historical industrial use.

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED	
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
	MITIGATION APPLIED	(N)-	(Rd)-					(A)O		(C)+					(Rd)/O	(Rm)+					(Rd)-		(C)+		(A)O			
3208	Upstarmoor Road, Neilston	0	-	-	-	0	0	?	0	-	-	0	0	0	+/-	-/O	-	0	0	?	+	-	0	0	0	0	-	Y
	MITIGATION APPLIED	(Rd)-	(Rd)-	(C)/+				(A)O		(C)/+					+/-	(Rd)/O	(Rm)+ (N)-					(Rd)-			(A)O			
3209	Floors Road Eaglesham	0	-	-	?	-	0	?	0	?	-	0	0	0	+	O/-	-	0	0	?	-	-	?	?	0	0	-	Y
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-			(A)O		(C)+	(Rd)-				(Rd)O/-	(N)-					(Rd)-	(A)O	(C)+		(A)O			
3261	Easter Busby	0	-	-	?/+	-	0	?	0	?	-	0	0	0	+	-/O	-	0	0	?	+	-	?	?	+	?	Y	Y
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)- (A)O			(A)O		(C)+	(Rd)-	-			(Rd)O/-	(N)-					(Rd)-	(A)O	(C)+		(A)O			
3262	Springfield Road Barrowhead	0	-	-	?	-	0	?	0	?	-	0	0	0	+	0	-	0	0	?	-	-	-	0	0	0	0	Y
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-			(A)O		(C)/+	(Rd)-					(N)-					(Rd)-	(Rd)-						
3263	Kirkton Road Neilston	0	-	-	?	-	0	?	0	?	-	0	0	0	+	O/-	-	0	0	?	+	-	0	0	0	0	-	Y
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)O	(N)-			(A)O		(C)+	(Rd)-				(Rd)O/-	(N)-					(Rd)-				(A)O			
3264	Mearns Castle Golf Academy	0	-	-	0	0	0	0	0	+/-	-	0	0	0	+	-/O	-	0	0	?	?/+	-	0	0	0	0	-	Y
	MITIGATION APPLIED	(N)-	(Rd)-							(C)+	(Rd)-				(Rd)O/-	(N)-					(Rd)-				(A)O			
3265	Springfield Road Neilston	0	-	-	?	-	0	?	0	?	-	0	0	0	+	O/-	-	0	0	?	+	-	0	?	0	0	0	Y
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)O	(N)-		0			(C)+	(Rd)-				(Rd)O/-	(N)-					(Rd)-		(C)+					
3266	Kirkton Road Neilston	0	-	-	?	-/+	0	?	0	+	+/-	?	0	0	+	O/-	-/O	0	0	?	+	-	0	0	0	0	-	Y

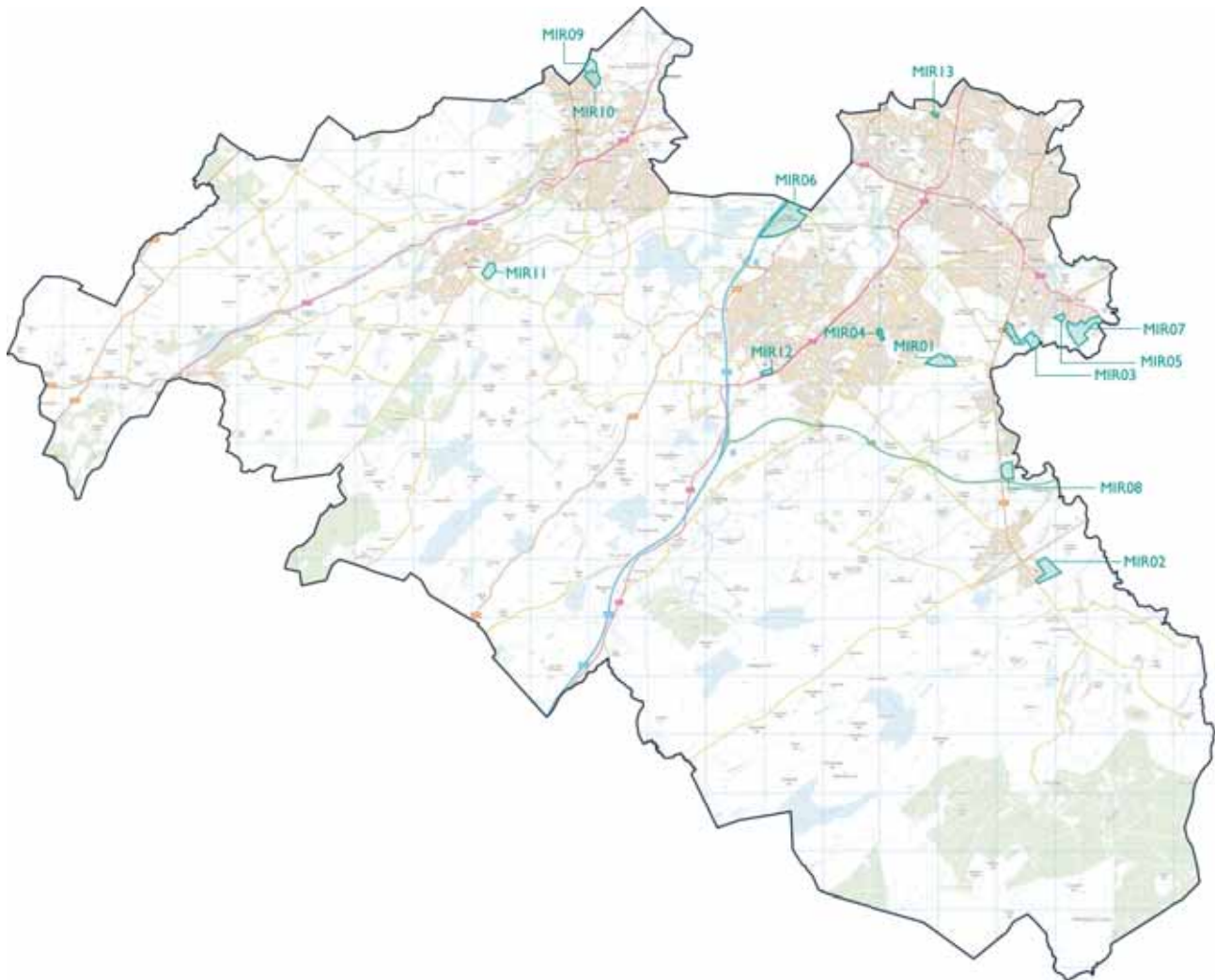
ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED		
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Comments		
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)O	(N)-(C)+		(A)O				(Rd)-(C)+	(C)O				(Rd)O/-	(N)-(O)					(Rd)-				(A)O	1-3 sustainability label (Rd) Consider district heating (Rd) 4-6 Ecological Assessment (A) Native woodland planting (C) 7-8 archaeological assessment (A) 9-13 integrated green infrastructure/network (C), provision of open greenspace (C) 14-15 provision of affordable housing (C), Provision of Accessible housing (C), restriction on construction hours (Rd) 21-22 provision of space for recycling bins (Rd) 23-25 Flood risk assessment (A)		
2598	Morris at Easter Farm Buby	0	-	-	?/+	-	0	?	0	?	-	0	0	-	+	-/O	-	0	0	?	+	-	?	?	+	?	Y	14-19a. Proposed residential development 150 houses within a 1-5yr timescale. Currently agricultural land within the greenbelt and forming part of the green network.	
	MITIGATION APPLIED	(Rd)-	(Rd)-	(C)+	(N)-		(A)O			(C)+	(Rd)-					(Rd)O/-	(N)-					(Rd)-	(Rd)-	(C)+		(A)O	1-3 Sustainability Label (Rd) 4-6 Ecological survey (A), Retention of woodland (A), Retention/enhancement to hedgerows (A), expand/enhance LBS area (C) 7-8 Discussion with archaeological service (A) 9-13 design/boundary treatment to consider conservation area (Rd), provision of accessible greenspace (C), integrated green network (Rd) 14-15 Restriction on construction hours (Rd), Affordable housing (C), Accessible housing (C) 16-18 Pedestrian linkages with corepath (C) 21-22 Provision of space for recycling bins (Rd), Reuse forestry waste onsite (Rd) 23-25 Flood risk assessment (A)		
2599	Lyncross Farmhouse, Barnhead	0	-	-	-	-	-	?	?	?	-	0	0	0	+	+	O/-	-	?	0	?	+	-	0	0	0	Y	1.48a Brownfield site. Allocated as part of SG2.11 of the 2015 LDP for housing land supply and forming part of policy M2.2, barnhead South masterplan. Currently agricultural land with a category C listed farm house and associated agricultural buildings onsite. Proposal is for residential development. Sited within the Dams to Darley Country Park. Situated in a coalfield area, area of marshy grassland identified on the wetland inventory. Low to medium visual landscape sensitivity.	
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)O	(N)-	(A)O	(A)O	(Rd)-	(A)O	(Rd)-	(C)+	(Rd)-				(Rd)O/-	(Rm)+	(A)O		-		(Rd)-						MITIGATION: 1-3 Sustainability Label (Rd), Consider district heating (Rd) 4-6 Ecological assessment (A), retention of marshy grassland (A) 7-8 sensitive development/conversion of listed building (A), contaminated land assessment (A/Rm) 9-13 Provision of open green space (C), integrated green network (C), Links to wider country park (C), Sensitive landscaping to minimise visual impact on landscape (Rd) 14-15 Provision of affordable housing (C), Provision of accessible housing (C) 16-18 Consultation with coal authority (A), contaminated land assessment (A/Rm) 21-22 Provision of space for recycling bins (Rd)	
2590	East of Lyncross Farmhouse, Barnhead	0	-	-	?	-	0	?	0	?	-	0	0	0	+	+	O/-	-	?	0	?	+	-	0	0	0	Y	0.98a greenfield site. Allocated as part of SG2.11 of the 2015 LDP for housing land supply and forming part of policy M2.2, barnhead South masterplan. Currently agricultural land. Proposal is for residential development. Area of marshy grassland identified on the wetland inventory. Sited within the Dams to Darley Country Park and falls within a coalfield area. Low to medium visual landscape sensitivity. Sited adjacent to Lyncross Farmhouse, a category C listed building.	
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)O	(N)-		(A)O	(Rd)-		(C)+	(Rd)-					(Rd)O/-	(N)-	(A)O				(Rd)-						MITIGATION: 1-3 Sustainability Label (Rd), consider district heating (Rd) 4-6 7-8 Sensitive development with regards to the setting of lyncross farmhouse listed building (Rd) 9-13 Provision of greenspace (C), integrated green network (C), Links to wider country park (C), Sensitive landscaping to minimise visual impact on landscape (Rd) 14-15 affordable housing contribution (C), Provision of accessible housing (C), restriction on construction hours (Rd) 16-18 Consultation with coal authority (A) 21-22 Provision of space for recycling bins (Rd)	
2591	Humble Road Eaglesham	0	-	-	?	-	0	?	0	?	-	0	0	0	+	+	O/-	0	0	0	?	-	-	0	?	?	Y	0.05Ha greenfield site. Currently an agricultural field with a covered reservoir to the north. Located within the greenbelt and forming part of the green network. Proposal is for a residential development of 100 units delivered within a 1-5 year timescale. A hedgerow divides the site and running parallel to this is a small watercourse running to Borland Burn, a mature hedge and a number of mature trees are present to the west. Covered Reservoir to the north of the site.	
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-		(A)O			(C)+	(Rd)-					(Rd)O/-						(Rd)-		(C)+	(A)O			MITIGATION: 1-3 Sustainability label (Rd) 4-6 Ecological assessment (A), retention of hedgerows and mature trees and enhancement of hedgerows (C) 7-8 9-13 Integrated green infrastructure/network (C), Provision of open space (C), boundary landscaping to minimise visual impact (Rd) 14-15 provision of affordable housing (C), provision of accessible housing (C), restriction on construction hours (Rd) 21-22 provision of space for recycling bins (Rd) 23-25 integration and enhancement of burn within site design (C), ensure development doesn't impact on reservoir (A)	
2592	Waterfoot Road, Waterfoot	0	-	-	?	-	0	?	0	?	-	0	0	0	+	+	O/-	-	0	0	?	-	-	0	?	0	-	Y	0.5Ha greenfield site with current agricultural use. Situated within the greenbelt and forming part of the green network. Proposal is for a residential development of around 150 houses delivered within a 1-5 year timescale. Within Eaglesham House tree preservation order area. Borland Burn runs along the southern boundary before it enters the White Cart Water. Classified as having a medium visual landscape sensitivity. A core path runs parallel to the eastern boundary along Glasgow Road.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-		(A)O			(C)+	(Rd)-					(Rd)O/-	(N)-					(Rd)-		(C)+		(A)O		MITIGATION: 1-3 Sustainability label (Rd) 4-6 Ecological survey (A) 7-8 Archaeological assessment (A) 9-13 Integrated green infrastructure/network (Rd), provision of open space (C), landscaping to reduce visual impact on landscape (Rd) 14-15 provision of affordable housing (C), Provision of accessible housing (C), restriction on construction hours (Rd) 21-22 provision of space for recycling bins (Rd) 23-25 Enhancement of banks of burn along southern edge (C), Flood risk assessment (A)	
2593	Uplawmoor West, Uplawmoor	0	-	-	-	-	0	0	-	-	0	0	0	0	0	-	-/O	0	?	0	?	0	-	?	0	0	0	Y	2.19a greenfield with informal path network. Situated within the urban area and identified as protected green space within the LDP. Proposal for residential development of around 25 houses delivered within a 1-5 yr timescale.
	MITIGATION APPLIED	(Rd)-	(Rd)-	(A)O	(N)-	(A)O		(Rd)-	(Rd)-						(C)+	(Rd)-/O	(A/Rm)O					(Rd)-	(A)O	(Rd)-				MITIGATION: 1-3 Sustainability label (Rd), Consider district heating (Rd) 4-6 Retain trees covered by TPO (A), Avoid development/drainage of marshy grassland area (A), ecological survey (A) 9-13 Integrated green network (Rd/C), design and landscaping to reduce visual impact on landscape (Rd) 14-15 Restriction on construction hours (Rd), Affordable housing contribution (C), provision of accessible housing (C), links to public Glen 16-18 consult coal authority (A/Rm) 21-22 Retain trees/reuse of woodland waste on site (Rd), Provision of space for recycling bins (Rd)	
2594	Burnhouse Farm Plot 1, Newton Mearns	0	-	-	?	-	0	?	0	?	-	0	0	0	+	+	O/-	-	0	0	?	+	-	0	?	0	-	Y	1.78Ha greenfield site of semi-improved grassland in agricultural use. Situated within the greenbelt and forming part of the green network. Proposal for a residential development of 40 houses delivered within 1-5 years. Classed as have a medium-high visual landscape sensitivity.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)O	(N)-		(A)O			(C)+	(Rd)-					(Rd)O/-	(N)-	0	0			(Rd)-		(C)+		(A)O		MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological assessment (A) 9-13 Integrated green infrastructure/network (C), Provision of open space (C), landscaping to minimise visual impact on landscape (Rd) 14-15 provision of affordable housing (C), provision of accessible housing (C), restriction on construction hours (Rd) 21-22 provision of space for recycling bins (Rd) 23-25 integration of watercourse within site design (C), Flood risk assessment (A)	

ENVIRONMENTAL CRITERIA		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	MITIGATION REQUIRED	
Assessed against Environmental Objectives identified from Appendix 2		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Comments	
25965	Bumhouse Farm Parcel 1 and 2, Newton Moors	0	-	-	?	-	0	?	0	?	-	0	0	0	+	0/+	-	0	0	?	+	-	0	?	0	-	Y	6.1994 greenfield site of semi-improved grassland in agricultural use. Situated within the greenbelt with the northern section forming part of the green network. Proposal for residential development of 165 houses delivered within a 1-5 year timescale. Core path runs along the eastern boundary. North-eastern corner of site falls within the Kirkhall tree preservation order area. A small burn traverses the site. Classified as having a medium-high visual landscape sensitivity.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0	(N)-		(A)0			(C)+	(Rd)-					(Rd)0/+	(N)-					(Rd)-		(C)+		(A)0	MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological assessment (A) 9-13 Integrated green infrastructure/network (C), Provision of open space (c), landscaping to minimise visual impact on landscape (Rd) 14-15 provision of affordable housing (C), provision of accessible housing (C), restriction on construction hours (Rd) 21-22 provision of space for recycling bins (Rd) 23-25 Integration of watercourse within site design (C), Flood risk assessment (A)	
25902	Chappelfield Road Barntead	0	-	-	-	-	-	?	+	-/+	+/-	0	0	+	+	-/0	+/-	0	0	?	+	-	-	?	0	-	Y	4.126a mixed greenfield/semi-improved currently vacant land with past industrial/horticultural use. Proposed residential development of 120 private houses delivered within 1-7 yrs. Site allocated in adopted LDP S611.2. Site covered by a TPO area and part covered by LBS 112 (West Arthurlie Woodland) notes as being an important wildlife corridor
	MITIGATION APPLIED	(N)-	(Rd)-	(C)0/+	(N)-		(A)0	(A)0		(C)+	(C)+/-					(Rd)-/0	(N)- (Rm)+					(Rd)-	(A)0 (Rd)-	(Rm)+		(A)0	MITIGATION: 1-3 sustainability labelling (Rd) 4-6 Ecological Survey (A), Area of LBS retained (A), Retain mature trees (A), Retain area of wet woodland (A), Enhancement of LBS (C) 7-8 Consider setting of listed buildings at Chappelfield (Rm/A), Archaeological Survey (A), Contaminated Land Assessment (A/Rm) 9-13 Integrated green infrastructure & provision of open space (C), Provision of open Space for outdoor recreation (C/Rd) 14-15 pedestrian linkages to bridge over Railway line to allow access on foot/bike to Ferenzeze hills (C), Restriction on construction hours (Rd) 16-18 Contaminated Land Assessment (A/Rm) 21-22 Provision of space for recycling bins (Rd), Retain wooded area/reuse wooded waste on site (Rd) 23-25 flood risk areas (A), Remediation of any contamination to improve Groundwater quality (Rm)	
25930	Robbie Drive, Giffnock	0	-	-	-	0	0	0	?	7/-	-	0	0	+	?	-/0	?	?	0	?	+	-	0	?	0	-		Site brownfield site located in the urban area identified within the Local Development Plan as a housing site with provision for 60 houses. Proposal for residential development of 100 houses delivered within 1-5 years. The site has had past industrial use, with the western section demolished and beginning to regenerate with trees and vegetation, the eastern section of the site is mostly vacant with some industrial buildings. The western section of the site is covered by Orchard Park Burn LBS (87) and forms part of the green network
	MITIGATION APPLIED	(N)-	(Rd)-	(Rm)+ (C)+/-				(Rm)+		(Rd)- (C)+					(C)+	(Rd)-/0	(Rm)+	(A)/Rm)0					(C)+		(A)0	MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Integrate Audhouse Burn within green infrastructure/network and provide open areas of enhanced biodiversity and for recreational use (A/Rd/C) 7-8 Contaminated land assessment (Rm) 9-13 Integrated green network and open space (C), boundary landscaping to reduce impact (Rd) 14-15 affordable housing contribution (Rd), Provision of accessible housing (Rd), restrictions on construction hours (Rd) 16-18 Contaminated land assessment (A/Rm), Consultation with Coal Authority (A/Rm) 21-22 Integration and improvement of Audhouse Burn (C), Provision of space for recycling bins (Rd) 23-25 Flood Risk Assessment (A)		
25932	Windor Avenue Newton Moors	0	-	-	?	0	0	?	0	-	-	0	0	0	+	-/0	-	0	0	?	+	-	0	?	0	-	Y	2.17 Hs site allocated in the Local Development Plan as a housing site (S611.28) accommodating approx. 8 houses. The site is also identified as a protected urban greenspace forming part of the green network within the LDP. Proposal for residential development consisting of approx. 8 houses delivered in a 1-5 year timescale. The Broom Burn runs through from south to north.
	MITIGATION APPLIED	(N)-	(Rd)-	(A)0				(A)0		(Rd)-/+	(Rd)-					(Rd)-/0	(N)-					(Rd)-		(C)+		0	MITIGATION: 1-3 Sustainability Label (Rd) 4-6 Ecological Survey (A) 7-8 Archaeological Assessment (A) 9-13 Integrated green infrastructure incorporating and enhancing the burn and provision of open space (A/C) 14-15 affordable housing contribution (C), Provision of accessible housing (C) 21-22 provision of space for recycling bins (Rd) 23-25 Flood Risk Assessment (A), Incorporation and enhancement of the burn (C)	

Key:
+ The Aim, Objective, Policy or Proposal has a positive environmental impact
- The Aim, Objective, Policy or Proposal has a negative environmental impact
0 The Aim, Objective, Policy or Proposal has a neutral impact i.e. both positive and negative environmental impacts relatively equal
? The impact of the Aim, Objective, Policy or Proposal on the environment is unknown or unclear

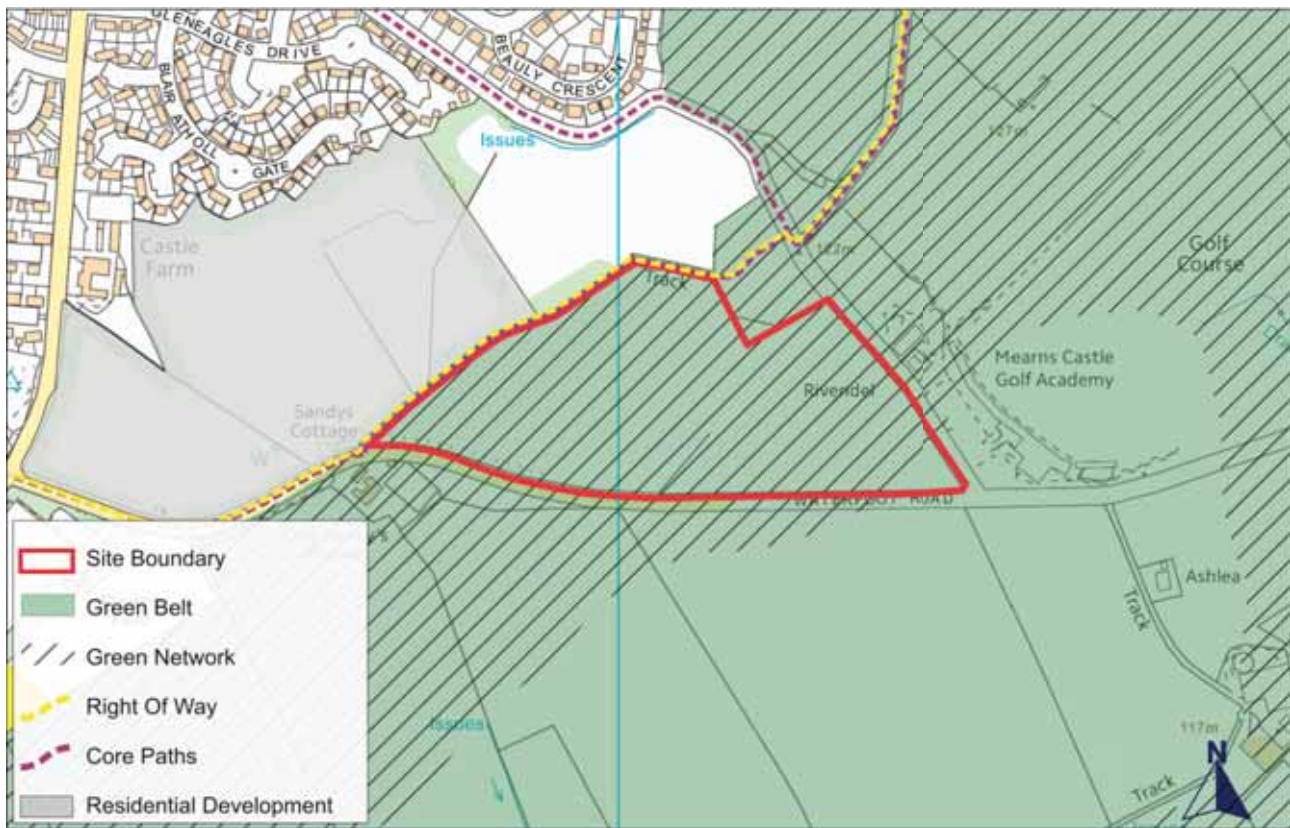
A Mitigation - Avoid
Rd Mitigation - Reduce
Rm Mitigation - Remedify
C Mitigation - Compensate
N Mitigation - none required

Appendix 4: Detailed Assessment, Option 2A Sites



CS008 – Barance Farm South, Newton Mearns (MIR1)

The site covers an area of 6.8ha of rough grazing land. The site is a greenfield site situated in the greenbelt and forms part of the green network. The proposal is for 110 (approx.) residential dwellings comprising a mixture of houses and flats delivered within a 1-5 year timescale phased to approximated 30 units per year.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher sustainability label	Planning/Building Warrant	Developer/Planning/Building Standards

Biodiversity

There are no designated sites within the boundary. Given the sites current status as a greenfield site and its use as rough grazing land it is possible that protected species or species identified through the LBAP inhabit the site and an ecological study would be required to establish if this is the case. Should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

The existing hedgerows may be of importance for nesting sites for birds, hedgehogs, etc. and should be retained and incorporated into the green infrastructure. Improvement of these habitats would bring a positive enhancement from the development.

Development will result in the loss of agricultural land for which there is no mitigation other than the provision of a defensible urban boundary to prevent development from sprawling further into the greenbelt and agricultural land. The site is bounded on the south and east by Waterfoot Road and Kitkhill Road respectively. These form an existing boundary which can be further enhanced through on-site planting forming a distinctive edge to the urban boundary and a defensible greenbelt boundary. The north and western edges border a new residential development and associated green space.

Mitigation Required	Stage	Responsible
AVOID - Ecological study to establish presence or otherwise of protected species	Prior to development	Developer/planning
COMPENSATE – provision of defensible urban boundary	LDP2	LDP2
AVOID - Hedgerow, retain, incorporate and improve	Site design	developer

Cultural Heritage

There is evidence, albeit minimal, of historic remains at the adjacent golf course. A desktop archaeological evaluation was carried out at Barrons Wood development north of the site by the proposed developer. No archaeological deposits or features pre-dating modern agricultural usage were encountered. The report notes that there is potential, albeit low, for the survival of unrecorded cultural heritage remains. An archaeological survey would identify if there are remains beneath the site or not.

Mitigation Required	Stage	Responsible
AVOID – Archaeological assessment	Prior to development	Developer/Planning

Landscape

The site is currently a greenfield site with no recognised recreation value. The site is situated within the greenbelt and forms part of the green network. Should the site be developed a defensible greenbelt boundary would be given by Waterfoot Road and Kirkhill Road. However, development will result in the fragmentation of the green network. Integrated green infrastructure and a network of linked greenspaces incorporated within the site design, linking to the open space to the north of the site would help compensate against the fragmentation of the green network. A review of the green network is underway and will be used to assess sites against at LDP2 proposed plan stage.

The 2005 and 2016 Landscape Character Assessments (LCA) classify the area as open upland farmland with medium landscape sensitivity. The overall objective is to protect the site with its moderate to strong greenbelt landscape character. However, more recently the area to the west of the site (identified as SG1.26 in LDP1) has been granted permission for a residential development and the construction of this is now underway which has impacted upon the landscape character of the area. This is reflected in the 2016 LCA. None the less the visual impact on the landscape should be considered during the site design phase.

and appropriate landscaping implemented to reduce the visual Impact. This should also seek to strengthen the greenbelt boundary.

The site backs onto an area of open space associated with the adjacent development. Site design could provide an integrated green infrastructure that links to, expands and enhances this area to that the visual appearance of the two sites flows through and integrated green space rather than having fragmented greenspaces broken up by streets and housing

Mitigation Required	Stage	Responsible
COMPENSATE – Review of the green network	LDP2 – proposed plan	LDP2
REDUCE - Integrated green infrastructure/network and provision of greenspace with links to open space to the north	Site design	Developer/Planning/LDP2 policy
REDUCE - Sensitive boundary landscaping to minimise the visual impact of development	Site design	Developer/planning
COMPENSATE – Defensible greenbelt boundary	Site design	Developer/planning
REDUCE – landscape Assessment	Prior to development	Developer/planning

Population & Human Health

The site will introduce short term construction noise, and longer term noise associated with a residential area. The site is located next to an area currently under construction for residential use. It is considered that the level of noise will not be significant once construction had ceased.

There is a core path which is also a right of way running along the northern edge of the site. This backs onto an area of open space associated with the adjacent development. This site could increase and give access to that area of open space to encourage outdoor recreation.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2
REDUCE - Integrated green infrastructure/network and provision of greenspace with links to open space to the north	Site design	Developer/Planning/LDP2 policy

Soil & Geology

The site is underlain by Basalt of the Clyde Plateau Volcanic formation. Above this is diamicton. The soils are described as noncalcareous gleys which are not considered to have high carbon content.

As the site is a greenfield site, development is likely to degrade the quality of the soil. There are no mitigation measures to avoid this impact and it is accepted as part of development on greenfield land.

Mitigation Required	Stage	Responsible
NONE		

Transport

Bus links to Barrhead, Uplawmoor and East Kilbride from existing bus stops on Waterfoot Road are located close to the southeast corner of the site. Additionally there are bus links to Glasgow city centre from existing bus stops on Eaglesham Road, approximately 600 meters from the southeastern corner of the site. There is an existing pathway running along the section of Waterfoot Road to Eaglesham needed to access the bus stops for Glasgow, however consideration should be given to its accessibility. Alternatively consideration should be given to amending bus routes to service the site. The development proposes to increase the width of the path/cycleway which fronts the development linking with the core path to the west of the site. In addition the maximum speed limit on Waterfoot Road may be reduced from the national speed limit to 30 mph. This will improve health and safety and perhaps encourage people to walk along the road to reach bus stops, taking advantage of sustainable transport options.

Mitigation Required	Stage	Responsible
REMEDY - Safe and suitable path linkages to sustainable transport options	Planning approval	Developer/planning/roads

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the council's new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

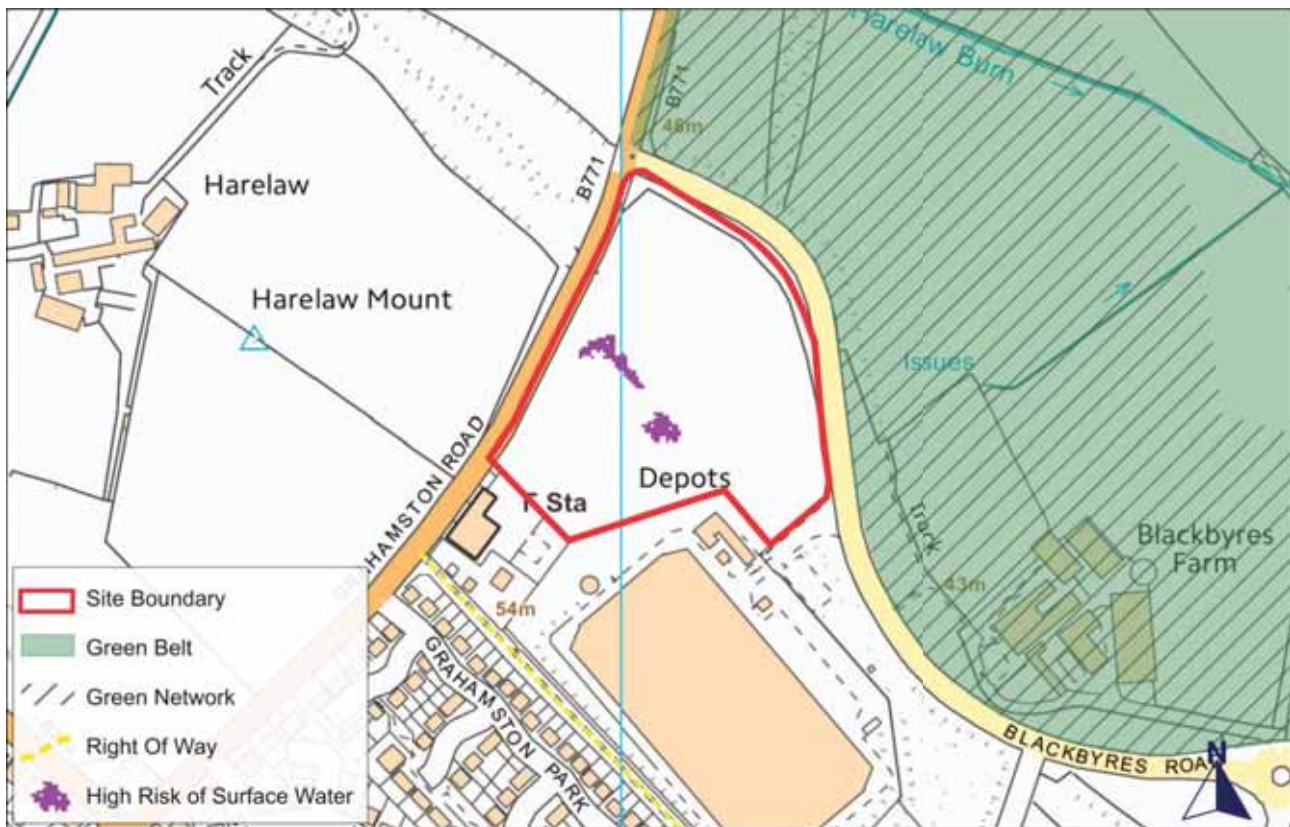
Water

SEPA's pluvial flood risk map identifies areas that have a low flood risk potential. The site drains into Barrance Burn which flows into Earn Water, itself a tributary of the White Cart Water. In order to avoid development in areas liable to flooding, and to prevent surface water run off from causing flooding of the water courses, a Flood Risk Assessment will be required enabling sufficient drainage solutions to be designed.

Mitigation Required	Stage	Responsible
AVOID – Flood Risk Assessment	Site design	Developer/planning

CS012 – Blackbyres Road, Barrhead (MIR9)

This is a brownfield site extending to 3.79Ha which is allocated for employment use within the Local Development Plan with a limited number of residential dwellings. The proposal is for a residential development of 60-70 houses delivered within 1-5 years.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Consideration should be given to the possibility of expanding the potential Barrhead North district heating opportunity to include this site. District heating could reduce the amount of CO₂ produced compared to traditional domestic gas services.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher sustainability label	Planning/Building Warrant	Developer/Planning/Building Standards
REDUCE – Consider the use of district heating solution	Planning	Developer

Biodiversity

The site is a brownfield site with no designations in regards to nature conservation. Development of this site removes pressure from greenfield and prime agricultural sites. The site is greened and there is the potential for protected species to be present onsite. An ecological assessment would ensure that development does not adversely impact on protected species.

The site is not underlain by carbon rich soils and so it is considered that development of this site will not result in any negative effects to groundwater dependent terrestrial ecosystems.

Mitigation Required	Stage	Responsible
AVOID – Ecological assessment	Prior to Development	Developer/Planning

Cultural Heritage

The site was formally crossed by railway lines servicing the former shanks works to the south of the site. To allow for the tracks the morphology of the site was significantly altered with cuttings and embankments. Once the railway lines were dismantled the site was reworked and levelled. Due to this reworking of the site it is considered unlikely that the site will hold any significance regarding historical cultural heritage. However, further advice should be sought from an archaeological expert due to the proximity of the site identified as the location of the Battle of Crosstob. There are no buildings of cultural heritage importance existing on the site. Development of this brownfield site will likely improve visual amenity.

A contaminated land assessment should be conducted to ensure there is no risk from historical use. A remedial strategy should be devised and implemented to remove any risk identified through the assessment.

Mitigation Required	Stage	Responsible
AVOID – Discussion with Archaeological service/Archaeological survey	Prior to development	Developer/Planning
AVOID/REMEDY – Contaminated land assessment	Prior to development	Developer/Planning

Landscape

The site is currently a vacant brownfield site sited on the edge of a largely residential area. Careful site design could improve this gateway, the visual amenity of the space and provide usable greenspace for existing and new residents.

Mitigation Required	Stage	Responsible
REMEDY – provision of improved greenspaces within the development	Planning	Developer/Planning
REMEDY - Improved visual impact through site design and landscaping	Site design	Developer

Population & Human Health

There will be increased noise during the construction phase and later from the sites change of use from vacant to residential. The impact of the construction noise can be minimised through restrictions on construction hours. The resulting noise from the residential development is in keeping with surrounding land use and is not considered to be significant.

The site is located near the Fereneze hills which can be accessed on foot from using roadside pavements providing easy access to the outdoors. Site design should incorporate green spaces for more local recreational areas encouraging outside play.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2
COMPENSATE – provision of open space	Side design	Developer/Planning

Soil & Geology

The site is underlain by undivided cyclic sedimentary rocks of the Lawmuir Formation. Above this is diamicton.

It is considered that development will not have a significant detrimental impact on the underlying soil or geology given the sites past use and considering that it has already been significantly reworked. The soil at the site has the potential to be contaminated from former railway lines. This would need further investigation by way of a contaminated land assessment. Should the site be found to be contaminated it would need appropriate remediation prior to development which may improve soil quality. There are no carbon rich soils identified within the site.

The site falls within a coalfield area and a coal outcrop is identified running from north to south across the western section of the site. The Coal Authority should be consulted prior to development to identify any potential hazards onsite.

Mitigation Required	Stage	Responsible
REMEDY - Contaminated land assessment to identify any risks	Prior to development	Developer/Planning/Environmental Health
AVOID – Consult Coal Authority	Prior to development	Developer/Planning

Transport

The site is situated within walking distance from Barrhead train station providing access to Glasgow, Kilmarnock and Ayr. In addition there are bus stops along Paisley Road providing sustainable links to Paisley, Renfrew, Braehead, Glasgow, Glasgow Airport, Linwood, Neilston and Barrhead town centre. Finally Barrhead town centre is also accessible by foot and provides all local amenities, including shopping, libraries, leisure clubs etc.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Should the results of a contaminated land assessment identify the presence of contamination, there may be the need to remove waste soils removed from the site.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

The middle section of the site is identified on the SEPA pluvial flood risk map as having the potential to flood. The probability of the risk of flooding extends to areas shown as having a high probability. Prior to development there will need to be a flood risk assessment undertaken. Site design will need to consider the results of the assessment and ensure appropriate site levelling and SUDs are incorporated to mitigate any risk.

Mitigation Required	Stage	Responsible
AVOID – Flood risk assessment	Site design	Developer/Planning/SEPA

CS016 – Waukers Farm, Eaglesham (MIR2)

CS016 (8.5ha) takes in CS015 and extends to the east and north. The proposal for this larger site is for 153 residential properties. Both have a 1-5 year delivery timescale with a phasing of 25 units per annum. The site is currently agricultural land used for grazing siting within the greenbelt and green network. There are broken hedgerows defining site boundaries.



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Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

There are no designated sites within the boundary of CS016 however the northern site edge bounds West Glebe Tree Preservation Order Area. Given the sites current status as a greenfield site and its use as grazing fields it is possible that protected species inhabit the site and an ecological study would be required to

establish if this is the case. Should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

The hedges surrounding the site may provide nesting areas for birds in the area and feeding areas for bats. These should be retained and enhanced.

Development on the site will result in the loss of agricultural land. A defensible greenbelt boundary would be required to protect against the loss of further agricultural land.

Mitigation Required	Stage	Responsible
AVOID – Ecological study to establish presence or otherwise of protected species	Prior to development	Developer/planning
AVOID/COMPENSATE - Hedgerow, retain and improve	Site design	developer
COMPENSATE – defensible greenbelt boundary	Site design	developer

Cultural Heritage

There are a number of archaeological sites and monument points recorded around this site¹. An archaeological assessment would be required to establish the presence of archaeological remains on the site.

Eaglesham Conservation Area bounds the site to along the northern boundary. Site development should consider the setting of the conservation area and ensure the areas character is not degraded through development.

Mitigation Required	Stage	Responsible
AVOID – Archaeological assessment	Prior to development	Developer/planning
AVOID/REDUCE – Eaglesham Conservation area setting	Site design	Developer/planning

Landscape

Development of this site will result in the loss of agricultural land and the expansion of the urban area into the greenbelt. A well designed development with integrated green infrastructure and a connected green network throughout the site leading to areas of open space could open up recreational access to this site and enhance biodiversity.

The 2005 and 2016 Landscape Character Assessments (LCA) classifies the area as undulating lowland farmland with medium to high landscape sensitivity and moderate-strong Green Belt character. The site is situated on the edge of the village of Eaglesham. Development will alter the landscape. The impact can be minimised through sympathetic design incorporating the retention and improvement of the hedgerows that bound the site to the south and east. A defensible green belt boundary will be required to prevent future urban sprawl into the green belt.

¹ West of Scotland Archaeology Service, Site and Monuments Record www.wosas.net

The site contains a line of electricity poles running north to south. The site submission expects that these would be redirected underground. This would ensure the supply is not adversely affected and could improve the visual impact of the site.

Mitigation Required	Stage	Responsible
COMPENSATE - Defensible greenbelt Boundary	Site design	Developer/LDP2
COMPENSATE - Integrated green infrastructure/network and open spaces	Site design	Developer/LDP2
COMPENSATE - Hedgerow, retain and improve	Site design	developer
AVOID – redirect electricity cables underground	Site design/development	developer

Population & Human Health

The site could provide access to interlinked green open spaces for new and existing residents of Eaglesham providing opportunity for outdoor recreation and play.

The site is on the fringe of the village and there are existing residential properties on the western boundary. Development would introduce short term construction noise and long term residential noise which is consistent with surrounding residential land use. The impact of construction noise can be minimised through the planning process by setting acceptable working hours.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE - Integrated green infrastructure/network and open spaces	Site design	Developer/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2
COMPENSATE – provision of open space	Site design	Developer/Planning

Soil & Geology

The site is underlain by Basalt of the Clyde Plateau Volcanic Formation. This is overlain by Diamicton above which the soils are described as noncalcareous gleys.

This site is currently a greenfield site and it is expected that development on the site will likely result in the degradation of the soil quality. There are no mitigation measures to avoid this and it is accepted as part of development on greenfield land.

Integration and enhancement of the banks along the burn would protect against erosion.

Mitigation Required	Stage	Responsible
CONPEMSATE/REMEDY - Integration of burn within development and enhancement/protection of its banks against erosion	Site design	developer

Transport

There are good bus links to the site with bus stops on Straven Road providing access to Glasgow. Further bus services are available from Cheapside Street servicing East Kilbride, Uplawmoor and Newton Mearns. Local services and facilities can be easily reached by foot.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins	Site design	Developer

Water

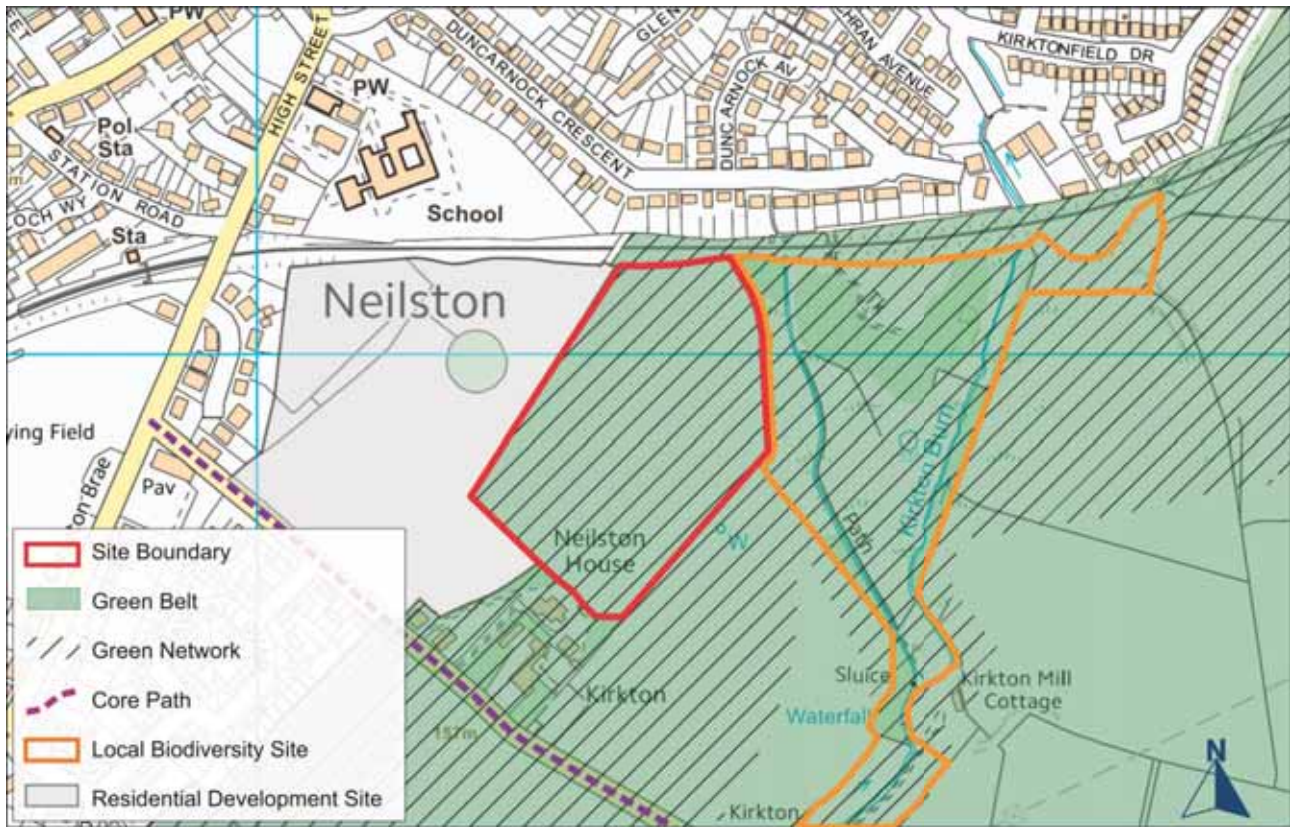
There are 2 small watercourses which are tributaries of Polnoon Water. Development of this site has the potential to impact upon these watercourses in either a negative way by means of increased runoff, culverting etc or in a positive way by integrating the watercourses into a green network running throughout the site and enhancing the riverbank habitats. Mitigation measures by way of site design will be required to ensure a positive impact is achieved and Polnoon Water is not adversely impacted.

A Flood Risk assessment will be required to ensure appropriate drainage solutions are sought for the site to avoid negative impact on flooding of watercourses which receive surface water runoff from the site.

Mitigation Required	Stage	Responsible
AVOID – Flood Risk Assessment	Prior to development	Developer
COMPENSATE – Integration, protection & improvement of water courses	Site design	developer

CS018 – Kirkton Road, Neilston (MIR11)

The site covers an area of 4Ha of unused grassland. The site is a greenfield site situated within the greenbelt and forming part of the green network. The proposal is for a residential development of around 40 houses delivered in a 1-5 year timescale. This site is identified in the MIR as a safeguarded future site option.



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Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Consideration should be given to the possibility of expanding the potential Neilston district heating opportunity to include this site. District heating could reduce the amount of CO₂ produced compared to traditional domestic gas services.

Mitigation Required	Stage	Responsible
REDUCE – District heating opportunity	Prior to development	Developer
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

There are no designations on the site. However LBS 072 Loanfoot Marsh and Kirkton Mill (consisting of marsh, wet grassland, neutral grassland, scrub, woodland and running water) is present along the north-eastern boundary. There is the potential to extend this habitat through considered boundary treatment in the north eastern section of the site.

Given the sites current greenfield use it is possible that it is used by protected species. An ecological study would be required to establish if this is the case and should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact through development.

Development of the site will result in the loss of farmland for which there is no mitigation other than the provision of a defensible greenbelt boundary to prevent development from sprawling further into the greenbelt and agricultural land.

Mitigation Required	Stage	Responsible
AVOID – Ecological study to identify presence of protected species.	Prior to development	Developer/planning
COMPENSATE – considered boundary treatment to be sympathetic to adjoining LBS and wet woodland areas on the north eastern boundaries	Site design	Developer

Cultural Heritage

There are no historical buildings on site and a search of the historical maps available did not identify any past use to suggest the site would be of archaeological interest

Mitigation Required	Stage	Responsible
NONE		

Landscape

The site is within the greenbelt and forms part of the green network. The 2005 and 2016 Landscape Character Assessments (LCA) classifies the area as being Lowland Fringe Farmland and considers the site to be of low to medium landscape sensitivity and of moderate Green Belt character. Site design should include landscaping to minimise the visual impact from development.

The site currently has no recreational value or ease of access. A linked green network integrated into the site design with access to areas of open space would open up access and provide a green corridor through the site. There is a path running north/south within the local biodiversity to the east of the site. The green network could see connections to this potentially expanding the LBS area whilst also opening up access to further green spaces.

A defensible greenbelt boundary will be required to prevent further development encroaching on the local biodiversity site and further in to greenbelt.

Mitigation Required	Stage	Responsible
REDUCE - Integrated green infrastructure/network and provision of open space	Site design	Developer/Planning/LDP2 policy
REDUCE - Sensitive boundary landscaping to minimise the visual impact of development	Site design	Developer/planning
COMPENSATE – Defensible greenbelt boundary	Site design	Developer/planning

Population & Human Health

The site will introduce short term construction noise, and longer term noise associated with a residential area. The site is not surrounded by residential development, however the area of land to the west has been designated as residential land within the Local Development Plan 1 (SG2.4), and so it will be in keeping with future land use. Landscape buffering to Kirkton Farm can reduce the impact of noise brought about by the change in land use. Construction noise will introduce a short term negative impact on the residents of Kirkton Farm, however this can be reduced through restrictions on construction hours.

The site will offer residents excellent outdoor access opportunities with paths along Kirkton Burn, Snypes Dam and Neilston Pad. In addition there is a leisure centre in the town along with other local amenities.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
REDUCE – Noise buffering	Site Design	Developer
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2

Soil & Geology

Site underlain by basalt of the Clyde plateau volcanic formation and till. The norther section of the site falls within a low risk coalfield area.

As the site is a greenfield site, development is likely to degrade the quality of the soil. There are no mitigation measures to avoid this impact and it is accepted as part of development on greenfield land.

Mitigation Required	Stage	Responsible
NONE		

Transport

Neilston is serviced by Rail with links to Glasgow city centre. The train station is accessible by foot from the site. In addition there are a number of bus services accessible from Kingston Road/High Street which can be reached from the site on foot along a core path. The bus services provide links to Barrhead, Paisley, Shawlands, Silverburn, Glasgow, East Kilbride, Eaglesham, Newton Mearns

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins	Site design	Developer

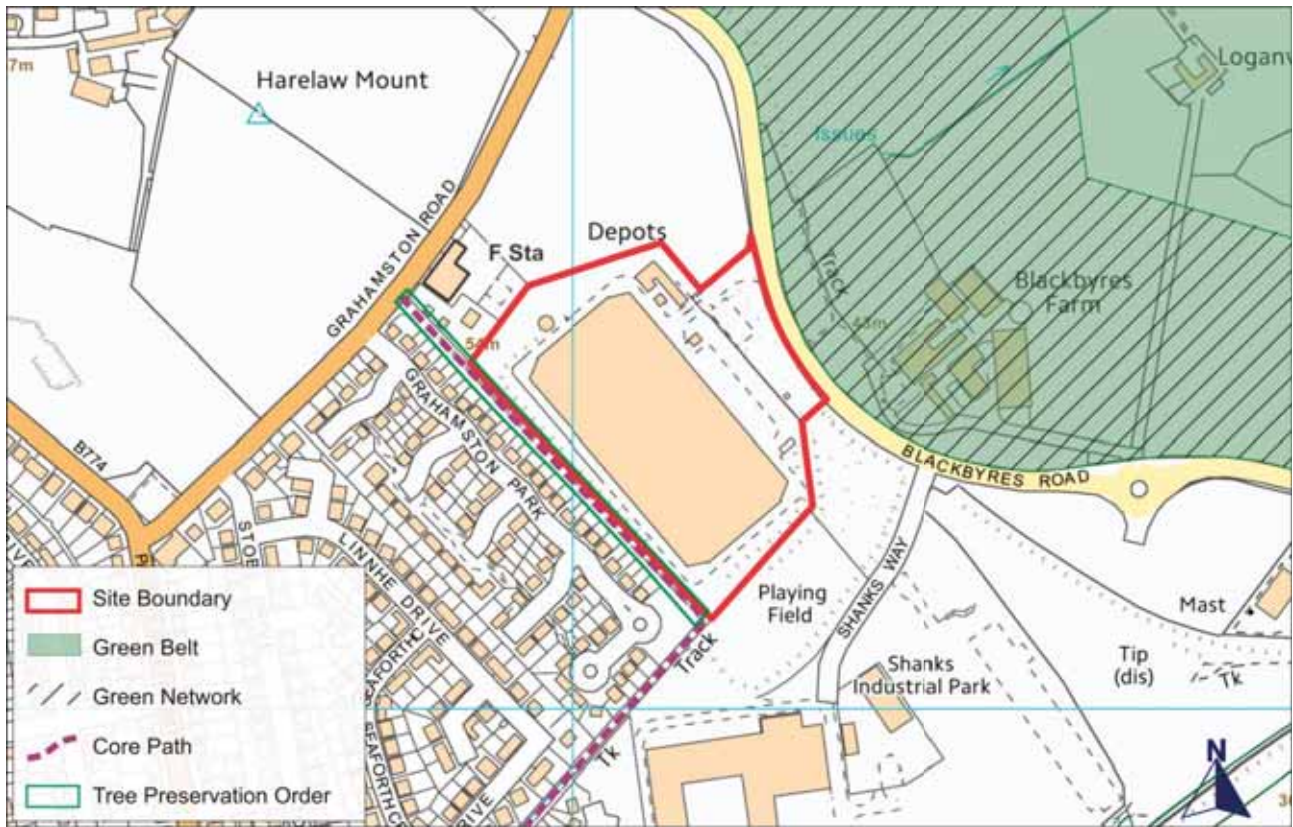
Water

There are no watercourses running through the site and no potential flood risk indicated from SEPAs flood risk maps.

Mitigation Required	Stage	Responsible
NONE		

CS019 – Blackbyres Road, Barrhead (MIR10)

The site covers an area of 4.6Ha of brownfield land. The site has a former industrial use and currently sites a modern single storey four bay warehouse of steel portal frame construction and block walls, corrugated cladding and roofing. The proposal is for residential of around 160 units delivered in 1-5 years. The type of housing and phasing schedules are still to be considered.



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Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Consideration should be given to the possibility of expanding the potential Barrhead North district heating opportunity to include this site. District heating could reduce the amount of CO₂ produced compared to traditional domestic gas services.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards
REDUCE – District heating opportunity	Prior to development	Developer

Biodiversity

There are no designated sites within the boundary of CS019.

Residential housing with integrated green network could improve the biodiversity of the site through removal of hardstanding and introduction of green spaces.

Mitigation Required	Stage	Responsible
NONE		

Cultural Heritage

The site has had a previous industrial use and historic railway lines used to cut across the site. It is likely that the site levels will have been reworked and it is considered unlikely that the site will hold any significance regarding historical cultural heritage. However, further advice should be sought from an archaeological expert due to the proximity of the site identified as the location of the Battle of Crosstab. There are no buildings of cultural heritage importance existing on the site. Development of this brownfield site will likely improve visual amenity.

A contaminated land assessment should be conducted to ensure there is no risk from historical use. A remedial strategy should be devised and implemented to remove any risk identified through the assessment.

Mitigation Required	Stage	Responsible
AVOID – Archaeological assessment	Prior to development	Developer/Planning
REMEDY – Contaminated land assessment	Prior to development	Developer/planning

Landscape

At the present time this is a brownfield site providing limited open space and low biodiversity value. Development which sees the inclusion of an integrated green network, linking this site with (CS012 Blackbyres Road) in the north and the Barrhead north masterplan area in the south, in particular the Shanks site (SG2.16 of LDP1), will enhance the biodiversity value and provide access to outdoor recreational areas for new and existing residents. Linkages could also be made to the green lane (right of way) which is present along the western boundary of the site.

In addition a development which incorporates a green network, open spaces and landscaping will improve the visual impact this site has on the landscape.

Mitigation Required	Stage	Responsible
REMEDY – Integrated green infrastructure, green network and provision open spaces	Site design	Developer/Planning
REMEDY – landscaping	Site design	Developer/Planning

Population & Human Health

There will be increased noise during the construction phase and later from the sites change of use to residential. The impact of the construction noise can be minimised through restrictions on construction hours. The resulting noise from the residential development is in keeping with surrounding land use and is not considered to be significant.

The site is located near the Fereneze hills which can be accessed on foot from the site using roadside pavements providing easy access to the outdoors. Site design should incorporate green spaces for more local recreational areas encouraging outside play.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2

Soil & Geology

The soil at the site has the potential to be contaminated from former railway lines and the sites industrial use. This would need further investigation by way of a contaminated land assessment. Should the site be found to be contaminated it would need appropriate remediation prior to development which would improve soil quality and potentially also groundwater quality.

Site situated within coalfield area with coal outcrop identified in north western corner. The southern section of site falls within an area identified as having probable shallow workings. The Coal Authority should be contacted to identify any risks onsite.

Mitigation Required	Stage	Responsible
REMEDY - Contaminated land assessment to identify any risks	Prior to development	Developer/Planning/Environmental Health
AVOID – contact the Coal Authority	Prior to development	

Transport

The site is situated within walking distance from Barrhead train station providing access to Glasgow, Kilmarnock and Ayr. In addition there are bus stops along Paisley Road providing links to Paisley, Renfrew, Braehead, Glasgow, Glasgow Airport, Linwood, Neilston and Barrhead town centre. Finally Barrhead town centre is also accessible by foot and provides all local amenities, including shopping, libraries, leisure clubs etc.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Should a contaminated land assessment be considered appropriate and should the findings of the assessment identify the presence of contamination, there may be waste soils removed from the site.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

A section of the site is identified on the SEPA pluvial flood risk map as having the potential to flood. The probability of the risk of flooding extends to areas shown as having a moderate probability. A flood risk assessment will be required to enable an appropriate design and drainage strategy.

A contaminated land survey will identify any risks to groundwater and remediation will be required if there is found to be a risk

Mitigation Required	Stage	Responsible
AVOID – site design incorporating levels, drainage and SUDs to mitigate against surface water flood potential	Site design	Developer/Planning/SEPA
REMEDY – Contaminated land Assessment	Prior to development	Developer

CS021 – Waterfoot Road, Waterfoot (MIR8)

The site covers an area of 5.3Ha of agricultural land. It is situated within the greenbelt and forms part of the green network. The proposal is for a residential development of approximately 100 houses (30% affordable) delivered within a 1-5 year timescale.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

There are no designated sites within the boundary. Given the site's current status as a greenfield site it is possible that protected species or species identified through the LBAP inhabit the site and an ecological

study would be required to establish if this is the case. Should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

The site borders the Low Borland LBS. The possibility of expanding this LBS should be explored.

The existing hedgerows may be of importance for nesting sites for birds, hedgehogs, etc. and should be retained and incorporated into the green infrastructure. Improvement of these habitats would bring a positive enhancement from the development.

Development will result in the loss of agricultural land for which there is no mitigation other than the provision of a defensible urban boundary to prevent development from sprawling further into the greenbelt and on agricultural land. The site is bounded on the south by the A726 and to the west by Glasgow Road. The north of the site is defined by Borland Burn, a tributary of the White Cart Water. The eastern boundary is formed by the White Cart Water and will require strong boundary treatment.

Mitigation Required	Stage	Responsible
AVOID – Ecological study to identify presence of protected species.	Prior to development	Developer/planning
COMPENSATE – retention and enhancement of hedgerows	Site design	Developer

Cultural Heritage

There are no buildings of historical significance on the site. An assessment on whether or not an archaeological survey is required should be undertaken in collaboration with an archaeologist.

Mitigation Required	Stage	Responsible
AVOID – Archaeological Assessment	Prior to development	Developer

Landscape

The site is currently a greenfield site with no recognised recreation value. The site is situated within the greenbelt and forms part of the green network. Should the site be developed a defensible greenbelt boundary would be given by the A726 in the South, Glasgow Road in the west and Borland Burn in the north and the eastern boundary is defined by the White Cart Water. Development will result in the fragmentation of the green network. Incorporation of a linked green network with open spaces would ensure a green corridor through the site remains.

The 2005 and 2016 Landscape Character Assessments (LCA) classifies the area as rolling farmland with medium-high landscape sensitivity and moderate to strong greenbelt landscape character. The visual impact on the landscape should be considered during the site design phase and appropriate landscaping implemented to reduce its impact.

Mitigation Required	Stage	Responsible
COMPENSATE – integrated green infrastructure, network and provision of greenspaces	Site design	Developer/planning
REDUCE – boundary landscaping	Site design	Developer/planning
COMPENSATE – defensible greenbelt boundary	Site design	Developer/planning

Population & Human Health

The site will introduce short term construction noise and longer term noise associated with a residential area. In addition noise from the A726 could impact upon new residents. The residential noise is in keeping with the relatively new development on the south of Waterfoot. The impact from construction noise can be reduced through restriction on construction hours. The noise from the road can be reduced through landscape buffering.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2
REDUCE – buffering to reduce road noise impact	Site design	developer

Soil & Geology

The site is underlain by Basalt of the Clyde Plateau Volcanic formation. Above this is diamicton. The soils are described as noncalcareous gleys which are not considered to have high carbon content.

As the site is a greenfield site, development is likely to degrade the quality of the soil. There are no mitigation measures to avoid this impact and it is accepted as part of development on greenfield land.

Mitigation Required	Stage	Responsible
NONE		

Transport

Bus links to Glasgow, Eaglesham, Clarkston, Barrhead and East Kilbride are available from an existing bus stop on Glasgow Road to the north of the site.

A core path runs along the western boundary of the site along Glasgow Road. This provides links to Eaglesham and Clarkston.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

A drainage ditch runs through the northern section of the site and feeds into Borland Burn which is a tributary of the White Cart Water. This watercourse should be retained and integrated within the site design. It could be enhanced within a green network running through the site.

SEPA's flood risk maps identify a potential risk from flooding on the site. A flood risk assessment will be required enabling sufficient drainage solutions to be designed. Impact on the Borland Burn and White Cart Water should be considered.

Mitigation Required	Stage	Responsible
AVOID – Flood risk assessment	Prior to development	Developer
COMPENSATE – integration of watercourse within site design	Site Design	Developer

CS023 – Newford Farm, Clarkston (MIR3)

The site covers an area of 8.5Ha with 4.4Ha considered to be developable land. The site is a greenfield site which is subject to casual grazing. It is within the greenbelt and forms part of the green network. The proposal is for a residential development formed from a mix of houses and flats extending to approximately 132 units delivered within a 1-5 year timeframe.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

The site bounds Newford to Busby Glen Local Biodiversity Site (082) along the eastern edge. The possibility of expanding this LBS should be explored.

Given the sites current status as a greenfield site and its use as rough grazing land it is possible that protected species or species identified through the LBAP inhabit the site and an ecological study would be required to establish if this is the case. Should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

Development will result in the loss of agricultural land for which there is no mitigation other the provision of a defensible urban boundary to prevent development from sprawling further into the greenbelt and agricultural land. The site is bounded to the north by Williamwood High School, to the east by the White Cart Water and to the west by Eaglesham Road. Structural planting forms a boundary to the south of the site.

Mitigation Required	Stage	Responsible
AVOID - Ecological study to establish presence or otherwise of protected species	Prior to development	Developer/planning
COMPENSATE – extension of adjoining LBS	Site Design	Developer

Cultural Heritage

An archaeological assessment should be undertaken to identify if there is a need for an archaeological study at the site.

Mitigation Required	Stage	Responsible
AVOID – Archaeological assessment	Prior to development	Developer/Planning

Landscape

The site is currently a greenfield site with no recognised recreational value. The site is situated within the greenbelt and forms part of the green network. Integrated green infrastructure and a network of linked greenspaces incorporated within the site design would help to compensate against the fragmentation of the green network. A review of the green network is underway and will be used to assess sites against at LDP2 proposed plan stage.

The 2005 and 2016 Landscape Character Assessments (LCA) classifies the area as undulating lowland farmland with medium landscape sensitivity and moderate-strong greenbelt landscape character. The visual impact on the landscape should be considered during the site design phase and appropriate landscaping implemented to reduce the overall visual impact.

The site bounds farmland to the south and a defensible greenbelt boundary should be implemented at this boundary to prevent further urban sprawl.

Mitigation Required	Stage	Responsible
REDUCE - Integrated green infrastructure/network and provision of greenspace with links to open space to the north	Site design	Developer/Planning/LDP2 policy
REDUCE - Sensitive boundary landscaping to minimise the visual impact of development	Site design	Developer/planning
COMPENSATE – Defensible greenbelt boundary	Site design	Developer/planning

Population & Human Health

The site will introduce short term construction noise, and longer term noise associated with a residential area. The site is located next to a high school and it is considered that the level of noise will not be significant once construction had ceased.

There is core a core path running along the eastern section of the site providing opportunity for the site to link to this giving access into Busby and to Busby train station and local amenities.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2

Soil & Geology

The site is underlain by Basalt of the Clyde Plateau Volcanic formation. Above this is diamicton. The soils are described as noncalcareous gleys which are not considered to have high carbon content.

As the site is a greenfield site, development is likely to degrade the quality of the soil. There are no mitigation measures to avoid this impact and it is accepted as part of development on greenfield land.

Mitigation Required	Stage	Responsible
NONE		

Transport

Bus links to Glasgow, Eaglesham, Clarkston, Barrhead and East Kilbride are available from an existing bus stop on Glasgow Road to the north of the site. In addition Busby train station is accessible by foot along a network of core paths.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

A small watercourse runs south to north in the eastern part of the site. The eastern boundary is formed by the White Cart Water.

A drainage ditch runs south to north in the eastern part of the site. This watercourse should be retained and integrated within the site design. It could be enhanced within a green network running through the site.

SEPA's flood risk maps identify a potential risk from flooding on the site. A flood risk assessment will be required enabling sufficient drainage solutions to be designed. Impact on the White Cart Water should be considered.

Mitigation Required	Stage	Responsible
AVOID – Flood risk assessment	Prior to development	Developer
COMPENSATE – integration of watercourse within site design	Site Design	Developer

CS029 – Broomburn Drive, Newton Mearns (MIR4)

The site covers 1.4 Ha of mixed use (brownfield carpark and greenfield public park) land. The proposal is for a mix of residential, employment and retail units comprising 60 residential units in a mix of 2/3 story terraced and/or flatted properties. (50% private/50% affordable) delivered in 1-5yrs. In addition a 4000sqft Class 1 retail unit and 3000sqft class 10 community building (such as nursery or similar) is also proposed.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

Broomburn Drive Local Biodiversity Site (LBS14) covers the majority of the site and is described as an area of amenity grassland and playground with the wooded broom burn running along its eastern edge forming a few poor quality habitats with no rare species. Recommendations are for the enhancement of the site for wildlife purposes. In addition the site is covered by tree preservation order 9 – Kirkhill.

Developer contributions should be sought to compensate the loss in the area of the LBS and be used to enhance the remaining area for wildlife purposes.

A defensible boundary will be required to prevent further development within the LBS.

Mitigation Required	Stage	Responsible
COMPENSATE - Developer contributions to enhance remaining LBS for wildlife	Planning	Developer/Planning
COMPENSATE – defensible boundary to prevent further development within the LBS	Site Design	Developer

Cultural Heritage

The site of Mearns Church is in close proximity to the proposed development area. An archaeological assessment should be conducted to identify the need for an onsite survey.

Mitigation Required	Stage	Responsible
AVOID – Archaeological assessment	Prior to development	Developer/Planning

Landscape

The site is identified as a protected urban greenspace within the Local Development Plan1. The site provides access to open greenspace as well as incorporating a more formal child's play park. It is also included within the green network.

Development is likely to negatively impact upon this urban greenspace. To mitigate the visual impact the site design should consider landscaping and provide a robust boundary to protect the remaining greenspace from future development.

The child's play park will need to be relocated. Compensation for the loss of greenspace could be given by way of development contributions to enhance the play facilities at the park.

Mitigation Required	Stage	Responsible
COMPENSATE – Enhancement of remainder of the protected greenspace	Site Design	Developer/planning
COMPENSATE – Defensible boundary to prevent further encroachment on green space	Site Design	Developer/Planning

Population & Human Health

The site will introduce short term construction noise, and longer term noise associated with a residential area. There may also be an increase of noise throughout the day from the retail and community building. The community building has the potential to introduce evening noise. It is considered that the level of noise from the residential element will not be significant once construction had ceased. Restrictions on the hours of operation for the community facility can be placed through the planning process.

The development will see a reduction in existing urban greenspace used as a park and the loss of a child's play area. The child's play park will need to be relocated. Compensation for the loss of greenspace could be given by way of development contributions to enhance the play facilities at the park.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
COMPENSATE – relocation and enhancement of child's play area	Site Design	Developer
REDUCE – restriction of construction times	Planning	Planning
AVOID – restriction on hours of community facility	Planning	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2

Soil & Geology

The site is underlain by Basalt of Clyde plateau volcanic formation. Above this is diamicton. There are no high carbon content soils

Mitigation Required	Stage	Responsible
NONE		

Transport

Bus stops along Broom Drive and Mearns Road provide bus links to Glasgow, Jordanhill, Charring Cross, Muirend, Cathcart, Victoria Infirmary, Newton Mearns, Uplawmoor, Neilston, Barrhead, Eastwood, Eaglesham and East Kilbride.

The corepath that runs through the site will need to be considered in the site design and either incorporated or re-routed to ensure that pedestrian movement is not negatively impacted

The siting of the retail and community facility may provide additional local facilities reducing new and existing residents needs to travel

Mitigation Required	Stage	Responsible
AVOID /REMEDY – Incorporation or re-routing of corepath	Site design	Developer

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

SEPA's flood maps do not indicate any flood risk to the site at present. A drainage assessment is required to enable an appropriate drainage solution to be formulated to prevent flooding of the Broom Burn

Mitigation Required	Stage	Responsible
AVOID – drainage assessment	Site design	Developer

CS043 – Easterton Avenue, Busby (MIR7)

The site covers 12.9Ha of agricultural land. The site is a greenfield site currently situated within the green belt forming part of the green network. The proposal is for a residential development of 150-200 mixed property types providing private, affordable and intermediate accommodation to be delivered within a 1-5 year time scale. In addition proposals include an area of open space to contribute to the green network. A small part of the site is allocated for affordable housing within the Local Development Plan (SG1.38).



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

There are no designated sites within the boundary. Given the sites current status as a greenfield site and its use as agricultural land it is possible that protected species or species identified through the LBAP inhabit the site and an ecological study would be required to establish if this is the case. Should protected

species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

The existing hedgerows may be of importance for nesting sites for birds, hedgehogs, etc. and should be retained and incorporated into the green infrastructure. Improvement of these habitats would bring a positive enhancement from the development.

Development will result in the loss of agricultural land for which there is no mitigation other than the provision of a defensible greenbelt boundary to prevent development from sprawling further into the greenbelt and agricultural land. The site is bounded on the northern boundary by residential development and to the west by a railway line. A defensible greenbelt boundary will be required along the southern and south eastern edges of the site.

Mitigation Required	Stage	Responsible
AVOID – ecological survey to identify presence of protected species	Prior to development	Developer
AVOID/REMEDY - Hedgerow, retain, incorporate and improve	Site design	developer
COMPENSATE – provision of defensible greenbelt boundary	Site design	developer

Cultural Heritage

There is nothing showing in historical maps available for viewing at the time of writing to indicate a previous land use.

The eastern section of the site is situated next to the Busby Conservation area. This section of the site will need to be designed with this in mind.

Mitigation Required	Stage	Responsible
REDUCE – impact on Busby conservation area to be considered in site design	Site design	Developer

Landscape

The site is currently a greenfield site with no recognised recreation value. The site is situated within the greenbelt and forms part of the green network. Should the site be developed a defensible greenbelt boundary would be required along the southern boundary. Development would result in the fragmentation of the green network. Integrated green infrastructure and a network of linked greenspaces incorporated within the site design would help compensate against the fragmentation of the green network. A review of the green network is underway and will be used to assess sites against at LDP2 proposed plan stage.

The 2005 and 2016 Landscape Character Assessments (LCA) classifies the area as undulating lowland farmland with low landscape sensitivity. The 2005 LCA classifies the site as being of moderate to strong greenbelt landscape character, however, the 2016 LCA reclassifies this land as being of moderate value. The visual impact on the landscape should be considered during the site design phase and appropriate

landscaping implemented to reduce the overall visual Impact. This should also seek to strengthen the greenbelt boundary.

Mitigation Required	Stage	Responsible
COMPENSATE – integrated green network, provision of open green space	Site design	Developer
COMPENSATE – robust boundary to green belt.	Site design	Developer
REDUCE – sensitive landscaping along boundary to reduce visual impact.	Site design	Developer

Population & Human Health

The site will introduce short term construction noise, and longer term noise associated with a residential area. It is considered that the level of noise will not be significant once construction had ceased. Noise from construction can be reduced by setting a restriction on construction hours.

There is a core path running along the western edge of the site. This provides access to Busby train station and development should ensure there are pedestrian links to this.

Site design incorporating a green network link to open green spaces would open up access to outdoor recreational spaces for new and existing residents.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a percentage of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2
COMPENSATE – integrated green infrastructure and open green spaces	Site design	developer

Soil & Geology

The site is underlain by volcanoclastic sedimentary rocks of the Kirkwood Formation overlain by diamicton. The soils are described as noncalcareous gleys and brown earths.

As the site is a greenfield site, development is likely to degrade the quality of the soil. There are no mitigation measures to avoid this impact and it is accepted as part of development on greenfield land.

The site is situated within a coalfield area however it is described as a low risk development area.

Mitigation Required	Stage	Responsible
None		

Transport

The site is located within 400m of Busby train station providing rail links to Glasgow and East Kilbride. In addition bus services are accessible off East Kilbride Road with links to East Kilbride, Glasgow, Clydebank and Clarkston.

There is a core path running parallel with the western edge of the site leading to Station Road which links to the train station.

There are local amenities within 800m from the site, accessible on foot and therefore reducing the need to travel. However it is likely residents will need to travel for work.

Mitigation Required	Stage	Responsible
COMPENSATE – pedestrian linkages throughout the site joining with the core path to allow access to the train station	Site design	Developer

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

An area to the west of site is identified on SEPA's pluvial flood risk map as having a moderate to high risk of flooding. There are no watercourses transecting the site. There is however a watercourse located close to the north eastern boundary which feeds the Thorntonhall Burn. A flood risk assessment will be required to ensure suitable site layout, levels and drainage are achieved. The assessment will also need to ensure surface runoff does not surpass the capacity of the watercourse.

Mitigation Required	Stage	Responsible
AVOID – Flood risk assessment	Prior to development	developer

CS050 – Westerton Lane Busby (MIR5)

The site covers an area of 1.37Ha of grazing/agricultural land. The site is situated within the green belt and forms part of the green network. The proposal is for 20-30 residential houses delivered within 1-5 year timescale.



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Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

There are no designated sites within the boundary. Given the sites current status as a greenfield site and its use as rough grazing land it is possible that protected species or species identified through the LBAP inhabit the site and an ecological study would be required to establish if this is the case. Should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

The existing hedgerows which define the site boundary may be of importance for nesting sites for birds, hedgehogs, etc. and should be retained. Improvement of these habitats would bring a positive enhancement from the development.

Development will result in the loss of agricultural land for which there is no mitigation other than the provision of a defensible urban boundary to prevent development from sprawling further into the greenbelt and agricultural land.

Mitigation Required	Stage	Responsible
AVOID – ecological survey to identify presence of protected species	Prior to development	Developer
COMPENSATE – provision of defensible greenbelt boundary	Site design	Developer

Cultural Heritage

There are no historical land uses to suggest the site would be of archaeological interest. A former Railway line servicing the historical Busby Print Works ran along the northern section of the site outwith the boundary.

Mitigation Required	Stage	Responsible
NONE		

Landscape

The site is currently a greenfield site with no recognised recreation value. The site is situated within the greenbelt and forms part of the green network. Should the site be developed a defensible greenbelt boundary would be required at the southern and eastern boundaries. Integrated green infrastructure and a network of linked greenspaces incorporated within the site design, linking to the right of way to the north of the site would help mitigate against the loss of green network. A review of the green network is underway and will be used to assess sites against at LDP2 proposed plan stage.

The 2005 and 2016 Landscape Character Assessments (LCA) classifies the area as undulating lowland farmland with low landscape sensitivity. The 2005 LCA classifies the site as being of moderate to strong greenbelt landscape character, however, the 2016 LCA reclassifies this land as being of moderate value. The visual impact on the landscape should be considered during the site design phase and appropriate landscaping implemented to reduce the visual impact. This should also seek to strengthen the greenbelt boundary.

Mitigation Required	Stage	Responsible
REDUCE - Sensitive boundary landscaping to minimise the visual impact of development	Site design	Developer/planning
REDUCE - Integrated green infrastructure/network and provision of greenspace	Site design	Developer/Planning/LDP2 policy
COMPENSATE – Defensible greenbelt boundary	Site design	Developer/planning

Population & Human Health

Impact to the equestrian centre, especially noise and movement close to the exercising area will need to be considered and sensitive boundary treatment to avoid/reduce this impact will be required. Likewise the noise and privacy from clients of the equestrian centre will need to be addressed through boundary treatment and site design to prevent any negative impact on new residents.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
REDUCE – sensitive design and boundary treatment to protect privacy and reduce noise.	Site design	Developer
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2
COMPENSATE – integrated green infrastructure and open green spaces	Site design	Developer

Soil & Geology

The site is underlain by basalt of the Clyde plateau volcanic formation above which lies diamicton. The soils are described as noncalcareous gleys.

As the site is a greenfield site, development is likely to degrade the quality of the soil. There are no mitigation measures to avoid this impact and it is accepted as part of development on greenfield land.

Mitigation Required	Stage	Responsible
NONE		

Transport

Local amenities and education services within walking distance of the site, however likely that residents will commute to a place of work.

Busby railway station is located within 300m of the site providing train links to Glasgow and East Kilbride. In addition bus stops along East Kilbride Road provide bus links to Clarkston, Glasgow, Clydebank, Calderwood and East Kilbride.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

There is a watercourse flowing along the western boundary of the site. The SEPA flood risk map shows a linear area of potential pluvial flood risk following the line of the watercourse. Development will need to include adequate drainage and SUDs to ensure that surface runoff doesn't result in increased flooding of the watercourse.

Mitigation Required	Stage	Responsible
AVOID – Flood risk assessment	Prior to development	developer

CS057 – Patterton Farm, Newton Mearns (MIR6)

The site is 23.6Ha of mixed greenfield and Brownfield land. It is situated within the greenbelt and forms part of the green network. This site is also within the boundary of Dams to Darnley Country Park. The proposal is for residential use of approximately 300 dwellings delivered in 1-5 year timescale.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

Patterton Farm Wood, an unconfirmed local biodiversity site is located within the boundary of the proposed site. This unconfirmed LBS is a former Site of Interest for Nature Conservation(SINC), however it was not included within the 2012 LBS survey, which is why it is unconfirmed. The area covered by this unconfirmed LBS coincides with a patch of ancient woodland. This wooded area should be retained and

incorporated within the site design. In addition a small section of the Waldon Woods local biodiversity site encroaches the proposed development site in the north east.

Given the above areas of woodland, and the sites current greenfield status it is possible that protected species or species identified through the LBAP inhabit the site and an ecological study would be required to establish if this is the case. Should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

The existing hedgerows may be of importance for nesting sites for birds, hedgehogs, etc. and should be retained and incorporated into the green infrastructure. Improvement of these habitats would bring a positive enhancement from the development.

Development will result in the loss of agricultural land for which there is no mitigation other than the provision of a defensible greenbelt boundary to prevent development from sprawling further into the greenbelt and agricultural land. The site is bounded on the west by the M77, the south by a railway line and the east by Stewarton Road. The northern limit extends up to the Council boundary with Glasgow. Across this boundary within the Glasgow authority area is further agricultural fields leading to residential housing. A defensible greenbelt will be required along this northern boundary.

Mitigation Required	Stage	Responsible
REDUCE/AVOID – retention of woodland	Site design	Developer
AVOID – ecological survey to identify protected species	Prior to development	Developer
COMPENSATE – defensible greenbelt boundary	Site design	Developer

Cultural Heritage

The West of Scotland Archaeology Service website identifies an old road and farmstead. Trenching on the area of the carpark on the boundary of the site identified a clapper type main drain dating from the 18th-19th century. The presence of the drain would suggest the possibility of an associated structure outside the trenched area. Given the sites proximity it is likely an archaeological survey will be required at this site to ascertain the presence or otherwise of archaeological remains.

There is potential for contamination from fuel storage and asbestos sheet cladding at original farmhouse and associated buildings. Development would require that any contamination was remediated to standards suitable for the proposed use. Development will see the regeneration of these dilapidated buildings, improving the appearance of the built environment.

Mitigation Required	Stage	Responsible
AVOID – Archaeological Survey	Prior to development	Developer
REMEDY – Contaminated land investigation	Prior to development	Developer
REMEDY - regeneration of former Patterton Farm buildings	Site design	Developer

Landscape

The site is currently a greenfield site with no recognised recreation value. The site is situated within the greenbelt and forms part of the green network. Should the site be developed a defensible greenbelt boundary would be given by the M77, a railway line, Stewarton Road and the Council boundary. However development will result in the fragmentation of the green network and will see residential development within an area of Dams to Darnley Country Park.

The 2005 and 2016 Landscape Character Assessments (LCA) classifies the northern area as northern scarp farmland with medium landscape sensitivity. The southern section of the site is described as undulating lowland farmland with medium to high landscape sensitivity with moderate to strong greenbelt landscape character. The retention of the wooded areas and landscaping along boundary would also help reduce the overall impact of development on the landscape. In addition an integrated green network of linked greenspaces incorporated within the site design would help compensate against the fragmentation of the green network. A review of the green network is underway and will be used to assess sites at LDP2 proposed plan stage.

The development will bring the area of the patterton farm buildings back into use, improving the visual amenity of this area.

Mitigation Required	Stage	Responsible
REMEDY – Integrated green infrastructure	Site design	Developer
AVOID – Retention of wooded areas	Site design	Developer
REDUCE – boundary landscaping to reduce visual impact.	Site design	Developer

Population & Human Health

The site is located within an area of the Dams to Darnley Country Park. Development of this site has the potential to open up access, not only to open space within the development but also access to the Country Park from Newton Mearns. Access from this area is currently lacking. Some new path creation within the park to link to the bridge over the M77 would give pedestrian access to this site and the wider Newton Mearns area. This will have benefit for both new and existing residents at. Given the proposals for a visitor centre and wakepark at Balgray reservoir, improving access by sustainable means for local residents should be a priority.

In addition to the outdoor recreational opportunities offered by Dams to Darnley, the site is close to Rouken glen park, a golf course and new leisure facility.

The site will introduce short term construction noise, and longer term noise associated with a residential area. It is considered that the level of noise brought about by the sites change of use will not be significant once construction had ceased. Landscape buffering along the boundaries with the railway line and the M77 would be necessary to reduce the impact of rail and traffic noise to new residents.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and

human health through the provision of accessible housing. In addition provision for a minimum of 25% affordable housing contribution would be required.

Mitigation Required	Stage	Responsible
COMPENSATE – contributions towards path linking bridge over M77 to path network within D2D	Planning	Developer/planning
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning
COMPENSATE – provision of accessible and adaptable housing	LDP2	LDP2
REDUCE – buffering along M77 & railway line to restrict traffic noise to new development	Site design	Developer

Soil & Geology

The site is underlain by undivided cyclic sedimentary rocks of Limestone Coal Formation in the north and basalt of the Clyde plateau volcanic formation in the south. These are overlain by diamicton and undivided cyclic sedimentary rocks on upper limestone formation. Above this the soils are described as noncalcareous gleys.

The site falls within a coalfield area with coal outcrops present in the northern section the site and a mine entrance shown close to the site boundary. Consultation with the Coal Authority will be necessary.

Potential contamination fuel storage and asbestos sheet cladding at original farmhouse and associated buildings. Remediation to allow for development will improve soil quality in this area. However remaining greenfield site will likely see a soil quality degradation as a result of development.

Mitigation Required	Stage	Responsible
REMEDY – contaminated land investigation/remediation	Prior to development	Developer
AVOID – discussion with the Coal Authority required to identify any onsite risks	Prior to development	Developer

Transport

Patterton Railway station is within easy walking from the site providing links to Glasgow and Neilston. In addition there are bus stops along Capelrig Road and at Patterton Station giving bus links to Shawlands, Thornliebank and Newton Mearns.

Eastwood High School and Crookfur Primary School are both accessible on foot.

Greenlaw shops are also within walking distance along the corepath on Stewarton Road.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Wooded areas on site, felling of these will result in forestry waste which should be used onsite. Retention of the forested areas will ensure there is no forest waste generated aswell as the benefits to the landscape and biodiversity noted above

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning
AVOID – retain wooded areas	Side design/development	Developer

Water

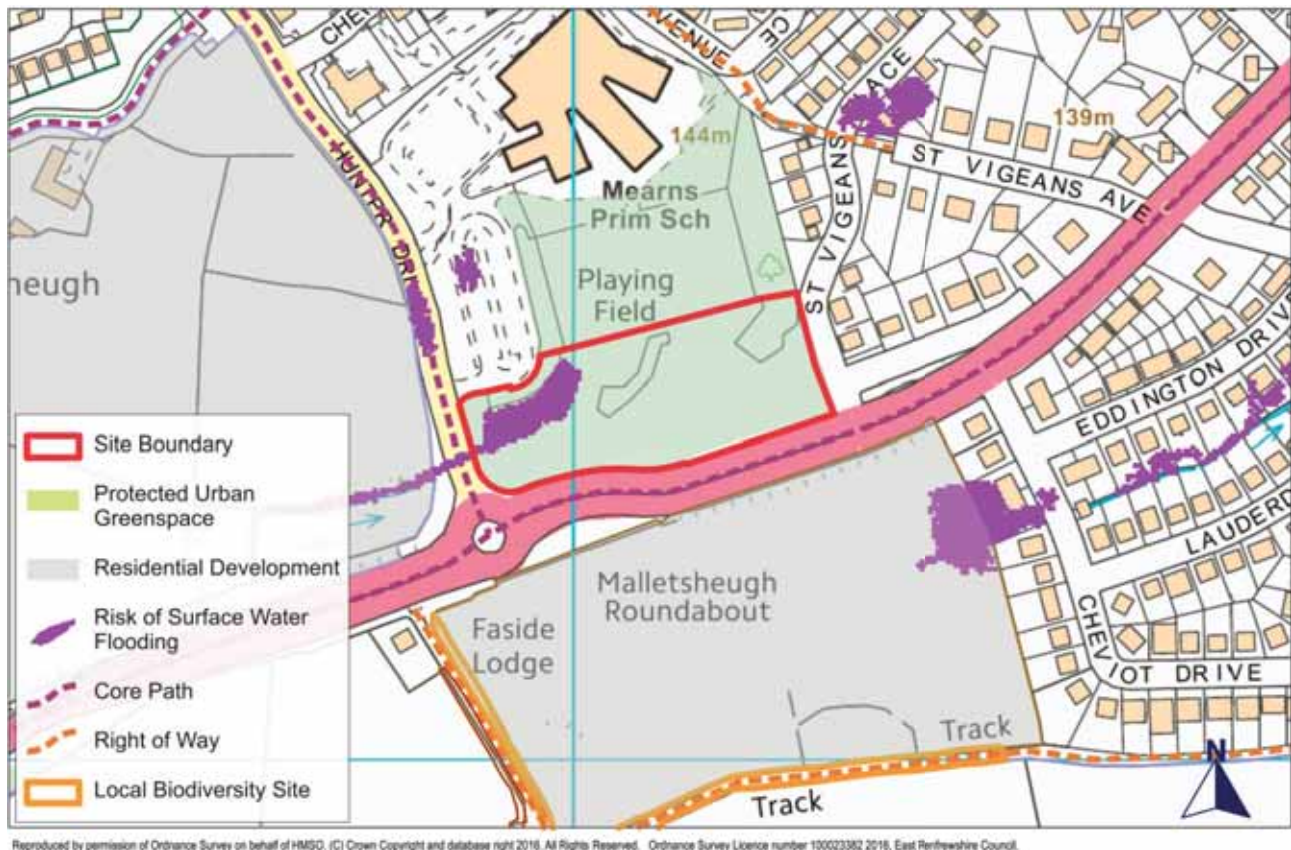
There are no waterbodies identified on site however SEPA's pluvial flood risk map identifies areas that have a moderate to high flooding potential. A flood risk assessment will be required to inform site drainage and levelling detail.

Should contamination be found on site, its remediation has the potential to improve groundwater quality.

Mitigation Required	Stage	Responsible
AVOID – Flood risk assessment	Prior to development	Developer
REMEDY – remediation of any contaminated issues present to improve GW quality	Prior to development	Developer

Ayr Road, Newton Mearns (MIR12)

The site covers an area of 1.38ha of green space. The site is classified as protected urban greenspace within the Local Development Plan. The proposal is for 20 affordable units.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

There are no designated sites within the boundary. The site is currently open greenspace within an urban environment. There are a number of trees on the site and it is possible that protected species or species identified through the LBAP inhabit the site. An ecological study would be required to establish if this is the case. Should protected species be found on the site an appropriate action plan would be needed to ensure there is no negative impact.

The entire site is identified as marshy grassland within the Wetland Inventory. Development will introduce drainage of this site and is therefore likely to have a negative on groundwater dependant terrestrial ecosystems (GWDTE).

Mitigation Required	Stage	Responsible
AVOID - Ecological study to establish presence or otherwise of protected species	Prior to development	Developer/planning

Cultural Heritage

There is nothing on the historical maps to suggest a previous use which might be of interest.

Mitigation Required	Stage	Responsible
NONE		

Landscape

The site currently has no formal recreational value however it may be used informally by local children and dog walkers. Development should incorporate green space and retain the mature trees where possible.

The site is classified as urban area within the landscape character assessment. No visual sensitivity assessments area given.

The site fronts onto Ayr Road and therefore site design and landscaping should be sensitive to the visual impact that development will have.

Mitigation Required	Stage	Responsible
REDUCE – visual impact softening though site design and landscaping	Site Design	Developer
COMPENSATE – provision of greenspace and retention of mature trees	Site Design	Developer

Population & Human Health

The site will introduce short term construction noise, and longer term noise associated with a residential area. The site is located opposite an area currently under construction for residential use. It is considered that the level of noise will not be significant once construction had ceased.

The site is located next to a main road and a sports pitch. Site design will need to consider noise generated from the road and noise and light from the sports pitch. Landscape buffering may help to reduce these impacts to new residents.

Open spaces suitable for outdoor recreation should be incorporated into the site design.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and

human health through the provision of accessible housing. In addition the site will deliver 100% affordable housing.

Mitigation Required	Stage	Responsible
REDUCE – buffering for noise and light	Site design	developer
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2

Soil & Geology

The site is underlain by basalt of the Clyde Plateau volcanic formation. A strip of alluvium identified beneath the western area of the site. The soils are described as brown earths.

It is considered likely that development is likely to degrade the quality of the soil. There are no mitigation measures to avoid this impact and it is accepted as part of development on greenfield land.

Mitigation Required	Stage	Responsible
NONE		

Transport

There are bus stops located adjacent to the site on Ayr Road. These provide links to Glasgow, Newton Mearns and Kilmarnock.

There are 2 core paths bounding the site, both provide links to the Avenue shopping centre.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

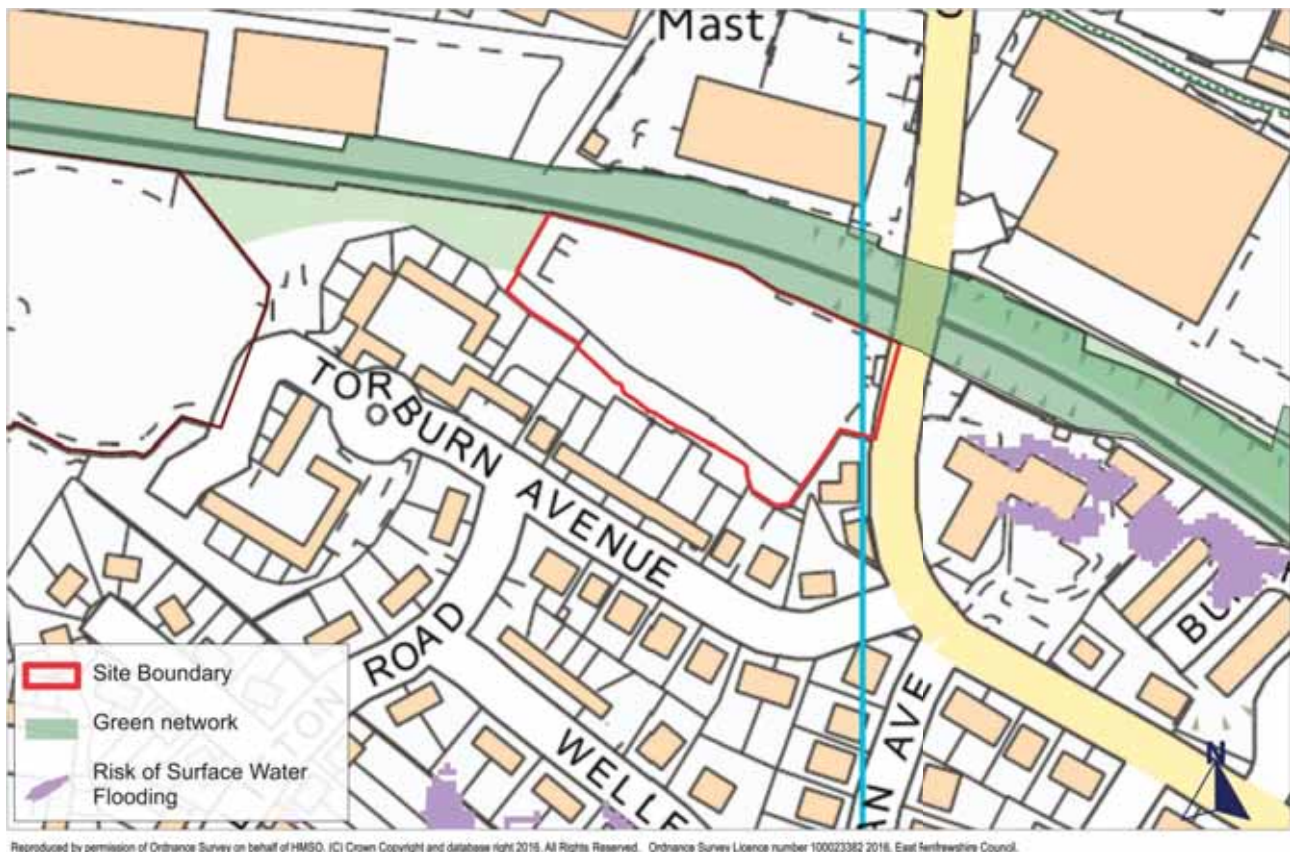
Water

SEPA's pluvial flood risk map identifies areas that have a high pluvial flood risk potential. A flood risk assessment will be required.

Mitigation Required	Stage	Responsible
AVOID – Flood Risk Assessment	Prior to development	Developer

Burnfield Road, Giffnock (MIR13)

This is an existing Brownfield site that was identified for private housing in the adopted local Plan (2011) and LDP1 (2015). The site was part of the relevant Environmental Report for both. The former planning permission on the site for 20 units has now lapsed and the site is currently in use for temporary car storage for an adjacent car showroom. As part of this MIR the Council has sought to change the designation to promote the site for 100% affordable housing in the longer term.



Air/Climate

The site is not situated within an air quality management area and is considered unlikely that a residential development at this scale would result in the designation of such. The siting of new residential buildings will however result in an increase in energy consumption. Whilst this impact cannot be eliminated it will be minimised by the requirement of sustainability labelling regulated through Building Standards whereby a minimum silver standard must be reached.

Mitigation Required	Stage	Responsible
REDUCE - New buildings to silver or higher suitability label	Building warrant	Developer/building standards

Biodiversity

The site is a brownfield site with no designations in regards to nature conservation. Development of this site removes pressure from Greenfield and prime agricultural sites.

Mitigation Required	Stage	Responsible
NONE		

Cultural Heritage

There are no buildings of cultural heritage importance existing on the site. Development of this brownfield site will likely improve visual amenity. A contaminated land assessment should be conducted to ensure there is no risk from previous use. A remedial strategy should be devised and implemented to remove any risk identified through the assessment.

Mitigation Required	Stage	Responsible
AVOID/REMEDY – Contaminated land assessment	Prior to development	Developer/Planning

Landscape

The site is currently a brownfield site sited on the edge of a largely residential area. Careful site design could improve the visual amenity of the space.

Mitigation Required	Stage	Responsible
REMEDY - Improved visual impact through site design and landscaping	Site design	Developer

Population & Human Health

The site will introduce short term construction noise, and longer term noise associated with a residential area. The site is located opposite an area currently under construction for residential use. It is considered that the level of noise will not be significant once construction had ceased.

The site is located next to a main road and adjacent to a railway and existing employment area. Site design will need to consider noise generated from the road and railway. Landscape buffering may help to reduce these impacts to new residents.

Issue 3.1 of the MIR notes its preferred option is to amend policy SG4 of the LDP so that the LDP2 includes a requirement for a % of dwellings on all proposals to meet standards for accessibility and adaptability including suitability for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user. Should this be incorporated within LDP2 then this site will have a positive impact on population and human health through the provision of accessible housing. In addition the site will deliver 100% affordable housing.

Mitigation Required	Stage	Responsible
REDUCE – buffering for noise and light	Site design	developer
REDUCE - Restriction on construction hours	Planning approval	Planning
COMPENSATE – Affordable housing contribution	Planning approval	Planning/LDP2
COMPENSATE – provision of accessible and adaptable housing	LDP2	Developer/LDP2

Soil & Geology

It is considered that development will not have a significant detrimental impact on the underlying soil or geology given the sites past use. The soil at the site has the potential to be contaminated from former uses. This would need further investigation by way of a contaminated land assessment. Should the site be found to be contaminated it would need appropriate remediation prior to development which may improve soil quality. The site falls within a coalfield area. Consultation with the Coal Authority will be necessary. There are no carbon rich soils identified within the site.

Mitigation Required	Stage	Responsible
REMEDY – contaminated land investigation/remediation	Prior to development	Developer/Planning/Environmental Health
AVOID – discussion with the Coal Authority required to identify any onsite risks	Prior to development	Developer

Transport

The site is located on a bus route with the nearest bus stop being approximately 170m away. Giffnock town centre is also accessible by foot and provides all local amenities, including shopping, libraries, leisure clubs etc.

Mitigation Required	Stage	Responsible
NONE		

Waste

An increase in the number of residential properties will result in increased waste production. Capacity for recycling bins as per the councils new 4 bin service should be provided onsite to ensure recycling is maximised reducing the volume of waste to landfill.

Mitigation Required	Stage	Responsible
REDUCE - Provision of space for 4 wheely bins or alternative solution for flatted properties to enable and encourage recycling	Site design	Developer/Planning

Water

SEPA's pluvial flood risk map identifies areas that have a high pluvial flood risk potential. The site does not fall within an area subject to flood risk.

Mitigation Required	Stage	Responsible
None		

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如果您想得到该资料所含信息的译文，请联系：

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