

EAST RENFREWSHIRE COUNCIL13 December 2017Report by Director of EnvironmentLOCAL DEVELOPMENT PLAN 2 (MAIN ISSUES REPORT) CONSULTATION**PURPOSE OF REPORT**

1. The purpose of this report is to update the Council in relation to the outcome of the consultation on the Main Issues Report for Local Development Plan 2 (LDP2).

RECOMMENDATIONS

2. It is recommended that the Council:
- (a) Notes the consultation responses received in relation to the Main Issues Report, as summarised in Appendix 3; and
 - (b) Notes that further research and analysis will be carried out to inform the approach towards Education needs and provision for the Proposed Plan, and note the resultant delay in publication of the Proposed Plan.

BACKGROUND

3. The current Local Development Plan (LDP1) was adopted in June 2015. LDP1 set out a vision and objectives and a longer term Development Strategy for East Renfrewshire. This development strategy set the context for the Plan's direction and provided the framework and policies for assessing future development proposals and managing the future growth of the area up-to 2025 and beyond. The Plan was produced after extensive stakeholder engagement and consultation at all plan stages.

4. The LDP is more than just about growth and housing delivery, as it also seeks to deliver a variety and mix of uses which contribute to achieving environmental, social and economic benefits, infrastructure and the provision of high quality attractive buildings and places. The LDP plays a key role in providing certainty to those who live, work, visit or want to invest in the area.

5. The Council has now commenced a review of the current adopted LDP. On 26 October 2016, the Council approved the Local Development Plan 2 (LDP2) Main Issues Report (MIR) and Strategic Environmental Assessment as a basis for consultation. The Main Issues Report is the starting point in the preparation of a new LDP and is the main initial consultation stage. MIR's are intended to stimulate discussion and concentrate on the key changes that have occurred since the adoption of the first LDP. The 10 week consultation period on the MIR ran from 30th November 2016 to 8th February 2017.

6. The MIR was all about the vision, ideas and challenges for future development within East Renfrewshire and options for the way they could be addressed. These included a proposed development strategy, how many new homes we need to plan for and where they

could go, how we could meet the needs of the elderly population, what infrastructure we need, how we can support our Town Centres and how to protect our important landscapes and environment.

7. The MIR set out Officers preferred options and possible alternatives. This was to ensure that all reasonable options were explored before the Council forms a firm view for the Proposed Plan. A copy of the Main Issues Report summary issued for consultation is attached (Appendix 1).

8. In particular the MIR identified 13 key preferred housing sites for consultation. A list of these is attached (Appendix 2).

9. The Proposed Plan is scheduled for summer 2018 and at this stage there will be a further opportunity for all stakeholders to comment on all policies and proposals. It is anticipated that LDP2 will be adopted autumn 2019. Further information on the timescales and stages for preparing LDP2 are set out in the Development Plan Scheme which is available on the Councils website www.eastrenfrewshire.gov.uk/ldp2

10. Since the publication of the MIR, the Glasgow and the Clyde Valley Strategic Development Plan (SDP2) (July 2017), now referred to as 'Clydeplan', has been approved (with modifications) by Scottish Ministers. SDP2 covers land use and strategic infrastructure issues at the regional level. This plan sets out a development strategy for the entire Glasgow city region over the next 20 years. Of particular relevance in the new SDP is an increase in the Council's housing land requirements from 4100 to 4350 residential units, to be delivered during the period 2012-29. The Council should note that the proposed LDP must conform to the approved SDP.

REPORT

11. The main purpose of this report is to provide feedback to the Council on the results of the consultation on the MIR.

12. A total of 692 individual responses (raising 3222 comments) were received on the MIR from a variety of sources including consultants, key agencies (such as SEPA, Transport Scotland, Scottish Natural Heritage, Scottish Water), other national and technical organisations (such as Homes for Scotland, Scottish Power Renewables, Sport Scotland, The Woodland Trust), Community Councils, internal Council departments (such as Roads and Education) and members of the public. A summary of the responses received on the consultation is attached (Appendix 3). More detail is available through this link www.eastrenfrewshire.gov.uk/ldp2

13. The majority of the comments and objections centred on Issue 2 'Managing and Enabling Growth' (1577 comments) and in particular on 2 specific housing options, MIR04 Broomburn Drive, Newton Mearns (413 comments) and MIR 12 Ayr Road, Newton Mearns (147 comments). Both sites are identified as areas of protected urban green space in the current adopted LDP.

14. Issue 2 of the MIR explored how and where future development could best be accommodated including setting specific targets for new housing to meet the requirements of 'Clydeplan' (SDP2) up-to 2029. The key features of the Development Strategy options were

- Option 2A 'Consolidation, Regeneration and controlled edge of settlement growth' and
- Option 2B 'Consolidation and Regeneration'.

15. Option 2A was the Officers preferred strategy in the MIR. This option retained a focus upon development in the urban area and also promoted limited expansion of settlements through the identification of a number of small to medium scaled sites, some of which were to be released from the Green Belt. From this the 13 sites referred to in Appendix 2 were identified as preferred new housing sites.

16. There was support for the MIR preferred strategy promoted under Option 2A from the development industry. However, they were of the opinion that it was still not ambitious enough and that additional land was needed to be released to meet the requirements of the Strategic Development Plan.

17. There was support for Option 2B 'Consolidation and Regeneration' from community groups and members of the public. A common view was that there was no requirement to release land in the Green Belt and that the strategy should have focused upon consolidation of communities and infrastructure with a focus on brownfield and gap sites. It was suggested that green spaces should be prioritised for protection and not built upon under any circumstances. Furthermore it was argued that the MIR would result in significant environmental impact including loss of productive farmland, impact upon landscape character, urban sprawl, impact upon wildlife, loss of amenity, increased travel, noise and air pollution, increased pressure on schools, roads and other infrastructure, increased flood risk, water supply/sewerage constraints and drainage issues from overdevelopment.

18. Although the MIR identified a range of new sites to meet future housing needs under Issue 2, there remains considerable pressure for development in East Renfrewshire. 27 alternative development sites (i.e. sites not included as preferred housing sites in the MIR) were suggested by developers, land owners and planning consultants as being suitable for inclusion in the future Proposed Plan. The majority of these proposals were for housing developments in the Green Belt of varying scales (Appendix 3 Table 2 refers). All of these sites were previously assessed in the Site Evaluation Background Report which informed the MIR and were not recommended as preferred housing sites.

19. 6 further sites **not** previously considered or assessed in the Site Evaluation Background Report were promoted/put forward by interested parties through the MIR consultation (see Maps 1-6 of Appendix 3). For consistency these sites will be evaluated using the same methodology set out in the Site Evaluation Background Report, the results of which will help to inform the Proposed Plan. The 6 sites were;

- SMIR01: Kittoch House, Carmunnock Road, Busby – Residential;
- SMIR02: Eaglesham Road, Clarkston – Church/community facility - Submission promoted either redevelopment of current site or relocation of existing Church to new site;
- SMIR03: Mearns Kirk, Newton Mearns – Residential/community facility;
- SMIR04: Braidbar Quarry, Giffnock – Residential (larger site than currently identified in the current adopted LDP);
- SMIR05: North of Darnley Road, Barrhead – Residential; and

- SMIR06: Humble Road, Newton Mearns – Residential (larger site than currently assessed in the Site Evaluation Background Report).

20. Meeting the needs of the affordable and elderly sectors was seen as a challenging issue from all stakeholders although there was support for the options set out in the MIR that required development to deliver a supply of accessible and adaptable new build housing for households with particular needs. It was recognised that this was an important matter to be addressed through LDP2. There was a common view from the development industry that the current affordable housing and housing mix policies remain suitable and that accessible and adaptable homes could be delivered through Building Standards guidance rather than a percentage requirement in the LDP.

21. Meeting future Education needs was also raised as a key matter for LDP2 by all stakeholders and that new schools/extensions may be required to accommodate future potential increases in housing. To address this issue the Council will be undertaking further needs analysis and forecasting of future educational needs. This will support the collaborative work of both the Education and Environment Departments and will inform LDP2 and a review of the Development Contributions Supplementary Planning Guidance (SPG) which is underway. This research is critical to the strategic approach taken in LDP2 and therefore until this work is completed, it is proposed to push back the previously proposed timescales for publication of the Proposed Plan until summer 2018.

22. Other issues raised included support for a new policy to be included within LDP2 to reflect City Deal projects, recognition of the value of tourism across the Council area, support for improving the vitality and vibrancy of the Town Centres, support for protecting green space and green networks and recognition of the need for a good public transport network. There was strong support for increasing the number of and also improving existing active travel routes including cycle and path networks and reflecting these more clearly in LDP2.

23. All responses were made publicly available to view at the Council's Spiersbridge Offices following the close of the consultation exercise. These responses will be taken into consideration in the preparation of the Proposed Plan. It is proposed to re-establish a cross party Member/Officer Working Group to discuss options for the Proposed Plan taking into account the feedback from the MIR consultation and other issues.

FINANCE AND EFFICIENCY

24. Costs associated with the preparation of and consultation on the Proposed Plan will be met from within existing budgets.

CONSULTATION

25. The consultation in relation to the MIR is detailed in Appendix 3 of this report which shows that the Council has gone well beyond the minimum statutory requirements. Consultation in relation to the Proposed Plan will be subject to further consultation, including notification of every group, organisation and individual who commented on the MIR. Officers will continue to investigate options for using innovative consultation methods including the potential use of the Council's new ESRI mapping software.

PARTNERSHIP WORKING

26. The Local Development Plan preparation is and will continue to be the subject to on-going consultation with a wide range of both internal and external stakeholders.

IMPLICATIONS OF THE PROPOSALS

27. There are no new staffing, property, policy, IT, equalities or other implications at this point in time.

CONCLUSIONS

28. This report outlines the range of issues raised through the consultation on the Main Issues Report. The responses received will help to develop and shape the best strategy and mix of development sites for East Renfrewshire and will inform the Proposed Plan, programmed for summer 2018. Furthermore, the Council will carry out further analysis and forecasting of future educational needs which will inform the approach taken in the Proposed Plan.

29. The Proposed Plan (LDP 2) will be the subject of a full report with recommendations to the Council in due course.

RECOMMENDATIONS

30. It is recommended that the Council:

- (a) Notes the consultation responses received in relation to the Main Issues Report, as summarised in Appendix 3; and
- (b) Notes that further research and analysis will be carried out to inform the approach towards Education needs and provision for the Proposed Plan, and note the resultant delay in publication of the Proposed Plan.

Director of Environment

Further information can be obtained from: Phil Daws, Head of Environment (Strategic Services) on 0141 577 3186 or Phil.Daws@eastrenfrewshire.gov.uk

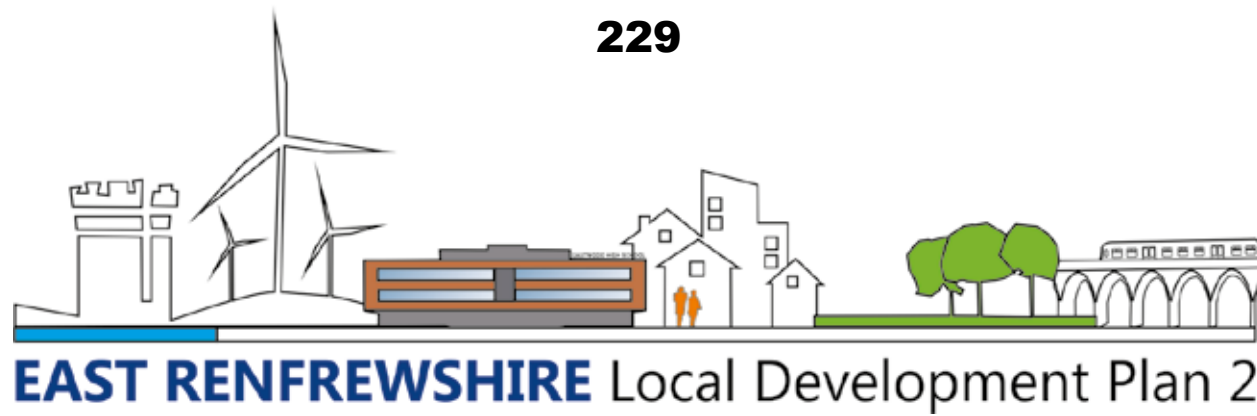
December 2017

Appendix 1: Main Issues Report - Summary

Appendix 2: Preferred Housing Sites

Appendix 3: Main Issues Report (MIR) Representations Summary and Engagement

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Main Issues Report - Summary




November 2016



How can I find out more and submit my comments on the MIR?

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

The consultation period will run for **10 weeks until 8th February 2017**. You can access information on the MIR:

<p>Website</p>  <p>www.eastrenfrewshire.gov.uk/ldp2</p>	<p>Email</p>  <p>ldp@eastrenfrewshire.gov.uk</p>	<p>Telephone</p>  <p>0141 577 3001</p>	<p>Library</p>  <table border="0"> <tr> <td>Barrhead Foundry Library Main Street Barrhead G78 1SW</td> <td>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</td> </tr> <tr> <td>Busby Library Main Street Busby G76 8DX</td> <td>Neilston Library Main Street Neilston G78 3NN</td> </tr> <tr> <td>Clarkston Library Clarkston Road Clarkston G78 8NE</td> <td>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</td> </tr> <tr> <td>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</td> <td>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</td> </tr> <tr> <td>Giffnock Library Station Road Giffnock G46 5JF</td> <td>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</td> </tr> </table>	Barrhead Foundry Library Main Street Barrhead G78 1SW	Mearns Library Mackinlay Place Newton Mearns G77 6EZ	Busby Library Main Street Busby G76 8DX	Neilston Library Main Street Neilston G78 3NN	Clarkston Library Clarkston Road Clarkston G78 8NE	Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG	Eaglesham Library Montgomerie Hall Eaglesham G76 0LH	Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS	Giffnock Library Station Road Giffnock G46 5JF	Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD
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<p>Drop in Session</p>  <p>Details to follow - See posters and leaflets in community halls, local notice boards, newspapers and online</p>	<p>Citizen Space</p>  <p>https://getinvolved.eastrenfrewshire.gov.uk/</p>												

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

Whilst we encourage you to focus your comments on the main issues discussed in the MIR document, if there are policy matters or issues we may have missed you can also tell us about these using the same representation form.

You can comment on the MIR by:

Going online and completing a representation form.

www.eastrenfrewshire.gov.uk/ldp2

Email your completed representation form to ldp@eastrenfrewshire.gov.uk

OR

Post your completed representation form to:

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



Introduction

We have written this summary to provide you with a streamlined and easy-to-read overview of the key elements of the Main Issues Report (MIR).

Throughout this summary there are notes to refer you to the relevant issue in the full document as a helpful guide. Please read and make your comments in relation to the full Main Issues Report (MIR).

Please take the time to read through this summary and examine the issues and options suggested. Consultation questions are included throughout the Main Issues Report and responses to those questions are sought. A representation form is available to assist those making comments.

The consultation period will last for 10 weeks until **8th February 2017**.

What is the Main Issues Report?

East Renfrewshire Council is currently reviewing its existing Local Development Plan (LDP1). LDP1 was adopted in June 2015 and will eventually be replaced by this new Plan (“LDP2”). This is an important plan that will shape development in the area for years to come.

The LDP is a key planning document that will set out a vision and objectives for East Renfrewshire along with a spatial development strategy. It will guide where and how new homes and jobs are provided and how the area could change up-to 2029. It will also help deliver the necessary transport and other infrastructure to make this possible and ensure this is aligned with new development.

We are at an early stage of developing this plan and to help us decide how to do this we have prepared a Main Issues Report (MIR). This summary explains the key issues that we need to consider in LDP2 and the options we are looking at that will help us to meet these challenges. The MIR is about big ideas and challenges for future development and has the potential to affect every single home and business in the area.

The MIR is supported by a Strategic Environmental Assessment (SEA) which assesses the environmental effects of issues set out in the MIR.

Local Development Plan 2 (LDP2) presents a huge opportunity to create a better future for all East Renfrewshire residents and businesses alike. It is an important step in creating a new planning strategy for the future of the area.

This is your opportunity to tell us what you think and to make sure the issues important to you or your local community are addressed.

East Renfrewshire as a Place

East Renfrewshire covers an area of approximately 67 square miles (174 km²) (Figure 1). The area is considered a desirable place to live and work with a high quality environment and residential areas, a network of important local urban greenspaces and a high quality built and natural environment. Key facts for the area are shown in Figure 2 of this summary.

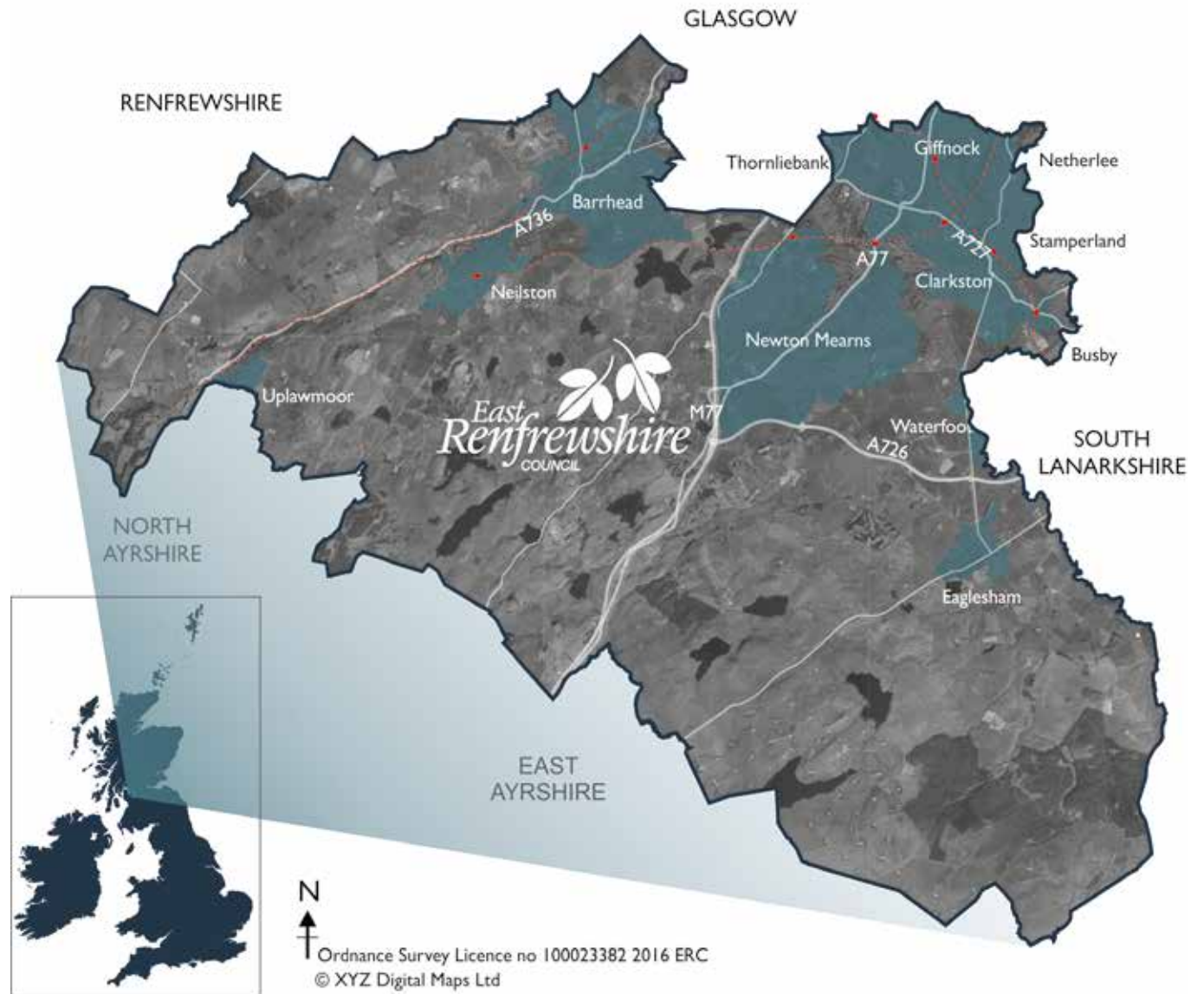
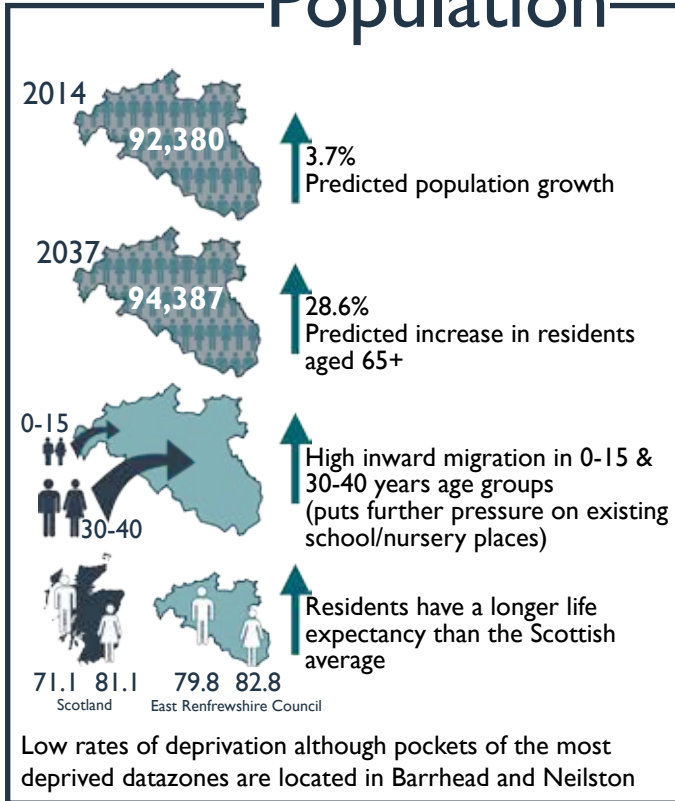


Figure 1: Boundaries and Geographical Extent of East Renfrewshire

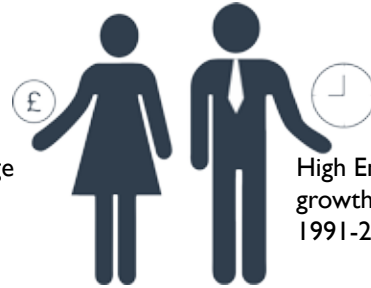
Figure 2: Key Facts

Population



Employment

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



High average incomes - £35000

High Employment growth - 15.9% 1991-2012

Gradual improvement in business starts

Education

Schools are consistently amongst the highest performing in Scotland and are also widely recognised for a successful inclusion policy.



Increase in pupil numbers in the Eastwood area with for example the greatest increase in the Roman Catholic primary sector of over one fifth and a 6% increase in other primary schools over the last seven years.

Car Ownership



High car ownership - 40% of households have access to 2 or more cars
 Majority of residents travel to work by car - 64%

Housing

High House prices

Buoyant housing market



A clear need and demand for private and affordable housing
 Increasing number of Households - approx. 42500 by 2037, an increase of 13%
 Increasing numbers of Smaller household types (1 person and 1 person+1 child households) by 2037
 A clear need and demand for private and affordable housing

Strong developer interest and commitment to develop sites

Owner occupation is the dominant form of tenure - 82% of all housing stock (with 88% in the Eastwood sub-area and 66% in Levern Valley)

TOURISM

Increasing tourism potential. In 2015 visitor figures were:



940000 visitors to Rouken Glen Park



90000 visitors to Dams to Darnley Country Park



74000 visitors to Whitelee Windfarm

Identifying the Main Issues

In preparing LDP2, it is essential we are clear about what sort of place we want East Renfrewshire to be over future years.

This MIR explores the areas of biggest change since the adoption of LDPI in June 2015. Many of the big ideas and changes were introduced and addressed through the preparation of LDPI including establishing a new longer term development strategy to manage the future growth of the area. However, to identify the main issues and the solutions to these issues we have carried out a broad range of technical studies, assessments and prepared a series of Background Reports.

The MIR is structured around 8 main topics which are outlined in the following sections.

For each issue options, including a preferred option, are set out. This is to ensure that all reasonable options are explored before the Council forms a firm view for the Proposed Plan.

Main Issues

The MIR is structured around the following key topics:

- Issue 1: Strategic Aim, Vision and Objectives
- Issue 2: Managing and Enabling Growth
- Issue 3: Affordable and Particular Needs Housing
 - Issue 3.1: Affordable Housing Needs
 - Issue 3.2: Ageing Population and Particular Housing Needs
- Issue 4 Economic Opportunities
 - Issue 4.1: City Deal
 - Issue 4.2: Tourism and the Visitor Experience
- Issue 5: Supporting our Town and Neighbourhood Centres
- Issue 6: Tackling Climate Change (Adaptation/Mitigation)
- Issue 7: Health and Wellbeing
 - Issue 7.1: Green Space and Green Networks
 - Issue 7.2: Community and Sports Facilities
 - Issue 7.3: Education
- Other Issues: 8
 - 8.1: Placemaking and Quality of Place
 - 8.2: Sustainable Transport Network and Active Travel
 - 8.3: Employment Land

Issue 1: Strategic Aim, Vision and Objectives

This issue seeks to establish a clear and ambitious Vision and Strategic Objectives for LDP2 and describes what our long-term aspirations are and what type of place East Renfrewshire could become by 2029. This is based upon a detailed analysis of East Renfrewshire’s unique character and the local planning issues and challenges we face.

To be able to fully deliver the aim, vision and objectives we will work in close partnership with other public and private sector agencies. Key issues such as the environment, meeting housing needs for all sectors including the elderly, transport, town centers, health, renewables, digital technology etc. will all converge to deliver sustainable outcomes to improve the area as shown by Figure 3.

Strategic Aim

“To foster a rich and diverse environment and promote and manage land use change for the benefit of the local community and economy in a manner which is sustainable.”

LDP2 Vision

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

Through this approach every element of the plan can be linked through to the vision and 3 strategic objectives.

3 strategic objectives support the vision.

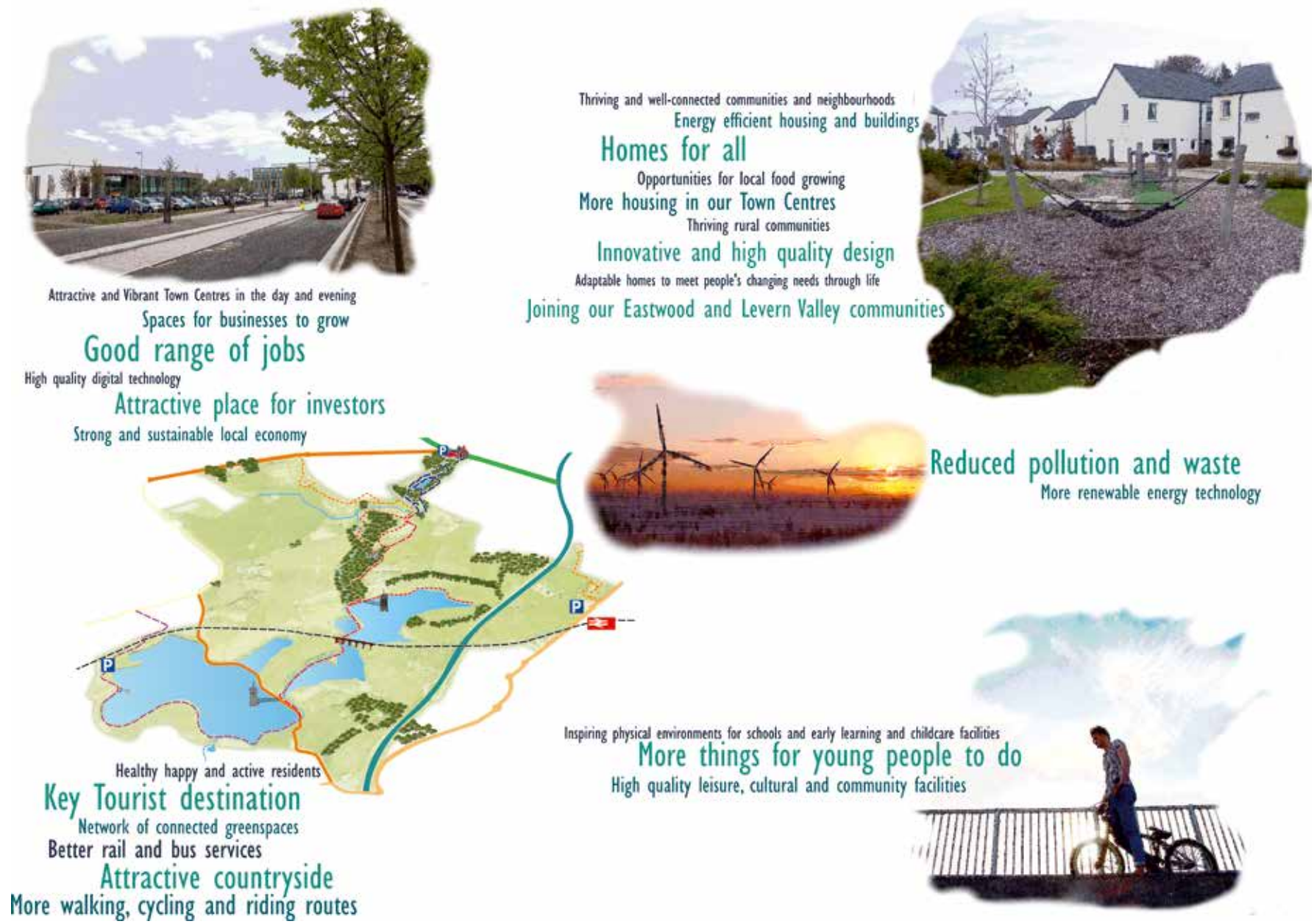
Strategic Objectives

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



Find out more in the Main Issues Report on pages 20-27

Figure 3: LDP2 Vision for East Renfrewshire's Future



Issue 2: Managing and Enabling Growth

This issue explores how and where future development could best be accommodated including setting specific targets for new housing. This issue also looks at providing the right supply and type of housing to meet local needs with a focus on meeting the needs of the elderly and affordable sectors.

Whilst much has been achieved in LDPI, LDP2 must continue to provide a progressive and visionary planning strategy that sets out in a clear way what we want our area to be like in 2029. LDP2 will be delivered through planned and managed strategies that bring new development where and when it is needed, and which bring further improvements to the area. We also need to make sure that infrastructure provision keeps pace with the development we plan for.

Housing is one of the most important issues facing East Renfrewshire but it is also one of the most complex. The development of new homes is critical in delivering and sustaining economic growth. However, this is more than just about providing numbers of new housing, it is also critical to ensure the correct size and type of housing is also delivered. This is because our population is growing, people are living longer and numbers of smaller household types are increasing.

Housing assessments show that we are required to deliver 4100 homes during the period 2012-2029.

The key features of two Development Strategy options for LDP2 are considered as follows:

- Option 2A – Consolidation, Regeneration and controlled edge of settlement growth
- Option 2B – Consolidation and Regeneration

These options set out how much new development will happen and where this will occur.

Option 2A retains a focus upon delivering brownfield sites in the urban area and the key proposals of LDPI. However, this option identifies a number of new small-medium scale sites, some of which would be released from the Green Belt. These sites are located in sustainable locations close to services and facilities and public transport options.

Further information on these sites is set out in Table 4 of the MIR (pages 40-42) and Figure 4 of this summary.

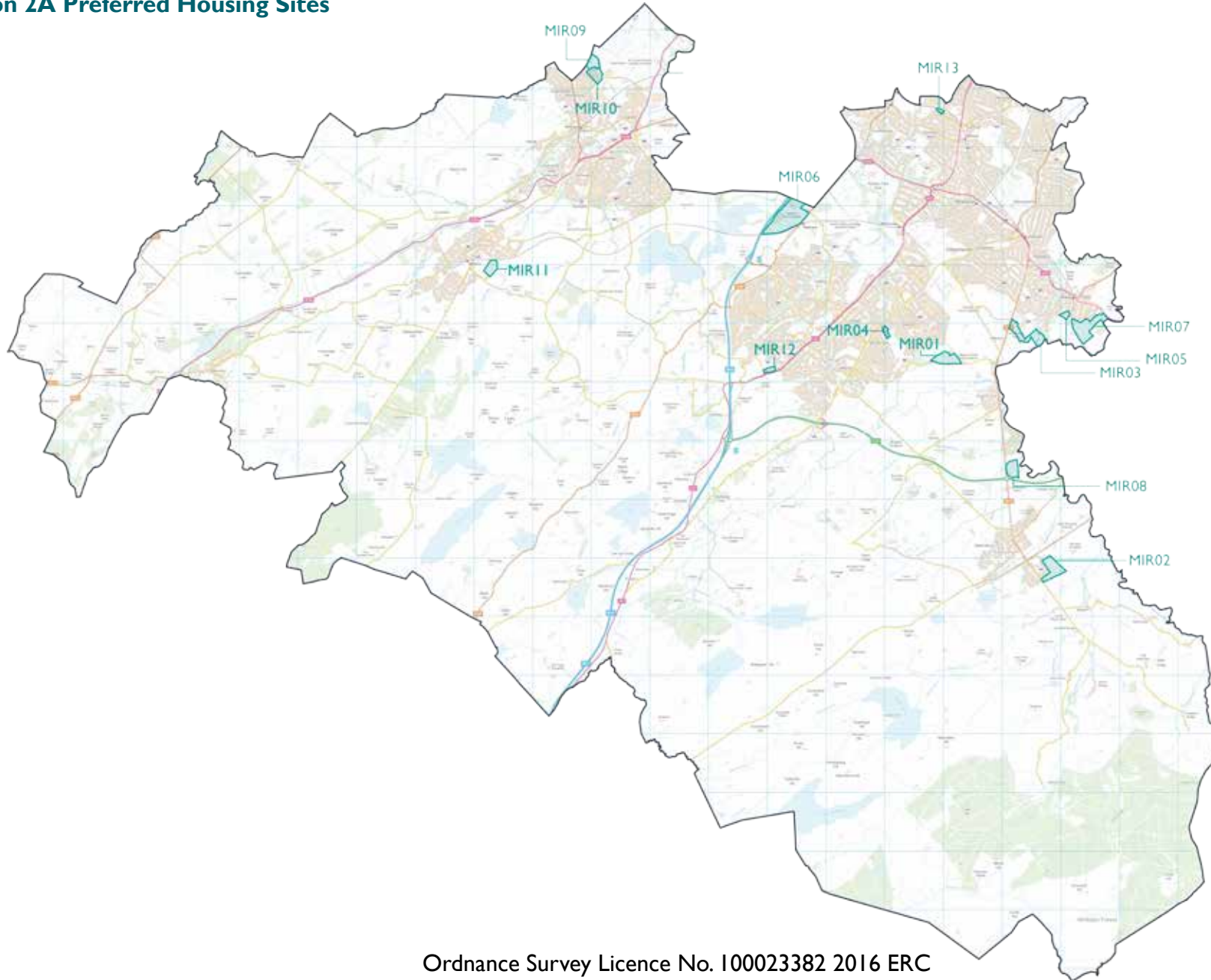
Option 2B would retain the existing Green Belt boundaries set out in LDPI and does not promote any new development outside the current urban areas.



Find out more in the Main Issues Report on pages 28-45



Figure 4: Option 2A Preferred Housing Sites



Ordnance Survey Licence No. 100023382 2016 ERC

Issue 3: Affordable and Particular Needs Housing

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

Issue 3.1: Affordable Housing Needs

East Renfrewshire is an area which has faced significant pressure for new affordable housing over an extended period of time. This issue seeks to continue with the application of the current affordable housing policy of Local Development Plan 1. However, options are explored to increase the percentage of affordable housing required on specific sites and the allocation of sites for 100% affordable housing. To meet local housing needs we will also continue to explore and implement innovative methods to increase the supply and delivery of affordable housing across the Authority.



Issue 3.2: Ageing Population and Particular Housing Needs

This issue aims to support independent living for elderly people and those with a disability and explores options that require development to deliver a supply of accessible and adaptable new build housing for households with particular needs. The provision of suitable homes for older people could also help to free up much needed family housing to the market as older people seek to downsize to meet current needs.



Find out more in the
Main Issues Report
on pages 48-50



Find out more in the
Main Issues Report
on pages 51-53

Issue 4 Economic Opportunities

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

Issue 4.1: City Deal

This issue focuses upon the Glasgow City Region City Deal Initiative and the individual projects being delivered within East Renfrewshire. City Deal will enable the Council to carry out £44m of major infrastructure projects, which aim to drive innovation and growth. Projects have been designed to deliver the infrastructure to support and enhance the strategy set out in LDPI and will be carried forward into LDP2.



Find out more in the
Main Issues Report
on pages 56-58



Issue 4.2: Tourism and the Visitor Experience

This issue explores options to support our visitor economy and a variety of new tourism opportunities. Tourism and cultural facilities help to enrich the life of residents, workers and visitors to East Renfrewshire and bring benefits to the wider economy. The area has a wide variety of tourist attractions including Rouken Glen Park, Dams to Darnley Country Park, Whitelee Windfarm and Greenbank Gardens.

It is essential that if East Renfrewshire is to become a tourism destination then it must provide facilities and attractions which are of outstanding quality and which set it apart from other areas. City Deal funding and Development Contributions will assist with delivering new facilities at the Dams to Darnley Country Park and act as a catalyst for other investment.



Find out more in the
Main Issues Report
on pages 59-61

Issue 5: Supporting our Town and Neighbourhood Centres

This issue focuses on options to increase the diversity and viability of our Town and Neighbourhood Centres. Town and Neighbourhood Centres make an important contribution to Sustainable Economic Growth, provide a source of employment and services for local communities and are more than just places to shop. The issue promotes the preparation of Town Centre Strategies and aims to direct significant footfall generating uses including residential, retail, offices and community and cultural services to our Town Centres.



Find out more in the Main Issues Report on pages 62-67



Issue 6: Tackling Climate Change (Adaptation/ Mitigation)

This issue explores options to reduce carbon emissions and address the challenges of mitigating and adapting to our changing climate. The overall aim of this issue is to ensure any negative impacts upon the environment are avoided. However, the MIR is clear that any impacts of climate change can be dealt with in two ways: firstly through 'mitigation' measures, and secondly through 'adaptation'.

The MIR focuses upon the development of electricity/heat generation from a range of renewable energy technologies and the delivery of zero carbon development.

A low carbon area which is resilient to the effects of climate change will ensure East Renfrewshire continues to be an attractive place to live, work and visit and continues to attract new investment.



Find out more in the
Main Issues Report
on pages 68-73



Issue 7: Health and Wellbeing

Ensuring a Healthier Lifestyle

This issue seeks to develop the linkages between planning and mental and physical ill health and well-being. LDP2 will aim to support healthy lifestyles and reflect the Council's wider health prevention agenda.

East Renfrewshire residents enjoy a good quality of life and as such health in the area is relatively good. The Citizens Panel shows very high levels of satisfaction with East Renfrewshire as a place to live.

As health is a cross cutting theme it is affected by all of the key issues included in the MIR for e.g. through access to housing and employment opportunities, greenspace, services and facilities, and prioritising sustainable transport modes like walking and cycling. Factors of health and well-being are shown in Figure 5 of this summary.



Find out more in the Main Issues Report on pages 78-81



Find out more in the Main Issues Report on pages 82-85



Find out more in the Main Issues Report on pages 86-89

Issue 7.1: Green Space and Green Networks

This issue recognises the importance of well-designed green networks as a fundamental component of successful placemaking and healthy living. It seeks to provide more detail in relation to open space provision and promotes preparation of local greenspace strategies for LDP2.

Issue 7.2: Community and Sports Facilities

East Renfrewshire has a range of community halls, libraries, sport grounds and facilities which provide community, cultural and recreational opportunities. This issue seeks to protect existing community and sports facilities and introduces a new policy approach that would allow limited new development to support appropriate enhancements to existing facilities. It also focuses upon the Council's ambition to provide new gym and leisure facilities in the Eastwood area.

Issue 7.3: Education

This issue focuses upon the existing and future school estate and need to continue to monitor the demand for places and measures to address this.

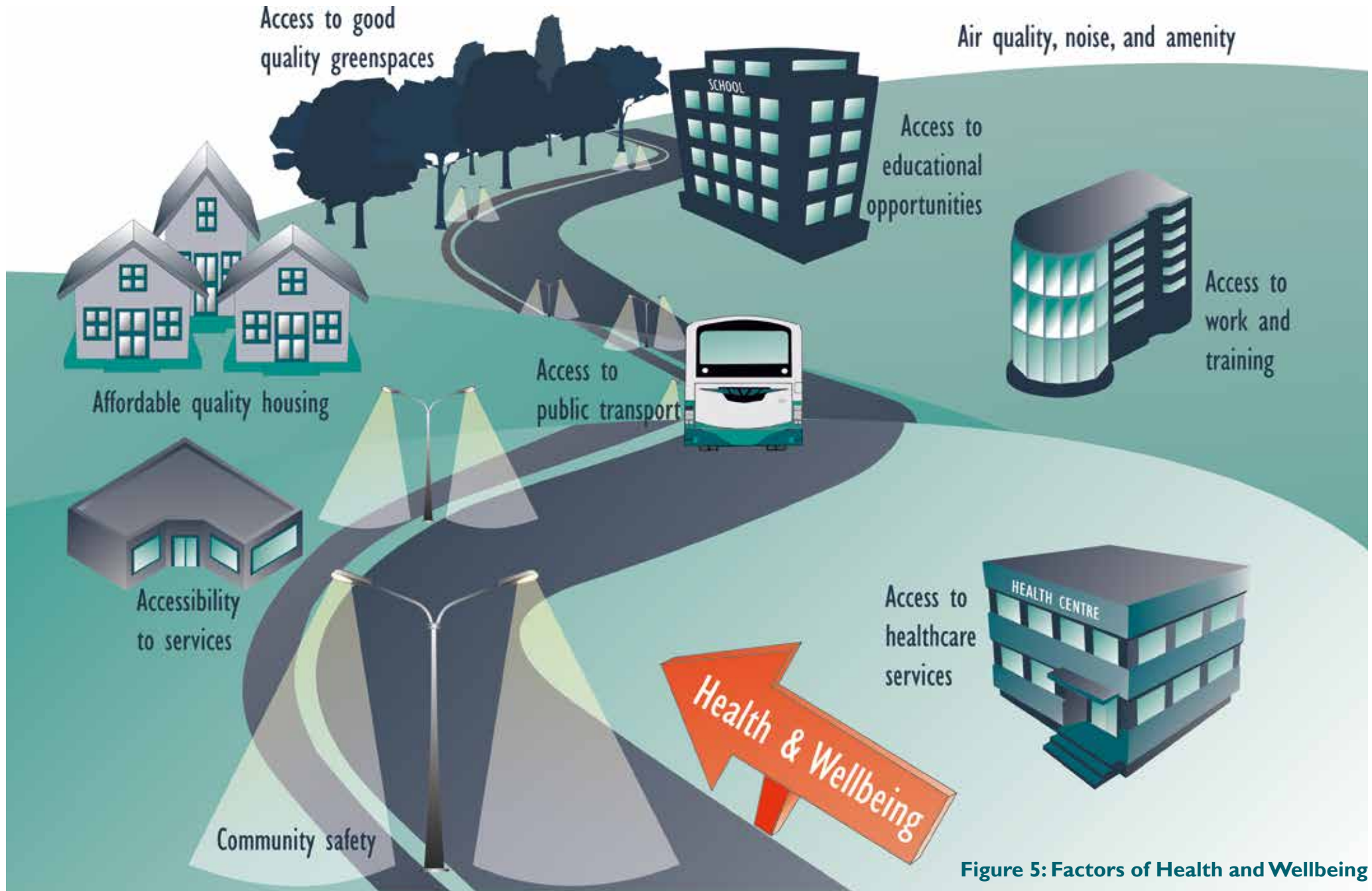


Figure 5: Factors of Health and Wellbeing

Other Issues

Issue 8.1: Placemaking and Quality of Place

This issue focuses upon the importance of well-designed sustainable places. A positive image for East Renfrewshire is vital to encourage investment and to improve the quality of life for our residents and businesses. The MIR seeks to consolidate some of the existing Supplementary Planning Guidance (SPG) of LDPI into a 'Built Environment' SPG.



Find out more in the Main Issues Report on pages 92-93

Issue 8.2: Sustainable Transport Network and Active Travel

It is essential that future growth and development in East Renfrewshire is supported by a safe, efficient and sustainable transport system which facilitates access to homes, jobs, shopping, leisure facilities and services by a variety of means of transport.

This issue promotes sustainable modes of transport, seeks to reduce the overall need to travel and to direct development to sustainable locations. It also seeks to maintain and improve connectivity both within East Renfrewshire and linkages to the wider Clydeside region. It focuses upon a range of transport improvements and strongly links with the City Deal projects of Issue 4.1.



Find out more in the Main Issues Report on pages 94-97

Issue 8.3: Employment Land

Our long term economic vision, as set out in LDPI and to be carried forward to LDP2 is to maximise growth and employment opportunities in East Renfrewshire.

It is important for LDP2 to ensure that a continuous supply of land and premises for economic development is provided and ensure there is flexibility to adapt to the changing needs of our businesses in the future.

This issue seeks to safeguard the current employment allocations of LDPI with the exception of those sites identified as proposed housing opportunities identified under 'Issue 2: Managing and Enabling Growth' in Table 4 of the MIR (pages 40-42).



Find out more in the Main Issues Report on pages 98-99



What happens next?

All comments received in response to the Main Issues Report and Strategic Environmental Assessment will be taken into consideration in the preparation of the Proposed Local Development Plan. 2

You will have the opportunity to give us your views on the Proposed Plan and accompanying Strategic Environmental Assessment in Autumn 2017.

After this we will consider your comments again and a final plan will be produced and submitted for approval to the Scottish Government. Once approved the plan will be adopted in Spring 2019.

What you think about the MIR is important to us.
We look forward to hearing from you.



If you require this information in large print, Braille or translated,
please telephone our customer service officer on 0141 577 3001.

इस सूचना-पत्र मे उल्लेखित सूचना यदि आप हिन्दी अनुवाद मे चाहे तो कृपया सम्पर्क करे।

如果您想得到该资料所含信息的译文，请联系：

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

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

Table 4 - Option 2A preferred Housing Sites

Ref	Location	HMA	Type BF/GF	Est. Capacity	Notes
MIR1	Barrance Farm South, Newton Mearns (CS008)	EW	GF	110	The developer proposed a wider master plan for this and an adjacent site but for the purposes of LDP2 this site is viewed as the most sustainable option. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR2	Waulkers Farm, Eaglesham (CS016)	EW	GF	153	Liaise with developer and Education Department regarding potential to utilise part of site for Primary School expansion if required. Transport Assessment required to inform Proposed Plan. Options to secure an appropriate access solution will be further explored with the developer. A sensitive design scheme is required to mitigate any negative impact upon this gateway to Eaglesham and the setting of the Conservation Area. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR3	Newford Farm, Clarkston (CS023)	EW	GF	132	Capacity will be dependent on a suitable access solution to the eastern section of the site. Due to the lack of affordable housing supply in Clarkston the Council will seek to secure a higher % of affordable housing on this site. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR4	Broomburn Drive, Newton Mearns (CS029)	EW	GF	60	Proposal will be required to deliver a 50% mix of private and affordable housing and new commercial opportunities. Proposals would entail loss of spaces and additional parking requirements for retail and community space. Transport Assessment required to inform Proposed Plan. Options to secure an appropriate access solution will be further explored with the developer. Development will result in the loss of some green space. Appropriate mitigation would be required to compensate for this loss. Flood Risk Assessment required. A revised Development Brief would be required to address the above issues.
MIR5	Westerton Lane, Busby (CS050)	EW	GF	20	Options to secure an appropriate access solution from Westerton Lane will be further explored with the developer. The Council would not support any further larger scale development at this location. Landscape and Flood Risk Assessments required to inform Proposed Plan.

Ref	Location	HMA	Type BF/GF	Est. Capacity	Notes
MIR6	Patterton East, Newton Mearns (CS057)	EW	GF	100	<p>The MIR promotes a smaller scale development that reflects the landscape and visual sensitivity of the site. Development would result in the loss of land located within the Dams to Darnley Country Park and would impact upon the visual setting of the Park. To mitigate the loss of this land the Council would require a transfer of land to Council ownership west of the M77 to provide opportunities for future recreational activity associated with the Park. The developer will also be required to provide multi user access from Patterton and Deaconsgrange across the motorway to the existing and future path network west of the M77.</p> <p>Transport Assessment required to inform Proposed Plan.</p> <p>A sensitive design scheme is required to mitigate any negative impact upon this gateway to Newton Mearns.</p> <p>Development would be required to be set back from M77 and railway.</p> <p>Landscape and Flood Risk Assessments required to inform Proposed Plan.</p>
MIR7	Easterton Avenue, Busby (CS043)	EW	GF	150	<p>This proposal will deliver 25% affordable housing across this site plus an additional 20 units at Site SGI.38 designated for 100% affordable housing in LDPI.</p> <p>A sensitive design scheme is required to mitigate any negative impact upon this gateway to Busby and the setting of the Conservation Area.</p> <p>Landscape and Flood Risk Assessments required to inform Proposed Plan.</p>
MIR8	Waterfoot Road, Waterfoot (CS021)	EW	GF	100	<p>Proposal will deliver 30% affordable housing and a neighbourhood centre. New path and cycle connections to the existing community from this development are vital to provide access to the new facilities.</p> <p>Transport Assessment required to inform Proposed Plan.</p> <p>Landscape and Flood Risk Assessments required to inform Proposed Plan.</p>
MIR9	Blackbyres Road, Barrhead 'Bunzyl' (CS012)	LV	BF	25	<p>Site will continue to be expected to deliver a portion of live/work units as per the requirements of LDPI to compensate for loss of the current employment designation.</p> <p>These additional housing numbers were not factored into the transport analysis prepared to support the current Barrhead North master plan. The wider cumulative impact of this additional site upon the road network and junctions must be considered together with other development allocated or proposed on the Blackbyres Road corridor.</p> <p>Transport Assessment required to inform Proposed Plan.</p> <p>Flood Risk Assessment required.</p> <p>25 additional units (60 units in total with 35 already included in LDPI)</p>

Ref	Location	HMA	Type BF/GF	Est. Capacity	Notes
MIR10	Blackbyres Road, Barrhead 'Cargo' (CS019)	LV	BF	160	Allocated employment site in LDPI. Site will be expected to deliver a portion of live/work units to compensate for loss of the current employment designation. These additional housing numbers were not factored into the transport analysis prepared to support the current Barrhead North master plan. The wider cumulative impact of this additional site upon the road network and junctions must be considered together with other development allocated or proposed on the Blackbyres Road corridor. Transport Assessment required to inform Proposed Plan. Flood Risk Assessment required.
MIR11	Kirkton Road, Neilston (CS018)	LV	GF	40	Adjacent site (SG2.4) was allocated in LDPI as a safeguarded housing option post 2025. This site will be moved into the plan as a formal allocation with this new site safeguarded as a phase 2 option. Transport Assessment required to inform Proposed Plan. Landscape and Flood Risk Assessments required to inform Proposed Plan. Figure not included in total below as site will contribute in phase 2 of the Plan.
MIR12	Ayr Road, Newton Mearns	EW	GF	20	Re-designation of existing area of open space for 100% affordable housing. Development will result in the loss of some green space. Appropriate mitigation would be required to compensate for this loss. Transport Assessment required to inform Proposed Plan. Options to secure an appropriate access solution will be further explored. Flood Risk Assessment required.
MIR13	Burnfield Road, Giffnock	EW	BF	20	Re-designation of private housing proposal SG1.18 of LDPI for 100% affordable housing. Options to secure an appropriate access solution will be further explored to address in particular visibility issues for vehicles leaving the site.
Total				1050	

HMA: Housing Market Area EW: Eastwood LV: Lavern Valley
 BF: Brownfield GF: Greenfield

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Appendix 1: Main Issues Report (MIR) Representations Summary and Engagement

1. Background Information

- 1.1. Consultation on the Main Issues Report (MIR) ran for 10 weeks from 30th November 2016 to 8th February 2017.
- 1.2. This appendix provides a summary of the responses received to the MIR by Issue. A wide range and breadth of comments were received to all Issues. A total of 692 individual responses (raising 3222 comments) were received on the MIR as shown in Table 1 below. Details of the consultation undertaken are shown in Table 3.
- 1.3. Comments were received from a variety of sources including consultants, key agencies (such as SEPA, Transport Scotland, Scottish Natural Heritage, Scottish Water), other national and technical organisations (such as Homes for Scotland, Scottish Power Renewables, Sport Scotland, The Woodland Trust), Community Councils, internal Council departments (such as Roads and Education) and members of the public.

Table 1: MIR Comments by Issue

Issue	Number of comments
Identifying the Main Issues	235
Issue 1: Strategic Aim, Vision and Objectives	170
Issue 2: Managing and Enabling Growth	1577
Issue 3.1: Affordable Housing Needs	197
Issue 3.2: Ageing Population and Particular Housing Needs	108
Issue 4.1: City Deal	111
Issue 4.2: Tourism and the Visitor Experience	84
Issue 5: Supporting our Town and Neighbourhood Centres	109
Issue 6: Tackling Climate Change (Adaptation/Mitigation)	116
Issue 7.1: Green Space and Green Networks	109
Issue 7.2: Community and Sports Facilities	125
Issue 7.3: Education	72
Issue 8.1: Placemaking and Quality of Place	77
Issue 8.2: Sustainable Transport Network and Active Travel	69
Issue 8.3: Employment Land	63
Total	3222

2. Issue 1: Vision and Objectives

- 2.1 Supporting and negative comments were submitted concerning the vision and strategic objectives of the MIR. A number of comments supported the approach in the MIR and that it provided an appropriate framework for future change across the Authority. However, other comments stated that the vision had been overly simplified, was too vague and did not set out enough place specific details. It was stated that the vision lacked ambition and did not provide a long term settlement strategy.
- 2.2 Comments stated that the protection and enhancement of the natural environment and heritage should have been identified in the vision, as a main issue and a separate strategic objective. The vision should also have reflected the aspiration to make the area a place to visit for tourism and recreation purposes. The strategic objectives should have referred to the delivery of infrastructure required to enable development to be delivered and reducing the need to travel.

3. Issue 2: Managing and Enabling Growth

- 3.1 The Development industry supported the approach set out under Option 2A of identifying small-medium scale sites whilst recognising this approach would also help to deliver increased numbers of affordable and particular needs housing. However, it was also stated that Option 2A was not ambitious enough to meet the housing need requirements of the SDP and a more ambitious strategy which included the release of additional housing land was required. It was stated that the MIR overestimated the sensitivity of the environment and its ability to accommodate a higher rate of growth. There was general agreement that Option 2B would fail to ensure delivery of a sufficient number of homes. It was stated that the MIR should embrace the principle of change and specifically acknowledge the positive effects of new house building. A full green belt review should also be undertaken to accord with SPP.
- 3.2 Other comments stated that the MIR was too heavily focused upon housing and that the strategy should have been based upon consolidation of existing communities and infrastructure with actions and initiatives to deal with existing problems. The MIR should have focused upon utilising gap and brownfield sites. It was viewed that the strategy would lead to uncontrolled edge of settlement growth and urban sprawl. The current Green Belt and productive farmland should be protected and maintained. Overbuilding in the villages would also change the entire community feel. It was stated that if land is to be relaxed it should be part of a larger masterplan as per LDP1 and not smaller individual releases. Furthermore it was argued that the MIR would result in significant environmental impact, would bring more traffic to the villages, impact upon landscape character and wildlife, urban sprawl, loss of amenity, increased travel, noise and air pollution, increased pressure on schools, roads and other infrastructure, increased flood risk, water supply/sewerage constraints and drainage issues from overdevelopment.
- 3.3 Comments stated that housing should not be developed on valuable land in mature neighbourhoods and that it may be better to build on greenfield sites further out. There were strong views that green spaces and parks within the urban areas should be prioritised for protection and not built upon under any circumstances as they make the area attractive to live in and provide opportunities for healthy active lifestyles in accordance with other objectives of the MIR.

- 3.4 Other comments included the need for expansion of commercial and employment areas to support housing growth and that there was insufficient identification for new homes to meet elderly and affordable needs in Giffnock. It was stated that the Plan should support additional enabling housing development at existing sporting/leisure facilities where this would enhance existing facilities.
- 3.5 SEPA identified where a flood risk assessment would be required and SNH raised landscape issues for a number of the preferred housing sites.
- 3.6 808 representations were submitted against the 13 MIR housing sites. The sites at Broomburn Drive (MIR04) and Ayr Road (MIR12) received the most representations, namely 413 and 147 as summarised below:
- Broomburn: It was stated that the area is well used by people of all ages and development would result in parking and access problems, would remove the only local green space in the area, would impact upon amenity, would make the area less desirable, would impact upon wildlife, would increase the amount of vehicular traffic and congestion, increasing danger to children walking to schools and other facilities and would add pressure on existing schools and infrastructure. There was also support for the allocation of the site for housing/retail/commercial development together with greenspace and play park enhancements.
 - Ayr Road: It was stated that development would impact upon green space, would remove space the school uses for nature walks and outdoor learning/education, current drainage issues exist, would lead to increased noise and air pollution, would impact upon wildlife and would add pressure on existing schools and infrastructure.
- 3.7 Comments were submitted from community groups and members of the public objecting to preferred Green Belt housing sites surrounding the settlements of Busby, Clarkston, Eaglesham, Newton Mearns and Waterfoot. These are summarised in Para 3.2. Supporting comments were also received from the development industry for the allocation of these sites for housing.
- MIR1: Barrance Farm, Newton Mearns – 33 comments;
 - MIR2: Waulkers Farm, Eaglesham – 33 comments;
 - MIR3: Newford Farm, Clarkston - 26 comments;
 - MIR5: Westerton Lane, Busby - 33 comments;
 - MIR6: Patterton Farm, Newton Mearns - 33 comments;
 - MIR7: Easterton Avenue, Busby - 34 comments; and
 - MIR8: Glasgow Road, Waterfoot - 34 comments.
- 3.8 Although the MIR identified a range of new sites to meet future housing needs under Issue 2, there remains considerable pressure for development in East Renfrewshire. 27 alternative development sites (i.e. sites not included as preferred housing sites in the MIR) were suggested by developers, land owners and planning consultants as being suitable for inclusion in the Proposed Plan (Table 2). The majority of these proposals were for housing developments in the Green Belt of varying scales. All of these sites were previously assessed in the Site Evaluation Background Report which informed the MIR and not recommended as preferred housing sites. (CS = Call for sites ref - Site Evaluation Background Report (BR1) provides further information)

Table 2: Alternative Development Sites

CS003: Glasgow Road, Barrhead	CS038: Whitecraigs Golf Club, Newton Mearns
CS004: Capelrig Road, Newton Mearns	CS039: Glasgow Road, Waterfoot
CS005: Humbie Road, Newton Mearns	CS044: Springfield Road West, Barrhead
CS006: Holehouse Brae, Neilston	CS045: Pilmuir Quarry
CS007/CS009: Barrance Farm, Newton Mearns	CS046: Humbie Road, Newton Mearns
CS010: Nether Kirkton Farm, Neilston	CS047: Netherplace Works
CS013: Barcaple, Newton Mearns	CS0048: Uplawmoor Road, Neilston
CS014: Braidpark Drive, Giffnock	CS049: Floors Farm, Newton Mearns
CS025: Humbie Road, Newton Mearns	CS051: Easter Farm, Busby
CS026: Fereneze, Barrhead	CS061: Humbie Road, Eaglesham
CS027: Woodneuk, Barrhead	CS062: Glasgow Road, Waterfoot
CS034: Kilburn Farm, Neilston	CS063: Uplawmoor West
CS035: Ryat Farm, Newton Mearns	CS064/CS065: Burnhouse Farm, Newton Mearns
CS037: Holehouse, Eaglesham	

3.9 6 further sites not previously considered or assessed in the Site Evaluation Background Report were promoted through the MIR consultation (see Maps 1-6 of Appendix 1) as follows:

- SMIR01: Kitch House, Carmunnock Road, Busby – Residential;
- SMIR02: Eaglesham Road, Clarkston – Church/community facility - - Submission promoted either redevelopment of current site or relocation of existing Church to new site;
- SMIR03: Mearns Kirk, Newton Mearns – Residential/community facility;
- SMIR04: Braidbar Quarry, Giffnock – Residential (larger site than currently identified in the current adopted LDP);
- SMIR05: North of Darnley Road, Barrhead – Residential; and
- SMIR06: Humbie Road, Newton Mearns – Residential (larger site than currently assessed in the Site Evaluation Background Report).

4. Infrastructure, Services and Development Contributions

4.1 There was a general view that securing development contributions was a positive measure provided they are fully evidenced in a clear, robust and transparent way and that viability was fully taken into account. However, it was stated that upfront contributions should be avoided and the Council could consider prudential borrowing to fund and build new facilities in advance of collecting contributions. There was support for regularly reviewing and updating the SPG on Development Contributions.

- 4.2 There was recognition that there was a need for some additional housing but the numbers proposed exceeds what the current infrastructure can cope with. It was suggested that the level of contributions and infrastructure currently delivered was not sufficient for e.g. leading to roads, education, drainage and flooding issues. It was also stated that the Councils money should be spent on improving and maintaining existing facilities rather than identifying new developments which will only stretch existing limited facilities further.
- 4.3 Other comments included the need for infrastructure before development, there was increasing pressure on the school estate, provision of cemeteries should be reflected in the plan, opportunity for self-build housing should be identified and cultural/sporting/leisure facilities should be specifically mentioned.

5. Issue 3.1: Affordable Housing Needs

- 5.1 A number of comments objected to increasing the percentage of affordable housing on specific sites and that all sites and affordable options should be looked at on a case by case basis. It was stated that the current affordable housing approach was suitable and in accordance with SPP. However, other comments agreed with the preferred approach provided viability was fully considered. Allocating further sites for private housing and applying the quota policy was seen as an option for increasing the numbers of affordable homes and would help to meet targets. Supporting and negative comments were received for allocating sites for 100% affordable housing.
- 5.2 It was stated that the proposed strategy did not support the spread of affordable housing across the Authority. Other comments included refurbishing old housing stock rather than new build and that the affordable housing requirement should be removed from developers of private specialist housing such as McCarthy and Stone.
- 5.3 A number of comments clearly stated the need for more affordable housing for young people to enable them to stay in the area and to improve housing mix. However, other comments stated that no affordable housing was needed in the area.

6. Issue 3.2: Ageing Population and Particular Needs Housing

- 6.1 There was recognition that the provision of adequate support and accommodation for the increasingly ageing profile of East Renfrewshire is a significant challenge and more of this type of housing is required to meet the needs of the elderly population. However, a number of comments stated that the preferred approach was unnecessary and that accessible and adaptable development can be addressed through place making policies and Building Standards and that the preferred approach in the MIR would have a major impact upon viability of proposals. It was viewed that the current approach in Policy SG4 of LDP1 should be retained.
- 6.2 Other comments included support for the development of smaller houses rather than retirement flats and that homes created with disability access should be sold to people who actually require these homes and already live in the area.

7. Issue 4.1: City Deal

- 7.1 There was support for a new policy that reflected the economic benefits of the city deal projects and that this approach would aid their delivery. There was support for the transport

infrastructure improvements which would provide a wider benefit to the area. However, other comments objected to the Greenlaw Business Park, new Dams to Darnley Country Park facilities and the Balgray Link Road. It was stated that the city deal funding was heavily biased towards Barrhead and should be better shared across the whole Authority. The LDP should also set out specific design principles, development requirements and appropriate mitigation for all proposals.

8. Issue 4.2: Tourism and the Visitor Experience

- 8.1 There was support for a new policy on tourism and that the sites identified have the potential for year round tourism. There was recognition of the value of getting young people involved as part of learning/work experience. It was stated that there had been a significant under investment in leisure/culture/arts and that development contributions should be focused upon maintaining and enhancing existing facilities or developing new facilities. There was objection to promoting business tourism at existing facilities.
- 8.2 Other comments included the need for better transport links to facilities, the need for a better cultural programme of events throughout the year, potential for a sailing club at the Dams to Darnley Country Park, protection of existing parks and green spaces, need for a museum and art gallery, protection of Overlee Park, promotion of new cycle ways, recognition of the areas archaeological landscape, countryside and Green Bank house, recognition of Neilston pad, need for new swimming pools and the promotion of smaller more specialised attractions.
- 8.3 A number of representations objected to any proposals at the Dams to Darnley Country Park and that this area should be protected from development. It was stated that it is unlikely that East Renfrewshire could ever become a serious tourist destination apart from Rouken Glen.

9. Issue 5: Supporting our Town and Neighbourhood Centres

- 9.1 There was support for the adoption of the Town Centre first approach, for the preparation of Town Centre Strategies and improving public realm and streetscapes. It was acknowledged that high quality active travel routes, green infrastructure and public transport links to the town centres was a key objective for LDP2. It was also stated that proper investment in infrastructure and existing retail units and support for small businesses was required.
- 9.2 Other comments queried whether there was space for additional housing in the Town Centres, that the historic character of town centres should be protected, options should be looked at to reduce the number of charity shops, options should be considered to entice new retailers to the area which will help occupy vacant units and increase job opportunities, appropriate levels of parking remains a key consideration, a review of current letting practices and rental costs was required, more community facilities were required for the young and there is a need for investment in libraries. It was also stated that the policies needed to be flexible to allow for sports facilities to be located in the most sustainable locations which may not always be a town centre.

10. Issue 6: Tackling Climate Change

- 10.1 There was support for the preferred approach provided there was no impact upon existing communities. There was also support for an approach that considered a variety of

technologies and the overall aim of the preferred option to ensure that negative impacts upon the environment were avoided. There was support for promoting a reduction in energy use in buildings but it was viewed that the most appropriate method was through the Building Regulations. However, it was also stated that the preferred approach was too limited and should not solely focus on low zero carbon technologies. There was concern over district heating schemes as they could impact upon development viability and are not widely understood. It was stated that areas identified for wind farms should be suitable for use in perpetuity and the future sharing of in-situ infrastructure and this should be reflected in the LDP. It was viewed that it would be difficult to deliver sustainability objectives on edge of settlement Greenfield sites promoted under Issue 2. SEPA suggested areas where policies on flood risk and water quality required to be updated.

- 10.2 Other comments included the requirement for carbon sequestration to be recognised, greater use of recycling opportunities, greater encouragement of active travel, support for battery charging points for electric vehicles, scope for a community charge levy to finance projects to tackle climate change and minimum wind turbine set back distances for individual properties should be set out.

11. Issue 7.1: Green Space and Green Networks

- 11.1 There was support for the preferred option to protect and enhance existing green space and green networks and the intention to review existing guidance. It was suggested that this is informed by a robust and transparent analysis and that flexibility should be included in policies regarding the future provision and location of open space within developments. A number of comments also clearly highlighted the need to protect existing green space and that these areas should not be built upon. It was viewed that the MIR contradicted itself in promoting sites on open space and also seeking to protect existing spaces. Comments stated that the preferred approach would not improve health and well-being and a greater focus was required on this topic. It was stated that requirements for developers to provide green infrastructure must be proportionate and realistic.
- 11.2 Other comments included the need for regular maintenance of the green network and the relationship between active travel links and green spaces should continue to be reflected in the LDP.

12. Issue 7.2: Community and Sports Facilities

- 12.1 There was support to continue to protect existing community and sports facilities and the need for future investment in such facilities. It was stated that requirements for developers to provide contributions towards Community and Sports Facilities must be proportionate and realistic. There was support for a new leisure centre for the Eastwood area and for the redevelopment of Thorntree Hall. However, other comments stated that this was not necessary. It was stated that more emphasis should be given to other community uses such as arts, music and drama. It was also stated that the Plan should support additional enabling housing development at existing sporting/leisure facilities where this would enhance existing facilities. The LDP should reflect the possibility of integrating sports and cultural facilities in Neilston with a new joint schools campus. The needs of faith sectors should also be better reflected in the LDP.
- 12.2 Other comments included recognising the importance of access to and support from the voluntary sector, community organisations and churches regarding factors of health and

well-being, objection to further development at the Dams to Darnley Country Park, improving cycle lanes, reconstructing the band stand in Rouken Glen, improving the Dunterlie Resource Centre and improving provision of facilities in Eaglesham and Newton Mearns.

13. Issue 7.3: Education

- 13.1 The Councils Education Service stated that many schools and early years facilities were already at or nearing capacity and that additional facilities would need to be provided to meet future needs arising from the preferred sites in the MIR. The Service stated that it was vital that developments were phased and monitored to ensure infrastructure is in place or will be provided through Development Contributions.
- 13.2 Other comments stated that school infrastructure had failed to keep pace with new housing development and that new schools may be needed to accommodate future potential increases in housing. It was also stated that there are insufficient denominational schools to accommodate new development, there was a need to tackle ASN provision more effectively, new development should be directed to Thornliebank and Woodfarm areas as they can support additional pupils and that requirements for developers to provide contributions towards Education Facilities must be proportionate and realistic.
- 13.3 The LDP should reflect the possibility of integrating sports and cultural facilities in Neilston with a new joint schools campus. A site at Kirkton Road (LDP1 allocated housing site) was identified as a potential option.

14. Issue 8.1: Placemaking and Quality of Place

- 14.1 There was general support to consolidate a range of existing SPG into one document and for it to be fully consulted upon with all stakeholders. It was viewed this would assist with the creation of well-designed places and would provide clarity to developers. The role and function of streets, landscape, green infrastructure, active travel and the built heritage also needs to be fully included in any placemaking SPG. However, it was also viewed that there has not been any serious focus on placemaking over recent years and the consolidation into one document may make it unwieldy. It was suggested that there was a need to review the existing Giffnock conservation area and for a new community hub in the town. A further representation objected to the sale of public space in front of the shops in Neilston.

15. Issue 8.2: Sustainable Transport Network and Active Travel

- 15.1 A number of comments referred to the need for a good and reliable public transport, including in the rural areas and that currently this was lacking. It was acknowledged that there is a strong need for a sustainable transport network and active travel routes to schools. It was viewed that transport issues were also being exacerbated by current housing expansion plans. Objections were received regarding plans to link Junction 5 to Barrhead. Comments stated that there was little or no mention of improving roads or pavements and that free parking was required to attract trade to local businesses. It was also suggested that the LDP should promote cycling and identify new cycle routes. Other comments related to support for the provision of charging points for new developments and that connectivity and active travel between green spaces needs to be fully promoted in the plan.

16. Issue 8.3: Employment Land

- 16.1 A number of comments supported the retention of existing business sites. It was stated that the digital world means that less physical space is needed to create economic opportunities. The existing digital infrastructure should also be enhanced. It was stated that there was an over provision of employment land and this should be rationalised down to a 5-10 year supply. It was also stated that alternative uses should be found for existing employment sites where there is no longer an identified need.
- 16.2 It was stated that previous opportunities to enhance economic development in Giffnock had been missed and that there was no evidence of a need for live/work units on sites in Barrhead.

17. Other General Comments

- 17.1 Air quality should be reflected either within the strategic objectives or via a specific policy.
- 17.2 Strategic Policy 2 should be revised to ensure that where developments have a detrimental impact upon air quality appropriate mitigation measures are provided.
- 17.3 It was stated that better use of digital and aerial maps and plans to display sites online was needed. This would help to distinguish Greenfield and Brownfield sites.
- 17.4 It was stated that more effective communication and engagement was required.
- 17.5 Comments suggested that the LDP needs to strongly link with SEA. Mitigation measures for proposals set out in the SEA should also be reflected in the Proposed Plan.

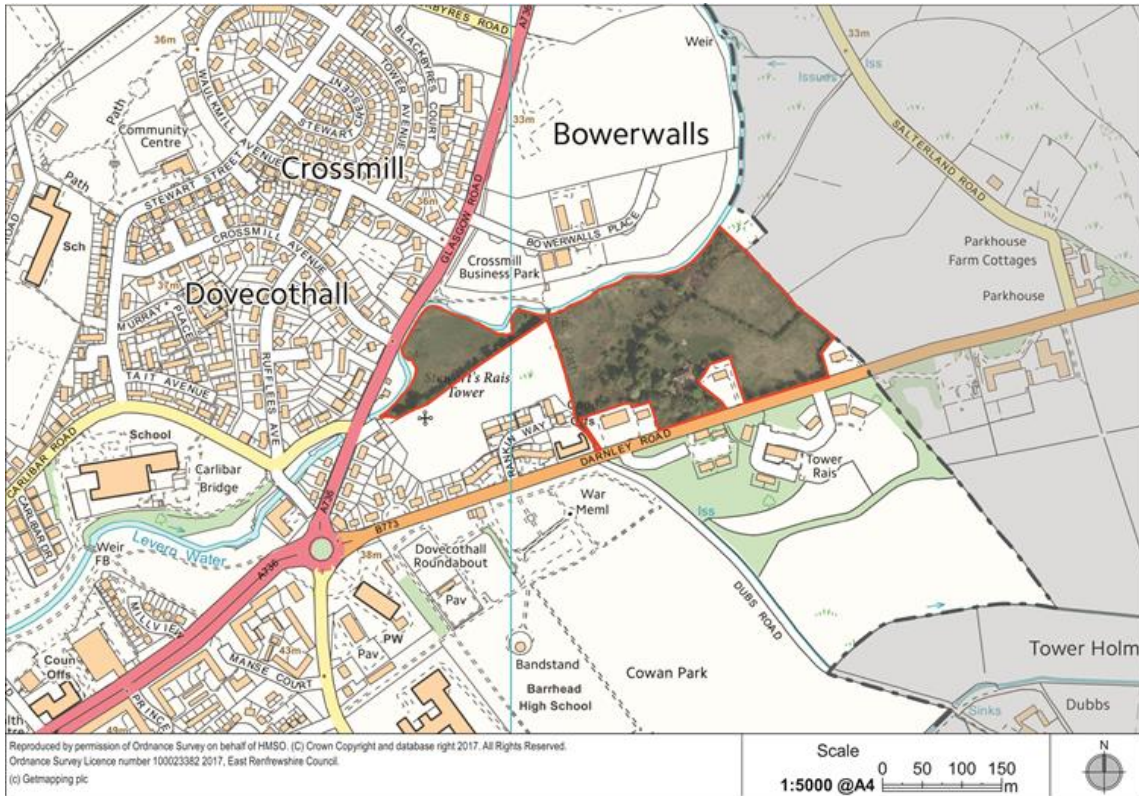
Map 3: SMIR03 Mearns Kirk, Newton Mearns (*Residential/community facility*)



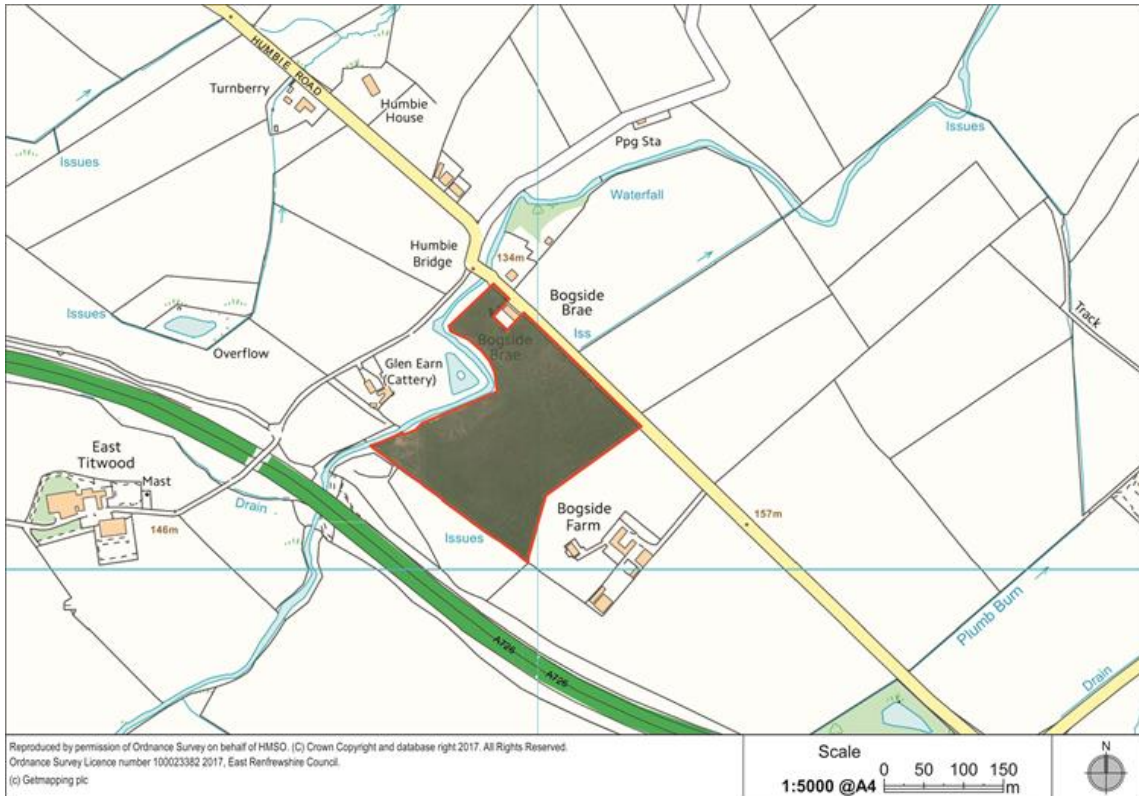
Map 4: SMIR04 Braidbar Quarry, Giffnock (*Residential*)



Map 5: SMIR05 North of Darnley Road, Barrhead (Residential)



Map 6: SMIR06 Humbie Road, Newton Mearns (Residential)



19. MIR Consultation and Engagement Process

19.1 Full details of the Council's consultation activities undertaken are documented in the Table below.

Table 3: MIR Consultation and Engagement

How	Action
Council Meeting	The Draft Main Issues Report (MIR) and Strategic Environmental Assessment (SEA) were approved by Council members on the 26th October 2016 for consultation.
Statutory press advert in local newspapers	Statutory adverts placed in the Barrhead News and Eastwood Extra w/c 28th November 2016
Documents and response forms being available at Council offices	Documents deposited at the Planning Office in Spiersbridge; Eastwood Headquarters Giffnock; and Main Street Barrhead
Documents and response forms being available in local libraries	Documents deposited at all Council libraries
Documents and response forms being available on the Councils website	All documents available on LDP page. Publicity advert on the LDP page. News items posted on Councils home page. News items posted on the internal Council intranet. Google analytics for the LDP2 page showed a significant increase in external hits around the time of the consultation.
Scottish Ministers	MIR, Monitoring Statement and Environmental Report sent to Scottish Ministers
Direct notification to consultees and parties on the LDP consultees database	513 consultees on LDP database. This includes Key Agencies, Neighbouring Planning Authorities, Planning Authorities within the same Strategic Development Plan Area, Community Councils, Technical organisations, community groups and members of the public.
Citizens Space	The Citizens Space portal provided an alternative means for stakeholders to comment on the MIR.

How	Action
<p>Social Media – Facebook/Twitter</p>	<p>FACEBOOK Total page reach of all posts inviting residents to comment on our MIR: 41,011</p> <p>Targeted Facebook adverts: (1) Where should the new homes we need locally go? Aimed at family and school community Total page reach of advert – 34,129 Video views: 16884</p> <p>(2) What do you want East Ren to be like to live, work and visit in the future? Aimed at 16-24 year olds Total page reach of advert : 15,458 Video views: 3887</p> <p>Facebook Posts: 30 November: What do you want EastRen to be like to live, work and visit in the future? 1 December: What do you want East Renfrewshire to be like to live, work and visit in the future? - 3471 views 7 December: Are you interested in your local area? Share your views and influence East Ren’s future 14 December: Where should the new homes we need locally go? 17 December: Where should the new homes we need locally go? 4010 views 20 December: We are exploring options for more affordable housing.- 1000 views 23 December: What do you think about our proposals to build accessible and adapted housing? - 900 views 28 December: What do you think about our suggestions to bring more visitors to East Ren? – 527 views 4 January: How can we better our town and neighbourhood centres? 6 January: Talk to us about how you think we should protect our environment? – 462 views 10 January: How would you like to see our green spaces enhanced? – 1200 views 12 January: Where should the new homes we need locally go? – 16000 views 12 January: What do you want East Ren to be like to live, work and visit in the future? – 3800 views January 18: What do you think of options to provide a joint gym/library facility in Mearns? – 2200 views 25 January: Let us know what you think about our suggested approach to creating a quality sense of place in East Ren? – 445 views 8 February: Today is the final day of the 10 week consultation on the Main Issues Report.</p>