

**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
02.06.2017

Reference No: 2016/0712/TP

Ward: 1

Applicant:

Taylor Wimpey UK PLC and CALA Homes (West) Ltd
c/o 33 Bothwell Street
Glasgow
G2 6NL

Agent:

Lambert Smith Hampton
G33 Bothwell Street
Glasgow
G2 6NL

Site: Land at Maidenhill Newton Mearns East Renfrewshire

Description: Residential development to include sites for affordable housing, primary school and religious facility, access, landscaping, SUDS and associated ancillary development (major)

BLANK PAGE

REPORT OF HANDLING

Reference: 2016/0712/TP

Date Registered: 15th November 2016

Application Type: Full Planning Permission

This application is a Major Development

Ward: 1 Neilston Newton Mearns North Uplawmoor

Co-ordinates: 252779/:655209

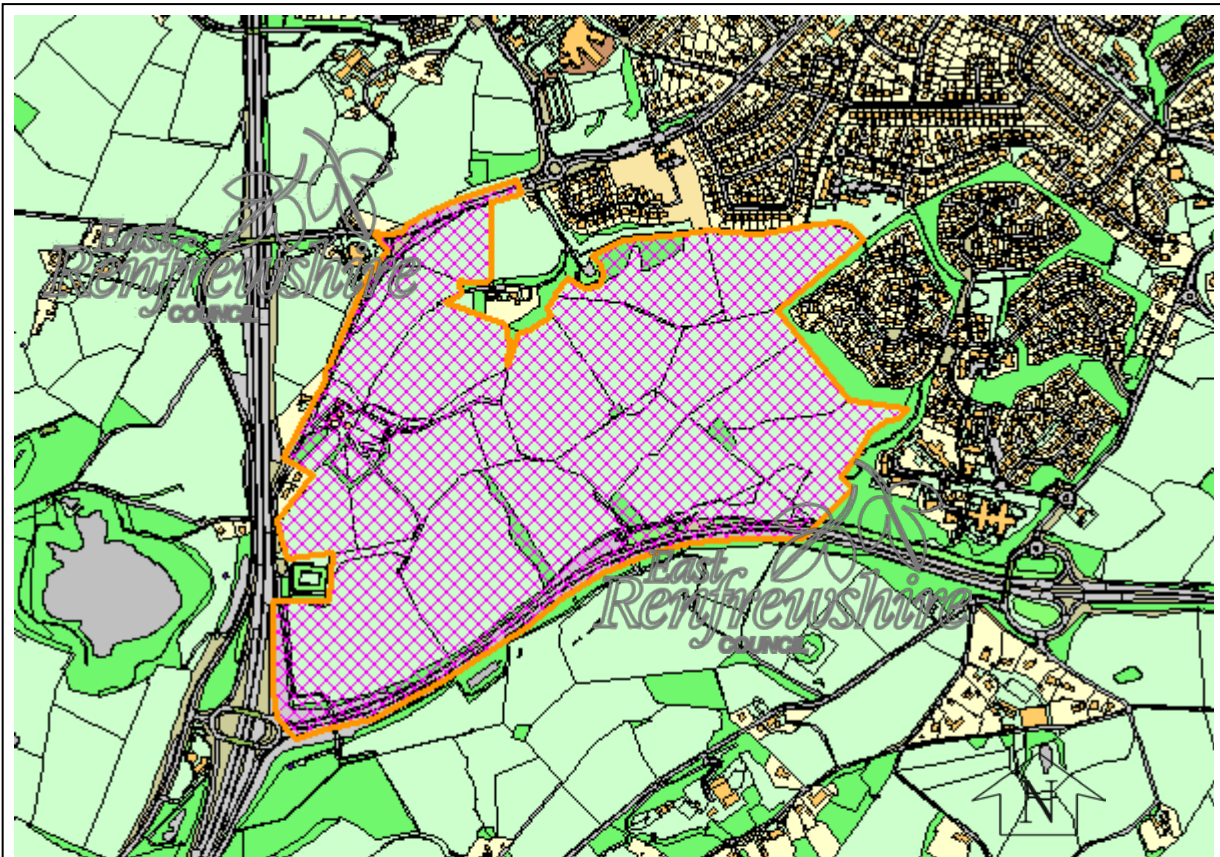
Applicant/Agent:

Applicant:
Taylor Wimpey UK PLC and CALA
Homes (West) Ltd
c/o 33 Bothwell Street
Glasgow
G2 6NL

Agent:
Lambert Smith Hampton
David Campbell
G33 Bothwell Street
Glasgow
G2 6NL

Proposal: Residential development to include sites for affordable housing, primary school and religious facility, access, landscaping, SUDS and associated ancillary development (major)

Location: Land at Maidenhill
Newton Mearns
East Renfrewshire



DO NOT SCALE

Reproduced by permission of Ordnance Survey on behalf of HMSO. (C) Crown Copyright and database right 2017. All Rights Reserved. Ordnance Survey License number 100023382 2017, East Renfrewshire Council

CONSULTATIONS/COMMENTS:

East Renfrewshire Council Environmental Health Service

Recommends conditions relating to construction times, any unsuspected contamination and effective height of acoustic fences.

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 GSO and for there to be no drainage connections to the trunk road drainage system.

West Of Scotland Archaeology Service

Recommends a condition relating to the implementation of a programme of archaeological works.

Scottish Water

No objections.

Broom, Kirkhill and Mearns Kirk Community Council

Objects on grounds of contrary to development plan, flooding and lack of detail on proposed affordable housing.

Glasgow Airport

No objections.

Strathclyde Partnership For Transport

No response at time of writing.

East Renfrewshire Council Affordable Housing and Development Contributions Officer

No objection subject to the satisfactory conclusion of a legal agreement to secure relevant planning obligations (both affordable housing and development contributions).

Historic Environment Scotland

No comments as there are no significant impacts on their interests.

East Renfrewshire Council Roads Network Manager

No objections subject to conditions.

Scottish Environment Protection Agency

No objections on flood risk grounds.

Scottish Natural Heritage

No objections however comments made on revisions relating to ground levels, landscaping and barriers that are likely to be necessary in order to meet the vision set out in the Maidenhill Masterplan SPG

PUBLICITY:

25.11.2016	Glasgow and Southside Extra	Expiry date 09.12.2016
03.02.2017	Glasgow and Southside Extra (EIA)	Expiry date 03.03.2017
03.02.2017	Edinburgh Gazette (EIA)	Expiry date 03.03.2017
10.03.2017	Glasgow and Southside Extra (supplementary environmental information)	Expiry date 07.04.2017
10.03.2017	Edinburgh Gazette (supplementary environmental information)	Expiry date 07.04.2017
04.05.2017	Glasgow and Southside Extra (supplementary environmental information – flood risk assessment addendum)	Expiry date 01.06.2017
02.05.2017	Edinburgh Gazette (supplementary environmental information – flood risk assessment addendum)	Expiry date 30.05.2017

SITE NOTICES: None.

SITE HISTORY:

2015/0360/TP	Formation of road junction off A726 Glasgow Southern Orbital with on/off access ramp and roundabout at end of access road at land to the north of A726	Approved Subject to Conditions	04.11.15
--------------	--	--------------------------------	----------

REPRESENTATIONS: A total of 109 representations have been received: Representations can be summarised as follows:

Traffic generation/increase in traffic/accidents
 Criticism of strategic transport assessment

Public transport and local amenities at bursting point
 Non-compliance with Masterplan/inappropriate design and layout
 Deficiencies in EIA
 Criticism of statutory pre-application consultation with not enough done
 Inappropriate location of school
 Impact on wildlife
 Increase in off-site flooding/SUDS inadequate/flooding
 Affect character of Newton Mearns
 Impact on medical care
 Increased pollution
 Poor connectivity to Newton Mearns
 Impact on Right of Way/ Rights of Way shown in application site
 Impact of construction traffic on local roads
 Dust emissions during construction
 Destruction of hedges and trees
 Function of proposed open space limited
 School will be too small with insufficient places resulting in pupils being bussed outwith area
 Temporary drainage proposed using existing sewerage network
 Loss of greenspace/strategic greenspace/green network
 Overdevelopment of site/more than 750 units stated in local plan
 GSO is a protected road
 Loss of productive farmland/brownfield land should be used first
 Subsidence and slippage to houses on Cheviot Drive
 Overlooking and loss of light to Cheviot Drive
 In the greenbelt
 Lack of a buffer to Marlin Lodge and Highover
 Height of acoustic fence/reflect noise from this fence onto Marlin Lodge and Highover
 Impact on property values
 Noise assessment inadequate
 Resultant increase in noise at Marlin Lodge and Highover because of increase in traffic
 Loss of privacy at Fa'side House
 Insufficient primary school provision/secondary school places
 A new trunk sewer should be constructed/foul drainage proposals
 Appearance of "urbanised SUDS"

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design and Access Statement	Analyses the design context of the development that meets the aspirations of the Council's adopted Masterplan. Delivers a neighbourhood development with strong character and a sense of place. Sound urban design principles have been employed resulting in a high quality residential development with generous garden and open space provision set within a strong landscape framework. Indicates the proposed layout provides permeability in all directions for bus traffic, vehicles, pedestrians and cyclists and connectivity within the development to the wider area.
Drainage Assessment	Assesses the drainage from the site and identifies the proposed drainage strategy. SUDS are to be incorporated in the form of ponds/swales providing both attenuation and primary/secondary treatment with porous surfaces used on driveways. Indicates that the discharge rate is to be 6.5l/s per hectare. Also indicates that foul outfall capacity/connection is

available (temporary 400 units) to the existing sewerage system in Langrig Road and subject to off-site augmentation works for the development in its entirety.

Environmental Statement

The Statement has been submitted to identify the likely environmental impacts of the proposed development and assesses the significance of the impacts and outlines mitigation measures. The main subjects/topics of the EIA are as follows: water environment; ecology; noise; air quality; landscape and visual assessment; and planning policy context. The EIA also considers other issues that have the lack of potential for significant environmental effects ie: traffic and transport; and cultural heritage and archaeology.

Supplementary Environmental Information (February 2017)

In response to consultation responses the supplementary environmental information has been prepared and relates to the water environment, ecology and noise. The supplementary information concludes that no new significant effects on the water environment have been identified; a significant positive effect on ecology in terms of habitat creation; and through the incorporation of design led and noise mitigation measures both internal and external noise limits for the proposed development can be achieved.

Flood Risk Assessment (November 2016)

Assesses the potential flood risk to the development from all sources and the potential impact of the proposed development on off-site flood risk. Hydraulic modelling to establish the current flood risk to the development site has been undertaken and concludes the site is not at risk from flooding with the majority of predicted flooding located within a narrow corridor along the burns. Indicates the potential increases in downstream flood risk from the proposed development have been mitigated through avoidance of the functional flood plain of the existing burns and through attenuation of surface water runoff with SUDS areas. The flows from the site are to be less than the existing greenfield run-off rate. Concludes that the proposed SUDS areas will have a negligible impact on downstream flood risk.

Flood Risk Assessment Addendum (April 2017)

To provide clarity and further evidence in terms of flooding in light of SEPA's objection that the infill of a drainage ditch (referred to as Watercourse C') would place persons and buildings at flood risk. The addendum indicates the ditch has no baseline flood storage capacity and no associated floodplain and is fed solely by field drainage and runoff. There is no flood risk from developing over this area as drainage channels such as this would be diverted to SUDS. The culvert associated with Flood Store D is associated with the GSO and outwith the application site and the maintenance/inspection is carried out by Balfour Beatty. Indicates Flood Store D is as the result of surface water ponding and does not present a flood risk.

Ground Investigation

Assesses environmental or geotechnical constraints relating to the

Report	proposed development. Investigates whether there are any chemical contamination constraints; characterises the groundwater regime and identifies any risks posed to water resources; examines the ground gas regime and any constraints posed by gas emissions; to determine potential foundation solution; and to determine any mining constraints. Intrusive investigations were carried out and soil samples analysed. Concludes that no significant constraints have been identified on site.
Sustainability Statement	Indicates how the developers will deliver sustainability through the design, construction, occupation and ongoing future life of the development. Indicates that carbon emissions are to be reduced by exceeding the minimum requirements of the current Building Regulations. Low and zero carbon technology are to be utilised and materials/fixtures to be energy efficient. Construction waste is to be minimised and recycled where possible. SUDS areas are incorporated in the development and masterplanned to encourage and promote sustainable modes of transport (paths, cycling and bus routes)
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.
Transport Statement	Assesses the travel and transport matters associated with the development subject to this application. Considers the travel/transport in terms of generation, types and distribution and the impact on the roads network and the wider area. Concludes there are no traffic or transport related matters that suggest the application site cannot be developed for the intended use.
Tree Survey Report (September 2016)	The Report relates to 157 trees, groups and areas of woodland and describes the extent and condition of tree cover within and immediately adjacent to the site. The Report assesses the general health, condition, value and life expectancy of the existing trees and recommendations are made. There are 26 high quality trees, 58 of moderate quality, 50 of low quality and 23 of poor quality. The Report indicates the main groups of trees within the site are unlikely to be retained within the development because of condition and proximity to roads, buildings, etc. The Report also indicates that an adequate buffer is provided to existing trees in neighbouring ownership and is to be reinforced through additional structural landscape planting.

ASSESSMENT:

This is a Major Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations. The application has been accompanied with an Environmental Impact Assessment, which has been submitted voluntarily by the applicant with the application, and as a consequence the application has to be presented to the Planning Applications Committee for determination. In addition more than 10 representations have been received to the application.

Site description and characteristics

The overall application site extends to approximately 75 hectares and is part of the Malletsheugh/Maidenhill Strategic Development Opportunity site as identified in the adopted East Renfrewshire Council Local Development Plan (LDP). The site is therefore no longer located in the Greenbelt. Paragraph 32 of Scottish Planning Policy 2014 indicates that proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. It should therefore be noted at the outset that the identification of the site as part of a Strategic Development Opportunity site in the adopted LDP means there is no requirement to re-examine the principle of whether this development is acceptable.

The application site is currently an Open Upland Farmland Landscape Character Type with Urban Fringe Farmland located to the south and west of Newton Mearns. The key characteristics of this landscape are a relatively intact undulating agricultural farmland that is currently at the urban fringe; open and sloping farmland generally rising to the south and west; small watercourses that generally flow eastwards; pasture with fragmented hedgerow field boundaries; and some shelterbelts and woodland.

The site is bounded by the A726 Glasgow Southern Orbital (GSO) to the south which generally sits above the existing site levels along the south boundary of the site. The M77 and A77 are located to the west with Junction 5 of the M77 adjacent to the south-west corner of the site. There are two houses adjacent to the west boundary of the site known as Highover and Marlin Lodge as well as a covered reservoir. Maidenhill Farm and its associated buildings are located towards the west part of the site and these buildings are to be removed to facilitate the development. To the north-west the site is bounded by the old Ayr Road and the ground levels rise up away from Ayr Road. The central section of the north boundary is elevated and backs onto the listed Fa'Side House. The remainder of the north boundary is elevated above the existing houses and those being constructed off Ayr Road. A Right of Way runs along part of the north boundary and to the east the site is bounded by mature tree planting beyond which is the existing residential area of Mearns Kirk.

Within the site there are field boundaries that are varied with both intact and intermittent hedges and tree lines and there are pockets of existing woodland shelterbelt to the east and smaller areas to the west. There are two unnamed watercourses within the site that flow towards the north-east.

The topography of the site ranges between approximately 141m Above Ordnance Datum (AOD) at its lowest in the area adjacent to the existing residential area at Mearns Kirk and 186m AOD in the area towards the north-west part of the site in the area to the north-east of Maidenhill Farm.

Proposed development

Although the overall application site is approximately 75 hectares the developable area is less than this taking into account the site constraints and topography. The developable area is approximately 40 hectares.

The proposed development is by two housing developers (Cala and Taylor Wimpey) and involves 641 residential units plus 6 separate areas identified for affordable housing. The areas identified for affordable housing extend to 12.45 acres in total.

The 641 residential units consist of: 497 detached houses; 66 semi-detached houses; 36 terrace houses; and 42 flats. It has been indicated that the affordable housing areas are to accommodate a further 187 residential units. The total number of residential units will therefore be 828.

Cala is to develop the northern section of the site and proposes 315 residential units plus two areas identified for affordable housing. The details of the affordable housing are to be subject to separate planning applications in due course.

The 315 units consist of: 228 detached houses; 18 semi-detached houses; 27 terrace houses; and 42 flats (in 3 separate blocks). All of these houses are to be two storeys and the flats are to be three storeys high. The houses are to range from three bedrooms up to five bedrooms. The flats are to have one, two and three bedrooms.

Taylor Wimpey is to develop the southern section of the site and proposes 326 residential units plus three areas identified for affordable housing. Similar to Cala the details of the affordable housing are to be subject to separate planning applications in due course. The 326 units consist of: 269 detached houses; 48 semi-detached houses; and 9 terrace houses. All of these houses are to be two storeys and range from two bedrooms up to five bedrooms.

The planning application also includes land for a school and land for a religious facility which are to be the subject of separate planning applications in due course. The land for the school is a 5 acre serviced plot located towards the centre west of the site. The land for the religious facility is a 2 acre serviced plot located at the south west corner of the site. Although there are no detailed plans for the buildings/development in these two areas as well as for the affordable housing areas it is still competent for their locations to be shown in this planning application. The purpose is to identify where these areas are to be located and whether their locations are acceptable within the overall development.

In terms of the proposed school in the application site it is important to give some background information. The anticipated pupil numbers from the Maidenhill development would necessitate additional primary provision across all sectors and the immediate requirement was a denominational primary (identified as School 1) as no capacity existed in that sector. No proposed residential units could therefore be occupied until School 1 is in place. An options appraisal was completed to consider where each school could be located. After discussions with the developers and the Council's Education Department it was agreed that a location away from Maidenhill at Waterfoot Road would provide a better spread of denominational educational. A denominational Faith Campus is now nearing completion at Waterfoot Road and will be operational by August 2017. This meets the educational requirements in that sector.

The location of the non-denominational school (identified as School 2) was set out in the Maidenhill Masterplan. The developers of this site have worked closely with the Council to arrive at a solution that works for all parties. The details of this school will be the subject of a separate planning application with the school anticipated to be operational by August 2019. It should be noted that it has been determined that each developer on site can only occupy 38 units until such times as School 2 is operational and this will be controlled by a Section 75 legal agreement.

Alterations are to be carried out to the ground levels in various parts of the site in order to create the development platforms. Within the site some parts of the site are to be lowered with other parts raised. The greatest change in levels is to be between approximately 4m to 5m and this is to occur in the area towards the centre of the site with the levels being both lowered and raised. Similar changes in levels are to occur towards the east part of the site. Levels are to be both lowered and raised by approximately 2m to 3m towards the west and south-west parts of the site.

An access road from the old Ayr Road is to be formed into the site in approximately the area where Maidenhill Farm is currently located and is to loop through the central part of the site and to link with the access road to be constructed off the A726 GSO. This road is to be the main road in and out of and through the development and is intended to be capable of being a bus route. Off this main road there are to be the various development areas that are accessed via their own roads and shared surface roads. Footpath links and routes are shown at various parts of the development linking through the development areas and into the central green corridor, the open space area at the south-east of the site, to the Right of Way to the north of the site and through the fields at the north-west to the site to Ayr Road. The proposed development does not encroach over the Right of Way.

Landscaping is to be formed around the perimeter of the site and varies in depth depending on where it is located. The minimum depth is 10m wide. In some areas the landscaping is to be in the form of a bund and contains an acoustic absorptive fence or acoustic reflective fence depending on its specific location. The acoustic adsorptive fence is to be located adjacent to the properties known as Highover and Marlin Lodge to the west of the site. The bund and fence is to provide noise attenuation for the development and is to be a total of 5m high (comprising a 3m bund with a 2m high fence on top). The fence is to be noise absorbent in the area of the site adjacent to Highover and Marlin Lodge and is to be noise reflective elsewhere.

The main area of open space within the development is a green corridor that runs from the south-west corner of the site to the north-east corner. This green corridor is located generally towards the centre of the site and in part includes one of the watercourses that run through the site. The submitted drawings show paths that access the green corridor and run through it as well as areas identified to be informal areas of play. There are areas of open space located at the north-west and south-east corners of the site that are again accessed by paths. The area at the north-west is to have footpaths linking to Ayr Road.

A 5m high fence in two sections is to be erected parallel to parts of the GSO. One section is over a length of approximately 230m towards the south-west corner of the site. The other section is to be over a length of approximately 360m towards the south-east corner of the site. This fence is set back from the roadside barrier along the GSO by between 1.5m and 2m. This fence is indicated as being a "greenscreen" acoustic barrier and this is a freestanding 5 metre high fence. The barrier is modular consisting of panels made up of two rows of poles manufactured from 100% recyclable materials and natural, durable coconut fibres. A sound-insulated sheet is fixed between two rows of poles and the entire frame is firmly installed within a steel U-profile fixture. Climbing/fast spreading plants will be put in place to create the greenscreen and with the fences having a south facing aspect the planting should take well. Drawings have been submitted that shows screen planting on the north side of the fence and between the fence and the GSO roadside barrier.

The submitted drawings identify Sustainable Urban Drainage Systems areas (SUDS) at four separate parts of the site which are to be in the form of attenuation ponds/areas. One of the SUDS areas is to be located towards the south-west corner of the site and two others are to be located towards the east part of the site adjacent to the boundary with the existing Mearnkirk area. The fourth SUDS area is located towards the centre west part of the site.

As detailed above one of the access roads into the site will be from the old Ayr Road. The submitted drawings show a 3m wide footpath and cycle path being constructed along the west boundary of the site running up to the entrance into the proposed development. The existing junction of the old Ayr Road with the A77 is to be maintained as T-junction although there will be some alterations/widening to the geometry of this junction. A new junction is to be created and part of the old Ayr Road re-aligned close to the entrance into the proposed development. This new junction and re-aligned old Ayr Road will lead to the properties known as Maidenhill Lodge, Highover and Marlin Lodge and beyond to the covered reservoir.

It should be noted that the submitted drawings show the access road into the south part of the site from the A726 Glasgow Southern Orbital (GSO) as well as on/off access ramp from and onto the GSO and a roundabout at the end of the access road. It should be noted that planning permission has already been approved by the Planning Applications Committee for this access road, on/off access ramp and roundabout on 4th November 2015 (2015/0360/TP) and as a consequence it is not considered necessary to re-assess this aspect of the proposed development.

Phasing of development

The phasing plans that have been submitted and show the Cala part of the site having three phases and the Taylor Wimpey part of the site having four phases. The first phase of the Cala part of the site is to be towards the north-west and west part of the site adjacent to the new access road to be formed off Ayr Road. Thereafter the second and third phases continue along the north part of the site in a north-east direction.

The first phase of the Taylor Wimpey part of the site is to be adjacent to the Glasgow Southern Orbital and to the east of the new access road off the GSO. Thereafter the second and third phases continue along the south part of the site in a north east direction with the fourth phase towards the southwest corner of the site.

It should be noted that it has been indicated that the access road to be formed off the Old Ayr Road and leading to the school site will be delivered in the first phase of the development. This first phase is to include associated infrastructure including SUDS, public open space and structural landscaping. The timing of the construction of the access to and from the GSO is to be confirmed and negotiated with the relevant parties. The phasing drawings indicate that the acoustic bunds/fencing and three of the four SUDS areas are to be constructed.

It should also be noted that the exact timescales for the entire construction programme has not been given as the information submitted is a broad strategy which could vary. The developers have indicated that August 2019 is a critical milestone date as the proposed primary school must be completed along with associated infrastructure. An initial phase of development will therefore run from Spring 2017 to August 2019. Within this period and as indicated above the access from the Old Ayr Road is to be constructed as well as the distributor road and associated infrastructure, SUDS, public open space and structural landscaping. It has been indicated that a limited number of houses are to be completed and sold by each developer by August 2019.

Following August 2019 it has been indicated that both developers will then continue a phased delivery of the development. However the exact phasing and timescales post August 2019 have not been given at this stage.

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.

The site has been identified as a housing development site through the preparation and adoption of the East Renfrewshire Council Local Development Plan (LDP). It is considered that this site contributes to the housing land supply for East Renfrewshire and therefore accords with this aspect of Scottish Planning Policy.

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 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. 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 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. These qualities will be explored later in this Statement.

The SPP sits alongside Scottish Government planning policy documents of which Creating Places and Designing Streets are relevant to determining this application. Designing Streets will be explored later in this assessment.

Glasgow and the Clyde Valley Strategic Development Plan

The Strategic Development Plan indicates that Local Development Plans in the Glasgow and the Clyde Valley should therefore allocate sufficient land which is effective, or likely to be capable of becoming effective, so as to deliver the scale of house completions required across all tenures both in the period to 2020, and from 2020 to 2025. The allocation of this as a housing development site in the Local Development Plan accords with this requirement.

Strategy Support Measure 10 of the Strategic Development Plan relates to housing development and local flexibility and indicates that local authorities should continue to audit their housing land supply in light of prevailing housing market conditions, with a view to maintaining a five years effective housing land supply across all tenures throughout the period to 2020. This Measure goes on to indicate that where the housing supply needs to be augmented, priority should be given to bringing forward for earlier development any sites which have been allocated in the LDP for construction in the period 2020 to 2025. If further sites are needed their identification for release is to be guided by four principles.

The application site has been identified as a housing development site through the preparation and adoption of the Local Development Plan and therefore contributes to the effective housing land supply. The application site also conforms to the vision of the LDP of planned growth.

The application site therefore accords with the Strategic Development Plan and the detail of the development has to be assessed against the relevant policies from the adopted Local Development Plan.

East Renfrewshire Local Development Plan

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 Barread South) to provide long term effective land supply beyond 2025 alongside the infrastructure required to support these new communities. Comprehensive master plans have been prepared for each SDO and adopted as Supplementary Planning Guidance alongside the LDP.

The site is identified in the adopted LDP as part of the Malletsheugh/Maidenhill Strategic Development Opportunity and covered by Policy M2.1. Policy M2.1 sets out a range of requirements that the site must deliver including:

- A mix of housing types and tenures including affordable;
- 2 new Primary Schools;
- A high quality and sustainable building design, layout and places;
- An integrated green network throughout the site;
- Community/Leisure facilities including a site for a religious facility; and
- A sustainable transport strategy.

This masterplan site also covers the land to the west and north of Ayr Road that are to be developed by others. As indicated above this masterplan area has been established as a development site through the adoption of the LDP. The proposed development therefore accords in general terms with Policy M2.1.

The LDP also identifies the Strategic Development Opportunity site for housing development, community facilities and educational facilities covered by Policies SG2 (distribution of new housing), SG6 (economic development/business proposals), SG6 (safeguard business and employment areas), D13 (community/leisure facilities including allotments, a potential site for a religious facility and education facilities) and SG8 (retail development).

Policy SG2 relates to the distribution of new housing and indicates the Council will support the additions to the established housing land supply as shown on the Proposal Map and as listed in Schedules 10 and 11 and the masterplan 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 SG2.10 refers to the Maidenhill site and indicates a notional capacity of 800 residential units which covers the application site and a parcel of land to the west of Ayr Road and north of Maidenhill Lodge.

Strategic Policy 3 and the adopted SPG on Development Contributions (June 2015) indicates the Council wishes to secure community infrastructure and environmental benefits arising from new development to mitigate their impacts. The Local Development Plan makes it clear that the Maidenhill strategic development opportunity will have to ensure the delivery of key infrastructure that will be required to support development and ensure the development delivers significant environmental, social and economic benefits.

The development contributions requirements and 'heads of terms' from this site have been assessed through the preparation of the LDP and SPG: Maidenhill Master Plan and have been agreed with the applicants through extensive pre-application discussions. The agreed per residential unit development contributions include payments for the following: education (pre-five, primary and secondary); green network & access (Dams to Darnley); community facilities (community halls & libraries and sports); parks and open space; and roads & transportation (sustainable transport & off site junction improvements).

In addition to the financial contributions there is also a requirement provision of land for affordable housing, the new Maidenhill primary school, and a community/religious facility.

The contributions referred to above and the detail of how they are to be delivered is to be secured by a legal agreement. It should be noted that the main principles of the agreement have been agreed however some of the detail remains to be agreed and finalised.

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 and will support the development of employment generating uses including at the Strategic Development Opportunity site (Policy SG6.13). The Council will encourage also the relocation of inappropriately sited industrial and business uses to business/employment areas including at Strategic Development Opportunity site (Policy SG6.12). The Maidenhill Masterplan identifies mixed use development occurring at the former Malletsheugh Inn site. The planning application does not include business or employment generating

uses and this is likely to be provided elsewhere in the Strategic Development Opportunity site. Policy SG6 is therefore not directly relevant to assessing this application.

Policy SG8 indicates the Council's support for new retail and complementary development with retail development identified for the Strategic Development Opportunity site. The planning application does not include retail development and Policy SG8 is not directly relevant to assessing this application. Such retail development is likely to occur elsewhere at the Strategic Development Opportunity site.

Policy D13 indicates that the provision of community, leisure and educational facilities will be a core component of any masterplan. Policies D13.18 and D13.19 relate to such facilities at the Strategic Development Opportunity site with the details to be determined through the preparation of a comprehensive masterplan. The planning application has identified land for a school and a religious facility and the identification of the land for these facilities in general terms accords with Policy D13.

The following policies are also related to the assessment of this application.

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 one, will contribute towards meeting these targets. In general terms the proposed development is considered to accord with this policy.

Policy SG3 relates to the phasing of new housing development in order 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 one, will be removed from the greenbelt.

Policy SG4 indicates that all new housing proposals should include a mix of house types, sizes and tenures to accord with the Council's Local Housing Strategy and the Strategic Housing Need and Demand Assessment. The proposed development provides a mix of house types and tenures and therefore accords with the general terms of this policy.

Policy SG5 requires residential development to have a minimum 25% affordable housing contribution. This contribution may be made on site; or by means of a commuted sum payment; or off-site. Affordable housing is expected to be well integrated into the overall development. The proposed affordable housing is mainly to be located in serviced plots that are to be within the areas identified for affordable housing. Cala proposes to locate the "intermediate" low cost/private sale units and "social rented" units within the serviced plots. Taylor Wimpey is again proposing 20% "social rented" units within the serviced plots whereas 5% "intermediate" low cost/private sale units are to be delivered and sold by them and these are interspersed throughout the development. The Council's Affordable Housing Officer has been consulted on the application and has indicated the adopted Masterplan SPG for Maidenhill (2015), states that each development will be required to deliver a total of 25% affordable housing on site. A minimum of 20% of the total affordable homes must be for social rent and up to 5% can be other delivery types for example shared equity or other intermediate housing (provided it meets the terms of the Council's SPG on affordable housing). The Council's Affordable Housing Officer is satisfied that the affordable housing proposals meet the requirements of Policy SG5 and the accompanying adopted Supplementary Planning Guidance on Affordable Housing (June 2015).

The Affordable Housing Officer has also indicated the areas of serviced land for the affordable housing will be secured by legal agreement, and dedicated to the future on-site provision of affordable housing. These areas will be the subject of future separate planning applications and will be developed by/for the Council or a Registered Social Landlord. The "intermediate" units will be low cost housing for sale which will be delivered and sold by Taylor Wimpey (subject to S75 restrictions) and also secured by a legal agreement.

Policy D1 includes a number of criteria for assessing development in order that it is well designed and sympathetic to the local area and demonstrate that a number of criteria have been considered, and where appropriate, met. It is acknowledged that this development will change these fields to residential development however this change has been anticipated through the designation of the site in the adopted Local Development Plan. The proposed development will not be incompatible with the nearby existing residential developments which also involved development of fields in the past. The proposed development accords with the general terms of Policy DC1 and the detail of the development shall be assessed elsewhere in this report and against other relevant policies.

Policy D7 indicates that new development proposals should incorporate a range of green infrastructure including open space provision, multi-use access, SUDS, wildlife habitat and landscaping. This infrastructure should be integral to the development. The proposed development incorporates green infrastructure in the form of a linear landscape area/green corridor that runs along one of the unnamed watercourses. There is also significant boundary planting and open space within the various pockets of housing development. In addition the SUDS areas are landscape features.

Policy D8 indicates there will be a strong presumption against development where it would compromise the overall integrity of Local Biodiversity Sites (LBS), Tree Preservation Orders and ancient and long established woodlands. There are no tree preservation orders or ancient and long established woodlands at the site. There is a LBS located around Fa'side House to the north with a wedge of this LBS extending to the south towards and is flanked on either side by the application site. This LBS is a small and isolated area of mixed woodland. The area of the application site flanking the aforementioned wedge is to be landscaped and planted and the development is not considered to adversely affect the integrity of this LBS.

Policy D9 indicates there will be a strong presumption against proposals which have an adverse impact on outdoor access including core paths, rights of way and other important access unless a satisfactory alternative route is provided. A core path and a right of way run along parts of the perimeter of the site however the proposed development does not interfere with these. The proposed development includes access throughout the site and footpath links onto the core path and right of way. The enhanced access provided by these links is considered to accord with this policy. The Council's Outdoor Access Officer has been consulted on the application and has not raised any objections to the proposed path network and how it connects to the wider area.

Policy D13 indicates the Council will safeguard and, where appropriate, undertake improvements to existing community, leisure and educational facilities. This Policy indicates new facilities should be located where they are accessible by a range of transport modes. This Policy goes on to indicate the provision of community, leisure and educational facilities will be a core component of any masterplan. Based on anticipated pupil numbers arising from the development at the Maidenhill Masterplan area, two new primary schools with associated pre-five provision are required. A denominational primary school is under construction at Waterfoot Road, Newton Mearns and this in part meets this requirement. The site for the primary school has been identified in this planning application and is a 5 acre serviced plot located towards the centre west of the site. A separate planning application will be submitted for the school. The site for the school is adjacent to the proposed spine road through the site and the green corridor. The location of the school site is considered to be at an accessible location within the site.

The school is likely to incorporate a Multi-Use Games Area that in common with other such facilities will be available for use outwith school hours. The green corridor through the development and other open space areas will allow opportunities for access and leisure use.

A site for a religious facility has been identified in the south-west corner of the site. This site is again a serviced site and extends to 2 acres and will be the subject to a separate planning application.

It is considered that the identification of the school site and religious facility sites as well as the leisure use provided by the various areas of open space within and around the boundaries of the site accords with Policy D13.

Policy D18 indicates the Council supports the requirement to protect safeguarded areas for Glasgow and Prestwick Airports to ensure that development proposals do not adversely impact on the safe and efficient operation of the airports. The location of the site combined with its height above ordnance datum means that Glasgow Airport has had to be consulted on the application whereas Prestwick Airport has not. Glasgow Airport has indicated that the proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Glasgow Airport therefore has no objection to the proposal. It is considered that the proposed development does not have any implications for this policy.

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. These matters are considered in greater details elsewhere in this assessment under the Water Environment section of the EIA.

Policy E5 requires a Sustainable Urban Drainage System (SUDS) to be incorporated into all new developments to moderate surface water drainage from the site and mitigate impacts on water quality. A development of this size requires SUDS and this is a standard feature to deal with surface water drainage of residential developments. The drawings submitted with the application identify SUDS areas at four separate parts of the site which are to be in the form of attenuation ponds/areas. The inclusion of the SUDS areas complies with the requirements of this Policy. The discharge from the SUDS areas are to be at a controlled rate with the maximum discharge being equivalent to greenfield (ie pre-development) runoff rates. It has been indicated that this is the case and both SEPA and the Council's Roads Service have no objections on the grounds of flooding.

Policy E6 relates to waste water treatment and indicates that connection to the public sewerage system is required for all new development proposals except in particular circumstances. Proposals should not pose or add to an environmental risk as a result of cumulative development. It is Scottish Water's responsibility to ensure whether their network has the capacity to take the sewage from the site. In this regard Scottish Water Horizons carried out a Development Impact Assessment (DIA) in September 2015 and indicated the criteria for approval of the proposed development are that no detriment to the existing level of performance should be caused by the additional flow from the development site. The impact has been modelled and the DIA provides various options, identifying the associated required off-site augmentation works for each option, in order for connection to be provided. The options considered by Scottish Water included:

- connection to existing infrastructure with additional sewer improvements downstream of the proposed development;
- a new trunk sewer transferring flow from the proposed development and connecting to existing storm tanks;
- a new trunk sewer transferring the proposed flow from the proposed development to Greenlaw Road flooding scheme area;
- a new trunk sewer transferring the proposed flow from the proposed development to Greenlaw Road flooding scheme area with surface water management through SUDS techniques in the vicinity of Barrhead Road.

Through further analysis the DIA has indicated that the option called "Proposed Capex 3 Greenlaw Road Flooding Scheme" is Scottish Water's preferred option. This option involves connecting into existing infrastructure at Langrig Road through the north-east part of the development site with upsizing

the existing sewer pipes at Langrig Road, Paidmyre Road, Moorcroft Road, Ayr Road and Greenlaw Road with a new sewer in the open space located between Barrhead Road/Capelrig Road and Greenlaw Road.

Scottish Water and Scottish Water Horizons are currently carrying out further assessment on the requirements and detailed augmentation for their preferred option. However Scottish Water has indicated that temporary connection can be provided for circa 400 units without the abovementioned required augmentation works being provided. Should agreement not be reached between Scottish Water and the developers relating to the required augmentation works to serve the entire development the development cannot proceed beyond circa 400 units.

Scottish Water has been consulted on the application and has no objections. In particular Scottish Water has indicated that once a formal connection application is submitted to them after planning permission has been granted, they will review the availability of capacity at that time and advise the applicant accordingly. Scottish Water has also indicated that South Moorhouse Water Treatment Works has sufficient capacity and Shieldhall Waste Water Treatment Works currently has sufficient capacity for this proposed development.

Adopted Supplementary Planning Guidance: Maidenhill Master Plan – June 2015

The Master Plan outlines key design principles and concepts for the multi-use developments consisting of five landholdings at Maidenhill and Malletsheugh and illustrates and expands on the Council's vision for the area.

The vision is to create a new urban quarter within East Renfrewshire providing a high quality built environment that maintains and builds upon the area's existing qualities. It is to be a socially inclusive community providing a range of house tenures, types and sizes to meet local needs. It is to provide an attractive and distinctive landscape setting that will enhance the green network. It is to ensure the incorporation of local services and community facilities to serve the existing and growing community. It is to ensure sustainability is a core component of all aspects of the design and all steps will be taken to create a well planned and desirable 'place to grow'.

It is important to note the SPG is not a detailed master plan layout for the area and the various sites have complex topographies which require full design of levels, drainage and roads to be meaningful. The purpose of the SPG is to guide and assist those developing detailed proposals and identifies issues which should be scrutinised, and concepts that should be developed in detail.

These concepts include a landscape framework that will ensure an integrated approach to amenity, connectivity, bio-diversity, ecology and drainage; a roads, access and transport strategy that will encourage the use of public transport, cycling and walking; an urban design strategy that will create a 'sense of place'. The identification of the location for non-housing uses, including a primary and nursery school and a religious/community facility, will play a key part in this; and a strategy for the provision of affordable housing that will ensure a mix of dwelling types, suitably located throughout the master plan area

It is considered that the developers have taken on board the provisions of the SPG in the proposed development layout.

Scottish Planning Policy on Placemaking

Scottish Planning Policy on Placemaking indicates that planning's purpose is to create better places through a design-led approach with planning supporting development 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.

This Policy makes it clear that street design must consider place before movement with street design being derived from an intelligent response to location, rather than rigid application of standards, regardless of context. Designing Streets emphasises its prime concern is to shift the focus back to the creation of successful places through good street design rather than vehicle movement dominating the design of streets.

There is a clear hierarchy of street design with the primary distributor road accessing and running through the site with secondary roads leading to and serving the various parcels of development and tertiary roads within the parcels of development. The central spine boulevard has been designed as an attractive green route, with tree lined landscaped strips running continuously through the development. There is open space in the development and the central green corridor is a major landscape feature in the development. The location of the proposed school is also a central focus and feature of the overall development. A path network will form links between the proposed housing parcels as well as having paths extending out around the site boundary.

The layout is structured with a defined hierarchy of areas and street types. The spine boulevard is articulated by a series of “nodes” where buildings are arranged in formal groupings at strategic road junctions and/or marking the entrance to individual housing parcels. Within the parcels of development there are generally short sections of road and shared surface roads that will assist in slowing traffic speeds.

Character zones are created where feature pocket parks are proposed, generally overlooked by house frontages. Within the body of each housing parcel, houses are arranged in simple back to back clusters. This results in outward looking “urban blocks”, ensuring active outward looking frontage to all streets and providing privacy and containment to private rear gardens.

Environmental Impact Assessment

The applicant has submitted an Environmental Impact Assessment (EIA) with the application and includes the matters that they consider are the most relevant to this development. The main subjects/topics of the EIA are as follows: water environment; ecology; noise; air quality; landscape and visual assessment; and planning policy context. The EIA also includes other issues that the applicant considers to have the lack of potential for significant environmental effects ie: traffic and transport; and cultural heritage and archaeology. The following is an assessment of the topics/subject matter in the EIA.

Water Environment

The EIA assesses the potential for the water environment (ie surface water hydrology and hydrogeology) to be impacted by the proposed development. The site is currently used for grazing with undulating topography with some steeper slopes and a number of lower-lying poorly drained areas. The majority of the site drains in an easterly direction and is located within the catchment of the Broom Burn. There are two unnamed watercourses flowing through the site that are tributaries of the Broom Burn and flow east to north-east towards the existing built up area of Newton Mearns and confluence 335m downstream of the site. The south-west corner of the site drains southwards and is conveyed into one of the unnamed watercourses via a culvert under the A726. The north part of the site drains northwards and is located within the catchment of the Capelrig Burn.

The EIA also indicates a Flood Risk Assessment has been undertaken to assess the risk of flooding to the site from the unnamed watercourses in the site. The hydraulic modelling indicates that the majority of the site is not at risk from fluvial flooding. The functional floodplain of the unnamed watercourses is indicated as being confined to a narrow corridor along these watercourses. Surface water runoff drains towards the localised low points within the site where ponding may occur.

The EIA indicates that potential impacts on the water environment that could arise in the absence of any mitigation are most likely to occur in the construction phase. Thereafter upon completion of the development the most important potential change is surface water runoff arising from increased impermeable surfaces and associated downstream flood risk. It has been indicated that mitigation has been incorporated into the design of the development with no development taking place in proximity to the unnamed watercourses; no development within their functional floodplains; the finished floor levels of the residential units being at an appropriate level to allow for climate change; and the incorporation of SUDS to attenuate runoff. It has been indicated that the maximum discharge from the SUDS will be equivalent to greenfield (ie pre-development) runoff rates.

The EIA indicates that there will be negligible impact on peak flows within one of the unnamed watercourses during extreme flooding events and a slight reduction in peak flows within the other during extreme flooding events. It is also indicated that the drainage scheme will slightly reduce surface water runoff flowing northwards to the Capelrig Burn catchment.

The EIA indicates a Construction Environmental Management Plan (CEMP) will be in place during the construction phase and will detail surface water management, peat management and pollution measures, and construction method statements. Contractors will have to adhere to the CEMP.

The EIA concludes that all potential residual effects on the water environment will be minor or negligible provided that appropriate mitigation is used.

SEPA has been consulted on the application on a number of occasions and objected until clarification was provided on three points. These related to the avoidance of Watercourse C' and its functional floodplain; channel and culvert capacity calculations to determine the functional floodplain of the upper reach of Burn D; and, the submission of an amended masterplan that clearly shows the extent of the functional floodplain of all watercourses on site and the extent of all built development and land raising/enabling earthworks.

The applicant calculated the design flow of the upper reach of Burn D (also referred to as Drainage Ditch D') using two different small catchment methods and the most conservative design flow was adopted - $0.29\text{m}^3/\text{s}$. This value matches the value SEPA calculated. In line with good practice and SEPA's technical guidance a 20% allowance was then added to account for the potential impacts of climate change over the life cycle of the development. The applicant undertook conveyance calculations for Ditch D' and the culvert under the A726. The stated water levels at the culvert inlet, assuming no blockage and a 50% blockage, correspond closely to the levels SEPA calculate. Conveyance calculations for Ditch D' have been undertaken at three locations. The results show that the reach to the east of the culvert can easily convey the 1:200 and the 1:200 year plus climate change design flow. The only out of channel flow is shown to occur to the west of the culvert where the channel conveyance is significantly reduced ($0.23\text{m}^3/\text{s}$ compared to $1.57\text{m}^3/\text{s} - 2.69\text{m}^3/\text{s}$). SEPA is satisfied that the proposed SUDs pond is located outwith the functional floodplain and is in accordance with the requirements of Scottish Planning Policy. SEPA is also satisfied that the land raising to the west of the culvert is setback sufficiently that it is also adjacent to the functional floodplain. Nearly all of the catchment of Ditch D' is on site. Runoff from site will be intercepted by the proposed drainage works and will be limited to less than greenfield runoff rates. Post development the 1:200 year design flow will therefore be significantly less than $0.29\text{m}^3/\text{s}$.

The 1:200 year design flow for Watercourse C' is $0.17\text{m}^3/\text{s}$ and slightly exceeds the value SEPA calculate and a 20% allowance was added to account for climate change. The outputs that have been submitted broadly correspond with SEPA's technical and reporting requirements. SEPA believes out of channel flow will occur during the current 1:200 year event at the crossing that is shown in photograph 2. The banks have been degraded at this location. SEPA accept that the works on site will result in Watercourse C' ceasing to exist as a surface water feature.

SEPA has also sought advice from groundwater colleagues in SEPA's Water Resources Unit on whether this has a residual groundwater component. SEPA indicates that there is no reason to expect the groundwater flow component discharging to Ditch C (which is also referred to as Watercourse C') (and into Burn C) to increase due to the proposed housing development. The localised groundwater flow paths may be considerably modified due to the introduction of construction fill material and the SUDS drainage system. The volume of the groundwater flow for the catchment area is likely to remain the same, or reduce, due to increased hardstanding and rainfall being diverted directly to the SUDS system.

SEPA accept that the works on site will have at least a neutral effect on groundwater levels and that any drop in the level of the water table, in conjunction with the removal of all surface water flow, will result in Watercourse C' ceasing to exist as a surface water feature. As such it will no longer have a functional floodplain (medium to high risk area) that will need to be avoided in line with the principal of flood avoidance.

In line with the requirement that the planning system should promote a precautionary approach to flood risk from all sources SEPA applied the principle of flood avoidance to the undeveloped site when Watercourse C' was brought to their attention. SEPA is now satisfied that the works on site, but outwith the current functional floodplain of Watercourse C', will result in it ceasing to exist as a surface water feature. Therefore the applicant could undertake these works, demonstrate that Watercourse C' no longer exists, and then infill its previous channel and functional floodplain in a manner entirely consistent with the requirements of SPP.

SEPA is satisfied that the proposed development of the site is consistent with Scottish Planning Policy. The works in proximity to Ditch D are outwith the functional floodplain; the infilling of Watercourse C' is acceptable; and the indicative extent of land raising is consistent with the risk framework set out in Scottish Planning Policy.

SEPA has therefore removed its objection to the proposed development.

The Council's Roads Service has indicated that the maximum allowable greenfield run-off rate is 8.0 litres/second/hectare and the development figure of 6.5 litres/second/hectare is within this limit. A 100% blockage scenario has been modelled for a culvert 80m downstream at Newton Court with no adverse flooding concerns generated. A 20% Allowance for Climate Change has been included in all calculations and this is acceptable. There are 6 culverts downstream of this site before Firwood Court. Any previous flooding issues have been caused by lack of maintenance by the riparian owners. A CCTV survey carried out by the Council in 2014 at Firwood Court confirmed that there were no issues at that time and it was free from blockage. The grill was also upgraded by the Council after the flooding events of 2012 including new access steps a handrail and grill.

Ecology

An Ecological Impact Assessment has been carried out and the applicant has indicated surveys have been carried out since 2010 to establish an ecological baseline involving Phase 1 Habitat Surveys; Bat Surveys; Badger Surveys; Otter Survey; Water Vole Survey; Breeding Bird Survey; National Vegetation Classification Surveys; and Habitat Suitability Index Surveys.

A number of ecological habitats have been recorded at the site and within the vicinity including marshy grassland, hedgerows and small areas of woodland. The EIA indicates the hedgerows are species-poor and defunct.

The EIA indicates that a number of activities, prior to, during construction and post construction, have the potential to have both positive and negative impacts on ecology and ornithology. Without implementing effective mitigation measures the potential negative impacts on ecology that could

include habitat loss, fragmentation and damage, disturbance and/or displacement/injury of species. Potential positive impacts are identified as habitat creation and enhancement.

The EIA indicates that mitigation during the construction phase would be enshrined within the CEMP. Post-completion mitigation measures are indicated as ongoing maintenance of planted hedgerows and tree lines and monitoring of avian usage of water features.

Scottish Natural Heritage (SNH) has been consulted on the application and has indicated that there are no statutory designated sites within the site boundary, and there are no European designated sites in close proximity to the development site. There are nationally designated sites within 5km of the proposed development site however it is unlikely that these sites will be affected by the development due to their lack of ecological and hydrological connectivity to the site. SNH has also indicated that if the development is carried out strictly in accordance with the mitigation set out in the EIA the proposal is unlikely to result in offences or the requirement for licences under protected species legislation. However it should be noted that a licence will be required from SNH before any works can be undertaken that will affect a bat roost found in Maidenhill Farm.

SNH has also given comments to the landscape, access and recreation. SNH however has highlighted potential adverse visual impacts and appearance that will arise from the noise attenuation measures proposed, in particular the 5m-high acoustic fencing proposed along the GSO.

SNH highlight that this will result in a loss of views into and across the site from the GSO, leading to adverse visual impacts and a negative edge and appearance for those travelling along the GSO corridor (and for visual receptors located further to the south) in what is an important gateway location to Newton Mearns and the wider area. These concerns are agreed with as the SPG highlights the sensitivity of this edge, stating that a badly designed approach and entrance would detrimentally affect perceptions of the quality of the proposed site and of the overall area. The proposed fence has to function as an acoustic barrier and the effective height of this is 5m however its appearance is equally important at this sensitive edge of the site. This matter has been raised with the applicant's agent and it has been indicated that it may be possible that some marginal variation to the fence position may be required once permission is in place due to space requirements for road barriers, lighting, etc, and also to accommodate appropriate planting. The type of fence proposed combined with planting will assist in reducing the visual impact although the specific details of its position, appearance and associated planting can be addressed by a planning condition if the development is approved.

SNH has advised that further details and specifications for all open space, green infrastructure assets and habitat enhancements proposed in the current layouts should be secured. While generally welcoming the layout of open spaces and green infrastructure, further details showing the form, detailed design and functionality of these spaces will be needed, along with (where applicable) suitable specifications for existing tree retention.

SNH has also advised the phasing and timescale for delivery of the landscape framework and open spaces should also be clarified as it is unclear what landscape and open space elements will be delivered with each phase of development. SNH recommend that the landscape framework, particularly along the southern edge, and the access networks along the central green spine are delivered early on to help mitigate visual impacts and achieve sustainable connections for the development. Further details of, and arrangements for, the suitable long-term maintenance and management of all landscape and open space areas should also be secured.

Should the development be approved it is considered that the matters raised by SNH in terms of phasing and specific details of the open spaces/green infrastructure can be addressed by planning conditions.

Noise

The noise environment at the site is dominated by road traffic noise from the M77 and A77 as well as the A726 GSO and the EIA assesses the existing noise levels at the site and the potential impact of this on the proposed development. The noise from these roads is the main source of noise in the surrounding area. There is no significant industrial or commercial noise generating activities within the vicinity of the site.

The EIA indicates an existing noise survey was carried out at the site during September 2015 to establish M77 traffic noise at the site. At the monitoring station located towards the west of the site north of the covered reservoir the noise levels was established at 75.1dB. This was used to model predicted noise levels through the site. The noise levels are highest closest to the major roads and diminish through and towards the north-east of the site.

The EIA predicts that for the majority of the development the noise levels meet acceptable levels. There are a number of proposed properties located immediately adjacent to the west and south boundaries (as well as affordable housing areas) that could be affected by noise and the mitigation proposed is in the form of 3m high landscaped bunds with a 2m high acoustic fence on top. These bunds are to be formed along the west side of the site and along part of the south boundary adjacent to the GSO and the new access road from the GSO. In addition a 5m high acoustic fence in two sections is to be erected parallel to parts of the GSO. One section is over a length of approximately 230m towards the south-west corner of the site. The other section is to be over a length of approximately 360m towards the south-east corner of the site.

It should be noted that existing properties in proximity to the site are currently subject to high road traffic noise levels principally as a result of the M77. It is not the purpose of the proposed development to rectify the current situation and to return the noise levels at the existing properties to acceptable levels. What has to be considered is whether the proposed development will adversely affect the noise environment or increase noise of the existing properties.

The EIA also considers the noise impact on existing residents and concludes that the proposed mitigation measures will generally provide an improvement to noise levels at existing properties. As indicated above the proposed fencing that is to be erected adjacent to Highover and Marlin Lodge is to be noise absorptive fencing and the EIA indicates there is no possible echoing back of noise onto these properties.

The Council's Environmental Health Service has indicated in terms of noise mitigation to the proposed development the effective height of the barrier (whether that is the proposed 5m high fence or the 3m high bund with a 2m fence on top) needs to be 5m from the finished floor levels of the proposed development.

Environmental Health goes on to indicate the noise assessment identifies a potential 'slight adverse effect' at a number of properties/receptors. Section 2.5.2 of the Technical Advice Note accompanying Planning Advice Note 1/2011 on Planning and Noise considers that where there is a potential slight adverse effect: "*These effects may be raised but are unlikely to be of importance in the decision-making process*". The majority of those potentially affected receptors are predicted to experience noise levels which exceed the night-time noise objective by between 0.3 and 1.7dB.

In addition the affected affordable housing receptors are predicted to experience noise levels which exceed the guideline level by 0.8 to 2.9dB. As these areas will be the subject of future planning applications mitigation will also require to be incorporated in the development. The mitigation measures may include site layout, room layout, building orientation, etc. Section 16 of Planning Advice Note 1/2011 states: "*Satisfactory internal noise levels with open windows may not always be achievable, but are always preferable*". The only properties/receptors which are predicted to exceed the night-time guideline level by more than 3dB (the level at which listeners general perceive a noise increase) are

adjacent to the proposed access to the site off the old Ayr Road, based on an open-window scenario. This is defined as a 'slight adverse effect' under Technical Advice Note 1/2011.

In addition Environmental Health sought confirmation that the acoustic consultant has been given the opportunity to review the proposed 'green' barrier types subsequently submitted and determine whether they will provide the necessary level of mitigation. The applicant's agent has confirmed this.

It is therefore considered that the mitigation measures proposed are acceptable. The specific details of these measures and the design/appearance of the fences/barriers will be required to be submitted should the development be approved and this can be addressed by a planning condition.

Air Quality

The air quality assessment considers the suitability of the site in terms of local air quality for residential development, and the potential for the proposed development to adversely affect local air quality when the development is completed. The key issues in relation to air quality are traffic emissions from the local road network both surrounding and accessing the site. The two main pollutants are Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀). Due to the proximity of the site to the M77, A77 and GSO there is potential for air quality of future residents to be affected by traffic emissions.

The EIA considers the potential impact of traffic emissions on the residential development. The EIA concludes there are no significant impacts identified on air quality as a result of the proposed development and no mitigation measures are proposed.

The EIA also indicates that during the construction phase dust may be generated and this is to be managed through best practice techniques e.g. a dust management plan. As a consequence this is not considered further within the EIA.

SEPA has been consulted and in terms of air quality and has indicated although the report uses ADMS Roads modelling to conclude there will be negligible impact on air quality, there is insufficient assessment of short-term impact on air quality. This is of relevance to this proposal as the development is close to the junction 5 of the M77 and A726 which are particularly busy during these times. Emissions from commuter traffic should therefore be considered at peak times and ambient air quality monitoring should be considered if residential units are within 50 metres of the motorway/dual carriageway boundary.

SEPA has also indicated the Council should be satisfied that air quality impact is sufficiently mitigated by the developer's proposal and consider further conditioned measures such as providing electric vehicle charging points and ensuring the development is serviced by adequate public transport infrastructure.

The Council's Environmental Health Service has also been consulted on the application/EIA and has no comments to make on air quality.

If the development is approved a condition can be attached requiring the submission of a construction management plan/dust management plan for all phases of the development.

Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment (LVIA) of the proposed development on the landscape resources and visual amenity within a 5km study area has been carried out. The LVIA considers the potential effects in terms of direct impacts on key landscape components, landscape features and views from surrounding residential properties, those working in the landscape, roads and public recreation areas. It considers the extent to which any loss of features and the proposed development

would influence perception of the visual enjoyment of the landscape and the wider character of the area.

18 viewpoints were assessed the majority of which are in close proximity to the site. Of these 18 viewpoints significant adverse visual effects are predicted from the properties known as Hazelden Farm, Maidenhill Lodge, Highover, Marlin Lodge and from the GSO and Caulders Garden Centre. Any visual receptors to the north and east of the site are predicted in the main to be unaffected as views of the site will be screened by existing urban development, existing mature planting, the landform and perspective will screen views of the new development.

It is considered that the development will result in visual impacts because of the change from open fields to residential development. This change has been anticipated and accepted through the allocation of the site as a Strategic Development Opportunity through the adoption of the LDP. Although the extent of this change is significant from some viewpoints, and in particular from those referred to above that are in close proximity to the site, this change is no different to when other greenfield sites are being developed. Furthermore the Maidenhill Masterplan SPG expects the development to sit within a landscape framework with appropriate landscape/planting to be carried out around the perimeter of the site. The location of the site relative to the existing built up area of Newton Mearns combined with existing topography and existing planting means that the site is most visible in close proximity to the site.

In terms of the significance of the visual impact of this development will occur in close proximity to the site because of where the site sits in the landscape, its proximity to existing houses and the built up area of Newton Mearns as well as the intervening topography. The significance of the visual impact diminishes at distance from the site and in some cases this is over a relatively short distance such as when viewed from parts of the Mearnskirk area and in areas from the north.

Although the site is elevated above the existing properties in the general area along Ayr Road when viewed from the area around the junction of Ayr Road with Barrhead Road and further south along Ayr Road the position of the development away from the edges of the site combined with the proposed boundary landscaping/planting is considered to lessen the visual impact of the development. The development site is viewed from the approaches along Ayr Road with the existing urban area in the foreground. Parts of the roofs of the residential units will be visible from certain views outwith the site however this will be lessened by the boundary planting that is to be carried out. It should be noted that none of the proposed houses and their gardens are to be located hard onto the boundary of an existing property.

At the north-west part of the site the proposed houses are to be approximately 120m from the old Ayr Road and further south along the site this separation distance reduces to approximately 45m. The fields between the edge of the development and the old Ayr Road towards the north-west part of the site are not to be developed other than with the formation of footpaths and seating. These fields are identified in the adopted Masterplan as strategic greenspace and the fields create a visual break between Ayr Road and where the nearest proposed houses are to be constructed. In addition the proposed development is generally located over the crest of the hills when viewed from this direction and there is to be boundary/perimeter landscaping/planting as well. The position of the proposed development and the perimeter planting will lessen the visual impact of the development from this viewpoint.

When viewed from the Mearnskirk area the existing perimeter planting and topography will assist in lessening the visual impact of the development. Some of the existing houses in Wyvis Place are approximately 50 metres from the proposed development and this separation distance extends to approximately 70 m to Belhaven Court and Belhaven Place. There may be glimpses of the development from the Mearnskirk area however the separation distances combined with the existing and proposed perimeter planting/landscaping and topography will assist in lessening the visual impact.

When viewed from the south the greatest visual impact will be adjacent to the site along the A726 GSO and from Junction 5 of the M77 because these roads are generally elevated above the site. However the majority of viewers will be travelling in vehicles past the site and boundary landscaping/planting is proposed to be carried out along this boundary which will lessen the visual impact when viewed from the south. Once the landscaping has matured it is considered that the development itself will to be most evident when viewed at the area around the new access road off the GSO.

There will also be a visual impact associated with the proposed 5m acoustic fence along parts of the GSO. At the south-east parts of the site this fence is to be positioned at the approximately the same level as the GSO and at the south-west part of the site is to be below the level of the GSO. Although the type of fence combined with the intervening planting will lessen the visual impact it is considered that the barrier will still be a substantial structure and that it would be more appropriate if it was set back further from the GSO to allow more planting to be carried out in the intervening space. If the development is approved this matter can be addressed by a planning condition to require further details to be submitted for consideration.

From further afield from the south the proposed development will be evident because of the higher ground levels however there are a limited number of visual receptors in this area. There will be glimpses of parts of the development from this area however the intervening topography and existing vegetation along field boundaries assist in lessening the impact of the views from this direction.

In conclusion it is acknowledged that the development will result in visual change at this location however the overall visual impact is not considered to be significant in environmental impact terms because the visual impact is considered to be localised. The site is generally self-contained and the localised nature of this impact is also lessened by the position of the proposed houses within the site and the proposed perimeter planting/landscaping. Parts of the site and development will be visible depending on the position of the viewer however the impact of this will also be localised.

Planning Policy Context

The EIA indicates that the purpose of this chapter is to set out the relevant planning policy framework for the assessment of the proposed development. The EIA refers to the planning policy context in respect of national, regional and local planning policies and makes reference to the relevant policies from the Glasgow and the Clyde Valley Strategic Development Plan and the adopted East Renfrewshire Local Development Plan. The EIA does not make judgment or assessment as to the suitability of the proposed development in relation to the policies, nor does it make an assessment of compliance. The EIA refers to other submitted information, such as the Planning Statement, will establish whether the application is in accordance with the Development Plan or whether there is any perceived conflict. The EIA however concludes that the various development plan policies establish support for residential development on the site along with the provision of sites for a new primary school and a religious facility. The EIA also concludes the application meets the strategic requirements of the development plan.

The comments and conclusion of the EIA in terms the planning policy context are noted and compliance with the various policies are considered elsewhere in this assessment of the development.

Other Issues Included in the Environmental Statement

The EIA also includes other issues that it considers to have the lack of potential for significant environmental effects. These issues relate to traffic/transport and cultural heritage/archaeology.

With regard to traffic and transport issues the EIA indicates that Strategic Transport Assessment (STA) was provided during 2014 that covered the entire masterplan area. The STA examined individual site access points enabling access to each land parcel in the masterplan area and estimate vehicular trips. The STA projects that the A77 Ayr Road/old Ayr Road junction would operate within capacity.

With regard to cultural heritage and archaeology the EIA considers these issues both within the application site and 2km beyond the application site. Two cultural heritage interests have been identified within the application site: boundary walls defining a field system, possible structure and trackway; and pre-improvement sixteenth century farmstead. The EIA considers these to be of low importance. The EIA considers it likely that any buried prehistoric and/or early historic features, associated with the field system and the Maidenhill Farm, survive. The application site has moderate archaeological potential and the design of the development will impact on the visible features and buried features within the site.

For 2km outwith the application site the EIA identifies a Category A listed building, seven Category B listed buildings and one Category C listed building. The EIA considers only one listed building Fa-Side House (B listed) is considered to experience effects and this is likely to experience adverse visual effects. However the EIA considers the impacts on the cultural heritage of this listed building is unlikely to be significant given intervening screening.

The EIA indicates that trial trenching will be undertaken for each housing block to allow previously unknown archaeological features to be identified, recorded and excavated.

Historic Environment Scotland has been consulted on the application and Environmental Statement and their remit is for world heritage sites, scheduled monuments and their setting, category A-listed buildings and their setting, and gardens and designed landscapes and battlefields in their respective Inventories. Historic Environment Scotland has indicated the Environmental Statement does not identify any significant impacts for their interests and as a consequence does not have any comments to make on the proposals.

The West of Scotland Archaeology Service has provided comments on the cultural and archaeology issues.

The Archaeology Service has indicated that while various upstanding features have been identified within the prospective development area, perhaps of greater concern would be the potential for the wholesale development of such a large expanse of Greenfield to result in the destruction of buried archaeological deposits. The vast majority of the prospective development area is composed of improved fields, a type of landscape that is not generally conducive to the survival of archaeological material in an upstanding and visible form, but which nevertheless may still produce significant material from below ground level. This is generally borne out by the results of various previous phases of fieldwork carried out in the surrounding area.

The Archaeology Service agrees with the approach to carry out further trial trenching, though stress that within this general process of evaluation trenching, individual trenches should be placed to investigate other heritage features that have been identified from within the study area, but which were discounted during the course of the assessment process. The Archaeology Service has recommended a planning condition relating to further archaeological works. Should planning permission be approved this condition can be attached to the planning permission.

Fa'Side House located to the north of the site is a Category B listed building. The proposed houses do not bound directly onto the boundary with this property. The proposed houses are approximately 80m from Fa'side House and there is to be perimeter landscaping. Although Fa'side House is located below the level of the site it is not considered that the visual impact will be significant on this listed building because of the separation distance combined with the perimeter planting.

EIA Conclusion

The EIA concludes that through mitigation the potentially significant effects have been reduced. The mitigation measures have either been designed in to the proposed development or would be used during construction or post-completion. The potentially significant effects remaining are:

- Visual effects upon receptors immediately adjacent to the site boundary;
- Effect upon the landscape fabric of the host landscape character type; and
- Effects relating to the loss of hedgerows.

The EIA also concludes there are potential significant positive effects upon fauna following ecological enhancement measures.

The conclusions of the EIA are agreed with as these are localised to the site. The extent of the change in the site from farmland to suburban development in terms of visual impact, the impact on the landscape character and loss of hedgerows has been anticipated through the designation of the site as a strategic development opportunity in the LDP. However the development has been designed within a landscape framework using the adopted Masterplan SPG to guide this and develop its concepts. As a consequence it is not considered that the remaining significant effects are so adverse as to require the application to be refused.

Objections

In terms of the objections that have been received and that have not been addressed in the assessment of the application above the following comments are made.

Drainage/a new trunk sewer should be constructed: the foul water drainage is to be taken from the site and connected to existing sewerage outwith the site and this is no different from any other development proposal. Objector's have referred to a new trunk sewer should be provided rather than connecting via Langrig Road. Scottish Water Horizons has indicated its preferred route in the Development Impact Assessment. Whereas there are options to connect foul drainage from the site, including a new trunk sewer, it is not the role of the Council's Planning Service to insist on this option. Scottish Water Horizons has indicated their preferred option and that the proposed foul drainage connection is acceptable from their perspective. Scottish Water Horizons has also indicated subject to augmentation works outwith the site the entire development can be connected using this route. The required off-site augmentation works will have to be agreed separately between the developers and Scottish Water. Should this agreement not be reached the development cannot proceed beyond circa 400 residential units.

Criticism of statutory re-application consultation: the relevant planning legislation requires the prospective developer to submit a Proposal of Application Notice for a National or Major development before the planning application is submitted. The submission of the Proposal of Application Notice initiates the minimum 12 week period of consultation with the community. The prospective developer must also carry out at least one public event and the planning application must be accompanied with a Pre-application Consultation Report. For this planning application all this this was done in accordance with the relevant planning legislation. The Council has no involvement in this actual consultation activity or the public event and this is not a material consideration in determining this application.

Criticism of strategic transport assessment: the Strategic Transport Assessment was carried out in 2014 and considered high level options, agree key access points and all subject to more detailed assessment as each application is submitted. This planning application has its own Transport Assessment and the Council's Roads Service and Transport Scotland have been consulted on the application and have not objected on the impact of the development on the roads network. It should be noted that the measures outlined in the Strategic TA needed to mitigate impact have been included within the Maidenhill SPG and accounted for within the development contributions.

Impact on medical care: the provision of medical care lies with others and this is not a material consideration in determining this application.

Construction traffic on local roads: construction vehicles will have to use the local roads network and the roads network beyond to access the site. The planning application cannot restrict this access or the use of public roads. This is not a material consideration in determining this application.

GSO is a protected road: if the development is approved a condition can be attached that does not allow construction traffic to enter or exit the site from the GSO. This is consistent with a condition attached to planning permission 2015/0360/TP.

Overlooking and loss of light to Cheviot Drive: it is acknowledged that the site is elevated about Cheviot Drive however the proposed houses are set back from the boundary of the application site. The rear boundary of the proposed houses is approximately 18m from the rear boundary of the houses at Cheviot Drive at their closest and this distance extends to approximately 20m. The proposed houses are approximately 50m from the nearest houses in Cheviot Drive. There is also a landscaping area approximately 15m wide at the rear of the proposed houses along this section of the site. It is therefore not considered that the development will result in significant overlooking or loss of light to Cheviot Drive because of these separation distances and landscape buffer.

Lack of a buffer to Marlin Lodge and Highover: as indicated elsewhere in this assessment a 3m high bund with a 2m high fence is to be constructed along the part of the site adjacent to these properties. There is a boundary fence along the edge of the field to the east of these properties and the properties are separated from this fence by the access road leading to them. The submitted drawings show the base of the bund is to be back approximately 11m from this fence, approximately 15m from the hedge at the front of these properties and approximately 28 metres from the elevation of the houses. The bund itself is to be approximately 16m wide. The acoustic fence is to be erected at the centre of the bund and is to be approximately 19m from the boundary fence. When the application was submitted the base of the bund was to be immediately adjacent to the fence along the edge of the field. The slopes of the bund is to be planted out and landscaped and this will assist in screening the fence from view. The details of the planting on the slopes of the bund and in the intervening space can be addressed by a planning condition if approved. The developer has latterly indicated that the bund could be moved further eastward into the site and this could be between approximately 4m at the north and widening to approximately 25m at the south. It is considered the position of the bund/fence as applied for is the minimum distance that would be expected at this part of the site. However any re-positioning of this eastward will assist in reducing its impact on these properties.

Reflection of noise from acoustic fence at Highover and Marlin Lodge: the type of fence at this part of the site has been clarified to be a noise absorbent fence. This information has been submitted during the processing of the application and the details can be addressed by a planning condition.

Impact on property values: this is not a material planning consideration.

School will be too small with insufficient places resulting in pupils being bused outwith area/insufficient primary school provision and insufficient secondary school places: the two new primary schools in the area, including the one identified within this development site, will deliver the required education provision in both sectors as set out by the Council's Education Department. This will result in high quality buildings in appropriate locations and will ensure the proposed development will have no adverse impact on existing pupils. There is no issue with secondary school places associated with this application although the development contributions to be paid will include a contribution to relevant secondary schools.

Appearance of SUDS areas: in order to ensure that the SUDS areas are acceptable in appearance a condition can be attached requiring the submission of the details including any associated landscaping/planting should planning permission be approved. It would be expected that the SUDS areas have a natural appearance in order to become a landscape feature of the development.

Overall Conclusion

The application site is part of the Malletsheugh/Maidenhill Strategic Development Opportunity site as identified in the adopted East Renfrewshire Council Local Development Plan (LDP). The principle of the development has been established through the adoption of the Local Development Plan and what is being considered in this application is the detail of the development.

The vision of the adopted Maidenhill Masterplan is to create a new urban quarter within East Renfrewshire providing a high quality built environment that maintains and builds upon the area's existing qualities. It is to be a socially inclusive community providing a range of house tenures, types and sizes to meet local needs. It is to provide an attractive and distinctive landscape setting that will enhance the green network. It is to ensure the incorporation of local services and community facilities to serve the existing and growing community. It is to ensure sustainability is a core component of all aspects of the design and all steps will be taken to create a well planned and desirable 'place to grow'.

It is considered that the proposed development accords with these general requirements.

The impact of the development has been assessed in terms of the potential environmental effects and the detail of the development and the impacts are considered to be acceptable.

The development accords with the development plan and is acceptable at this location. There are no material considerations that would outweigh the relevant policies.

RECOMMENDATION: Disposed to grant subject to conditions following the conclusion of a legal agreement relating to the delivery of affordable housing and payment of development contributions.

PLANNING OBLIGATIONS: A S75 legal agreement relating to the delivery of affordable housing and development contributions (relating to education (pre-five, primary and secondary); green network & access (Dams to Darnley); community facilities (community halls & libraries and sports); parks and open space; and roads & transportation (sustainable transport & off site junction improvements).

CONDITIONS:

1. Development shall not commence until drawings relating to the proposed alterations to the Ayr Road/old Ayr Road junction has been submitted to and approved in writing by the planning authority. For the avoidance of doubt this junction shall have minimum visibility splays of 4.5m by 120m by 1.05m and shall have a forward sight stopping distance splay of 120m. No vegetation, landscaping, structures or fencing over 1.05m in height will be permitted within this splay. Thereafter the approved alterations shall be carried out prior to the occupation of any residential unit within the development site.

Reason: To ensure that the alterations to this junction are acceptable in terms of roads safety.

2. The sequence of phasing of the development shall be carried out in accordance with drawings PL18, PL19, PL20 and PL21 unless otherwise agreed in advance in writing by the planning authority. For the avoidance of doubt the bunding/acoustic fencing shall be erected in the first phase of development as shown on drawing PL18 and be in place before any residential unit is occupied.

Reason: In order to ensure a properly programmed development.

3. Notwithstanding the general terms of condition 2 above each phase of the development shall not commence until details of the phasing/construction schedule for the phase in question have been submitted to and approved in writing by the planning authority. Thereafter the

development shall be implemented in accordance with the approved phasing scheme/construction schedule unless otherwise agreed in advance by the planning authority. For the avoidance of doubt Phase 1 shall allow for the construction of the access road from the old Ayr Road and leading to the primary school site within the initial phase of Phase 1.

Reason: In order to ensure a properly programmed development.

4. Notwithstanding the information shown on the site layout plan PL04E titled "residential development, Maidenhill masterplan" the position of the 5m high acoustic fence along the GSO is not approved. Development shall not commence on any of the residential pockets until detailed drawings of the position of the fence, the details of the type of fence and the planting/landscaping to the north and south of the fence has been submitted to and approved by the planning authority. The details shall include cross sections and specific information on the planting to be carried out and when this is to be done. Thereafter the agreed fence shall be erected within the first phase of the development unless otherwise agreed in advance by the planning authority.

Reason: In order to ensure that the appearance of this fence and its associated planting is acceptable.

5. Development shall not commence until details of the type of fence and the proposed planting/landscaping in the area adjacent to and to the east of the properties known as Highover and Marlin Lodge, as well as the amended position of the bund, have been submitted to and approved by the planning authority. The details shall include cross sections and specific information on the planting to be carried out and when this is to be done. Thereafter the agreed fence shall be erected and the agreed planting/landscaping shall be carried out within the first phase of the development unless otherwise agreed in advance by the planning authority.

Reason: To ensure the proposed landscaping and planting is acceptable at this part of the site.

6. Development shall not commence until details of the details of the type of fence and the proposed planting/landscaping in the other bund areas with acoustic fence not covered by conditions 4 and 5 and as identified on drawing PL04E have been submitted to and approved by the planning authority. The details shall include cross sections and specific information on the planting to be carried out and when this is to be done. Thereafter the agreed bund areas with acoustic fence shall be erected within the first phase of the development unless otherwise agreed in advance by the planning authority.

Reason: To ensure the proposed landscaping and planting is acceptable at this part of the site.

7. 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.

8. There shall be no access and egress from the GSO during construction of the development hereby approved.

Reason: In the interests of roads safety and to reduce the risk to road users of vehicles using an incomplete junction.

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 throughout all phases of the development. 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 roads outwith the site.

10. The developer shall undertake recording of archaeological resources within the development site.

No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and agreed by West of Scotland Archaeology Service and approved in writing by the planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme.

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

11. 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 be submitted to and approved in writing by the planning authority. Any remediation of the site shall incorporate any approved remediation measures.

Reason: In the interests of public health.

12. For the avoidance of doubt the top of the acoustic fences as identified on drawing PL04E shall be 5m when measured from the finished floor levels of the residential units hereby approved.

Reason: to ensure the effective height of the fences to act as acoustic barriers is provided.

13. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence on each individual phase of the development until details of the surface water management and SUDS proposals, including specific details of each SUDS area, have been submitted to and approved in writing by the planning authority. For the avoidance of doubt the maximum discharge rate from the site shall be 8 litres per second per hectare. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

14. For the avoidance of doubt the junctions of the vehicular accesses with the old Ayr Road shall have minimum visibility splays of 4.5m by 90m by 1.05m and shall have a forward sight stopping distance splay of 90m. No vegetation, landscaping, structures or fencing over 1.05m in height will be permitted within the splays.

Reason: In the interests of roads safety.

15. For the avoidance of doubt the junctions of all residential roads with the core spine (loop) road shall have minimum visibility splays of 4.5m by 60m by 1.05m and shall have a forward sight stopping distance splay of 60m. No vegetation, landscaping, structures or fencing over 1.05m in height will be permitted within the splays.

Reason: In the interests of roads safety.

16. For the avoidance of doubt the junctions of all the residential road junctions within the individual residential parcels/pods shall have minimum visibility splays of 2.5m by 25m by 1.05m and shall have a forward sight stopping distance splay of 25m. No vegetation, landscaping, structures or fencing over 1.05m in height will be permitted within the splays.

Reason: In the interests of roads safety.

17. Development shall not commence on each individual phase of 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.

18. 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.

19. 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

20. 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.

21. Development shall not commence on each individual phase of the development until detailed levels, diagrams and sections, showing the existing and proposed levels for the phase in question and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be constructed in accordance with the approved levels.

Reason: To ensure that the levels are acceptable at this location.

22. Development shall not commence on each individual phase of the development until samples of materials to be used on all external surfaces of the building and hard surfaces for the phase in question 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.

23. Development shall not commence on each individual phase of the development until plans have been submitted showing the location of visitor parking spaces for the phase in question.

Reason: to ensure that the number and distribution of the visitor parking spaces are acceptable and accord with the requirements of the Council's Roads Service.

24. Development shall not commence on each individual phase of the development until details and location of all walls (including retaining walls) and fences to be erected on the site for the phase in question 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.

25. Development shall not commence until details of the substation identified within Phase 1 of the development and located adjacent to Plot 51 of the Cala Development Parcel A 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 substation is acceptable in appearance.

26. Development shall not commence on Phase 1 and Phase 2 as identified on drawings PL18 and PL19 until plans and elevations of the proposed bin stores for the proposed flats within the phase in question 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 that the bin stores are of a size able to accommodate East Renfrewshire's recycling facilities and are acceptable in appearance.

27. Development shall not commence on each individual phase of the development until a scheme of landscaping works has been submitted to and approved in writing by the planning authority. 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 and play equipment;
- iv) Details of the phasing of the landscaping works;
- v) Proposed levels; and
- vi) Schedule of maintenance and a management scheme to ensure that the landscaped areas and other areas of common ownership are maintained to an approved standard.

Thereafter the landscaping works shall be implemented for each phase of the development as approved.

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

ADDITIONAL NOTES:

The applicants/developers are 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.

The applicants/developers and their contractors should be fully aware of the relevant requirements relating to the transport of controlled waste by registered carriers and the furnishing and keeping of duty of care waste transfer notes.

The applicants/developers are reminded that proposed engineering works within the water environment will require authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Other environmental licences may be required for any installations or processes.

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

All waste arising from the demolition or construction activities must be removed by a licensed waste carrier. There must be no burning on site, other than that permitted by Scottish Environmental Protection Agency by prior agreement; any such burning must not cause nuisance. Adequate precautions must be taken to prevent nuisance from dust from the demolition or construction activities.

The applicant/developer is reminded that a Stopping-Up Order is required for the section of the old Ayr Road adjacent to Maidenhill Lodge.

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 Plan policies.

Design, layout and/or external material improvements have been achieved during the processing of the application to ensure the proposal complies with the Council's Local Plan policies.

BACKGROUND PAPERS:

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

Ref. No.: 2016/0712/TP
(SEMC)

DATE: 26th May 2017

DIRECTOR OF ENVIRONMENT

BLANK PAGE

Reference: 2016/0712/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Developemet Plan

Strategy Support Measure 10 of the Strategic Development Plan relates to housing development and local flexibility and indicates that local authorities should continue to audit their housing land supply in light of prevailing housing market conditions, with a view to maintaining a five years effective housing land supply across all tenures throughout the period to 2020. This Measure goes on to indicate that where the housing supply needs to be augmented, priority should be given to bringing forward for earlier development any sites which have been allocated in the LDP for construction in the period 2020 to 2025. If further sites are needed there identification for release is to be guided by four principles.

Adopted East Renfrewshire Local Development Plan

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 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.

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 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 SG8

New Development and Business Improvement Districts

The Council will support new retail and complementary development at the locations shown on the Proposals Map and as listed in Schedule 15. Proposals will be supported where of an appropriate scale and design quality, in order to contribute to the quality of the environment and the role and function of the centre.

The Council will also continue to support the Business Improvement Districts at Clarkston and Giffnock and support the establishment of Business Improvement Districts for the other town centres as shown on the Proposals Map and Schedule 16. The Council will also support the establishment of a Rural Business Improvement District and a Tourism Business Improvement District.

Policy D13

Community, Leisure and Educational Facilities

The Council will safeguard and, where appropriate, undertake improvements to existing facilities. New facilities should be located where they are accessible by a range of transport modes. The provision of community, leisure and educational facilities will be a core component of any master plan.

Proposals which would result in the loss of existing community/ leisure/educational facilities will only be supported where it can be clearly shown that:

Appropriate alternative local provision of at least equivalent suitability and accessibility will be provided;
or

That the existing use is no longer required/viable; or

There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.

The Council will support the implementation of the projects listed in Schedule 7.

Policy SG1

Housing Supply

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

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

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

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

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

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;
- are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan.

Policy SG3

Phasing of New Housing Development

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

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

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

Policy 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 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 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 D8

Natural Features

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

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

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

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

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

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

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

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

Policy D9

Protection of Outdoor Access

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

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

Policy D13

Community, Leisure and Educational Facilities

The Council will safeguard and, where appropriate, undertake improvements to existing facilities. New facilities should be located where they are accessible by a range of transport modes. The provision of community, leisure and educational facilities will be a core component of any master plan.

Proposals which would result in the loss of existing community/ leisure/educational facilities will only be supported where it can be clearly shown that:

Appropriate alternative local provision of at least equivalent suitability and accessibility will be provided;
or

That the existing use is no longer required/viable; or

There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.

The Council will support the implementation of the projects listed in Schedule 7.

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 E4

Flooding

At all times, avoidance will be the first principle of flood risk management. Development which could be at significant risk from flooding, and/or could increase flood risk elsewhere will be resisted. A flood risk assessment taking account of climate change will be required for any development within the Scottish Environment Protection Agency functional flood plain.

Development that will reduce the likely incidences of flooding or vulnerability to flooding will be supported subject to compliance with other policies of the Plan.

There will be a presumption against development within functional flood plains. The functional flood plain equates to the 'medium to high risk' category. Water attenuation areas are designed to reduce the incidence of flooding in other locations and there will be a presumption against development within these areas. The Council will resist development within areas that are at risk of flooding, in accordance with the risk framework contained in Scottish Planning Policy.

Infrastructure developments may be permitted in areas of flood risk in the circumstances, and subject to the requirements, set out in the flood risk framework in Scottish Planning Policy.

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 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 HNDAs 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.

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 Managing Flood Risk and Drainage indicates the planning system should promote a precautionary approach to flood risk from all sources; flood avoidance by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high risk areas; flood reduction by assessing flood risk and, where appropriate, undertaking natural and structural flood management measures, including flood protection, restoring natural features and characteristics, enhancing flood storage capacity, avoiding the construction of new culverts and opening existing culverts where possible; and avoidance of increased surface water flooding through requirements for Sustainable Drainage Systems and minimising the area of impermeable surface. To achieve this the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding

elsewhere. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity.