

**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
14th June 2018

Reference No: 2017/0359/TP

Ward: 2

Page 5

Applicant:

Newton Mearns Projects Ltd
Trident House
175 Renfrew Road
Paisley
PA3 4EF

Agent:

Jewitt and Wilkie Limited
38 New City Road
Glasgow
G4 9JT

Site: Netherplace Works, Netherplace Road, Newton Mearns, East Renfrewshire, G77 6PP

Description: Erection of retirement residential community, care home and multi-purpose village centre and formation of new access road from Aurs Road (major)

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REPORT OF HANDLING

Reference: 2017/0359/TP

Date Re-registered: 9th January 2018

Application Type: Full Planning Permission

This application is a Major Development

Ward: 2 - Newton Mearns North And Neilston

Co-ordinates: 252168/:655454

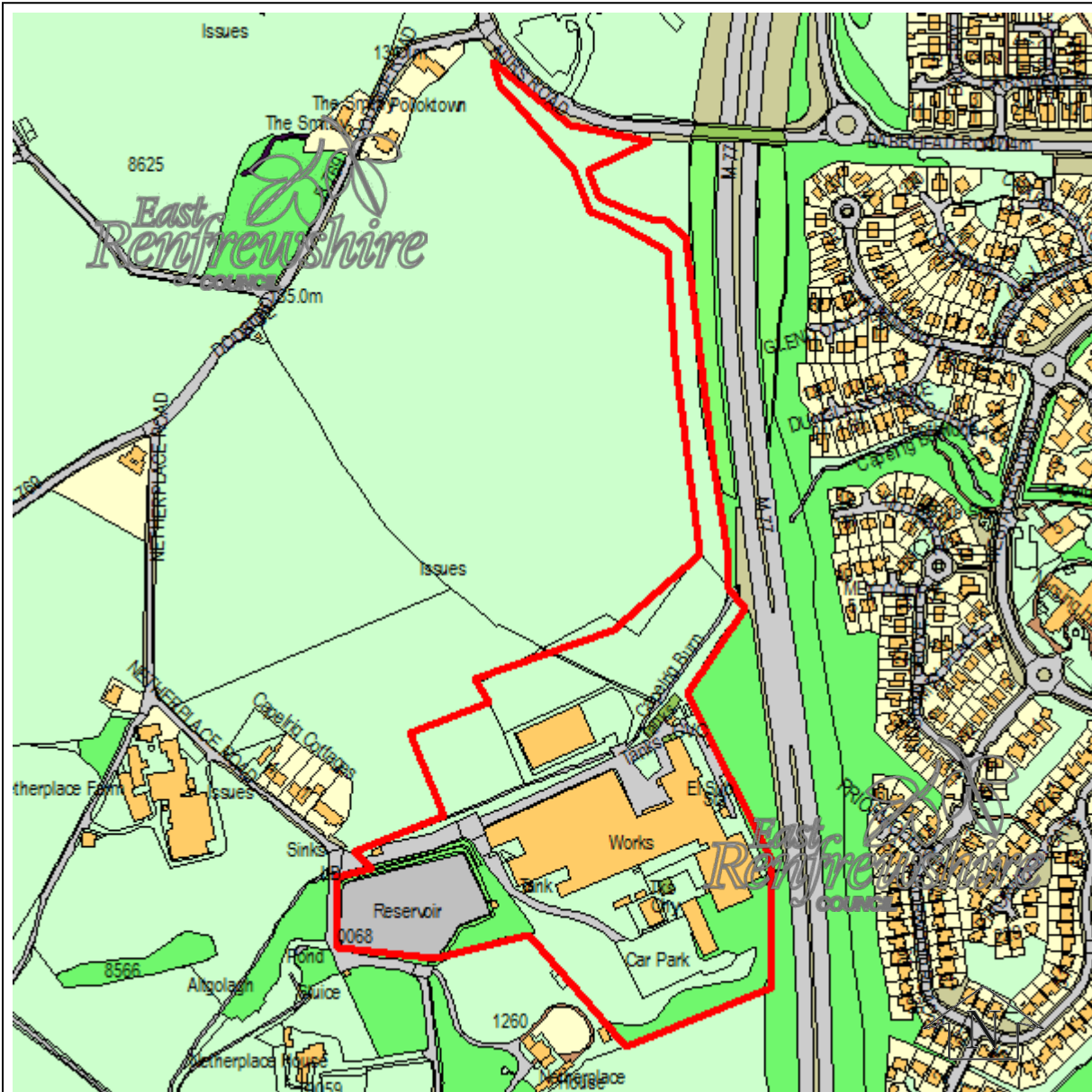
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G77 6PP

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CONSULTATIONS/COMMENTS:

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 the housing as particular needs in perpetuity.
East Renfrewshire Roads Network Manager	No objection subject to conditions.
East Renfrewshire Council Economic Development Service	No objection and supportive of the development.
East Renfrewshire Council Environmental Health Service	No objection subject to conditions
Scottish Environment Protection Agency	No objection on flood risk grounds; recommends heightened validation of remediation works through the remediation plan and condition that the Council's Environmental Health Service has also recommended.
Scottish Water	No objection.
West Of Scotland Archaeology Services	Recommends an archaeological watching brief condition.
Glasgow Airport	No objection.
Scottish Natural Heritage	No objection to the proposal on the grounds of its impact on designated sites.
Transport Scotland Trunk Roads Network Management	Advises that conditions be attached to any permission the Council may give to cover proposed lighting, landscaping, proposed barrier along the M77 and for there to be no drainage connections to the trunk road drainage system.
Crookfur Greenfarm and Mearns Village Community Council	Objects on the basis of insufficient parking; the lack of public transport nearby; lack of demand for housing; noise from M77; no measures to prevent air pollution from the M77; the site should be retained for commercial use

PUBLICITY:

09.06.2017	Glasgow and Southside Extra	Expiry date 23.06.2017
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SITE NOTICES: None.

SITE HISTORY:

2004/0003/CL: Certificate of lawfulness in respect of the proposed use of factory premises as a Class 4 (business) use. Granted 16.09.2004.

2004/0004/CL: Certificate of lawfulness in respect of the existing use of factory premises as a Class 5 (general industrial) use. Granted 16.09.2004.

2006/0629/TP: Subdivision of factory into six industrial/business units and part change of use to permit proposed units 3, 4, 5 and 6 for storage and distribution (Class 6) use. Refused 05.11.2008. Subsequent appeal dismissed by the Scottish Ministers 13.03.2009.

2014/0372/TP: Erection of retirement residential community comprising 320 apartments (in total), 66 bed care home and multipurpose village centre that includes apartments and residential rooms with the formation of a new access road from Aurs Road (major). Refused 29.03.2016.

2017/0053/PN: Demolition of factory buildings (prior notification). Approved subject to conditions 22.02.2017.

REPRESENTATIONS: A total of 15 representations have been received: Representations can be summarised as follows:

- Ownership of site/field to north
- Extent of development/out of proportion with surroundings/proposed storey heights inappropriate
- Overlooking/impact on privacy
- Blocking of views
- Not allowed to access site
- Contrary to Local Plan/building in greenbelt
- Overdevelopment of site
- Alternative access road not investigated/access not from M77 junction 5/no need for new access through field to north
- Additional flood risk
- Light and noise pollution
- Impact on wildlife/removal of habitats
- Impact on property values
- Additional traffic during construction and safety impact
- Development not required/no lack of suitable properties for the elderly in the area
- Netherplace Road unsuitable during construction/new road not built until end of development
- Lack of integration/no bus service
- Lack of viability due to noise and air pollution from M77
- Impact on already overburdened infrastructure and utilities
- Glasgow Airport has concerns regarding the site
- Creation of an isolated community with no access to public transport

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

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| <p>Design and Access Statement (Rev C January 2018)</p> | <p>Analyses the design context relating to the development and the concept of the project in terms of national and local planning policies, together with environmental and economic impacts.</p> |
| <p>Flood Risk Assessment (April 2017)</p> | <p>Assesses the flood risk at this location primarily in relation to the Capelrig Burn that runs through the site, the reservoir and other potential sources of flooding. Concludes the greatest risk of flooding is from the Capelrig Burn, exacerbated by a potential failure of the M77 culvert. Indicates the proposed layout encroaches onto the functional floodplain and mitigation</p> |

measures have been developed and the proposed areas of compensatory storage are large enough to compensate for any lost storage and not to increase flooding downstream. Recommends that improvements to the trash screen in front of the M77 culvert should be made to facilitate access and reduce the risk of failure. Also recommends SUDS to be incorporated within the site.

<p>Otter and Water Vole Survey and Subsequent Otter Protection Plan (February 2017)</p>	<p>An update of a survey carried out in 2014. Indicates that otter are present and resident on site on a regular basis although not considered to be a breeding location. An Otter Protection Plan has been produced to guide protection measures for Otter that will be required during demolition and redevelopment of the site. Also indicates Water Vole were not present and the habitat is generally unsuitable for them.</p>
<p>Drainage Impact Assessment (May 2017)</p>	<p>Assesses the foul and surface water run-off from the proposed development and to demonstrate how the proposed drainage infrastructure impacts on the existing network. Concludes the site can be drained, both foul and surface water, without detriment to the local environment.</p>
<p>Geotechnical and Geo-environmental Interpretive Report (November 2016)</p>	<p>Assesses environmental or geotechnical constraints relating to the proposed development including intrusive ground investigation to provide further information on possible development constraints relating to the site's proposed development usage. Indicates further site investigations and assessments likely to be required following demolition of the existing buildings and hardstandings.</p>
<p>Landscape and Visual Impact Assessment (April 2017)</p>	<p>Assesses the visual impact of the proposed development on the surrounding landscape and from a number of selected viewpoints. Concludes the proposed development is relatively contained within the landform and the potential significant impacts are to 1km from the site.</p>
<p>Air Quality Report (March 2017)</p>	<p>Assesses the impact of the proposed development on air quality during construction, occupation and from increased vehicle movements. Concludes there is no change to the air quality conditions as a result of the proposed development.</p>
<p>Noise Impact Assessment (May 2017 and February 2018)</p>	<p>The Assessment considers the potential for adverse noise impacts on the development associated with road traffic noise from the M77 on internal and external habitable area throughout the development. The Assessment models the impact and indicates the design will provide effective attenuation of road traffic noise across the proposed development with appropriate mitigation measures recommended based on the phasing of the development.</p>
<p>Supplementary Planning Statement (June 2017)</p>	<p>Assessment against Strategic Policy 2 of the East Renfrewshire Local Development Plan in particular alternative locations for the development and demonstrating that a suitable site does not exist within the urban area. Indicates that no suitable available sites were on the market because the development could not generate sufficiently high land value to compete with mainstream residential land values.</p>

Economic Impact Report (May 2017)	Assesses the potential impact of the proposed development in East Renfrewshire. Indicates that at the end of the M77 Masterplanning period the development could be contributing around £2.8 million/year gross value added to the East Renfrewshire economy and supporting around 140 jobs. Over the 30 year masterplan period the impact could amount to around £74 gross added value and 365 permanent jobs.
Bat Roost Survey and Bat Protection Plan (February 2017)	To identify whether there are bat roosts at the site. Two roosts were found in buildings in September 2016 when the site was re-surveyed and concludes that these are non-breeding transient roosts. A Bat Protection Plan guides the appropriate mitigation and methods during demolition of the buildings.
Pre-application consultation report	This Report summarises the statutory pre-application consultation with the community carried out by the developer prior to the submission of the planning application.
Planning Statement (March 2017)	Assesses the proposed development against the Glasgow and Clyde Valley Strategic Development Plan; the adopted East Renfrewshire Local Development Plan; and material planning considerations. Concludes the proposals can be fully and reasonably justified against the provisions of the development plan. In terms of material considerations, no matters have been identified which would outweigh the acceptability of the proposal on planning policy terms.
Transport Assessment (June 2017)	Assesses the transportation impacts of the development on the surrounding roads network; the accessibility of the site by a range of transport modes and estimates the number of trips. Concludes the proposed development has the potential for containing much of its travel demand within the site through the provision of leisure and retail opportunities within it. Also indicates the provision of a travel plan will minimise the impact of vehicle trips on the surrounding roads network by encouraging external trips to be undertaken by sustainable travel modes.

ASSESSMENT:

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

Netherplace Works is identified in the adopted East Renfrewshire Local Plan to be retained for business/industrial purposes. As the re-development of the site is for residential development and a care home it is therefore considered that this proposal is a significant departure from the Development Plan. As a consequence the application has to be the subject of a pre-determination hearing by the Planning Applications Committee before being determined by the full Council.

The Site

The site is located in an undulating farmland landscape to the west side of the M77. To the east side of the M77 there is the existing built up area of Newton Mearns. The M77 is elevated above the site as it runs parallel to it. The area of the former Netherplace Works extends to approximately 6.2 hectares and the buildings on site have recently been demolished. Netherplace Works contained a number of industrial/warehouse type buildings including a tall chimney that was indicated as 40m high. The larger of the previous buildings ranged from approximately 8m high to

approximately 13m high. There is a reservoir at the south west side of the site associated with the former dye works as well as the vehicular entrance into the site. There are a number of residential properties adjacent to and in the vicinity of the site. The field to the north of Netherplace Works is undulating farmland which is bounded on its north side by Aurs Road and the M77 to its east. The Capelrig Burn runs through the north part of the site.

Proposed development

Permission is sought for the erection of a residential retirement community involving the erection of an 80 bed two storey care home at the north of the site; 12 residential blocks; 38 two storey terrace houses located towards the centre of the site with a bowling green and pavilion building adjacent to them; a "village centre" to accommodate a variety of leisure and recreational uses (including a fitness suite and counter current pools) and other facilities (clinic, restaurant, bar, nursery, shop, meeting rooms, management offices, library, etc) as well as 2 "hotel style" rooms. The function of these "hotel style" is to provide temporary accommodation to potential visitors, visiting staff/consultants, new residents awaiting accommodation becoming available, temporary accommodation for existing residents should work be carried out to their flats/houses, and respite accommodation. The "village centre" includes 24 flats as well. There is to be a small "energy centre" building located at the rear of the proposed care home.

There are therefore to be 214 flats in the proposed development with 38 houses and an 80 bed care home.

The proposed buildings vary in height depending on the number of storeys. The Village Centre is approximately 17.6m high at its highest. The care home is to be two storeys and approximately 8.4m high. The residential blocks are to be three and four storeys high and are designed with monopitch roofs. The three storey blocks are approximately 12.8m high and the four storey blocks are to be approximately 15.8m high. The terrace houses are to be two storeys with pitched roofs and approximately 8.5m high.

It has been indicated that the development is to occur in four phases with the residential blocks parallel to the M77 and along the south boundary of the site constructed in the first phase. Phase 1 is to also include the proposed access road from Aurs Road through the field to the north. Thereafter phase 2 is to involve the majority of the terrace houses and village centre block with the attached residential block. Phase 3 is to include the remainder of the terrace houses and the remaining residential block at the north of the site. Phase 4 is to be the care home. It has been indicated that the development will take 3 years to complete.

The blocks that run parallel to the M77 are to provide acoustic mitigation/act as a noise barrier to the interior of the development when they are constructed. These blocks have also been designed to have non-habitable rooms (such as kitchens and toilets) facing towards the M77.

The main external materials to be used on all of the proposed buildings are facing brick and concrete tiles with feature cladding panels to be used on the elevations. The design concept is to celebrate the former industrial heritage of the site although the applicant's agent recognised when designing the development that little remained of the original dye works at the site. Each residential block is to have a common architectural theme. The residential blocks closest and parallel to the M77 have been designed to have monopitch roofs and are linked in a meandering fashion in order to address and act as a buffer to the traffic noise from the motorway whereas the other residential block, houses and are to have dual pitch roofs.

In addition a new access road is to be constructed by the developer through the field to the north of the site. This access road is approximately 400m long and for most of its length is parallel to the M77 before turning in a westerly direction and then north to Aurs Road opposite Whitecraigs Rugby Club. Its point of access onto Aurs Road is approximately 22m to the east of the existing access into Whitecraigs Rugby Club. No other access is proposed in the development as part of the planning application and it has been indicated that the existing access off Netherplace Road is indicated as being closed off and retained for emergency access only although specific details of this have not been submitted at this time.

Part of the existing reservoir at the south west part of the site is to be built over and its remainder is to be a feature pond with a deck/walkway at the rear of the "village centre" building extending over the pond. Fencing is to be erected around the perimeter of the site. There is to be an access at the rear of the site onto Netherplace Road which has been indicated to be for emergency purposes only. There is to be a parallel path along the access route which will have a gate on it for security purposes which is to be opened using a secure code pad or smart key.

There will also be some changes in ground levels across the site that involve raising and lowering levels. At the south end of the site the levels are to be reduced by approximately 3m. Levels would be raised by between approximately 2.5m to 3m towards the centre of the site where there is a dip in the site.

Information has been submitted by the applicant's agent to describe how the development is to function. The Retirement Village concept is relatively unique in the Scottish context and this would be the first of its kind in East Renfrewshire. The applicant has indicated there are examples of operational models of this type most notably in America and also in England and are a response to the limitations of traditional models of sheltered housing which are unable to provide the flexibility of care and support some older people need and which do not satisfy the diversity of housing need in later life.

The retirement village is intended to be a place to secure a lifestyle where residents have access to a range of accommodation, healthcare, leisure, and other facilities, in a safe and secure environment specifically designed for an ageing population and their needs collectively and individually.

Information has been submitted by the applicant's agent to describe how the development is to function. This indicates the Retirement Village concept is relatively unique in the Scottish context and this would be the first of its kind in East Renfrewshire. The applicant has indicated there are examples of operational models of this type most notably in America, Australia and also in England. The applicant considers the Retirement Village is not a residential development in the conventional sense, nor is it simply a development catering for the residential needs of the more mature sectors of the population (such as the McCarthy and Stone model of which there are examples in East Renfrewshire). The retirement village is intended to be a place to secure a lifestyle where residents have access to a range of accommodation, healthcare options, leisure, and other facilities, in a safe and secure environment specifically designed for an ageing population and their needs collectively and individually.

The Village would be run by a management company to address the day to day and other needs of the Retirement Village operation and its residents. A monthly charge would be paid by residents for the maintenance of the external environment and shared facilities. In addition, the management company would provide for a range of care and support services on an "as required" basis which would be charged on usage. Private healthcare arrangements are likely to cover the medical elements for many of the village residents.

The applicant has indicated that in practical terms it is likely that most residents will have a significant degree of independent living and will benefit from the range of leisure and other facilities available in addition to the opportunities for social and other interaction. Those with most support requirements who can live independently will be located closest to the Village Centre with those with greatest care needs being accommodated within the proposed care home. The provision of the care home has been indicated as being integral to the Retirement Village model.

In order to live within the Village, other than in the care home, residents will purchase their individual apartment. Each purchaser will be required to be at least 55 year old. Each resident will be assessed (as required) with respect to their individual needs and, where required, a care package will be put into place. The Village is designed to allow residents to have independent living, with assistance as required, up to the point, should it arise, where a care home environment is required. The Village and its array of facilities, is designed to meet all of the residents needs for the remainder of their life should they wish to remain part of the Retirement Village community.

Where an apartment within the Village is to be re-sold, this is arranged through the Retirement Village management company. An agreed sum will be payable to the owner or their heirs before the property is re-sold to another party. This is a requirement for all sales/purchases in order that the management company retains control over occupation.

Previous proposal

The previous planning application (2014/0372/TP) for the erection of a retirement residential community comprising 320 apartments (in total), a 66 bed care home and a multipurpose village centre that includes apartments and residential rooms with the formation of a new access road from Aurs Road was the subject of a pre-determination hearing by the Planning Applications Committee and decided by the Full Council on 25 February 2015.

The application had been recommended for approval subject to conditions and the conclusion of a legal agreement(s) relating to affordable housing contributions and developer contributions. The Committee and Full Council agreed with this recommendation however there was no progress on the legal agreement(s) by the developer over the next year and the proposal was subsequently reported back to the Full Council with a recommendation to be refused. The application was refused on 29 March 2016.

The previous development differed from the current proposal and involved erecting a two storey care home at the north side of the site; 12 individual residential blocks; and a centrally located block incorporating a "village" centre with attached residential blocks. The proposed blocks ranged from two storeys to five storeys in the village centre block. The village centre was to accommodate a variety of leisure and recreational uses (including a multi-purpose hall and gym) and other facilities (restaurant, hairdressers, shop, etc) as well as 21 rooms that were called "hotel rooms". The tallest building was the Village Centre which was approximately 16m high across the majority of its design although there was an upward projection that was approximately 23m high. The care home was to be two storeys and approximately 8.4m high. The residential blocks varied from two storeys to three and four storeys and ranged in height at their lowest from approximately 8.4m high to the highest at approximately 16m high. In addition a new access road was to be constructed by the developer through the field to the north of the site in the same position as the current application.

The previous development was intended to operate in a similar manner to the current proposal.

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 Greater Glasgow South 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.

Although the site is considered to be a brownfield site, having been previously developed, the proposed development is located outwith the existing urban area and is therefore 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:

Although the proposal would re-develop an existing brownfield site, with the exception of the access road through the field to the north, given its Green Belt location the proposal would not make a significant contribution to sustainable development. However the site is not a significant distance from the existing urban area of Newton Mearns to the east.

Provides significant net economic benefit including the need to accommodate inward investment that would otherwise be lost to the city region or Scotland; and 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 will generate employment primarily through employment in the care home and the facilities provided in the village centre building which is indicated as approximately 220 jobs. This is to be welcomed. 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 will be associated economic impacts to the local economy primarily because of additional residents.

Meets a specific locational need:

A specific locational justification for this development has not been provided by the applicant. However it is considered that there are limited or no opportunities for this type/scale of development on existing brownfield sites in the Eastwood part of the Council area. The Council has allocated a generous supply of land across all tenures to meet the Housing Land Requirement and has a continuous 5 year land supply for all periods and there is therefore no numerical justification to support this application. However the applicant has indicated the proposed development seeks to specifically address the needs of an aging population. The applicant has indicated that changes in the demographic profile of Scotland gives rise to the need to address, among other things, the lack of adequate and suitable housing and healthcare provision to meet the needs of the aging population. The applicant considers the mainstream private housing market is not best placed to deal with or cater for the specific needs of elderly people.

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. However this is a brownfield site that had substantial buildings associated with the former industrial/commercial use on the site. The context of the site and existing topography 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 proposed development is to provide a range of facilities direct to residents and these would be considered to improve health/well-being and provide social interaction to residents.

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.

The proposed development does not fully accord with all the aspects of 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 although this has to be balanced with the fact that this involves the re-development of a previously developed site.

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 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. Notwithstanding this involves the re-development of a previously developed site which is preferable to a greenfield site.

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

The development would be expected to accord with the Council's Local Housing Strategy and Strategic HNDA. It is acknowledged that the proposal will specifically meet elderly housing needs

compared to other residential development sites that for the most part cater for family houses.

- 3) Resulting positive community and economic benefits.

The proposal would secure economic benefits with community benefits mainly achieved through permanent employment in the on-site facilities and care home.

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

The Landscape Character Assessment 2005 considers the overall landscape sensitivity of the site to be low to medium with a low to medium overall visual sensitivity. The overall greenbelt sensitivity at this location is considered to be weak to moderate. The update to the Assessment carried out in 2016 assessed the area/site as having no change in landscape character. The proposed development is therefore considered to have a localised impact.

- 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.

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

The development will have a direct impact on the environment because of the re-development of this previously developed site with a different arrangement and design of buildings. The physical development of the site would undoubtedly change the context of the site and its relationship to the surrounding area both in terms of its scale and type of development. 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 and the detail of which will be considered as part of any separate building warrant application(s). An "energy centre" building is proposed as part of the development which is to be a single storey building located at the rear of the proposed care home. It has been indicated that this could be biomass, or a combined gas heat and power plant. If approved the specific details of this can be addressed by a planning condition.

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 in accordance with the Council's SPG on Development Contributions (June 2015) has indicated contributions would be required towards the following: community facilities (community halls & libraries); parks and open space; and green network and access. The applicants have agreed to restrict the age of all occupants of the proposed housing units to 60 or above. As a result the Council is prepared to set aside the education contribution requirements in this particular case subject to appropriate terms of agreement. Given the proposed internal and external sports facilities that will be provided through this proposal, in this instance sports contribution requirements can also be set aside. This would be reviewed should plans be significantly revised.

The Council's Planning Obligations Officer has indicated the relevant development contribution requirements from this site have been agreed with the applicant. Should the application be approved this can be addressed by a Section 75 Legal Agreement to secure the future payment of the contributions.

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 previously mentioned, 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. There are significant challenges that the Local Development Plan needs to address including the growth in the elderly population and the resultant pressure this places on services and infrastructure and meeting the needs of the affordable and particular needs sectors. It is evident through the Strategic Housing Need and Demand Assessment, and other local data, that East Renfrewshire has a diverse population, with significant changes expected in future years, in particular an increasingly older population (over 65's). It is acknowledged that this proposal would help to meet these wider housing needs although the homes need to be retained as particular needs housing in perpetuity to prevent future resale as general market 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 indicated the application of the minimum 25% policy would result in a contribution based on a 63 unit requirement (based on 252 units and with the exemption of the care home). The Council's policy applies to all residential developments of 4 or more units and makes no exception for 'retirement' developments.

The Council's Housing Service has been consulted on the proposals. Given the location and specific form of development being proposed in this particular case, it has been determined that it would not be appropriate or practical to seek on site provision of affordable housing. Therefore in this particular case the payment of a commuted sum is considered acceptable.

In line with the Scottish Government's Planning Advice Note 2/2010, the commuted sum required would be of a value equivalent to the cost of providing the percentage of serviced land required by the policy, and at a reasonable density for the end use as affordable housing. Following agreement from the applicants, the Council commissioned the District Valuer to produce a valuation report to

determine the appropriate contribution in this case. The appropriate commuted sum from this development has been agreed with the applicant. Should the application be approved this can be addressed by a Section 75 Legal Agreement to secure the required commuted sum.

The former Netherplace Works is specifically identified in the adopted East Renfrewshire Local Development Plan (LDP) as being a safeguarded business and employment area and in a location where employment generating uses will be supported (covered by Policies SG6.13 and SG6.22 respectively).

Policy SG6 indicates the Council will support a flexible approach to sustainable economic growth to meet the development needs of established and emerging employment sectors. This site is one of the areas to be safeguarded for business and employment. There is therefore an element of flexibility within this Policy and it has to be considered how the development accords with the following criteria:

- there is no current or likely future demand for employment uses on the land;
- it can be demonstrated that the site is not reasonably capable of being used or redeveloped for employment purposes; and
- development would bring wider economic, environmental, community or amenity benefits.

The applicant acknowledges the proposed development is for a non-mainstream form of housing however considers the proposed development includes a number of elements associated with the care/community aspects of the overall development that will generate significant on-site employment. The applicant has indicated there is no likelihood of the site coming forward for any form of "traditional" employment purposes as it was unsuccessfully marketed for such purposes. The applicant also considers the proposed development will bring a number of wider economic and community benefits, most notably those associated with meeting the specific needs of an aging population.

The applicant therefore considers the proposed development accords with the aims of Policy SG6.

At the peak of its operation Netherplace Works employed close to 300 staff and in the past the intensification of industrial and/or business uses at Netherplace Works has always faltered due to the prohibitive cost of creating a suitable road access. The proposals have never stacked up for an operator or developer because of the lower land values for industrial uses. The Council's Economy and Infrastructure Service has been consulted on the application and is supportive of it. In particular the Economy and Infrastructure Service has indicated

- The effective and creative redevelopment of this unused/under-used site is to be welcomed;
- The availability of focussed and specialist residential accommodation options will supplement and complement East Renfrewshire's housing options;
- In addition to social and allied benefits, there will be positive economic impact including new and sustained local jobs across a range of skills requirements as well as increasing the area's spending base;
- Located close to various Council City Deal projects, the development will generate mutually supportive indirect economic Gross Value Added benefits.

Based on this consultation response it is considered that the first two criteria in Policy SG6 have been met. In terms of the benefits of the development it is acknowledged that there will be employment created by the care home and other services that are to be provided on site. It has been indicated that once fully operational it is expected that the development will directly employ around 172 people of which 80 are to be care home staff. This would accord with aspects of Scottish Planning Policy as there would be some economic benefit through job creation at a greater level than exists at the site at present.

In terms of the third criteria there have already been some visual amenity benefits by demolishing the existing industrial buildings that have little architectural merit and to facilitate the return of a brownfield site to beneficial use.

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. The proposed development will result in change at this location because of the complete redevelopment of the site as well as the construction of the new access road through the field. Although it has to be borne in mind that until recently there were reasonably large industrial type buildings on site that had little architectural merit. The separation distances to the nearest existing houses in the surrounding area assist in lessening the visual impact.

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 primarily as a result of the construction of the access road through the field to the north. The previous development on site was as a self-contained business/employment development to which public access would have not been possible.

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. Throughout the proposed development there is a variety of open/amenity space, a bowling green and the reservoir. The open/amenity space can be accessed by paths throughout the development. The open/amenity space is indicated as being landscaped/planted out although the specific details of this have not been submitted at this time. If the development is approved the proposed landscaping/planting can be addressed by a planning condition.

Policy D9 indicates there will be strong presumption against proposals which have an adverse impact on outdoor access including Rights of Way. There is a Right of Way and a Core Path adjacent to the south of the site that runs along Netherplace Road. The proposed development does not interfere with the Right of Way or Core Path.

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. SEPA has been consulted on the application has no objections on flood risk grounds.

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. It has been indicated that the surface water run-off is to be directed to underground attenuation areas before being discharged to the Capelrig Burn that runs through the site. If the development is approved the maximum surface run-off rate can be controlled by a planning condition. SEPA has been consulted on the application and notes that the surface water runoff from the site is to be discharged to the Capelrig Burn and that it will be

collected, treated and disposed of in accordance with the requirements of The Water Environment (Controlled Activities)(Scotland) Regulations 2011 (as amended) using sustainable drainage techniques which in principle they are supportive of.

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 in the South Moorhouse Water Treatment Works although further investigations may be required to be carried out once the developer submits a formal application to Scottish Water. In terms of foul drainage the proposed development will be fed from Shieldhall Waste Water Treatment Works. However Scottish Water is unable to confirm capacity at this time so to allow them to fully appraise the proposal it has been suggested that the applicant completes a Pre-Development Enquiry Form and submits it directly to Scottish Water.

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 overall landscape sensitivity of the site is considered to be low to medium with a low to medium overall visual sensitivity. The overall greenbelt sensitivity at this location is considered to be weak to moderate.

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.

Visual impact of the re-development

The proposed development will result in change at this location because of the complete redevelopment of the site as well as the construction of the new access road through the field. The site is located in undulating farmland and in a dip in the landscape where it sits adjacent to the M77. The undulating landscaping provides topographic screening from the public roads in the vicinity of the site and on various approaches to the site. It was the existing tall chimney that drew attention to the presence of the works from certain viewpoints including on the approaches to the site along the M77. On the approach to the site along Netherplace Road the presence of the previous buildings was more evident as a result of the proximity of any viewer to the site. The previous buildings were also more evident when viewed from Stewarton Road in the area to the south west of the site. This is a result of Stewarton Road being elevated above the site with views

afforded across generally open farmland. However from this viewpoint the existing Newton Mearns area forms a backdrop to the site. On the M77 the previous buildings were most evident in close proximity to the site and were particularly prominent when parallel to the site primarily as a result of the motorway being elevated above the site. The existing trees/vegetation and intervening topography combined with the meandering route of the M77 assisted in screening the previous buildings from more distant viewpoints on the motorway.

The previous buildings on site varied in height with the tallest buildings ranging from approximately 8m to 13m high. The proposed buildings also vary in height depending on the number of storeys. The tallest building is the Village Centre which is approximately 17.6m high. The care home is to be two storeys and approximately 8.4m high. The residential blocks vary from three and four storeys and the three storey blocks are approximately 12.8m high and the four storey blocks are to be approximately 15.8m high. Although the proposed development involves constructing blocks more towards the boundaries of the site than the existing buildings there is still a reasonable separation distance of around 50m and 70m to the existing houses that are outwith the site.

A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application that considers the visual impact of the development within a radius of 5km from the site. This Assessment has not been updated to reflect changes in the design of the development after the application was submitted, primarily to the proposed village centre building. Notwithstanding the site is in a low to medium landscape character. Twenty eight viewpoints have been included in the Assessment the majority of which are in close proximity to the site. The Zone of Theoretical Visibility (ZTV) of the development is mainly in the areas to the north, north-east and south-west of the site and in the immediate vicinity of the site. The Zone of Theoretical Visibility of the highest building in the proposed development is again mainly in the areas to the north, north-east and south-west of the site and in the immediate vicinity of the site. The extent of The ZTV for the highest building is of course over a larger area.

The LVIA indicates that there will be limited impacts on the landscape character with impacts on the selected viewpoints ranging from no impact/negligible through to high depending on the viewpoint in question. The highest impact is indicated as being on the viewpoints closest to the site and this is no different to any other development when viewed close to the site. The resultant change in visual impact at the site will largely be most evident in close proximity to the site because of the complete removal of the existing buildings and tall chimney. From further afield the visual impact of this change is not considered to be significant.

There will also be a visual impact associated with the new access road through the field to the north. The greatest impact will be at the point of access onto Aurs Road. The majority of the access road will not be readily visible from outwith the site because it is to be constructed at the lowest part of the field and there will be topographic screening provided by existing contours and vegetation along the edge of the M77.

It is therefore considered on balance that the visual impact of the redevelopment of the site in itself is acceptable at this location.

Representations

In terms of the representations that have been received the following comments are made.

Ownership of site/field to north: this is not a material planning consideration as the developer will have to negotiate with the land owners to access or purchase the land/field to the north. This is a private matter between the parties involved. The applicant has served the requisite Notice to Owners and this complies with planning legislation. Should the developer not be able to construct the new access road across the field the development will not be able to proceed or an amended planning application for an alternative means of access would have to be submitted for consideration.

Extent of development/out of proportion with surroundings/proposed storey heights inappropriate: it is acknowledged that the proposed buildings are larger than the nearby residential properties. However the previous buildings on site were larger than the nearby properties and the visual impact and the relationship to the neighbouring properties has been assessed in detail in the report.

Overlooking/impact on privacy: the proposed development is located to the east and north-east of the existing houses at this location. The nearest houses to the development are Netherplace Farm Cottage (approximately 70m from the village centre block) and Netherplace House (approximately 50m to 55m from Blocks 11 and 12). Netherplace Farm Cottage is positioned at an angle and offset from the village centre block and as a consequence it is not considered that there would be significant overlooking or loss of privacy to this property. It is also not considered that there would be significant overlooking of Netherplace House through a combination of separation distances and planting/vegetation.

Blocking of views: this is not a material consideration in determining a planning application. An assessment of the visual impact of the development has been made above and is considered to be acceptable.

Not allowed to access site: it is acknowledged that this development involves a particular type of residential development that is outwith the existing urban area and is to have services and facilities directly catering for the residents of the development. Ideally the development should occur in a brownfield site in the urban area where it would have the opportunity for integration with its surroundings, with possible access through the site, however there are limited brownfield sites available in the Eastwood side of East Renfrewshire. It needs to be borne in mind that when Netherplace Works was operating at the site public access would not have been allowed.

Contrary to Local Plan/building in greenbelt: it is acknowledged that the proposed development is contrary to parts of the development plan and it complies with other parts of the development plan however this fact in itself does not make the development unacceptable. An assessment against relevant policies and material considerations has been made above.

Overdevelopment of site: it is acknowledged that the proposed buildings are larger than the nearby residential properties. However the buildings that had been on site were larger than the nearby properties and the visual impact and the relationship to the neighbouring properties has been assessed in detail in the report.

Alternative access road not investigated/access not from M77 junction 5/no need for new access through field to north: in order to form an access from Junction 5 of the M77 would require the route to be longer and possibly would have to follow a circuitous route depending on land ownership and topography. The existing access to the site along Netherplace Road is relatively narrow with limited passing places and visibility at the junction with Stewarton Road is compromised. The proposed access road through the field to the north provides a dedicated access to the site that can be constructed to an acceptable standard.

Additional flood risk: A Flood Risk Assessment has been submitted with the application and scrutinised by consultees. none of the consultees has raised any objections to the development on the grounds of flooding. In addition the development will incorporate SUDS in order to discharge surface water run-off at a controlled rate. The maximum discharge rate can be addressed by a planning condition.

Light and noise pollution: the site is located beside existing houses, beside the M77 and close to the built up area of Newton Mearns. These already generate light and road traffic noise is evident from the M77. This development is not considered to significantly increase these.

Impact on wildlife/removal of habitats: Scottish Natural Heritage has been consulted on the application and has not objected.

Impact on property values: this is not a material consideration in determining this application.

Additional traffic during construction and safety impact: The phasing plan submitted with the application indicates that the new access road is to be constructed in the first phase of the development. It is intended that should planning permission be approved that the phasing will be controlled by a planning condition. In addition details of construction traffic (route and expected numbers/duration) should be submitted by means of a Traffic Management Plan to be agreed and signed off separately by the Council's Roads Service.

Netherplace Road unsuitable during construction/new road not built until end of development: the phasing information/plan has shown the new access road through the field to the north being constructed in the first phase of the development. This is a matter that can be addressed by a planning condition if the application is approved.

Creation of an isolated community/lack of integration/no bus service: It is acknowledged that this development involves a particular type of residential development that is outwith the existing urban area and is to have services and facilities directly catering for the residents of the development. Ideally the development should occur in a brownfield site in the urban area where it would have the opportunity for integration with its surroundings however there are limited brownfield sites available in the Eastwood side of East Renfrewshire. It is intended that a mini-bus service be provided for both residents and staff and the details of this can be secured through a planning condition if the development is approved.

Lack of viability due to noise and air pollution from M77: The matter of the viability of the development is not a material planning consideration. The applicant has made a commercial decision to apply for planning permission. The issue of the proximity of the development to the M77 and potential noise disturbance has been assessed above. The Council's Environmental Health Service has been consulted on the application and has raised no objections in terms of air pollution.

Impact on already overburdened infrastructure and utilities: It is not considered that the number of residents generated by the development will be significant when compared to the existing population of Newton Mearns and East Renfrewshire as a whole. The development is to provide a range of care and other services direct to its residents. The development is subject to the Council's Development Contributions Policy and the developer has agreed to pay financial contributions that are directly attributable to the development in relation to community facilities (community halls and libraries), parks and open space, and green network and paths. In addition the developer will have to apply for separate consents to connect to existing infrastructure such as Scottish Water's infrastructure. Approval of a planning application does not give approval for any connection to the infrastructure providers system. Only the infrastructure provider can give approval for that.

Glasgow Airport has concerns regarding the site: Glasgow Airport has not objected to this application.

Overall Conclusion

It is acknowledged that this site is in the Green Belt, albeit it is considered to be a brownfield site having been previously developed, and the proposal is a departure from the adopted East Renfrewshire Council Local Plan being land not specifically identified for residential development or a care home. It is also recognised that the proposal represents change at this location both in terms of land use and arrangement of buildings at the site.

Having considered the proposal against Scottish Planning Policy and the relevant policies of the development plan it is considered that it accords with some policies while not according with others. The development involves the re-development of a brownfield site that accords with the general thrust of policies in terms of developing such sites before greenfield sites. However it is not a site that has been identified for potential residential development in the adopted and Local Development Plan.

In considering whether this is an acceptable location for the proposed development it is also considered that there is no realistic prospect of business/industrial use re-occurring at the site in the foreseeable future and this is a material consideration in determining this application.

The fact that there is an aging population is also a material consideration in determining this application. This development involves a new type of residential development in East Renfrewshire which is specifically for people of retirement age whereas the majority of mainstream housing proposed in East Renfrewshire is family homes. Although there are to be on-site facilities/services for the residents of the development there are some concerns regarding the site not being either within or immediately adjacent to the existing built-up area of Newton Mearns. Ideally this development should be within the existing built up area which would mean that its residents would be closer to services and facilities and to sustainable modes of transport.

The decision on this application is not considered to set a precedent for mainstream housing at the site or within the Greenbelt in general. Such applications will have to be justified against the relevant development plan policies and material planning considerations at that time. The development will have associated job creation as well as the re-use of a derelict site. Scottish Planning Policy indicates that decisions on planning applications should give due weight to net economic benefit. The jobs to be generated by the proposal are considered to be a positive aspect of the development.

When considering all of the matters relevant to this application and balancing the proposal against the development plan and material planning considerations it is considered that this development is acceptable at this location.

RECOMMENDATION: Disposed to grant subject to conditions and the conclusion of a legal agreement(s) relating to affordable housing contributions and developer contributions.

PLANNING OBLIGATIONS: Legal agreement(s) relating to affordable housing contributions; development contributions towards: community facilities (community halls & libraries); parks and open space; and green network and access.

CONDITIONS:

1. Development shall not commence until the timescale for the phasing of the development have been submitted to and approved in writing by the planning authority. The phasing of the development shall be carried out in accordance with the phasing drawing 3279/P/210/J unless otherwise agreed in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved phasing scheme.

Reason: In order to ensure a properly programmed development.

2. For the avoidance of doubt none of the residential units hereby approved shall be occupied until the blocks of flats in phase 1 of the development as identified on drawing 3279/P/210/J have been fully completed.

Reason: In the interests of noise mitigation as these blocks have been designed to provide noise mitigation for the remainder of the proposed development.

3. Development shall not commence until details/mechanism of how the residential units in the site are to be retained as particular needs housing in perpetuity are submitted to and approved in writing by the planning authority. Thereafter the approved details/mechanism shall be fully implemented on site for the duration of the lifetime of the development.

Reason: To ensure the development is retained in perpetuity as particular needs housing.

4. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

5. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

6. Development shall not commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Head of Environment (Planning, Property and Regeneration). Details of the scheme shall include (as appropriate):-

- i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
- ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- iii) Other structures such as street furniture;
- iv) Details of the phasing of the landscaping works;
- v) Proposed levels; and
- vi) Schedule of maintenance.

Thereafter the landscaping works shall be fully implemented as approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping to improve the environment quality of the development.

7. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. The maximum discharge rate is 8 litres/second/hectare. Thereafter the approved details shall fully be implemented on site.

Reason: In the interests of sustainable development.

8. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority.

Reason: To prevent noise nuisance to the surrounding area.

9. Development shall not commence until details of vehicle wheel cleaning facilities and a road cleaning strategy have been submitted to and approved in writing by the planning authority. Thereafter the approved vehicle wheel cleaning facilities and road cleaning strategy shall be implemented as approved. All construction vehicles exiting the site shall have all tyres and wheels cleaned before entering the road.

Reason: To ensure mud and deleterious materials are not transferred to the road.

10. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the planning authority, during development work. The retained archaeological organisation shall be afforded access at

all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to protect any archaeological remains and to allow the planning authority to consider this matter in detail.

11. Development shall not commence on the development until details of the lighting within the site shall be submitted for the approval of the planning authority, after consultation with Transport Scotland, as the Trunk Roads Authority.

Reason: To ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.

12. Prior to commencement of the development, details of the frontage landscaping treatment along the trunk road boundary shall be submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland TRBO.

Reason: To ensure that there will be no distraction to drivers on the trunk road, and that the safety of the traffic on the trunk road will not be diminished.

13. Prior to commencement of the development, details of the barrier proposals along the trunk road boundary shall be submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland TRBO.

Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents

14. There shall be no drainage connections to the trunk road drainage system.

Reason: To ensure that the efficiency of the existing trunk road drainage network is not affected.

15. Prior to the commencement of any construction on site a comprehensive site investigation, carried out to the appropriate level, is required to be carried out. The investigation shall be completed in accordance with the advice given in the following:

(i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);

(ii) Contaminated Land Report 11 – ‘Model Procedures for the Management of Land Contamination (CLR 11) – issued by DEFRA and the Environment Agency

(iii) BS 10175:2001 – British Standards institution ‘The Investigation of Potentially Contaminated Sites – Code of Practice’.

The risk posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate, recommendations for further investigations or remediation options to reduce the risks identified.

A site-specific risk assessment must be undertaken. Should any significant pollutant linkages be identified, a detailed remediation strategy must be developed. No works other than investigative works shall be carried out on site prior to receipt of the planning authority’s written acceptance of the remediation plan in consultation with SEPA.

Remediation of the site shall be carried out in accordance with the accepted remediation plan prior to the proposed development being brought into use. Any amendments to the accepted remediation plan shall not be implemented unless approved in writing by the

planning authority in consultation with SEPA. On completion of the remediation works, the developer shall submit a completion report to the planning authority, confirming that the works have been carried out in accordance with the accepted remediation plan and that the works have successfully reduced these risks to acceptable levels.

Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the planning authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the planning authority in consultation with SEPA.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination.

16. Prior to the occupation of the development the additional footway on the south side of Aurs Road as shown on drawing 117408/8004 shall be fully constructed.

Reason: In the interests of roads safety

17. Visibility splays of 4.5m x 110m x 1.05m in the primary direction and 8.5m x 120m x 1.05m in the secondary direction as shown on drawing 117408/8004, must be maintained in perpetuity with nothing above a height of 1.05m erected within the splays.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

18. Development shall not commence until full details of the regular mini bus service for staff and residents to travel to and from the development and key areas in the locality has been submitted and approved by the planning authority. The details to be submitted shall include when the service is to be introduced, the frequency of service, the intended routes and destinations, etc.

Reason: To ensure access to the site is by transport modes other than the private car and to establish travel patterns from the outset of the development.

19. Development shall not commence until details of the proposed bridging structure within the site (to be located in the vicinity of the care home) have been submitted and approved in writing by the planning authority in consultation with SEPA. Thereafter the bridging structure shall be implemented as approved.

Reason: To ensure that the bridging structure proposals are acceptable at this location and comply with the principles of Scottish Planning Policy.

20. Development shall not commence until details of the proposed closure of the existing access into the site from Netherplace Road as well as the proposed gate access in this position have been submitted for the approval in writing by the planning authority. The details shall be submitted on plans at a scale of 1:100. Thereafter the agreed details shall be fully implemented on site.

Reason: To ensure that the closure and access details are acceptable at this location.

21. Noise from the proposed development shall not exceed residential Noise Rating Curve 25, (described in BS 8233 1999) between the hours of 2300 and 0700 and NR Curve 35 between the hours of 0700 and 2300, as measured from any neighbouring property.

Reason: In order to avoid noise disturbance.

22. Development shall not commence until specific details of the proposed changes to the existing reservoir and proposed embankments of the new feature pond have been submitted and approved in writing by the planning authority. Thereafter the agreed details shall be fully implemented on site.

Reason: To ensure that the resultant changes to the reservoir are acceptable in appearance and do not result in flooding to occur.

23. Prior to the commencement of any construction on the development hereby approved the site shall be re-surveyed for the presence of otters and badgers and the results submitted to and approved in writing by the planning authority in consultation with Scottish Natural Heritage. The re-survey shall be carried out as close to the commencement of construction as possible, but no greater than 8 months preceding commencement of construction. If these species are discovered on site an updated assessment of the impacts of the development must be completed and appropriate mitigation measures identified and submitted for the approval in writing by the planning authority in consultation with Scottish Natural Heritage.

Reason: In the interests of natural heritage.

ADDITIONAL NOTES:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
The applicant/developer is reminded a Road Construction Consent is required under Section 21 of the Roads (Scotland) Act 1984. In addition a Road Bond is required under Section 17 of the Roads (Scotland) Act 1984.

The applicant/developer is advised that a construction management plan is required to be submitted for the approval of the Council's Roads Service.

The applicant/developer is reminded it is a requirement of The Water Environment (Controlled Activities)(Scotland) Regulations 2011 (as amended) (CAR) to provide a SUD system throughout the construction phase of the development to ensure adequate protection of the water environment. The system should comply with the Rules detailed in General Binding Rules 10 & 11. Suitable pollution control measures should be employed wherever there is an identifiable risk to the water environment. This should give particular consideration to contaminated surface water run off arising from earthworks, roads, drainage, compounds, concrete batching facilities and any other associated infrastructure.

Details of regulatory requirements and good practice advice for the applicants/developers can be found on the Regulations section of SEPA's website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in the local SEPA office at:

Angus Smith Building
Maxim 6
6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ
Tel: 01698 839000

ADDED VALUE:

A legal agreement is required to secure essential aspects of the development and to ensure the proposal complies with the Council's Local Plan policies.

Conditions have been added that are necessary to control or enhance the development and to ensure the proposal complies with the Council's Local Development Plan policies.

BACKGROUND PAPERS:

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

Ref. No.: 2017/0359/TP
(SEMC)

DATE: 6th June 2018

DIRECTOR OF ENVIRONMENT

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Reference: 2017/0359/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 1
Development Strategy

The Council supports proposals that promote sustainable development, contribute to the reduction of carbon emissions and are served by a choice of transport modes including public transport.

Proposals will be supported where they provide positive economic, environmental and social benefits to the area and meet the needs of the community up to 2025 and beyond. All proposals are required to comply with the key aim and objectives of the Plan.

The Council supports a complementary two strand approach to development as follows:

1. Regeneration and consolidation of urban areas with an emphasis on developing Brownfield and vacant sites alongside the continued protection and enhancement of the green belt and countryside around towns and the green network;
2. Controlled Growth to be master planned and directed to the following locations:
 - a. Urban Expansion:
 - i. Malletsheugh/Maidenhill Newton Mearns Strategic Development Opportunity (Policy M2.1);
 - ii. Barrhead South - Springhill, Springfield, Lyoncross Strategic Development Opportunity (Policy M2.2); and
 - b. A major regeneration proposal Strategic Development Opportunity at Glasgow Road/Shanks Park, Barrhead (Policy M3).

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 M1

Master Plans

The Council will support appropriate development within master planned areas and will prepare Supplementary Planning Guidance to set the planning context for the development of these major sites and to bring forward their implementation.

Development within the master planned areas as defined on the Proposals Map will be acceptable where it conforms with the master plan and is in accordance with Strategic Policies 1, 2 and 3 and Policy D1. A phasing and delivery strategy will be required for all proposals. Any application should relate to the master planned area as a whole or if less should not in any way prejudice the implementation of the whole development.

Policy M2

M77 Strategic Development Opportunity

The Council will support the master planned growth of Barrhead and Newton Mearns as defined on the Proposals Map in accordance with Policy M1 and Policies M2.1 and M2.2. Any future proposals within the master planned areas not specifically identified under these policies will be required to contribute to the overall aims set out under Policies M2.1 and M2.2.

Land not within the two master planned areas is designated green belt other than two sites at Hillfield and Barcapel, Newton Mearns which are allocated as part of the housing land supply.

Policy M2.1

M77 Strategic Development Opportunity - Malletsheugh/Maidenhill Newton Mearns

Development within the area west of Newton Mearns as defined on the Proposals Map will be permitted in accordance with Policy M1 and M2, to be defined further through the preparation of a comprehensive master plan.

The master plan will be prepared by the Council in partnership with landowners, developers and key agencies and will be adopted by the Council as Supplementary Planning Guidance. The Council will not consider any applications favourably prior to the adoption of the master plan (M2.1) to ensure a co-ordinated approach to delivery.

The whole area will be removed from the green belt and identified as a master planned area on the Proposals Map. The detailed phasing and delivery of sites will be determined through the preparation of the master plan.

In addition the master plan will have to address the following requirements:
Integration of Maidenhill/Malletsheugh as a sustainable urban expansion with Newton Mearns accommodating:

Mixed housing comprising a range of house types and tenures including affordable;

A high quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units to assist with the creation of a dynamic and competitive local economy, boost local job and improve inward investment opportunities;

Neighbourhood scale retail;

Community/leisure facilities (including allotments and a potential site for a religious facility) and Education facilities - On site provision of a non-denominational primary school and associated pre-five provision required as an early priority. The requirement for a denominational primary school is provided under Proposal D13.22, South Waterfoot Road, Newton Mearns. Capacity can be managed within other schools subject to provision of appropriate development contributions.

Approximately 1060 homes to be phased 450 homes by 2025 and 610 homes post 2025;

Provision for a sustainable transport strategy comprising:

Public transport upgrades;

Upgrades to Aurs Road,; and

Investigate improvements to connectivity between Barrhead and Newton Mearns including, in the long term, the 'Balgray Link' route.

Enhancement of the Dams to Darnley Country Park by improving access, tourism activity and by encouraging appropriate commercial and leisure activity on key sites.

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 SG2

Distribution of New Housing

The Council will support the additions to the established housing land supply as shown on the Proposals Map and as listed in Schedules 10 and 11 and the master plan areas under Policies M2 to M8. All proposals will require to comply with the terms of Policy SG5 Affordable Housing and Strategic Policy 3.

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 SG6

Economic Development

The Council will support a flexible approach to sustainable economic growth to meet the development needs of established and emerging employment sectors.

1. The Council seeks to safeguard business and employment areas listed in Schedule 12. In association with the local business community and other relevant agencies the Council will seek to enhance the quality of existing employment areas.

Proposals for non-employment generating development including housing on the safeguarded business and employment areas will not be supported, except where:

there is no current or likely future demand for employment uses on the land;
it can be demonstrated that the site or premises are not reasonably capable of being used or redeveloped for employment purposes; or

where development would bring wider economic, environmental, community or amenity benefits.

2. The Council will support the development of employment generating uses at the locations listed in Schedule 13. New employment areas will be a core component of the master plans.
3. The Council will encourage the relocation of inappropriately sited industrial and business uses to the safeguarded Business / Employment Areas listed in Schedule 12.
4. New tourism related developments will be supported provided they can satisfy the requirements of Strategic Policy 2 and other policies of the Plan.

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 D18

Airport Safeguarding

The Council supports the requirement to protect safeguarded areas for Glasgow and Prestwick Airports and will consult BAA or NATS as appropriate on proposals in line with Circular 2/2003 to ensure that development proposals do not adversely impact on the safe and efficient operation of the airports. Proposals which interfere with visual and electronic navigational aids of airports and/or increase bird hazard risk will be resisted unless accompanied by agreed mitigation measures, including a hazard management plan.

Policy E3

Water Environment

There will be a strong presumption against development that is likely to have an adverse effect on the water environment. Development should not compromise the objectives of the Water Framework Directive. In assessing proposals, the Council will take into account the River Basin Management Plan for the Scotland River Basin District.

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.