



OCT 2019

Proposed Local Development Plan 2
Summary

EAST RENFREWSHIRE COUNCIL



How can I find out more and submit my comments on the Proposed Local Development Plan 2 (LDP2)?

We think it is important to provide a range of ways for you to find out about the Proposed Plan, what it means for you and how you can submit your comments to us. You can keep up-to-date with the LDP progress via the Council's website.

The consultation period will run for **8 weeks until 13th December 2019**. You can access information on the Proposed Plan:

<p>Website</p>  <p>www.eastrenfrewshire.gov.uk/ldp2</p>	<p>Email</p>  <p>ldp@eastrenfrewshire.gov.uk</p>	<p>Telephone</p>  <p>0141 577 3001</p>	<p>Library</p>  <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>Barrhead Foundry Library Main Street Barrhead G78 1SW</p> </td> <td style="width: 50%;"> <p>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</p> </td> </tr> <tr> <td> <p>Busby Library Main Street Busby G76 8DX</p> </td> <td> <p>Neilston Library Main Street Neilston G78 3NN</p> </td> </tr> <tr> <td> <p>Clarkston Library Clarkston Road Clarkston G78 8NE</p> </td> <td> <p>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</p> </td> </tr> <tr> <td> <p>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</p> </td> <td> <p>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</p> </td> </tr> <tr> <td> <p>Giffnock Library Station Road Giffnock G46 5JF</p> </td> <td> <p>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</p> </td> </tr> </table>	<p>Barrhead Foundry Library Main Street Barrhead G78 1SW</p>	<p>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</p>	<p>Busby Library Main Street Busby G76 8DX</p>	<p>Neilston Library Main Street Neilston G78 3NN</p>	<p>Clarkston Library Clarkston Road Clarkston G78 8NE</p>	<p>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</p>	<p>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</p>	<p>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</p>	<p>Giffnock Library Station Road Giffnock G46 5JF</p>	<p>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</p>
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<p>Facebook</p>  <p>https://en-gb.facebook.com/eastrenfrewshirecouncil/</p>	<p>Twitter</p>  <p>@EastRenCouncil</p>	<p>Visit Us</p>  <p>2 Spiersbridge Way Spiersbridge Business Park Thornliebank East Renfrewshire G46 8NG</p>											
<p>Drop in Session</p>  <p>Details to follow - See posters and leaflets in community halls, local notice boards, newspapers and online</p>	<p>Story Map</p>  <p>https://arcg.is/18fi4u</p>												

For ease of use we would encourage you to submit responses electronically where possible.

You can comment on the Proposed Plan by:

Going online and completing our online representation form.

www.eastrenfrewshire.gov.uk/ldp2

Download a representation form in Word, complete it and email it to:

ldp@eastrenfrewshire.gov.uk

OR

Print your completed representation form and post it to:

Strategy Team
Council Offices
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank, G46 8NG

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Introduction

This document provides a brief summary of the key elements of the Proposed Local Development Plan 2 (LDP2).

What you think about the Proposed Plan is important to us. This summary provides an overview, however, please read and make your comments in relation to the full Proposed Plan.

The consultation period will last for **8 weeks** until **Friday 13th December 2019**. We are seeking comments from all stakeholders and members of the public. Comments received will be taken into consideration by the Council prior to the Proposed Plan and all comments being submitted to the Scottish Government for independent Examination.

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



What has happened so far?

Work on reviewing our existing Local Development Plan (LDP1) (June 2015) began in 2016. We've already asked for your views on two previous occasions:

- **Key Issues** and **Call for Sites** – Consultation ran during April-May 2016. These documents sought early views on key priorities and issues. We also carried out a 'Call for Sites' exercise to assess sites within the area that may have potential for development.
- **Main Issues Report (MIR)** - Consultation ran from the 30th November 2016 until 8th February 2017. The MIR explained the key issues to be considered in LDP2.

Comments received from these previous stages have informed the Proposed Plan and we would like to thank those who provided their thoughts and feedback so far.

What is the Local Development Plan?

The Local Development Plan (LDP) is a really important planning document and the chances are it will affect every person within East Renfrewshire in some way over the next 10 plus years.

The key purpose of the Proposed Plan is to set out a long term development strategy up-to 2029 and beyond. The Proposed Plan provides the opportunity to plan for and deliver the priorities and needs of those who live, work, visit or want to invest in the area.

The Proposed Plan will guide where and how new homes, jobs, infrastructure and investment are provided and how the area could change. The Plan is essential in helping to protect the environment, improving health and well-being and enhancing our places and communities. It also contains planning policies which will be used to determine planning applications.

LDP1 has already been successful in delivering new housing, green networks, schools and other important infrastructure.

Structure of the Proposed Plan

The Proposed Plan contains the following sections:

- Section 1: Introductory Sections;
- Section 2: Managing and Enabling Growth;
- Section 3: Creating Sustainable Places and Communities;
- Section 4: Promoting Sustainable and Inclusive Economic Growth; and
- Section 5: Promoting a Low Carbon Place.

The Proposed Plan is supported by a number of accompanying documents which are shown below:

- Strategic Environmental Assessment (SEA);
- Action Programme;
- Equalities and Human Rights Impact Assessment (EHRIA);
- Site Evaluation;
- Supplementary Guidance (SG);
- Schedule of Council Land Ownership;
- Background Reports:
 - Housing;
 - Green Belt Landscape Character Assessment;
 - Transport; and
 - Education.

Section 1: Introductory Sections

This section provides an overview of the Council area, key policy influences and a series of key facts. Key facts are shown in Figure 1 of this summary.

National, regional and local policy documents have a major influence on the Proposed Plan, including Scottish Planning Policy, Clydeplan, Glasgow City Region Economic Strategy and the Council's Community and Fairer East Ren Plans and Local Housing Strategy. The Development Strategy and spatial objectives of the Proposed Plan are based upon and link in with the approach taken by these supporting plans and documents.

3 spatial objectives set out what the Plan is trying to achieve as shown in Figure 2:

1. Creating Sustainable Places and Communities;
2. Promoting Sustainable and Inclusive Economic Growth; and
3. Promoting a Low Carbon Place.

Figure 1: Key Facts

Population



Since 2011, population has grown by 4.3% to 94,760 in 2017. Population is increasing and is expected to rise to 110,044 by 2041.

Both our youngest and oldest populations are increasing. High life expectancy - males (80.5) and females (83.7).



Increasing pattern of more people settling in East Renfrewshire than are leaving

Increasing ageing population. By 2041, almost one quarter projected to be aged 65 or over.



27.3% of residents in East Renfrewshire have a long-term health condition or disability.

Increasing demand on care services - People over 80 are the greatest users of hospital and community health services and social care.



Education



Schools are consistently amongst the highest performing in Scotland. Schools within the Eastwood area have increasingly high occupancy levels.

From 2011-17 the number of children under 5 increased by 8.2%; 5-9 year olds increased by 16.3%; and 10-14 year olds increased by 2.4%.

Economic



Only 18% of residents live and work in East Renfrewshire. The majority work in Glasgow (52%).

Approx. 51% of residents are in managerial, professional and technical professions.



4 Town centres - Expenditure leakage to larger centres a longstanding challenge. 23 Neighbourhood centres.

Rouken Glen Park: During the extensive 4 year restoration project (2012-2016) visitor numbers have increased from approx. 406,000 (2011) to 942,000 (2016). From April to March (2018-19) visitor numbers were 950,163.



Dams to Darnley: est. 90,000 visitors per annum.



Whitelee Windfarm: est. 100,000 visitors per annum.

Transport

Between 40-60% of all journeys in East Renfrewshire are under 5km (2014- 2017 Scottish Household Survey).



3 rail lines serving 9 stations. 89% of residents live within 400m of a bus stop and 46% within 800m of a train station.

High car ownership – 89% of households own at least 1 car.



Higher proportion of residents travel to work by car when compared to regional and Scottish averages: 64% ER compared to 56% Scottish/SPT area average.



Lower proportion of residents travel to work using active travel modes when compared to regional and Scottish averages: 4% ER compare to 9% SPT area and 11% Scotland.

42.5% of East Renfrewshire pupils usually walk or cycle to school and around a half are driven to school.



Environment



Rich and varied environment: 6 sites of Special Scientific Interest (SSSI), 1 Local Nature Reserve, 5 conservation areas, 137 listed buildings and 2 gardens and designed landscapes.

424HAs of greenspace accounting for 15% of the urban area. 77% of residential properties are within 200m of greenspace.



Volume of waste recycled has increased since 2013 and approaching target of 60% by 2020.



The level of air pollution is low.

Housing

From 2011 to 2017, the number of households has risen by 4.3 per cent to 38,899.



Owner occupation is the dominant form of tenure - 82% of all housing stock.



Increasing single person households - 32 % in 2017 and by 2041 this is expected to grow to 39%.

House prices in the Eastwood area remain amongst the most expensive in Scotland.



Buoyant housing market with strong developer interest.



Increasing demand for private sector rental market in Eastwood area. Social Rented homes comprise 6% of all homes in Eastwood and 27% in Levern Valley. Rising number of private sector rental properties.

Figure 2: Spatial Objectives

The Proposed Plan's Development Strategy will be achieved by meeting the following objectives:

1. Creating Sustainable Places and Communities

- 1.1. To apply a placemaking approach to deliver safer, accessible, well designed sustainable places and environments that support healthy lifestyles and contribute to well-being.
- 1.2. To safeguard and enhance the historic, built and natural environment.
- 1.3. To protect the green belt and protect and enhance landscape character and setting.
- 1.4. To safeguard and promote the provision of greenspaces, green networks (including multifunctional green infrastructure), biodiversity and habitat networks as well as soil, water and air quality.
- 1.5. To locate development on sites which can be accessed sustainably and contribute to the active travel network; reducing the proportion of journeys made by private car by making sustainable transport such as walking, cycling and public transport more attractive and accessible.
- 1.6. To safeguard and encourage the provision of accessible community, cultural, leisure, health, sport and educational facilities.
- 1.7. To encourage social inclusion through promoting equal opportunities to learning and community engagement for all sectors of the community.

2. Promoting Sustainable and Inclusive Economic Growth

- 2.1. To encourage inward investment, employability, business development, tourism, diversification and sustainable and inclusive growth of the economy.
- 2.2. To recognise that East Renfrewshire forms part of the wider Glasgow and Clyde Valley Region and has a significant role in accommodating and providing economic, population and household growth at the regional and local levels.
- 2.3. To ensure that all development is capable of being served by physical, social and environmental infrastructure or that additional capacity will be provided.
- 2.4. To provide new homes across all tenures which meet the needs of the local community.
- 2.5. To improve the provision of and access to digital infrastructure and networks.
- 2.6. To strengthen the role of town and neighbourhood centres as active, attractive and accessible places and to support their vitality and viability, in accordance with the town centre first principle.

3. Promoting a Low Carbon Place

- 3.1. To prioritise the reuse of existing buildings and the use of vacant and brownfield land.
- 3.2. To promote sustainable design to provide for energy conservation and generation, ensuring a reduction in carbon emissions and the move towards a low carbon place and economy.
- 3.3. To achieve the area's full potential for electricity and heat from renewable sources, in line with national climate change targets.
- 3.4. To reduce emissions through prioritisation of low-carbon and sustainable transport.
- 3.5. To minimise the risk of flooding.
- 3.6. To minimise the impacts on the water environment.
- 3.7. To facilitate the sustainable use of waste and minerals.

Section 2: Managing and Enabling Growth (See Strategic Polices 1-3 and Policies M1-M5)

To meet the 3 spatial objectives it is important that LDP2 establishes a strategy that clearly sets out what we want our area to be like in the future and guides all types of development such as housing and employment to the right locations –this is known as the development strategy.

A key diagram (Figure 3) illustrates the development strategy and broad locations identified for development over the plan period up-to 2029 and beyond. The symbols on the key diagram are indicative and do not represent precise locations or sites. A detailed OS based Proposals Map that accompanies the Proposed Plan shows in detail particular site allocations.

The Proposed Plan promotes a strategy of consolidation and regeneration of the urban areas and enhancing exiting places.

This means that from protecting our greenspaces to delivering new homes, regenerating our urban areas, encouraging physical activity and contributing to healthy environments, raising the quality and standards of design, provision of new facilities, improved digital connectivity, vibrant town centres and reduction of the areas carbon footprint and energy consumption LDP2 can help make better places and create great communities for everyone.

Delivery of this strategy will be achieved by ensuring that future development is focused on making efficient use of land and buildings in our existing urban areas including the three key master plan sites at Maidenhill; Barrhead North; and Barrhead South; and by safeguarding and maintaining the green belt and countryside.

There is also a strong focus upon delivering the key City Deal infrastructure projects. This will help create new jobs and assist unemployed people back to work; improve public transport and connectivity; drive business innovation and growth and generate private sector investment.

We have a duty to allocate enough land to meet the housing needs of our increasing population. Agreeing the number of new homes and where these should go is one of the most challenging and complex issues facing the Plan. We need to provide 4350 homes up-to 2029 to meet the needs of all sections of the community, including private housing for sale and rent, affordable homes and homes for the elderly.

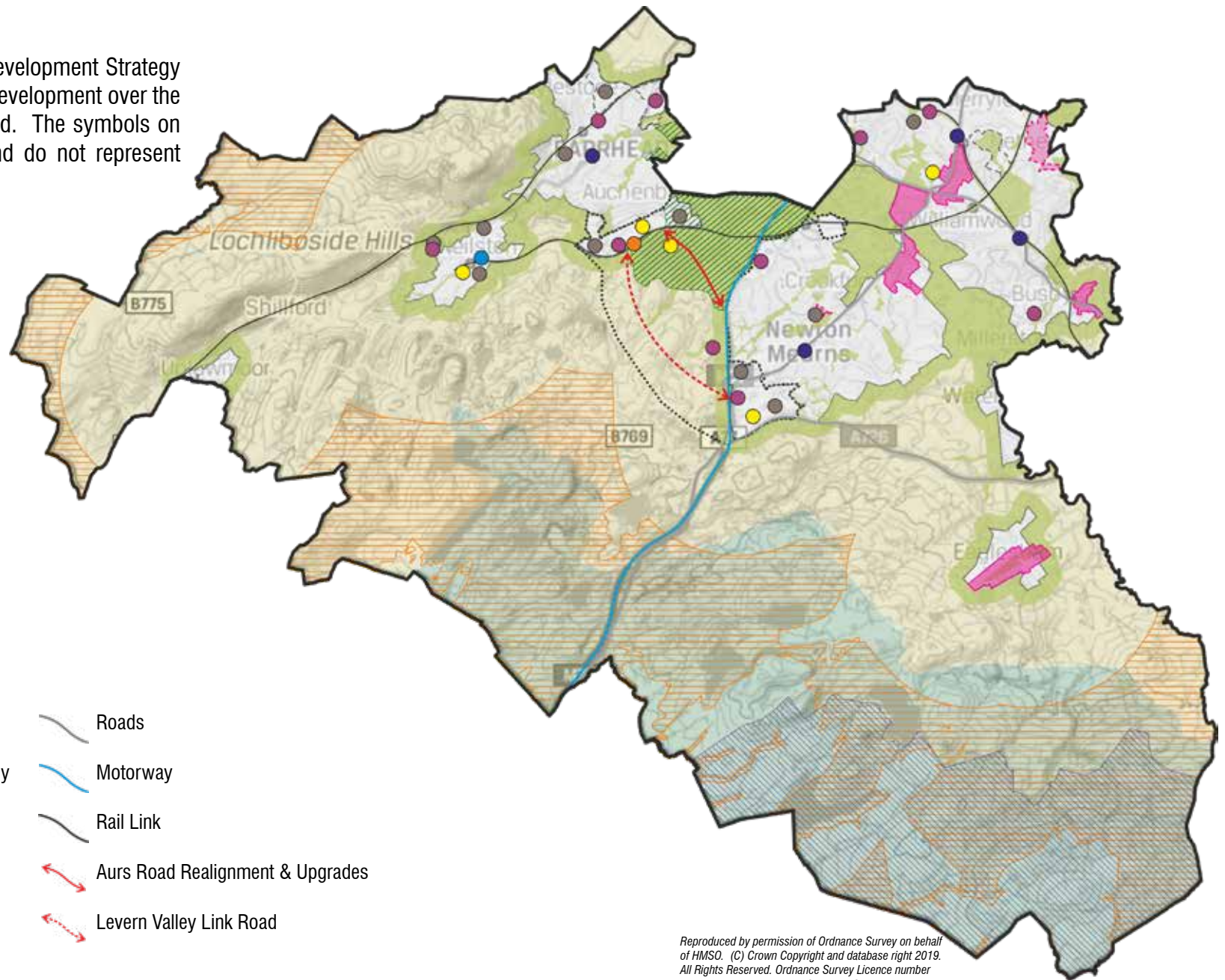
There is already significant residential development underway across the Council area and the long term monitoring and analysis has shown that further housing releases would have major impacts upon both the existing education and health infrastructure. Therefore as the Proposed Plan provides a generous housing land supply no further housing sites are identified for release in this Plan.

The Development Strategy must also be deliverable and capable of being implemented. It is important that infrastructure provision keeps pace with the development we plan for. This will be achieved through the use of Supplementary Planning Guidance on Development Contributions and the Action Programme.

Figure 3: Key Diagram

The key diagram (illustrates the Development Strategy and broad locations identified for development over the plan period up-to 2029 and beyond. The symbols on the key diagram are indicative and do not represent precise locations or sites.

-  Town Centres
-  Business & Employment
-  Housing
-  Community facilities
-  Proposed Railway Station & Bus Interchange
-  Conservation Area
-  Proposed Conservation Area
-  Master Plan Area
-  M77 Master Plan Area
-  Dams to Darnley Country Park
-  Whitelee Access Project
-  Spatial Framework for Wind Energy
-  Green Network
-  Green Belt
-  Countryside Around Town
-  Roads
-  Motorway
-  Rail Link
-  Aurs Road Realignment & Upgrades
-  Lavern Valley Link Road



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Detailed Policies: Sections 3-5

These sections contain subject specific policies which are designed to help deliver the Proposed Plan's Development Strategy and are structured around each of the 3 Spatial Objectives.

These policies provide greater clarity on the criteria that planning applications will need to comply with.

Section 3: Creating Sustainable Places and Communities (See Policies D1-D22)

This section covers key policies for placemaking and design; green belt and rural areas; built and natural environment; sustainable transport; community; education and sports facilities; and green networks, infrastructure and open space.



Section 5: Promoting a Low Carbon Place (See Policies E1-E12)

This section covers key policies for reducing carbon emissions, adapting to climate change, flooding, water, noise, air, soil, waste and minerals.



Section 4: Promoting Sustainable & Inclusive Economic Growth (See Policies SG1-SG12)

This section covers key policies for meeting housing needs, economic development, town centres, digital connectivity and tourism.





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