

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts to be considered by Planning Applications Committee on 3rd
May 2018

Reference No: 2017/0784/TP

Ward: 1

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Applicant:

Gladman Developments Ltd.
2 Eliburn Office Park
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United Kingdom
EH54 6GR

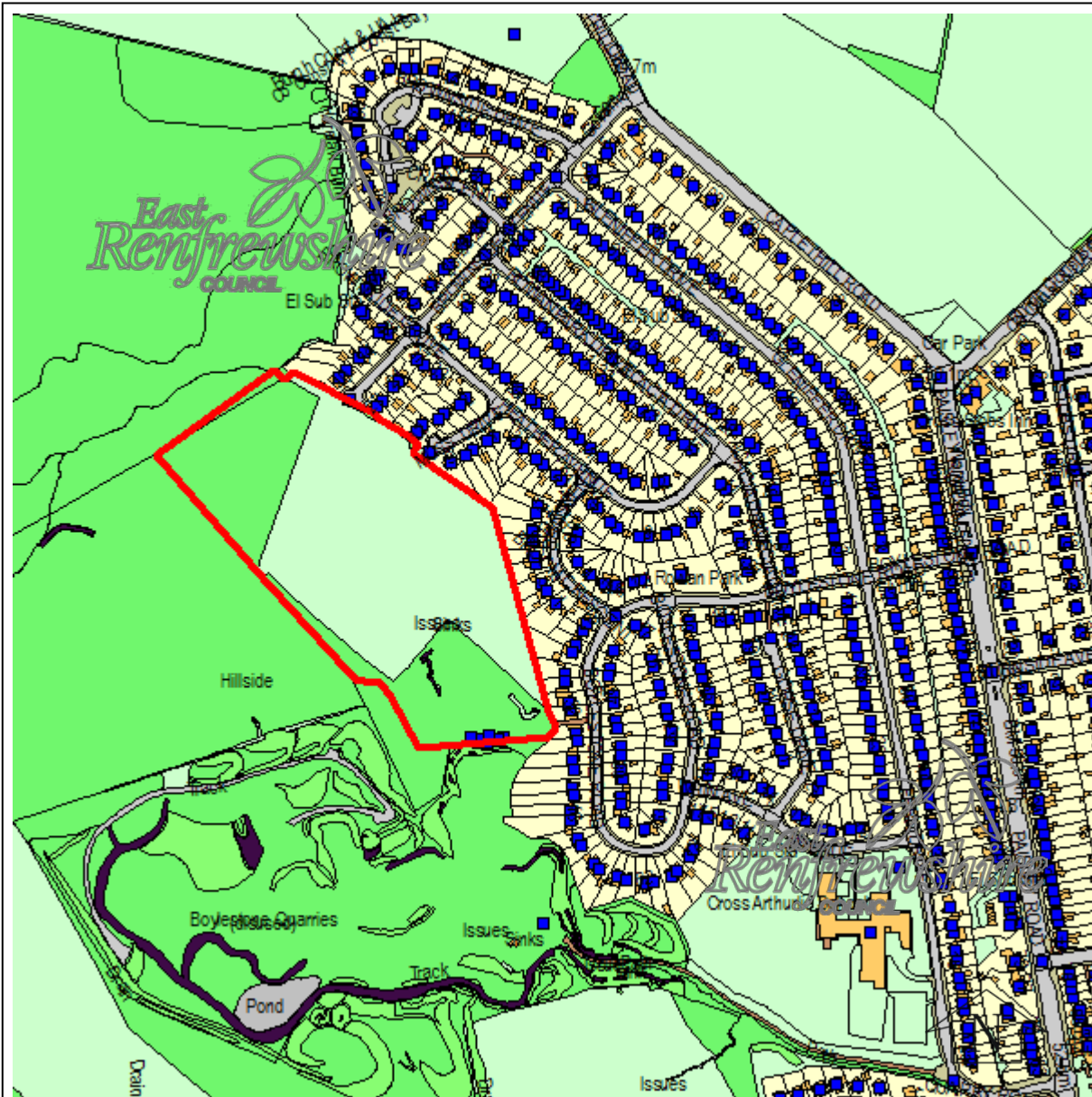
Agent:

Site: Land to the north of the former Boylestone Quarry and west of Brownside Avenue, Barrhead, East Renfrewshire

Description: Proposed residential development with associated engineering works and landscaping (planning permission in principle) (major)

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Network Manager	No objection subject to conditions.
East Renfrewshire Council Environmental Health Service	Recommends a site investigation report is submitted as part of any subsequent planning application; accepts the findings of the noise assessment and air quality report.
Scottish Environment Protection Agency	Recommends conditions relating to the submission of a Phase 1 habitat survey to accompany any detail planning application and a hydrology/hydrogeology survey.
Scottish Water	No objection.
East Renfrewshire Council Planning Obligations Officer	No objection subject to the satisfactory conclusion of a Section 75 legal agreement to secure relevant planning obligations (both affordable housing and development contributions) and conditions to secure green network and access requirements.
Scottish Natural Heritage	Recommends a condition that a fence is erected along the south boundary of the development site.
Barrhead Community Council	No response at time of writing.

PUBLICITY:

15.12.2017 Barrhead News Expiry date 29.12.2017

SITE NOTICES: None.

SITE HISTORY: No record of any planning applications submitted

REPRESENTATIONS: A total of 170 representations have been received plus a petition with 514 signatures: Representations can be summarised as follows:

In Greenbelt/contrary to Local Development Plan/loss of Greenbelt
 Increase in traffic
 Potential flooding during construction
 Adverse impact on ecology/local biodiversity site/SSSI
 Not a "windfall" site
 Possible blasting required during construction
 Loss of current walking/recreational use of field

Potential contamination on site
 Impact on local facilities/schools
 Possible destabilisation of dam on eth hill above
 Disturbance/noise disturbance during construction
 Brownfield/vacant sites elsewhere
 Sufficient housing land in and around Barrhead to comply with 5 year supply
 Loss of views
 Overshadowing/loss of light to existing houses
 Loss of privacy
 Adverse visual impact/impact on landscape
 Impact on existing drainage
 Applicant does not have clear right of access to the site
 Lack of social rented housing in application
 Set a precedent

Grounds of objection in petition:

Loss of greenbelt
 Increase in traffic
 Loss of recreational land
 Impact on wildlife
 Roads safety during construction
 Loss of views
 Overlooking of existing houses
 Disruption during construction
 Increase in flooding to existing houses
 Blasting destabilising existing houses
 Impact on schools
 Contrary to Local Development Plan

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

<p>Pre-application consultation report (September 2017)</p>	<p>This Report summarises the statutory pre-application consultation with the community carried out by the developer prior to the submission of the planning application</p>
<p>Design Statement (November 2017)</p>	<p>This Statement explains the design context, landscape character assessment, visual amenity, principles and proposals for the delivery of the development in terms of composition, urban form, access, circulation, open space, landscaping to complement the existing settlement form.</p>
<p>Economic Impact Note (July 2017)</p>	<p>Identifies a number of positive economic effects generated by the proposed development, including a number of construction and retail jobs, as well as increasing expenditure in the East Renfrewshire economy.</p>
<p>Engineering Assessment and Drainage Report (September 2017)</p>	<p>Report to assess the engineering masterplanning, drainage and constraints at the site. Concludes the existing site topography, whilst steep, does not present a constraint to development; foul and surface water connections are available to the existing Scottish Water network within close proximity to the site; flooding does not pose a constraint to the</p>

development; and indicative ground condition assessment confirms the site is not constrained by historical mining and the presence of contaminated ground is considered unlikely.

Flood Risk Assessment (October 2017)	Considers the potential for flooding from a range of sources and concludes that the site is not at risk of coastal/tidal flooding with the risk from tidal, surface water and groundwater sources to be low. The risk of fluvial flooding from the Harelaw Burn and an un-named burn to the west is considered to be low based on the likely small watercourse catchments and topography. In the event of a breach from Harelwaw Reservoir flood waters are likely to follow the general course of the Harelaw Burn. The likelihood of breach is considered to be low and the risk associated with this potential source of flooding is also considered to be low. In the event of a breach from an un-named reservoir located on the hillside flood waters are likely to flow towards the disused quarry, away from the proposed development. The surface water runoff will be managed to accord with current national and local legislation to prevent risk to properties in the development and elsewhere.
Air Quality and Noise (June 2017)	Indicates there are no Air Quality Management Areas within East Renfrewshire. Air quality in Barrhead and at the proposed development site is generally good. Therefore, air quality is unlikely to be a significant constraint to the development of the site. Does not consider that additional traffic generated by the proposal will result in a significant impact on local ambient conditions. Noise levels at the site comfortably meet external amenity and internal noise level criteria with no mitigation. Noise is therefore not considered to be a constraint to development.
Phase 1 Site Investigation (July 2017)	A desk study considering the environmental, geological, mining and geotechnical settings of the site to identify potential constraints to the development. Recommendations for remedial/protective measures and/or future design considerations are made.
Planning Statement (November 2017)	Considers the development against national and local planning policies as well as material planning considerations. Concludes that the site is effective, free from constraints, deliverable in the short term, and capable of making a contribution to the effective housing land supply in East Renfrewshire in the short term, in broad accordance with the spatial strategy of the adopted Local Development Plan, and without harming the purpose or openness of the green belt. Also considers this can be treated as a windfall site and has benefits which are neither significantly nor demonstrably outweighed by any adverse impacts.
Preliminary Ecological Appraisal (October 2017)	The Appraisal records and maps the habitats present within the site and to determine the likely/potential presence of protected and/or notable species. Indicates there were no protected species evident on site although bird species were present. Indicates the site as a whole as having ecological value for a variety of species with the scrub habitats to

the south and west of the site having the highest value. Recommends habitat management and landscaping for the site.

Transport Statement
(September 2017)

Assesses the impact of the traffic generated by the development and the accessibility of the site by car and non-car transport modes. Concludes that the site is well located in relation to existing walking, cycling and public transport facilities and the potential traffic generated by the development can be accommodated on the local road network.

Landscape and Visual
Appraisal (November
2017)

Assesses the effects of the proposed development on the landscape of the site and its context. Indicates the Appraisal has informed the design of the proposed development and identified mitigation measures. Concludes the proposed development would be seen as an extension to the existing settlement and whilst partially visible from the north, east and south east, the existing landscape backdrop would be largely retained. Also concludes the effects on the character of the prevailing landscape are judged to be minor.

ASSESSMENT:

This is a Major development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

The site is identified in the adopted East Renfrewshire Local Development Plan as being in the Green Belt and green network and not identified for proposed residential development. The application is therefore considered to be a significant departure from the development plan and requires a pre-determination hearing by the Planning Applications Committee before being determined by the full Council.

Site

The application site is located in the Green Belt on the north-west side of Barrhead and is elevated above the existing residential properties to the east. The overall identified application site is approximately 4.2 hectares and comprises part of a larger field/area of ground. This part of Barrhead rises steeply up from Paisley Road and the site itself slopes up in a westwards direction behind the existing residential properties.

The topography changes across the site and the gradients are shallower plateau immediately adjacent to the existing settlement edge. At the west side of the site the gradients are steeper and continue to rise up towards the Fereneze Golf Course.

There are trees/bushes to the north and south parts of the site and the trees/bushes continue to the west beyond the site boundary. The southern end of the site is within a Local Biodiversity Site. The former Boylestone Quarry is located to the south/south-west.

Proposed development

Planning Permission in Principle is sought for the erection of residential development and associated engineering works. It has been indicated that permission is sought for up to 50 new homes which are to be a combination of detached, semi-detached and terrace housing. It has been indicated that it is the intention for the 25% affordable housing requirement to be provided on site.

An illustrative masterplan drawing has been submitted that indicates the proposed houses on part of the overall site with the access road into the site from Brownside Avenue. The proposed houses are to be on a shallower plateau immediately adjacent to the existing settlement edge.

The illustrative masterplan indicates a primary street and a secondary street with an area of public open space and a sustainable urban drainage system (SUDS) basin. This masterplan also shows pedestrian connections/accesses to the existing urban area as well as to the greenbelt/rural area to the west.

The application makes reference to “associated engineering works”. It is assumed that alterations would be carried out to ground levels to create the development platform for the proposed houses and roads and this is illustrated in Figure 9 in the submitted Design Statement.

Planning status and history of site

The site is designated as Green Belt in the adopted East Renfrewshire Local Development Plan (LDP) and is also within the Green Network.

In 2010 the site was identified as a housing site (Ref H1.6) for approximately 40 units as a result of a recommendation by Reporters appointed by Scottish Government who undertook the Examination of the previous Local Plan. It was the Reporters view at that time that the site could assist with topping up the land supply and would result in a minor adjustment of the Green Belt boundary. Whilst the Council had not supported the promotion of this site for development, the Reporters findings are binding and the Council was directed to include the site within the then adopted Plan.

The Council has consistently favoured the area being retained as Green Belt and promoted its deletion through production of the Local Development Plan. The Reporter who undertook the Examination of the LDP agreed with the Council that the site should be deleted as a housing opportunity and its status returned to Green Belt and Green Network in the currently adopted LDP.

The Reporter concluded that the development of this site for housing was not necessary to provide an effective, generous housing land supply. The deletion of the housing site and its designation as Green Belt would direct development to those strategic sites which support the spatial strategy of the proposed plan and protect and enhance the character and landscape setting of the settlement. The Reporter considered that the provision of a more robust green belt boundary alone would not outweigh the adverse impact on the character and setting of Barrhead.

It should be noted that the applicant has promoted this site for inclusion in LDP2 and have in their opinion established that the site is effective; free from constraints; deliverable in the short term; and capable of making a contribution to the effective housing land supply in East Renfrewshire in the short term. In addition it is the applicant’s opinion that the proposal is in broad accordance with the spatial strategy of the adopted LDP without harming the purpose or openness of the green belt.

Main Issues Report November 2016 (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 the East Renfrewshire Local Development Plan. The MIR is about the big ideas and challenges for future development in East Renfrewshire and options for the way they could be addressed.

In terms of the Meeting Housing Needs issue and how many homes are needed by 2029 a revised Regional Housing Need and Demand Assessment has been prepared to support the Strategic Development Plan 2 and LDP2 and replace the current housing targets set out in the adopted LDP. Two development strategy options have been identified to explore how and where future development can be best accommodated. One option does not promote any new development outside the current urban areas (Option 2B - consolidation and regeneration) and the other option promotes limited

expansion of settlements through the identification of a number of small-medium scale sites (Option 2A – consolidation and regeneration; and controlled edge of settlement growth).

The MIR indicates the preferred option is Option 2A and the current application site has therefore not been identified as a preferred housing site in the MIR.

It should however be emphasised that LDP2 has to be prepared (scheduled for autumn 2018), publicised and thereafter examined by the Scottish Government before it can be adopted. Unless the designation of the site is potentially changed through LDP2 it remains as greenbelt land.

Planning Policy

Scottish Planning Policy

Scottish Planning Policy (SPP) introduces a presumption in favour of development that contributes to sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not to allow development at any cost.

Scottish Planning Policy on the Delivery of New Homes indicates the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.

Scottish Planning Policy on Affordable Housing indicates that local development plans should clearly set out the scale and distribution of the affordable housing requirement for their area. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses.

Scottish Planning Policy on Placemaking indicates that planning's purpose is to create better places through a design-led approach, with planning supporting development that is designed to a high-quality, which demonstrates the six qualities of successful place: distinctive; safe and pleasant; welcoming; adaptive; resource efficient; and easy to move around.

Strategic Development Plan (approved July 2017)

The Strategic Development Plan (SDP) indicates that housing plays a fundamental role in the overall economic, social and environmental success of the city region. Housebuilding makes an important contribution to the city region's economy and as well as creating new homes, it delivers wider societal benefits through the generation of employment, and by sustaining and enhancing local community facilities such as schools, shops, recreation facilities and open spaces. The SDP is committed to supporting growth by creating high quality places which deliver the right type of homes in the right locations.

The Vision and Spatial Development Strategy of the SDP supports the provision of high quality and affordable housing in the right location which is central to the creation of a successful, sustainable and growing city region. This will be realised through the prioritisation of regeneration activities, the recycling of previously used land, and higher density development in support of the delivery of the Plan's compact city model. The strategy also includes a range of large scale planned greenfield sites including the Community Growth Areas, released through earlier plans and are either still under

development or still to commence, as well as a range and choice of other greenfield and brownfield sites.

The SDP seeks to fully support the housing and development industry to provide homes of the right tenure, quality and in locations which accord with the Vision and Spatial Development Strategy. A key element is to ensure the provision of a generous and effective supply of land for housing.

Policy 7 of the SDP on Joint Action Towards the Delivery of New Homes indicates that in order to enhance housing delivery and contribute to the creation of high quality places, Local Authorities, Community Planning Partners and the housebuilding and development industry will work to ensure the delivery of the homes needed to support the Vision and Spatial Strategy. The joint action should seek to prioritise activities including the allocation of resources and development of innovative mechanisms, which improve housing delivery across all sectors. This should focus on the existing housing land supply and public sector estate whilst bringing forward new opportunities in accordance with Policy 8.

The long term strategic planning for housing in the city region is informed by a Housing Need and Demand Assessment (HNDA) which estimates the number of additional homes required to meet existing and future housing need and demand. The HNDA provides estimates of the amount and likely tenure of additional housing required to meet existing and future need and demand, from a base year of 2012. To accord with Scottish Planning Policy the appropriate time periods are 2024 and 2029 which provide the context for establishing the land requirement for the 5 and 10 year land supplies for Local Development Plan purposes as well as a broad indication of requirements over the longer term of 20 years.

The application site falls within the Renfrewshire central conurbation housing market area.

In order to provide flexibility, support the housebuilding industry and provide for long term growth, a generosity level of 15% has been applied to the Housing Supply Target (Schedules 6 and 8 of the SDP).

Policy 8 of the SDP on Housing Land Requirement indicates that in order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the housing land requirements for each housing sub-market area and for each local authority of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each housing sub-market area and for each local authority;
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Policy 8 also indicates that Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- The development will help to remedy the shortfall which has been identified;
- The development will contribute to sustainable development;
- The development will be in keeping with the character of the settlement and the local area;
- The development will not undermine greenbelt objectives; and

- Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 9 indicates that in order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, local authorities should through appropriate mechanisms:

- Develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the HNDA as well as local evidence and circumstances; and
- Ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

The proposed development is considered to be of a strategic scale as it involves greenfield housing of 10 or more units outwith the Community Growth Areas or sites outwith those identified in Local Development Plans. It has to be considered whether the proposed development supports the Vision and Spatial development Strategy taking account of the relevant policies, schedules and diagrams appropriate to the type of development. The proposed development therefore has to be assessed against Box 1 of Diagram 10. Box 1 considers whether the proposed development supports the Vision and Spatial Development Strategy and the Placemaking Policy. Any development that fails to meet the relevant criteria in Box 1 will be regarded as a departure from the Strategic Development Plan.

The proposed development is located outwith the existing urban area and is not considered to support the Vision and Spatial Development Strategy of the SDP of a compact city region.

As the proposed development is considered to be a departure from the SDP it has to be considered whether it is an acceptable departure having regard to the following criteria and any material considerations.

Makes a significant contribution to sustainable development particularly through enabling shift to sustainable travel modes and the contribution to carbon reduction:

The site is located adjacent the existing urban area with schools and other facilities located within reasonably short travel distances. In general terms the development could be considered to be at a sustainable location although there is likely to be a large proportion of travel that is car dependent.

Provides significant net economic benefit including the need to accommodate inward investment that would otherwise be lost to the city region or Scotland:

The scale of this particular development and the type of development proposed would not be considered to involve significant net economic benefit at the strategic level.

Responds to economic issues, challenges and opportunities, including the protection of jobs or the creation of a significant number of net additional permanent jobs to the city region:

The final completed development in itself is not a significant employment generating development. There may be some associated job creation during the construction phase however this will be for the duration of the construction and is no different to any other construction project. When the development is completed there may be associated economic impacts to the local economy primarily because of additional residents. There is no reason why development on other sites in the existing housing land supply in East Renfrewshire should not give rise to similar kinds of economic effect. Any employment generated does not add significant weight to the case for the development at this site.

Meets a specific locational need:

The applicant has referred to Scottish Planning Policy in that planning authorities need to provide a five-year supply of effective housing land at all times. Where this level of supply is not being maintained Scottish Planning Policy sets out a mechanism for the approval of planning applications for residential development to restore the level of supply. The applicant also considers the proposed development contributes to sustainable development, can be delivered without prejudice to the existing or emerging plan and has benefits which are neither significantly nor demonstrably outweighed by any adverse impacts. The applicant considers the land effective, available and deliverable in the short-term as well as in keeping with the character of the settlement and the local area, does not undermine landscape or open space objectives and there is physical and social infrastructure available to service the site.

No specific information on locational need has been submitted by the applicant and it is considered that there is no locational need for this development. The need for this type of development has been addressed through the allocation of other sites in the adopted Local Development Plan.

Protects, enhances and promotes natural and cultural heritage, including green infrastructure, landscape and the wider environment:

As the development is in the greenbelt it will have a direct impact and in its broadest sense the development cannot protect or enhance the landscape because of the resultant physical change in the site. The site layout plan shows limited proposed landscaping/open space as well as existing landscaping being retained that may lessen the impact at the strategic level. In addition the context of the site, existing topography and planting means that it is not a highly visible site at the strategic level.

Improves health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation:

The site layout plan shows areas of open space/amenity space and this is a normal requirement for development of this type. Policy D7 of the adopted East Renfrewshire Local Development Plan also indicates the requirement for open space provision within developments.

Supports the provision of digital connectivity in new developments and rural areas:

No details of this have been given in the application although it is likely that digital connections will be provided by providers of these services.

It is acknowledged that some of the criteria above are not applicable to the proposed development because of the scale and type of development. However the proposed development does not fully accord with the SDP primarily because of its location in the greenbelt which does not support the Vision and Spatial Development Strategy of the SDP of a compact city region. In addition a specific locational need has not been demonstrated as there is no shortfall in the established housing land supply.

The proposed development also has to be assessed against the relevant policies of the adopted East Renfrewshire Local Development Plan.

Adopted East Renfrewshire Local Development Plan – June 2015

The adopted East Renfrewshire Local Development Plan (LDP) sets out a visionary and ambitious development strategy comprising of two key strands: regeneration and consolidation of urban areas; and controlled urban expansion as set out under Strategic Policy 1. The LDP aims to deliver controlled urban expansion within 3 Strategic Development Opportunities (SDOs) (Maidenhill, Barrhead North and Barrhead South) to provide long term effective land supply beyond 2025 alongside the infrastructure required to support these new communities. Master plans have been prepared for each SDO and adopted as Supplementary Planning Guidance which forms part of the LDP. The site does

not fall within a master planned area or on a brownfield site and is therefore contrary to the aims of this key policy.

The issue of whether there is sufficient housing land in East Renfrewshire is a very important consideration in determining this application.

The applicant considers this proposal to be a windfall site and refers inter alia to the LDP definition for such sites ie those which are not allocated in the plan, but come forward for development during the plan period and add further flexibility and generosity to the housing land supply.

The adopted East Renfrewshire Local Development Plan (LDP) has identified sufficient land for a minimum of 4100 homes and associated infrastructure to be delivered in East Renfrewshire between 2009 and 2025. The Examination into the LDP made the following conclusions regarding the Council's calculations and approach to housing land supply matters:

- The level of private housebuilding will ensure that a 5 year effective land supply is maintained throughout the plan period;
- The range and choice of sites proposed as effective up to year 10 will ensure a continuous generous supply at all times;
- The private sector housing supply providers sufficient flexibility and generosity; and
- The council's approach to private and affordable housing supply is appropriate and in accordance with SPP and SDP1.

The adopted LDP therefore identified sufficient housing sites to meet the housing needs of the area as fully demonstrated and supported through the examination process.

The Strategic Development Plan 2017 identifies an all tenure housing land requirement for East Renfrewshire for the period 2012 to 2029 of 4350 units. A revised regional HNDA was prepared to support SDP2. The outcomes of this assessment replace the housing targets set out in SDP1 and LDP1.

Based upon the 2017 Housing Land Audit (HLA) and factoring in completions for the period 2012-17 will provide 4697 units by 2029. This will clearly meet the all tenure housing land requirements of the SDP with an 8% (equating to 347 units) surplus. Completions during the period 2012-17 are also above the all tenure housing requirements of the Strategic Development Plan.

The monitoring statement that supports the Main Issues Report for LDP2 clearly demonstrates that there is more than a 5 year land supply for each period 2015-20 onwards. This information has been updated to reflect the 2017 HLA which shows that for the period 2017-22 there is a 7.5 years land supply. There is more than a 5 year land supply for each further period. The 2017 HLA has been agreed with Homes for Scotland with no disputes.

As the adopted LDP provides a continuous effective 5 year land supply for all periods there is therefore no requirement to release this site for residential development under Policy SG1 of the Plan.

The following LDP policies are relevant to this application.

Strategic Policy 2 contains criteria that are relevant to this application as follows:

- 1) Application of a sequential approach which gives priority to the use of brownfield sites within the urban area then to greenfield land within the urban area and finally land adjacent to the urban area. Sites within the greenbelt will only be considered where it has been demonstrated that a suitable site does not exist in the urban area.

It is considered that the sequential approach places an emphasis on the prospective developer to prove that other suitable sites do not exist. The applicant's documents do not actually address the question of which other sites were considered and discounted and the specific reasons why they were discounted. It has to be concluded that the applicant has not considered any other sites.

The development of a greenfield greenbelt site is therefore a low ranked site in the sequential approach and not a priority site for development.

- 2) Provision of a mix of house types, sizes and tenures to meet housing needs.

The development is likely to have a mix of house types, sizes and tenures. These would be expected to accord with the Council's Local Housing Strategy and Strategic HNDA. The design would be expected to include smaller house types and an element of accessible and adaptable properties to meet the needs of older population and households with particular needs. However as the application is for planning permission in principle the specific details of all the proposed units has not been submitted with the application.

- 3) Resulting positive community and economic benefits.

The proposal could secure limited economic benefits with community benefits mainly achieved through affordable housing delivery.

- 4) The impact on landscape character, the character and amenity of communities, individual properties and existing land uses.

The Landscape Character Assessment (LCA 2016) identifies the inner greenbelt landscape character as being as moderate reflecting the lack of clear boundary features, with landscape sensitivity as low to medium and visual sensitivity high. This site plays an important role in forming a backdrop to Barrhead and is an important area for recreation. Further development of this landscape area would impinge on the integrity of the landscape type and have negative influences on the landscape setting of Barrhead.

- 5) The impact on existing and planned infrastructure and 6) the impact on existing community, leisure and educational facilities.

The development will have an impact on existing and planned infrastructure/facilities particularly education. Strategic Policy 3 specifically relates to development contributions and shall be considered in more detail below. It should however be noted that in order to inform LDP2 and the review of the Development Contributions Supplementary Planning Guidance (SPG) further research, needs analysis and forecasting of future educational needs is being undertaken. This research is critical to the strategic approach taken in LDP2.

- 8) The impact on the built and natural environment.

The development will have a direct impact on natural environment because of the change from a greenfield site to an urban/suburban development. The physical development of the site would undoubtedly change the context of the site and its relationship to the existing urban area both in terms of its scale and urbanising the field. These matters will be considered in more detail elsewhere in this report.

- 11) Contribution to energy reduction and sustainable development.

The development would be expected to be energy efficient although the specific details of this for individual buildings would be considered in separate building warrant applications. There is

no information submitted with regard to district heating, low or zero carbon networks and it is therefore not possible to comment on how the development will address these.

Some of the criteria in Strategic Policy 2 will also be assessed below against other policies of the LDP.

Strategic Policy 3 indicates the Council wishes to secure community infrastructure and environmental benefits arising from new developments to mitigate their impacts. New developments that individually or cumulatively generate a requirement for new or enhanced infrastructure or services will be expected to deliver, or contribute towards the provision of, supporting services and facilities. Planning permission will only be granted for new development where the identified level and range of supporting infrastructure or services to meet the needs of new development is already available or will be available in accordance with an agreed timescale.

The Council's Planning Obligations Officer has been consulted on the application and has sought the views of the Council's Education Department. It has been indicated that the Education Department continues to closely monitor the provision of school places to ensure effective management of resources and that it complies with its duty to provide adequate places for its resident pupil population. There is also a need to closely monitor nursery/family centre places to meet current demand and plan for future increases as a result of housing developments throughout the area and the significantly increased entitlement of 1140 hours by 2020 of early learning and childcare for all three and four year old children, and eligible two year olds, and provide flexibility to parents on how the hours are provided to help meet the needs of families. In effect this new demand significantly increases the number of ELC places the council will require for the same number of children. The Council must plan for this increased provision with new facilities, extensions and other arrangements to meet the needs of its resident population.

The SPG on Developer Contributions along with the adopted LDP have helped ensure that the Council has the requisite school places to meet the demand of its resident population. The proposed development at Fereneze, Barrhead is not included within LDP 1 or the proposed sites noted in the MIR for LDP 2. This site, if taken forward would have an impact on the educational estate, particularly when assessing this site cumulatively with residential developments in LDP1. Whilst the SPG provides additional contributions to education, the ad hoc nature along with the cumulative impact makes these additional sites difficult for education to plan for and manage in terms of providing sufficient educational places.

Should the application be approved the Council's Planning Obligations Officer has indicated that the relevant development contributions requirements from this site have been agreed with the applicant and include contributions for: Education (Pre-Five, Primary and Secondary); Community Facilities (Community Halls & Libraries and Sports); Parks and Open Space; and Green Network and Access. A legal agreement (Section 75) and conditions would be required to secure the agreed planning obligations and the applicant has agreed to this.

Policy SG1 indicates the Council has identified sufficient land for a minimum of 4100 homes and associated infrastructure to be delivered in East Renfrewshire between 2009 and 2025 to comply with the Strategic Development Plan requirements. The sites listed under Schedules 8 to 11, of which the application site is not one, contribute towards meeting these targets. Policy SG2 also supports the additions to the established housing land supply as shown on the Proposals Map and listed in Schedules 10 and 11 and the masterplan areas. The application site is not one of these sites.

Policy SG3 relates to the phasing of new housing development, which seeks to ensure that a 5 year continuous effective housing land supply is maintained at all times. This Policy indicates that sites listed in Schedules 10 and 11, of which this is not one, will be removed from the greenbelt. Sites contributing to Phase 1 form part of the LDP. Phase 2 safeguarded locations will only be released before 2025 where required to maintain a 5 year land supply. As aforementioned, for the period 2017-22 there is a 7.5 years land supply.

Policy SG4 indicates that all new housing proposals should include a mix of house types, sizes and tenures to accord with the Council's Local Housing Strategy and the Strategic Housing Need and Demand Assessment. The proposed development may ultimately provide a mix of house types, sizes and tenures although at this stage the exact details have not been provided as the application is for planning permission in principle. The development is indicated as delivering 25% affordable housing.

This proposal is also subject to Local Development Plan Policy SG5 Affordable Housing (and the adopted Supplementary Planning Guidance on Affordable Housing, June 2015). Policy SG5 requires a minimum 25% affordable housing contribution where planning permission is sought for residential developments of 4 or more dwellings. This contribution may be made on site, or by means of a commuted sum or off site. The adopted Supplementary Planning Guidance (SPG) on Affordable Housing indicates that policies on affordable housing provision should be realistic and take account of considerations such as development viability and availability of funding. The SPG indicates each site will be examined on a case by case basis in order to determine the most appropriate affordable housing provision in that specific location to meet local circumstances and housing needs. Policy SG5 and the SPG therefore allows flexibility in how affordable housing is delivered.

The Council's Planning Obligations Officer has been consulted on the application and has sought the views of the Council's Housing Service. It has been indicated that if the site was to come forward, given the specific circumstances of the development being proposed, on site provision of 25% of the total number of units in any subsequent detailed application would be required. The preference at this stage would be for socially rented homes. As this application is contrary to the policies of the Council's Adopted Local Development Plan, the site has not been considered for inclusion within the Council's Strategic Housing Investment Plan (SHIP) and therefore there is no agreed funding mechanism for delivery. Funding would therefore be dependent on timescales for development and other priority sites requiring funding within the SHIP. If this proposal were to progress, a partner for this development would be identified as plans progressed. As an alternative, if grant funding was constrained, Low Cost Affordable Homes may also be considered. In terms of housing need, given the profile of demand in the area and existing stock, houses rather than flats would be required for the affordable housing on the site. These would be family sized of 2, 3 and 4 bed units with a balance across sizes.

If the application is approved a legal agreement (Section 75) would be required to secure the delivery, particular detail and mix of affordable housing required on site.

Policy D1 includes a number of criteria for assessing development in order that it is well designed and sympathetic to the local area and demonstrate that a number of criteria have been considered, and where appropriate, met. It may be the case that the application development may accord with some of the criteria in the policy taking into account the advice in both the Residential Street Design and Green Network & Environmental Management Supplementary Planning Guidance. However this would have to be considered in greater detail should the application be approved and when detailed proposals are submitted for approval.

Policy D3 applies to development in the greenbelt and any development will be strictly controlled and limited to that which is required and is appropriate for a rural location and respects the character of the area. Non-conforming proposals will only be considered favourably in exceptional or mitigating circumstances. Policy D3 goes on to indicate that favourable consideration will be given to development proposals that are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area. Any decision will take into consideration the impact of the proposals will have on the function of the greenbelt and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape. Although the site is located in the greenbelt this does not preclude development although it is strictly controlled and the basis of this control is specified in this Policy. As this is a housing development it is not considered to accord with the broad terms of Policy D3.

Policy D4 indicates the Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green network. The proposed development does not accord in general terms with this policy as it involves development in the green network and the subsequent loss of part of the green network. The indicative masterplan shows the majority of the open space around the margins of the site and there may be opportunities to enhance biodiversity and allow access to the countryside beyond the site. The Council's Outdoor Access Officer has been consulted on the application and has indicated the Design Statement and masterplan show a network of routes (in yellow) connecting through the proposed housing development to the Fereneze Braes above. These routes offer excellent views but they are in reality crude pony tracks that fizzle out on the higher slopes above the identified application site (red line boundary). The ground between the point where the trail disappears to the nearest core path (A1) across Fereneze Golf Course is boggy and unfavourable to public access. The Design Statement does not provide information on the landownership of the ground above the red line boundary.

The Council's Outdoor Access Officer has also indicated a more efficient alternative to the possible routes shown by the applicant would be creation of a route northwards and westwards into Gleniffer Braes Country Park. This would take advantage of the Park's public access infrastructure which is actively managed for public access by Renfrewshire Council. To the west of the redline boundary there is an unsurfaced but recognised waymarked path which connects to Renfrewshire Core Path GB/11. A link from the proposed development to this path would connect directly into the wider path networks across Gleniffer and Fereneze Braes.

The Council's Outdoor Access Officer has indicated that any path/route within the red line boundary is to be secured by a condition as part of the detailed planning consent, should the application progress to that stage. Paths/routes outwith the application boundary should be secured through a legal agreement and applying the contribution rates set out in the Supplementary Planning Guidance.

Policy D7 indicates that new development proposals should incorporate a range of green infrastructure including open space provision, multi-use access, SUDS, wildlife habitat and landscaping. This infrastructure should be integral to the development. The indicative masterplan shows an area of open space, SUDS area and possible access routes through the application site and beyond. The indication that these are to be provided accords in general terms with this policy. However should this application be approved the detail of these matters against this policy will be assessed should further applications be submitted.

Policy D8 indicates there will be a strong presumption against development where it would compromise the overall integrity of Local Biodiversity Sites, Tree Preservation Orders and ancient and long established woodland sites. Parts of the site are identified as being within the Boylestone Quarry and Harelaw Brae Local Biodiversity Site (LBS). This LBS has an extensive area of woodland, scrub and grasslands habitats with a wide range of plants. The illustrative masterplan indicates the area within the site where the houses are to be constructed is on the grassland area and not in the scrub habitat. If this application is approved the area where the houses can be constructed within the site can be addressed by a planning condition to avoid the scrub habitat.

The former quarry to the south is a Site of Special Scientific Interest (SSSI) and relates to the geological interest and minerals at this location. Policy D8 indicates that development that affects a SSSI will only be permitted where the overall integrity of the area will not be compromised and any significant adverse effects are clearly outweighed by social, environmental or economic benefits of national importance. The area where the houses are indicated as being built are away from the SSSI. Scottish Natural Heritage has been consulted on this application and has indicated that the proposal could adversely affect the SSSI and has recommended a condition be attached requiring a fence to be erected along the southern boundary of the application site.

Policy D9 indicates there will be strong presumption against proposals which have an adverse impact on outdoor access including Rights of Way. There are no Rights of Way in or adjacent to the site. As

indicated above there is the opportunity to link the development to outwith the site. If this application is approved the routes can be addressed by a planning condition and a legal agreement.

Policy E3 indicates there will be a strong presumption against development that is likely to have an adverse effect on the water environment and Policy E4 indicates that development which could be at significant risk from flooding, and/or could increase flood risk elsewhere will be resisted. There are no watercourses that run through the site and the site is not identified as being at risk from flooding.

Policy E5 requires a Sustainable Urban Drainage System (SUDS) to be incorporated into all new developments to moderate surface water drainage from the site and mitigate impacts on water quality. A development of this size requires SUDS and this is a standard feature to deal with surface water drainage of residential developments. The indicative masterplan identifies a SUDS area adjacent to the boundary with Moss Drive. If this application is approved the maximum discharge rate can be controlled by a planning condition.

Policy E6 indicates that connection to the public sewerage system is required for all new developments and in all circumstances the proposals should not pose or add to an environmental risk as a result of cumulative development. It should be noted that approval of this application does not approve connection to Scottish Water's infrastructure as this is a matter to be agreed separately between the developer and Scottish Water outwith the planning process. Scottish Water has not objected to the planning application and has indicated that there is currently sufficient capacity to serve the development in terms of water supply and waste water treatment. Scottish Water has indicated that further investigations on these matters will be carried out once a formal application to connect has been made to them.

Scottish Planning Policies (SPP) on Placemaking and National Guidance: Designing Streets

The SPP on Placemaking indicates that planning's purpose is to create better places through a designed approach, with National Guidance: Designing Streets promoting hierarchy of movement: place before vehicle movement. Both also outline the importance of 'a sense of place' through the need for local distinctiveness.

The illustrative masterplan shows a prospective development that has a hierarchy of streets, interconnectivity, character areas, open space, and landscaping. However it is considered that an assessment of any proposed site layout is more appropriately done against this Policy when detailed applications are submitted for the detail/actual layout of the development.

Green Belt Landscape Character Assessment

For the preparation of the then proposed Local Development Plan the Council undertook an assessment of its greenbelt to help inform judgements on the possible impact that a development may have on the landscape and to assess whether the area is capable of accommodation further development. The first stage of this assessment was to analyse information detailed in existing landscape character assessments including the East Renfrewshire Green Belt Landscape Character Assessment (2005). This assessment led to the identification of the Strategic Development Opportunities as appropriate locations for housing development and which eventually were included in the adopted East Renfrewshire Local Development Plan (2015).

The landscape of East Renfrewshire faces a contrasting set of pressures. The majority of the landscape within East Renfrewshire is designated as Green Belt. This recognises the importance and inherent sensitivity of this landscape as a setting to Glasgow to the north. In addition to this sensitivity there is the value of this landscape offering recreational opportunities and a contrast of landscape in relation to the adjacent urban landscape. Opposing this, there is the ever-increasing requirement for developable land.

The update to the East Renfrewshire Greenbelt Landscape Character Assessment carried out in 2016 considers changes to the landscape character area descriptions to reflect development changes since 2005, including green belt release.

The 2016 Assessment assessed the area/site as having no change in landscape character since the previous Assessment Report carried out in 2005.

Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment (LVIA) has been submitted by the applicant that assesses the potential impact of the development in the landscape. Viewpoints have been chosen in close proximity to the site as well as further afield to assess the impact. The LVIA concludes the proposed development would be seen as an extension to the existing settlement and residential development at Brownside Avenue, Moss Drive, Broom Crescent and Boylestone Road and whilst it would be partially visible in views from the north, east and south east, the existing backdrop landscape formed by the Fereneze Braes would be largely retained. The applicant considers the effects on the character of the prevailing landscape are minor as the proposed development would result in a limited incursion into the Clyde Basin Farmlands regional character area and the Rugged Upland Farmland landscape type.

The applicant also considers the development at this location would require the existing Green Belt boundary to be redefined however the existing boundary is acknowledged to have a lack of clear boundary features at this location. The redefined boundary would need to be redefined along the western edge of the shallower plateau and would be formed by the toe of the steeper hill slopes to the west of the new housing. Development at this location would also require redefinition of the Green Network zone which extends along the Green Belt/settlement interface. The applicant also considers that the inclusion of a network of formal path links across the upper hill slopes would have a beneficial effect on the Green Network as new paths would be introduced where there is currently limited access.

The site is elevated above the existing built up area of Barrhead and as a result of the existing topography at this part of Barrhead the existing housing are viewed behind each other as they rise up the existing slopes. It is considered that the resultant development in this site will continue this pattern of development and will be viewed beyond the existing residential area. In these terms the development would have a localised impact and would not be incompatible with its surroundings.

The magnitude of change associated with this development would be significant from the general areas to the east however this is as a result of changing from a field/open ground to urban area. This level of change is no different from any other development of this type associated with the outward expansion of the urban area. From the remainder of Barrhead the impact of the change will be lessened primarily at distance from the site.

The impact of the development would be localised and if the application is approved would be viewed as a continuation of the built-up area.

Representations

There have been a substantial number of objections to this application with no support for the application.

It should be noted that the majority of issues raised in the representations relate to the principle of development at this location, the loss of greenbelt land and impact on wildlife and these issues have been addressed above in the assessment of the proposed development. In terms of the other representations that have been made the following comments are made.

Traffic generation: The Council's Roads Service has been consulted on the application and has not raised any objections to where the development is to be connected to the local network or the impact of the development on the roads network.

Potential flooding during construction: SEPA has indicated in its consultation response that it will be the responsibility of the applicant to ensure that works are undertaken in accordance with the relevant legislative requirements, in terms of waste management and pollution prevention. They have indicated that the applicant contacts SEPA's local regulatory services team, prior to works commencing at the site, to clarify whether a SUDS construction licence is needed for the construction works at the site.

Not a "windfall" site: Appendix 2 of the adopted Local Development Plan contains a glossary of terms and defines "windfall sites" as non-allocated sites that come forward for development and contribute to the land supply. This site would accord with this definition.

Possible blasting required during construction/ blasting destabilising existing houses: It is not known whether blasting will be required during construction. Should this be required it will have to be carried out in a safe manner and if this application is approved a planning condition can be used that would not allow blasting to be carried out without a full noise/vibration assessment and control plan specific to the blasting work having been submitted.

Potential contamination on site: The Council's Environmental Health Service has been consulted on the application and has not objected to the application in terms of possible contamination or ground conditions. Environmental Health recommends a ground investigation report should be submitted as part of any subsequent planning application to determine the suitability of the ground for residential development and whether any remediation measures are required. If this application is approved this matter can be addressed by a planning condition.

Possible destabilisation of dam on the hill above: Prior to commencing development the developer will carry out site investigations to characterise the ground conditions on site.

Disturbance/noise disturbance during construction: The Council's Environmental Health Service has been consulted on the application and has indicated further recommendations for construction noise mitigation will be made should any subsequent planning detailed applications be received. There is likely to be a degree of noise/disturbance associated with any development site however this can be addressed by a planning condition restricting construction times on site.

Loss of views: It is acknowledged that should this development proceed it will have a visual impact however the loss of views is not a material consideration in determining a planning application.

Overshadowing/loss of light to existing houses/loss of privacy: As this is an application for planning permission in principle it would be appropriate to assess the relationship of the proposed houses to the existing houses should further/detailed applications be submitted.

Impact on existing drainage: Both Scottish Water and SEPA have been consulted on the application and have raised no objections.

Applicant does not have clear right of access to the site: This is not a material consideration in determining this application. Any land ownership issues will have to be resolved between the applicant and the landowners separate from this planning application.

Lack of social rented housing in application: The submitted application does not specify the type of affordable housing to be provided other than identifying that affordable housing is to be provided. The Council's Planning Obligations Officer has been consulted on the application and has liaised with the Council's Housing Service. Both have indicated that at this stage the preference would be for social rented homes to be provided on site.

Set a precedent: This is not a material consideration in determining this application. Should any other applications be submitted in the future for greenbelt sites they will be assessed against the relevant development plan policies and any material planning considerations at that time.

Roads safety during construction: The developers will be expected to carry out construction in a safe manner and this is controlled under separate legislation. Any construction activities that affect the public road network will have to be agreed with the Council's Roads Service separately.

Overall conclusion

The proposed development is contrary to the Strategic Development Plan and the East Renfrewshire Local Development Plan when considered in relation to its greenbelt location and the current and allocated housing land supply. The development does not support the vision and spatial strategy of a compact city region and there is sufficient and generous housing land supply identified in the adopted Local Development Plan until 2025. The issue of housing land was considered and confirmed in the examination by the Scottish Ministers into the then proposed Local Development Plan that allowed it to be adopted in June 2015. The already generous housing land supply has recently been added to by the recent approval of residential development comprising 96 dwellings at the urban brownfield site at 501 Blackbyres Road (2017/0237/TP). There are existing urban brownfield sites nearby located at Barrhead north which are allocated for residential development. Other sites at the Barrhead North and South Masterplan areas are therefore available for the kind of development that is proposed. There is therefore no overriding reason to add to the housing land supply at this time particularly at this greenbelt site.

It has to be considered whether there are any benefits that outweigh the policy considerations. In considering this in terms of first principles it has to be determined whether this is the right location for the development and then whether there are any material planning considerations that outweigh the relevant policies.

It is therefore considered that this is not the right location for this development and is contrary to both strategic and local planning policies. It is considered that any potential benefits, such as affordable housing and access links, do not outweigh the relevant policy considerations. There are therefore no material considerations which would justify setting aside the Development Plan policies and approving the application.

It is therefore recommended that the application be refused.

RECOMMENDATION: Refuse

REASONS FOR REFUSAL:

1. The proposed development is located outwith the existing urban area and is not considered to support the Vision and Spatial Development Strategy of the Strategic Development Plan (July 2017) of a compact city region and therefore does not accord with Policy 8 of the Strategic Development Plan as there is no identified shortfall in housing land in East Renfrewshire. There are no material planning considerations that outweigh this policy and that would justify approval of the development at this location.
2. The proposed development is contrary to Strategic Policy 1 and Strategic Policy 2 of the adopted East Renfrewshire Local Development Plan as it will be an incursion into the greenbelt and green network outwith urban brownfield/vacant sites and outwith the identified strategic development opportunity sites. The need for the development at this location has not been demonstrated and neither has it been demonstrated that a suitable site does not exist within the urban area. There are no material planning considerations

that outweigh these policies and that would justify approval of the development at this location.

3. The proposed development is contrary to Policies SG1 and SG2 of the adopted East Renfrewshire Local Development Plan as it is considered that the Council has identified sufficient land for housing development and there is no identified shortfall in housing land in East Renfrewshire. There are no material considerations that would justify approval of the development outwith the urban area, identified strategic development opportunity sites or other identified housing sites in the adopted Local Development Plan.

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Sean McDaid on 0141 577 3339.

Ref. No.: 2017/0784/TP
(SEMC)

DATE: 25th April 2018

DIRECTOR OF ENVIRONMENT

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Reference: 2017/0784/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan 2017

The Strategic Development Plan (SDP) indicates housing plays a fundamental role in the overall economic, social and environmental success of the city region. Housebuilding makes an important contribution to the city region's economy and as well as creating new homes, delivers wider societal benefits through the generation of employment, and by sustaining and enhancing local community facilities such as schools, shops, recreation facilities and open spaces. The SDP is committed to supporting growth by creating high quality places which deliver the right type of homes in the right locations.

Policy 8 of the SDP on Housing Land Requirement indicates that in order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the housing land requirements for each housing sub-market area and for each local authority of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each housing sub-market area and for each local authority;
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Policy 8 also indicates Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- The development will help to remedy the shortfall which has been identified;
- The development will contribute to sustainable development;
- The development will be in keeping with the character of the settlement and the local area;
- The development will not undermine green belt objectives; and
- Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 9 indicates that in order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, local authorities should through appropriate mechanisms:

- Develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the HNDA as well as local evidence and circumstances; and
- Ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

Adopted East Renfrewshire Local Development Plan

Strategic Policy 2

Assessment of Development Proposals

Proposals for new development, other than smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), will be assessed against relevant criteria below as well as Policy D1:

1. Application of a sequential approach which gives priority to the use of Brownfield sites within the urban area then to Greenfield land within the urban area and finally to land adjacent to the urban area. Sites within the green belt will only be considered where it has been demonstrated that a suitable site does not exist within the urban area;
2. Provision of a mix of house types, sizes and tenures to meet housing needs and accord with the Council's Local Housing Strategy and the Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment;
3. Resulting positive community and economic benefits;
4. The impact on the landscape character as informed by the Glasgow and Clyde Valley and the East Renfrewshire Landscape Character Assessments, the character and amenity of communities, individual properties and existing land uses;
5. The impact on existing and planned infrastructure;
6. The impact upon existing community, leisure and educational facilities;
7. The transport impact of the development on both the trunk and local road network and the rail network, taking into account the need for a transport assessment and the scope for green transport and travel plans;
8. The impact on the built and natural environment, including the green belt and green network taking into account the need for an Environmental Impact Assessment and the requirement for proposals to provide a defensible green belt boundary and links to the green network;
9. The impact on air, soil, including peat and water quality and avoiding areas where development could be at significant risk from flooding and/or could increase flood risk elsewhere;
10. The potential for remedial or compensatory environmental measures including temporary greening;
11. The contribution to energy reduction and sustainable development.
12. The impact on health and well being;
13. The cumulative impact of the development;
14. The impact of proposals on other proposals or designations (including the Town and Neighbourhood Centres in Schedule 14) set out in the Local Development Plan;
15. The suitability of proposals when assessed against any relevant Adopted Supplementary Planning Guidance.

Strategic Policy 3

Development Contributions

The Council wishes to secure community infrastructure and environmental benefits arising from new developments to mitigate their impacts.

New developments that individually or cumulatively generate a requirement for new or enhanced infrastructure or services will be expected to deliver, or contribute towards the provision of, supporting services and facilities. Developer contributions will be agreed in accordance with the five tests of Circular 3/2012 - Planning Obligations and Good Neighbour Agreements. Planning permission will only

be granted for new development where the identified level and range of supporting infrastructure or services to meet the needs of the new development is already available or will be available in accordance with an agreed timescale.

The master plans for the areas for change are required to identify the infrastructure requirements and development contributions required to support development. The master plans should identify how the infrastructure or services will be delivered to support the proposed development.

For all proposals viability will be a key consideration when determining the suitable level of development contributions.

Further detailed information and guidance is provided in the Development Contributions Supplementary Planning Guidance.

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';

10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D3

Green Belt and Countryside Around Towns

Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.

Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Plan. Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.

Further detailed information and guidance is provided in the Rural Development Guidance Supplementary Planning Guidance.

Policy D4

Green Network

The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green networks shown on the Proposals Map.

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

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

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

Further detailed information and guidance, which all proposals require to reflect, is set out in the Green Network and Environmental Management Supplementary Guidance.

Policy D7

Green Infrastructure and Open Space Provision within New Development

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

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

Policy SG1

Housing Supply

The Council has identified sufficient land for a minimum of 4100 homes and associated infrastructure to be delivered in East Renfrewshire between 2009 and 2025 to comply with the Strategic Development Plan requirements. Sites listed under Schedules 8 to 11 (including past completions 2008/09-2012) will contribute towards meeting these targets.

The land supply will be monitored annually through the Housing Land Audit, Housing Trajectory and the Action Programme. At all times a 5 year continuous effective land supply will be maintained.

The Council will support housing development on the established housing sites as shown on the Proposals Map and listed under Schedule 8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.

Sites listed under Schedule 9 and as shown on the Proposals Map are allocated exclusively for affordable housing, including housing for particular needs. Proposals for private housing on these sites will not be supported.

The council will prioritise the early delivery of sites within the established land supply. If the audit identifies a shortfall in the five year effective housing land supply, the council will support housing proposals which:

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;

- are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan.

Policy SG3

Phasing of New Housing Development

The new allocations of land for housing development listed in Schedules 10 and 11 will be subject to phased release to ensure that a 5 year continuous effective land supply is maintained at all times.

The locations listed in Schedules 10 and 11 will be removed from the green belt. Sites contributing to Phase 1 will be shown as formal allocations in the Plan. Sites safeguarded in Phase 2 will be identified as meeting longer term development needs.

Phase 2 safeguarded locations will be released before 2025 where required to maintain a 5 year land supply or where levels of affordable housing significantly in advance of the 25% requirement are being promoted.

Policy SG4

Housing Mix in New Developments

All new housing proposals should include in their design a mix of house types, sizes and tenures to accord with the Council's Local Housing Strategy and the Strategic Housing Need and Demand Assessment. The design should include smaller house types and an element of accessible and adaptable properties to meet the needs of our ageing population and households with particular needs. This mix is in addition to affordable housing contributions.

Policy SG5

Affordable Housing

Throughout East Renfrewshire, where planning permission is sought for residential developments of 4 or more dwellings, including conversions, the Council will require provision to be made for a minimum 25% affordable housing contribution. This contribution may be made on site; or by means of a commuted sum payment; or off site. The affordable housing should be well integrated into the overall development. For all proposals viability will be a key consideration when determining the suitable level of contributions. All proposals will require to comply with Strategic Policy 2 and Policy D1.

Further detailed information and guidance is provided in the Affordable Housing Supplementary Planning Guidance.

Policy D8

Natural Features

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

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

The objectives of designation and the overall integrity of the area will not be compromised; or

Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

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

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

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

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

Policy D9

Protection of Outdoor Access

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

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

Policy E5

Surface Water Drainage and Water Quality

Sustainable urban drainage systems will require to be incorporated into all new development, with the exception of smaller scale proposals (such as applications for single houses, householder or shop frontage alterations). It should also form a major part of all master planning exercises. This will moderate surface water run-off from the site and mitigate any impacts on water quality.

There will be a general presumption against the culverting of watercourses as part of new development. Culverts may be acceptable as part of a grant aided flood prevention scheme or where they are necessary to carry water under a road or railway. Advice on culverts can be accessed on the Scottish Environment Protection Agency website www.sepa.org.uk

The Council will encourage the adoption of an ecological approach to surface water management through habitat creation or enhancement by, for example, forming wetlands or ponds and opening up culverted watercourses. Invasive non-native species should not be introduced and their removal is encouraged. New planting must be with native species. The physical area of any development covered by impermeable surfaces, should be kept to a minimum to assist with flood risk management.

Policy E6

Waste Water Treatment

Connection to the public sewerage system is required for all new development proposals. The only exceptions are:

In rural areas where no public sewerage system exists and connection into a public sewerage system is not physically or economically viable;

If a development cannot connect to an available public drainage infrastructure directly, possibly through a lack of capacity or through the timing of completion of works, planning permission may be granted on the basis that the development will be served by a private treatment plant on a temporary basis but will be required to connect to the public drainage infrastructure when capacity becomes available;

Proposed development should be effectively served by the foul sewerage network and where possible discharge to the public system. A private system will only be acceptable in exceptional circumstances and, in this instance, Scottish Environment Protection Agency's guidelines and policies must be adhered to.

In all circumstances the proposals should not pose or add to an environmental risk as a result of cumulative development

GOVERNMENT GUIDANCE:

Scottish Planning Policy indicates that where a planning authority considers it appropriate, such as in the most pressured areas, the development plan may designate a green belt around a town to support the spatial strategy by: directing development to the most appropriate locations and supporting regeneration; protecting and enhancing the character, landscape setting and identity of the settlement; and protecting and providing access to open space. Local development plans should show the detailed boundary of any green belt and describe the types and scales of development which would be appropriate within a green belt.

Scottish Planning Policy on the Delivery of New Homes indicates the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.

Scottish Planning Policy on Affordable Housing indicates that local development plans should clearly set out the scale and distribution of the affordable housing requirement for their area. Where the HNDA and local housing strategy process identify a shortage of affordable housing, the plan should set out the role that planning will take in addressing this. Planning authorities should consider whether it is appropriate to allocate some small sites specifically for affordable housing. Where affordable housing is required, this should generally be for a specified proportion of the serviced land within a development site to be made available for affordable housing. Planning authorities should consider the level of affordable housing contribution which is likely to be deliverable in the current economic climate, as part of a viable housing development. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses. Consideration should also be given to the nature of the affordable housing required and the extent to which this can be met by proposals capable of development with little or no public subsidy. In rural areas, where significant unmet local need for affordable housing has been shown, it may be appropriate to introduce a 'rural exceptions' policy which allows planning permission to be granted for affordable housing on small sites that would not normally be used for housing, for example because they lie outwith the adjacent built-up area and are subject to policies of restraint.