

EAST RENFREWSHIRE COUNCIL

29 January 2014

Report by Director of Environment

PROPOSED LOCAL DEVELOPMENT PLAN – RESPONSE TO REPRESENTATIONS

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Council's approval for the responses to representations on the Proposed Local Development Plan and the 2 recently proposed modifications and to submit these to the Scottish Government for formal Examination. These are attached as Appendix 1 which includes proposed modifications.

**RECOMMENDATIONS**

2. It is recommended that the Council:
- (a) Approves the proposed responses and recommendations to representations made as contained within paragraph 43 and Appendix 1 to this report;
  - (b) Delegates to the Director of Environment to approve any minor inconsequential changes arising from the responses to be incorporated into the finalised Schedule 4 Reports; and
  - (c) Approves submission of the Proposed Local Development Plan, supporting documents and the finalised Schedule 4 reports to the Scottish Government in due course for Examination.

**BACKGROUND**

3. At its meeting in 12 December 2012, the Council approved the Proposed Local Development Plan, a Strategic Environmental Assessment and a suite of supporting technical documents for a period of 12 week consultation. Consultation on the Proposed Local Development Plan closed on the 1 May 2013.

4. The Proposed Local Development Plan sets out the Council's preferred position in terms of its future land use policies and sets out a growth strategy up to 2025 and beyond.

5. A further report was considered by the Council at its meeting held on 11 September 2013, which provided initial feedback from the consultation on the Plan. In addition, a separate report sought Council approval to consult upon two significant pre-examination modifications to the Plan and a minor technical modification.

6. Consultation on the modifications ran for a 6 week period closing on 20 November 2013.

## REPORT

7. The Council is required to consider every representation received and offer a response to each. The Council's proposed responses are set out in detail in Appendix 1 to this report, and together with the full list of representations (grouped by issue) [www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan) will form the basis for the finalised Schedule 4 Reports which will be submitted for Examination. The Department of Planning Appeals Directorate (DPEA) Reporters final recommendations to each issue will be added during the Examination process.

8. A meeting of the established Local Plan Member Officer Working Group was held on 19 December 2013 to discuss the representations received.

9. Elected Members have recently been provided with a copy of a report entitled 'Planning for the Future of East Renfrewshire'. The key demographic trends summarised within this report have been taken into account in the development of the Proposed Local Development Plan.

### **Overview of responses to Proposed Plan**

10. The Council report of September 2013 provided an overview of the responses received to the Plan. This is summarised below.

- A total of 951 individual responses (raising over 2091 individual comments) were received regarding the Plan and supporting documents. Comments were received on a wide range of issues and all representations have been grouped into a total of 17 issues.
- The Scottish Government did not raise any concerns with the Development Strategy and the approach taken. Furthermore, no significant issues have been raised by any of the infrastructure and service providers such as Scottish Water and Transport Scotland.
- The issues that generated the most significant numbers of objections to the Plan were in response to the Strategy with concerns raised over the Plans compliance with the Glasgow and Clyde Valley Strategic Development Plan (SDP), housing land supply, loss of Green Belt, environmental impact and other associated infrastructure matters such as schools and roads.
- The majority of the objections received related to Policy M2.1 Malletsheugh/Maidenhill Strategic Development Opportunity, which generated a total of 535 comments.
- Other key issues which were raised included:
  - Policy M8 Neilston Village Regeneration – in particular Kingston playing fields and the potential loss of green belt around the village edge;
  - M2.2 Barrhead South – in particular a site at Lyoncross;
  - Housing proposals at:
    - SG1.5 Fereneze Barrhead;
    - SG1.44 Easterton Avenue Busby;
    - SG2.7 Hillfield;
    - SG2.8 Barcapel;
  - Affordable housing.

11. In addition, 35 alternative development proposals were promoted by developers/landowners as being suitable for inclusion in the Plan. These are attached (Appendix 2). This demonstrates the importance of the Council providing an effective land supply which meets the requirements of Scottish Planning Policy and the Glasgow and Clyde Valley Strategic Development Plan. Failure to do so could result in the Reporter selecting a site or sites from this list to meet the requirement.

### **Proposed Plan Recommendations**

12. The strategy of the Proposed Local Development Plan for the period to 2025 reflects the need to achieve a sustainable pattern of development. In accordance with Scottish Planning Policy (SPP), the Proposed Local Development Plan sets out a settlement strategy to provide a long term context for development, promote the efficient use of land and buildings, coordinate development with infrastructure requirements and ensure the protection of the Environment. This is based upon delivering the vision, strategic aim and objectives set out in the Proposed Local Development Plan.

13. In accordance with Scottish Planning Policy, the Proposed Local Development Plan sets out a forward-looking, visionary and ambitious strategy to guide development. The Plan and supporting Monitoring Statement demonstrate compliance with the Glasgow and Clyde Valley Strategic Development Plan and how strategic issues are addressed. Further justification for the Development Strategy is outlined under Issue 2.1b within Appendix 1.

14. The Council's approach to housing supply is addressed under Issue 2.1b (Development Strategy) and Issue 9.1 (Housing Supply). Under both issues, it is demonstrated that the Proposed Local Development Plan is providing an effective and generous land supply to meet the requirements of Scottish Planning Policy and the Glasgow and Clyde Valley Strategic Development Plan and **no additional land releases are therefore required.**

15. The Plan also provides a range and choice of housing opportunities across the Council area for both the Eastwood and Lavern Valley Housing Market Areas. The housing target of 4100 units to be delivered during the period 2009-2025 is considered to be appropriate and is justified and supported by a robust evidence base.

16. There remains considerable pressure for development in East Renfrewshire. As stated 35 alternative proposals were suggested by developers, land owners and planning consultants as being suitable for inclusion in the Plan. The majority of these proposals were for housing developments of varying scales in the Green Belt. All sites were evaluated through a Site Evaluation study and responses to these alternative housing proposals are detailed within Issues 3.2, 3.5, 3.10 and 9.2.1 to 9.2.7 within Appendix 1. None of these sites are being recommended for inclusion in the Proposed Local Development Plan.

17. The effectiveness and deliverability of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated under Issues 2.1b and 3.3 to 3.5. Opposition to these proposals was predominantly from local residents. It is considered that some of the volume and strength of objection was at least partly attributable to the absence of more detailed and specific information being available at this early stage in the process. Development Frameworks have now been prepared for the master plan sites and are subject to a separate report to this Council meeting.

18. Issues 3.3 to 3.5 (and the Development Frameworks referred to in a separate report on the agenda) demonstrate in detail how matters such as drainage, landscape impact, design and transport have been addressed.

19. A significant number of comments were received regarding Policy M8 Neilston Village Regeneration. Initial preparatory work has commenced with the community regarding an Infill Development Strategy which will start to address some of the concerns raised. However, it is not proposed to modify this policy or delete any of the preferred green belt release sites. This is addressed further under Issue 3.10 in Appendix 1.

20. An updated review of the Green Belt Boundary has also been undertaken utilising the principles contained within Scottish Planning Policy, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose. It is not therefore being recommended that this boundary requires any further modification.

### **Overview of responses to Proposed Plan Modifications**

21. As referred to in paragraphs 5 and 6 above, a report to Council on 11 September 2013 provided a justification for undertaking a period of consultation over proposed modifications which were as a result of comments and issues raised during previous consultation on the Proposed Local Development Plan. New sites for a denominational primary school (D13.28) and a religious/community facility (D13.29) were proposed. In addition, a technical modification was proposed to clarify the current planning position and site boundary at Barrhead High School.

22. A total of 2984 representations were received. The majority of comments received (2916) were in relation to the proposed religious/community facility (D13.29) which raised considerable debate within the local community. Of these responses, approximately 995 were supportive and 1921 objected. A total of 64 representations were received to the proposed new denominational primary school site (D13.28), of which 61 were objections. Only 4 representations were received regarding Barrhead High (D13.4), of which 3 were objections.

23. Although the further consultation was focused upon the above Modifications, a small number of additional responses were received to other sections of the Proposed Local Development Plan and these responses have been added under their respective Issue.

24. Responses to the proposed modifications are summarised as follows:

#### **Mod 1 - D13.28 - South Waterfoot Road, Newton Mearns: Provision of new denominational Primary School and associated preschool provision**

25. Responses raised concerns over traffic congestion and safety, loss of Green Belt, that there was no proven need for denominational schools and the proposed site would be better suited for a non denominational primary. The Councils Education Service were supportive of the proposal and the Roads Service were supportive, subject to design considerations.

#### **Mod 2 - D13.29 - Capelrig Road, Newton Mearns: Provision of a religious/community facility**

26. Responses raised concerns over loss of outdoor learning, social and recreation space, proposed site was part of the school campus, money would be wasted as outdoor learning area will have to be ripped up, traffic congestion and safety, inadequate parking

available, a religious building should not be sited adjacent to a non denominational school, development would reduce the facilities for the school and inhibit any future expansion, security of pupils, alternative sites were available, site is not established for community use and would not benefit the whole community and that some of the Muslim Community were against proposal.

27. Support for the proposal and the need for such a facility was received from both the Muslim and wider community. It was stated that this site was an appropriate location and was easily accessible.

### **Mod 3 - D13.4 - Barrhead High School (Technical Modification): Replacement school and associated greenspace enhancement**

28. A total of 4 responses were received. Support was received regarding the need for a new Barrhead High School although concerns were raised over the location of the new school and potential impact upon Cowan Park. Issues concerning ownership and design were raised and that other options/sites should be considered.

### **Proposed Modifications/Recommendations**

#### **Mod 1 - D13.28 - South Waterfoot Road, Newton Mearns**

29. The Council received a representation from Mactaggart and Mickel during the consultation on the Proposed Local Development Plan, proposing an alternative location for the denominational primary school out the master plan area.

30. This alternative site was considered free from constraints, in the control of the developer and could offer certainty of delivery which would allow the denominational primary school development to proceed more quickly and not be held up by any timescales associated with the master plan.

31. The Council then agreed to consult on a proposed modification to this effect to the Proposed Local Development Plan. At the same time the Council stated that the non-denominational school would remain a requirement to be delivered within the master plan area to assist with delivering place making objectives and to provide a community focal point to the master plan area.

32. Whilst there have been representations submitted it is felt that on balance many of the concerns raised can be addressed through the preparation of a development brief covering issues such as traffic, access, general design and the creation of a defensible green belt boundary.

33. It is **recommended** the proposal to develop a new denominational school at Waterfoot Road should be included within the Plan. Further justification is provided under Issue 7 within Appendix 1.

### **Mod 2 - D13.29 - Capelrig Road, Newton Mearns**

34. Members will recall that this modification was proposed based upon a representation received from the Muslim community suggesting that a residual parcel of land adjacent to the new Eastwood High School was their preferred site for a religious and community facility. In their representation they also stated that if their preferred site could not be achieved then they would be supportive of the previously proposed allocation at Maidenhill.

35. In considering this representation the Council took into account:

- Previous critical comments from the Reporter that there had been demand for a Muslim community facility for over a decade in Newton Mearns and no site had been allocated for such a facility;
- That in granting a temporary planning consent in August 2013 for a change of use to a place for religious activities with associated community, social and education services at 8 Lanrig Road, Newton Mearns the Reporter suggested this would allow time to enable meaningful discussions between the Muslim Community and the Council to try and find a suitable location for a Muslim Community facility consistent with the provisions of the existing Local Plan, the Proposed Local Development Plan and the requirements of the Equality Act 2010;
- The site is located within an area already established for community use;
- The site is owned by the Council and unlike the Maidenhill proposal would not be affected by the timescales associated with a master planning exercise

36. The Council then agreed to consult on a proposed modification to the Proposed Local Development Plan.

37. In view of the volume of representations received, the sensitivity concerning the proposal and the extremely wide range of issues raised, it is **recommended** that this proposed modification be pursued no further and is not included in the Plan.

38. It is therefore further **recommended** that the alternative site originally promoted in the Plan at the Maidenhill/Malletsheugh Strategic Development Opportunity area be pursued with the Muslim community and that options for a religious/community site at this location be retained within the relevant Development Framework. The identification of a suitable site for a Muslim Religious facility remains a key aspiration of the Council and the need for such a facility was supported by the wider community during the consultation process.

39. A representation was received from KPMG (consultants) regarding the potential to provide a site for a Muslim facility at Patterton Farm. However, this was related to the release of the wider site for mixed use development, including a significant number of residential units. As explained under Issue 9.2.5 in Appendix 1 this location and the wider proposal is not supported.

### **Mod 3 - D13.4 - Barrhead High School (Technical Modification)**

40. This was not a new proposal. It was simply a technical modification to clarify the current planning position and the site boundary at Barrhead High School.

41. It is **recommended** the site boundary shown on the Proposals Map is an appropriate approach and should be retained in the Plan. Further justification is provided under Issue 7.

## **PROPOSED MODIFICATIONS**

42 No significant modifications are proposed to the Development Strategy or the housing or Strategic Development Opportunity sites. Responses have been prepared that strongly defend the Council's position.

43. Drawing all these matters together, it is proposed that the following modifications are made to the Plan:

- Deletion of site SG1.5 Fereneze Barrhead. Further information is included under Issue 9.1.1 in Appendix 1;
- Inclusion of environmental references in Strategic Policy 1;
- Inclusion of flood risk within Strategic policy 2;
- Specific reference to Circular 3/2012 within Development Contributions section;
- Rewording of Policy M2.1 Maidenhill/Malletshuegh SDO to reflect the Development Framework in particular transport, education and phasing issues;
- Rewording of Policy M2.2 Barrhead South SDO to reflect the Development Framework in particular transport, education and phasing issues;
- Addition of land at Springhill house into the M2.2 Master plan for limited residential development alongside continued protection of the existing woodland;
- Deletion of small area of land at SG.14 from the M2.2 master plan;
- Promotion of enabling residential development at Grahamston Road/Blackbyres Road Barrhead Policy SG6.5;
- Deletion of proposal D13.29 Capelrig Road Newton Mearns – provision of a religious/community facility;
- Revised phasing for site SG2.3 Neilston Road, Neilston to include the entire site within Phase 1 of the Plan (pre 2025);
- Inclusion of additional criteria to address playing fields within Policy D5: Protection of Urban Green space;
- Revised wording covering SSSIs within Policy D8: Natural Features;
- Rewording of Policy E4: Flooding to reflect SEPAs comments and acknowledging flood risk matters with certain sites;
- Minor changes to written statement and other policies to bring them up to date and clarify particular points (delegated to the Director of Environment); and
- Graphical changes to the Proposals Maps to provide greater clarity and usability.

## **Next Stages**

44. The next stage of the Proposed Local Development Plan will be the preparation of finalised Schedule 4 reports which will then be submitted along with supporting documentation (including Development Frameworks) to the Scottish Government for Examination. The Department of Planning Appeals Directorate Reporter will receive a full copy of each individual representation received.

45. At this stage it is anticipated that the formal Examination will commence in Spring/Summer 2014. In addition to considering the issues raised, the Reporter will also examine the Plan to establish that appropriate publicity and consultation has been undertaken in accordance with the "Participation Statement" as set out in the Development Plan Scheme (March 2013).

46. Close liaison has been maintained with the Scottish Government to ensure that the Examination process can be undertaken efficiently.

## **FINANCE AND EFFICIENCY**

47. The Plan will be subject to a formal Examination commencing Spring/Summer 2014 and the costs associated with this Examination will be met from within existing budgets.

## **CONSULTATION**

48. The preparation of the Plan has been the subject of considerable consultation and public engagement. The consultation undertaken on the Proposed Local Development Plan and the Modifications has been successful in raising public awareness of the Plan and in involving the community in shaping the future of their area.

## **PARTNERSHIP WORKING**

49. The Plan preparation has and will continue to be the subject of ongoing consultation with a wide range of stakeholders.

## **IMPLICATIONS OF THE PROPOSALS**

50. There are no new staffing, property, IT, sustainability or equalities issues at this point in time.

## **CONCLUSIONS**

51. This report outlines the Council's response to all representations received to the consultation on the Proposed Plan and the Modifications.

## **RECOMMENDATIONS**

52. It is recommended that the Council:

- (a) Approves the proposed responses and recommendations to representations made as contained within paragraph 43 and Appendix 1 to this report;
- (b) Delegates to the Director of Environment to approve any minor inconsequential changes arising from the responses to be incorporated into the finalised Schedule 4 Reports; and
- (c) Approves submission of The Proposed Local Development Plan, supporting documents and the finalised Schedule 4 reports to the Scottish Government in due course for Examination.

Director of Environment

Further information can be obtained from: Iain MacLean, Head of Environment on 0141 577 3720 or [iain.maclea@eastrenfrewshire.gov.uk](mailto:iain.maclea@eastrenfrewshire.gov.uk)

January 2014



**KEY WORDS**

A report detailing the Councils responses and recommendations to the consultation on the Proposed Local Development Plan and supporting documents and to the Modifications. Planning, consultation, proposed, local, development, Plan, Modifications, Recommendations, Schedule 4

## **APPENDIX 1 – SCHEDULE 4 RESPONSES**

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## **ISSUE 1- GENERAL**

### **(a) General Comments**

#### **Objections**

##### **Ian Davidson (Ref 9/6), Standard Letter Comment C01A (2 reps) (Ref 984/1)**

In response to concerns that there is a lack of detail to comment upon within the Proposed Local Development Plan, the Council responds as follows.

The Proposed Plan sets out a long term land use strategy for the East Renfrewshire area supported by a range of policies and proposals. It seeks to establish the principle of development with further detail provided through Supplementary Planning Guidance including Development briefs and master plans.

Development Frameworks for the master plan areas have been prepared as documented under Issues 3.3- 3.5. These will in time form Supplementary Planning Guidance and consequently will be subject to further public consultation.

There will also be consultation on detailed proposals through the development management process and in the case of major applications, applicants will require to submit a Proposal of Application Notice and undertake public consultation as part of this process.

Unresolved representations to the Plan will also be considered through this Examination process.

It is not proposed to modify the Plan based upon the above.

### **(b) Consultation Issues**

#### **Support**

##### **Norman Gray (Ref 214/4), Mrs Margaret Gray (Ref 231/6), John W Kilmurray (Ref 798/2)**

The Council acknowledges and welcomes the support for the consultation process.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

**Ian Davidson (Ref 9/1), Jackson Carlaw, Scottish Parliament (Ref 25/1), James Whyteside (Ref 82/1), Robert Johnston (Ref 131/6), Norman Graham (Ref 286/1), Dr Brian Robson (Ref 345/4), Mrs. Margaret Hamilton (Ref 348/1), Ian Gladstone (Ref 380/1), John Muchan (Ref 492/2), Alistair Fyfe (Ref 541/1), Mrs Christine Woods (Ref 586/3), Ishbel C. Woods (Ref 587/3), Aileen M Fyfe (Ref 599/1), Charlie McGeever (Ref 653/1), Eugene Kelly (Ref 671/2), Jules McGeever (Ref 744/1), Robert Caldwell (Ref 774/4), D Jesner (Ref 783/3), Evelyn Muchan (Ref 811/1), T D West (Ref 848/2), Mr Iain McCowan (Ref 896/1) (Ref 896/12), Mrs Rena McGuire, Barrhead Community Council (Ref 924/8), Brian Connelly, Auchinback Tenants and Residents Association (Ref 938/8) Standard Letter Comment C01A (17 reps) (Ref 985/1)**

In response to comments in relation to the publicity and presentation of the Proposed Local Development Plan (LDP) the Council responds as follows.

The Local Development Plan process is set out in a range of Scottish legislation. The Plan has been prepared in accordance with this legislation. Para 1.4.3 of the Proposed Plan and Appendix A of the Monitoring Statement refers (CD/@@). Circular 1 2009 - Development Planning (CD/@@) set out the form and content of Local Development Plans and specifies in Para 55 that representations by stakeholders and the general public should be concise, no more than 2,000 words plus any limited supporting productions.

Each key stage of the process has been approved by the Council and subject to consultation which exceeds the statutory minimum.

The Council produced a Publicity Strategy (December 2012) (CD/@@) to support the Proposed Plan. A draft of the strategy was discussed with representatives from the Planning Community Forum. Its main purpose was to show the wide and varied public publicity and consultation that was to be undertaken when the Proposed Plan was published. It sought to make the Plan and process as accessible as possible.

The extent of consultation undertaken is set out in the Report of Conformity (CD/@@) and will also be included in the Monitoring section of the 2014 Development Plan Scheme (DPS) (CD/@@) which clearly shows that the Council has significantly exceeded the minimum statutory consultation requirements.

Representations to the Proposed Plan (and as Modified) have been considered by the Council and those which remain unresolved will be examined by the Reporter at Examination. The outcome of this Examination will determine the final content of the Local Development Plan.

The Council does not propose to revert back to a previous stage in the Local Development Plan process.

It is not proposed to modify the Plan based upon the above.

**Nicola Livingston, Glasgow Jewish Representative Council (Ref 722/2)**

In response to the representation from the Glasgow Jewish Representative Council regarding the lack of contact in relation to the Proposed Plan the Council would respond as follows.

The Council is required to prepare and maintain a Development Plan Scheme (DPS) which contains a Participation Statement. The DPS sets out a programme for the production and review of the LDP. In addition, it also sets out how the Council will engage local people and other stakeholders in the Development Plan process, outlining when and how this will take place and what can be expected. The DPS is updated and amended annually.

This group had not made any previous representation, to the Development Plan, through the Main Issues Report (MIR) (CD/@@) and as such they were not included within the list of consultees.

The DPS (2013) includes a list of groups/organisations/individuals that the Council has consulted and engaged with in preparing the Plan. This list is not exhaustive and the Council will add to it as more

people and organisations become interested and involved in the Plan and local Planning issues. Following this representation, contact details will be added to the consultee list and the next DPS (2014) will be updated accordingly.

It is not proposed to modify the Plan based upon the above.

**Victoria Geddes, Link Group Ltd on behalf of Link in consultation with Barrhead, Arklet and Hanover Housing (Ref669/1)**

In response to comments received in relation to the presentation of the Proposed Plan the Council responds as follows.

The range of issues covered by the Proposed Plan requires the preparation of accompanying documentation and Supplementary Planning Guidance. The Council has aimed to ensure that the layout of the documentation is as user friendly as possible and has attempted to incorporate a range of presentational techniques to assist this. An explanation of accompanying documents is provided within Appendix1 of the Plan, and includes reference to the Monitoring Statement which reflects the most up to date evidence base on which to base the Plan.

Section 4 of the Proposed Plan sets out Keys Area for Change and Settlement strategies. The Council notes the comment that settlement policies and proposals should have been grouped together. The Plan aims to achieve this where possible, however it is considered that there is sufficient information in the Proposed Plan and accompanying Monitoring Statement in relation to the settlements. The Monitoring Statement (Appendix C) provides a Rural Settlement Analysis for each of the 4 settlements.

It is not proposed to modify the Plan based upon the above.

**(c) Proposals Map**

**Objection**

**James Whyteside (Ref 82/18), James Baird, Coriolis Energy Ltd (Ref 99/3), Robert Johnston (Ref 131/7), Caroline Viney (Ref 308/2), Dr Brian Robson (Ref 345/2), Mrs. Margaret Hamilton (Ref 348/2), Ian Gladstone (Ref 380/6), Ritchie Adam, Thornliebank Community Council (Ref 504/2), Charlie McGeever (Ref 653/3), Eugene Kelly (Ref 671/3), Norman Oliver (Ref 764/2), D Jesner (Ref 783/2), Mrs Rena McGuire, Barrhead Community Council (Ref 924/2), Brian Connelly, Auchenback Tenants and Residents Association (Ref 938/2), Standard Letter Comment PMA (4 reps) (Ref 997/1), Standard Letter Comment PMB (13 reps) (Ref 998/1).**

It is acknowledged that the Proposals Maps show a range policies and proposals. The Council will review the Proposals Maps, the use of colours, contrasts, shading and the arrangement of symbols on the Key, in an attempt to make the maps clearer and easier to interpret.

The Council's on-line mapping tool should also help in achieving a more functional and user friendly map to users of the Council webpage.

It is recommended that the Proposals Maps be modified as above to make the maps clearer and easier to interpret.

**David Campbell, GL Hearn Limited on behalf of Cala Homes and Taylor Wimpey (Ref 378/2)**

The concentrations of symbols on the Proposals Map at Maidenhill/Malletsheugh master plan area (Policy M2.1) are indicative to show the range of uses included within the master plan.

The Development Framework and resulting master plans will provide further detail and information in relation to layout of uses.

It is not proposed to modify the Plan based upon the above.

**(d) Habitats Directive**

**Objection**

**Toby Wilson, RSPB Scotland, South and West Region (Ref 280/1)**

The Council acknowledges the comments made by RSPB Scotland which note that the Strategic Environmental Assessment (Environmental report) (CD/@@) has been carried out under the Environmental Assessment (Scotland Act) 2005 (CD/@@) and is a key requirement which has influenced the Proposed Plan.

It is recommended that the Plan be modified as follows:

After Para 1.8.4 insert a new paragraph numbered 1.8.5:

1.8.5 "As part of the requirements under the Environmental Assessment Scotland Act (2005) the Council has undertaken a Strategic Environmental Assessment, which runs in tandem with the Local Development Plan process. This Strategic Environmental Assessment identifies and assesses significant environmental effects and has been a key influence on the Local Development Plan".

## **(e) Introduction**

### **Objections**

**Anthony B. Northcote, The Coal Authority (Ref 59/1), Mr Philip Garner, Confederation of UK Coal Producers (CoalPro) (Ref 472/1), Andrew Crawford, Aardvark TMC Ltd (trading as ATH Resources) (Ref 503/1)**

The Council notes the comments made in relation to mineral and coal extraction.

With regard to the development mining potential Scottish Planning Policy (SPP) (CD/@@) states that there is a general presumption against extraction out with the area of search outlined within the Development Plan.

Together with the Glasgow and Clyde Valley Strategic Development Plan 2012 (SDP) (CD/@@), the Proposed Plan will form the Development Plan for East Renfrewshire.

Broad areas of search, for minerals have been identified within diagram 15 of the SDP; this includes both Surface Coal and Aggregate Minerals. The Broad areas of search for Surface Coal and aggregate minerals are focused outwith the East Renfrewshire area.

The legacy of the former mining activity within East Renfrewshire is addressed through criteria 13 within Policy D1: Detailed Guidance for All Development. This approach follows recommendations made by the Reporter at the previous Local Plan Examination.

It is not proposed to modify the Plan based upon the above.

### **Julie Gerc, SEPA (Ref 70/6)**

In response to the request to insert Policy wording relating to air quality the Council responds as follows.

SPP states that the Planning system has an important role in supporting the achievement of sustainable development through its influence on location, layout and design of new development and that an important part of the decision making in the planning system is taking into account the implication of development on water, air and soil quality.

The Council's Environmental Services monitors air quality and this has demonstrated no requirement to designate Air Quality Management Areas within East Renfrewshire. The requirements under Environmental Assessment (Scotland) Act 2005 will ensure that air quality amongst other environmental factors is thoroughly considered when assessing applications for planning permission. This is a factor which is integral to the SEA process and which has been carried out in tandem with the Proposed Plan. Strategic Policy 2: Assessment Of Development Proposals (Criteria 9) of the Proposed Plan contains reference to the impact on air, soil, including peat and water quality.

Given all these factors the Council considers that it has adequately covered the consideration of air quality as referred above and does not propose to create a specific policy or Supplementary Planning Guidance on air quality.

It is not proposed to modify the Plan based upon the above.



## **(f) Regional Policy**

### **Objections**

#### **James Whyteside (Ref 82/3), Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/4)**

The principal role of the Glasgow and Clyde Valley Strategic Development Planning Authority is to prepare and maintain an up to date Strategic Development Plan for the area. This process involves engagement through joint working with the constituent 8 local authorities.

The SDP was approved on 29th May 2012. The SDP sets out a development strategy for the Glasgow and Clyde Valley to 2035 and provides a framework which all LDPs must conform to, including housing requirements.

The Proposed Plan should be as focused as possible and for this reason, references to the SDP and other overarching documents are limited. The most appropriate location for the SDP reference lies within the Monitoring Statement which provides the evidence base for the LDP. Each of the levels of the strategic policy framework are summarised under Para 1.5 to 1.6 of the Plan and Appendix A of the Monitoring Statement. The Plan and Monitoring Statement clearly demonstrate compliance with the SDP and how strategic issues are addressed.

It is not proposed to modify the Plan based upon the above.

## **(g) Supplementary Planning Guidance**

### **Objections**

#### **Julie Gerc, SEPA (Ref 70/56)**

The water environment has been specifically referred to within Policies E3: Water Environment and E5: Surface Water Drainage and Water Quality. Buffer strips as part of the multi-functional way of utilising the Water Environment, is referenced within the 'Green Infrastructure' section of the Proposed Supplementary Planning Guidance 'Green network & Environmental Management' which was consulted on in tandem with the Proposed Local Development Plan. The Council considers it important that 'buffer strips' are not considered in isolation. The main aspects of this SPG have been utilised through preparation of Development Frameworks associated with the Masterplan areas under the guidance of Scottish Natural Heritage (SNH). The Council does not consider a separate Supplementary Planning Guidance on 'Buffer Strips' to be either necessary or proportionate. Issues can also be addressed at planning application stage.

It is not proposed to modify the Plan based upon the above.

#### **James Sandeman (Ref 600/1), Mr Iain McCowan (Ref 896/5).**

Supplementary Planning Guidance has been produced in tandem with the Proposed Plan to ensure that the Plan remains as brief and focused as possible. In the event that Supplementary Planning Guidance were incorporated into the Plan this focus would be lost.

Planning legislation specifically gives Council's the opportunity to utilise Supplementary Planning Guidance to augment and further explain complex subjects. Para 93-99 of Circular 1/2009 provide the support for this approach.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 2.1a - STRATEGIC VISION AND OBJECTIVES**

### **Support**

**Vision: Alastair McKie, Anderson Strathern LLP on behalf of Mr and Mrs P Layden and Richard Layden (Ref 86/2), Ross Johnston, Scottish Natural Heritage (Ref 88/5)**

**Strategic Aim: Richard A Shaw (Ref 234/3)**

**Objectives: Fiona Morrison, Education Department, East Renfrewshire Council (Ref 275/1)**

The Council acknowledges and welcomes the support for the Vision, Strategic Aim and Objectives of the Plan.

It is not proposed to modify the Plan based upon the above.

### **Objections**

**Vision: James Whyteside (Ref 82/17), T I A McCall (Ref 265/1)**

Para 2.1 to 2.6 of the Proposed Plan set the context and describe the main attributes of the Council area. From this a clear vision, strategic aim and objectives are formed. These are supported by 4 'Key Themes' as shown in Figure 3 and Table 2 of the Proposed Plan. The Vision, aims and objectives, themes and sub themes also set the context and underpin the strategy and policy framework for the area.

In setting a vision for the Authority the Council has recognised that one of the core principles of SPP (CD/@@) as stated in Para 8 is that Plans should set out "ambitious, long term visions for their area".

The objections received to the Plan's vision are closely linked to comments received to the Plans strategy. These issues are addressed under Issue 2.1b: Development Strategy where it is clearly demonstrated that the Development Strategy will provide sustainable development and growth for East Renfrewshire and provide social, environmental and economic benefits.

The Vision, Strategy and Objectives of the Proposed Plan are in accordance with SPP.

It is not proposed to modify the Plan based upon the above.

**Objectives: Robert Caldwell (Ref 774/1)**

The Monitoring Statement (CD/@@) and SEA (CD/@@) provide the appropriate mechanisms for monitoring progress on the Plans policies and proposals focusing on what has changed and setting the direction for future reviews. Para 20 of SPP refers.

Under the theme of 'Economy' the Plan aims to address out commuting of the workforce.

The Proposed Plan aims to support the local economy ensuring continued access to local work opportunities. Seeking higher skilled and higher value jobs close to where people live will also help

to reduce out-commuting of the workforce and attract inward investment. New initiatives such as live/work units that encourage residents to work within their area are promoted. In turn this will help to reduce travel distances and reduce carbon emissions. This also links into the sub theme of addressing climate change which again is a theme that underpins the strategy and policies of the Plan. However the Council does acknowledge that the vast majority of residents travel out with the authority area and the need for good transport links to surrounding area is essential.

It is viewed that the wording of the sub themes are clear and additional wording is not required.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 2.1b - DEVELOPMENT STRATEGY**

### **DEVELOPMENT STRATEGY AND AREAS FOR CHANGE**

#### **Support**

**Gordon MacCallum, Keppie on behalf of Jamie Irvine (Land Director) Miller Homes SW (Ref 77/2) (Ref 77/3), Alastair McKie, Anderson Strathern LLP on behalf of Mr and Mrs P Layden and Richard Layden (Ref 86/1), Ross Johnston, Scottish Natural Heritage (Ref 88/6), Stuart McMillan, Renfrewshire Council (Ref 194/1), Fiona Morrison, Education Department, East Renfrewshire Council (Ref 275/2), Sam Taylor, Glasgow City Council (Ref 465/1), Blair Melville, Homes for Scotland (Ref 758/8), David J Bryce, Bryce Associates Ltd on behalf of Elderslie Estates (Ref 983/1)**

The Council welcomes and notes the supporting comments in relation to the strategy of the Plan. Support for the Plans environmental focus from SNH and comments from Homes for Scotland that the Plan provides a clear, balanced and well-argued strategic approach which conforms to the requirements of Scottish Planning Policy are particularly welcomed.

#### **Objections**

**Ulric J Gerry (Ref 21/1), Iain Cameron (Ref 22/2), Jackson Carlaw, Scottish Parliament (Ref 25/2), James Whyteside (Ref 82/5, 82/6), Joseph Fell (Ref 87/1), Mrs Marion Fleming (Ref 98/2), Robert Johnston (Ref 131/8), Campbell Black, Bett Homes (Ref 138/2), Andrew Beaumont (Ref 142/2), Patricia Beaumont (Ref 143/1), Mrs Janet Mylett (Ref 191/1), John Stewart (Ref 204/1), Alan Fairlie, Busby Community Council (Ref 226/1), Iain Donaldson (Ref 252/1), Mrs I Cameron (Ref 272/2), James Scrimger (Ref 278/1), Janice Scrimger (Ref 284/1), Norman Graham (Ref 286/3), Tom Weir (Ref 334/1), Dr Brian Robson (Ref 345/1), Jane Donaldson (Ref 375/1), Ian Gladstone (Ref 380/2), Mrs Susie Stewart (Ref 408/4), Mrs Irene Graham (Ref 448/2), Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/2) (463/6), W.R Barr (Ref 470/1), John O'Malley (Ref 477/3), Anne M Macfarlane (Ref 491/1), John Muchan (Ref 492/1), A.L.S. MILL (Ref 499/1), Bill Duguid, Eaglesham and Waterfoot Community Council (Ref 510/3), Lynda Murray (Ref 511/1), Derek Morris (Ref 528/1), Keith A. Vallance (Ref 536/1), Simon Calvert (Ref 546/1), Ron Fairholm (Ref 572/7), Neil Warren (Ref 578/1), Alison Smith (Ref 585/5), Stuart Smith (Ref 591/5), James Sandeman (Ref 600/2), Martyn Gallop (Ref 619/1), Barbara Macdonald (Ref 632/1), Grace McCarthy (Ref 638/6), T. Nigel Brown (Ref 664/1), Mrs Ruth Mavunga (Ref 673/2), Newton Mearns Community Council (Ref 686/2), Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/3), Julie Mylett (Ref 704/1), Jennifer and Walter Speculand (Ref 710/1), Chris Logan, Persimmon Homes Ltd (Ref 743/6), Blair Melville, Homes for Scotland (Ref 758/11), Iain Rennie (Ref 791/2), Karen Mitchell**

**(Ref 799/2), Alistair Mooney (Ref 801/1), Sheila Mitchell (Ref 807/2), Margaret Hislop (Ref 812/1), Mrs Diane Kerr (Ref 841/2), Stuart S Pirie (Ref 845/1), John Corstorphine (Ref 884/1), Mr Iain McCowan (Ref 896/2), John Boyle (Ref 958/1), Standard Letter Comment SP1A (5 reps) (Ref 1014/1), Standard Letter Comment SP1B (65 reps) (Ref 1015/1), Standard Letter Comment SP1C (9 reps) (Ref 1016/1)**

**(a) Development Strategy**

A number of objections were received regarding the Strategy of the Plan with concerns raised over the Plans compliance with the Strategic Development Plan (SDP) (CD/@@), housing land supply, Green Belt boundaries and other associated infrastructure matters. These issues are addressed below. It is worth noting that neither the Scottish Government nor any of the Key Agencies raised any significant concerns with the Development Strategy and the approach taken in the Plan or the Strategic Environmental Assessment (SEA) (CD/@@).

The strategy of the Proposed Plan to 2025 reflects the need to achieve a sustainable pattern of development. In accordance with Para 77 of Scottish Planning Policy (SPP) (CD/@@)the Plan sets out a settlement strategy to provide a long term context for development, promote the efficient use of land and buildings, coordinate development with infrastructure requirements and ensure the protection of the Environment. This is based upon delivering the vision, strategic aim and objectives set out in section 2 of the Plan.

The Main Issues Report (MIR) (CD/@@)set out a preferred option (Option 2b) and series of alternatives as required by legislation. The Proposed Plan builds upon this document talking into account comments received which resulted in the deletion of a number of sites from the Preferred Option.

The Proposed Plan supports a positive and pro-active approach to development and sets out how it seeks to address the economic, social and environmental issues faced by the Authority. In accordance with Para 5 and 8 of SPP the Plan sets out a forward-looking, visionary and ambitious strategy to guide development

The strategic policy framework for the policies in the Plan is contained in national (SPP) and regional guidance in the SDP (Approved May 2012). Each of these levels of the strategic policy framework are summarised under Para 1.5 to 1.6 of the Plan and Appendix A of the Monitoring Statement (CD/@@). The Plan and Monitoring Statement clearly demonstrate compliance with the SDP and how strategic issues are addressed.

The SDP provides the sustainable long term planning framework for the region through the provision of an integrated land use and transport strategy. One of the main aims is the recycling of brown field land. The SDP is prepared in partnership with each of the 8 Local Authorities in the region. The SDP is based upon an optimistic recovery of the wider region's economy and a quicker return to past growth rates. The main housing evidence base for the SDP and the LDP is the Strategic Housing Need and Demand Assessment (SHNDA) (CD/@@). The SHNDA takes account of current housing need, demographic trends and projections and the current and anticipated supply of housing. The population and household projections and assumptions used are set out in the SHNDA are

summarised in Appendix B Tables B6 and B11 and Appendix H1 Table H1.5 of the Monitoring Statement.

It was stated (Ref 98/2) that development could cause depopulation in Glasgow and the strategy would prevent regeneration of the city. These are strategic issues that are considered by the SDP. The LDP is in line with the requirements of the SDP as will the City Plan being prepared by Glasgow City Council. This issue is relevant to the City of Glasgow and no representations have been received from the City Council offering objections to the strategy of the Plan.

Policies M2.2: Maidenhill/Malletsheugh, M2.2: Barrhead South and M3: Shanks/Glasgow Road are critical to the delivery of the Council's long term vision and development strategy for East Renfrewshire. To ensure the developments are carried out in a manner that delivers the Council's vision and delivers development in a sustainable way, the Plan makes it clear that the sites will be master planned.

These areas have been selected because they are considered to be the most sustainable areas for regeneration and/or urban expansion, are contained within well defined Green belt boundaries and will provide housing range and choice for both the Eastwood and Levern Valley Housing Market Areas. Development frameworks have been prepared for these sites to control phasing and delivery of houses and the required infrastructure priorities including schools and improved transport connections. Issues 3.3, 3.4 and 3.5 demonstrate in detail the effectiveness and deliverability of these sites and how other issues raised including design, layout, drainage, transport impacts, infrastructure provision and green networks have been/will be addressed.

It was stated that the LDP should be based upon a 5 year period (Ref 226/1). Para 21 of SPP states that the Plan should be reviewed at least every 5 years and should focus on what has to change rather than invite the re-opening of settled issues. The Council will continue to monitor and review the Plan as recommended by SPP.

**David Campbell, GL Hearn Limited on behalf of Cala Homes and Taylor Wimpey (Ref 378/3)**

Support for the long term growth approach is welcomed. The Development Strategy set out in Plan builds upon the strategic options set out in the MIR. Although the terminology has changed the aims and objectives of the preferred MIR option (Option 2b) and the agreed strategy for the Plan are similar and carry forward the 3 key master plan areas.

**(b) Housing Land Supply**

LDPs must provide an effective land supply and meet the requirements of SPP (Para 72 and 75 refer) and their respective SDP.

The Housing Requirement for East Renfrewshire is set out in Schedule 11A of the SDP and is a combination of the private sector requirement (2500) and the affordable housing requirement including backlog need (3200). This figure is calculated from the SHNDA which informed the SDP. Strategy Support Measure 10 'Housing Development and Local Flexibility' of the SDP provides further context and support for the Proposed Plans strategy.

A detailed assessment of the SDP Housing Requirements and the current housing land supply was undertaken to identify a realistic and achievable housing land supply target for the Proposed Plan. The justification and explanation of how the housing supply target of 4100 units was calculated is set out in Appendix H1 of the Monitoring Statement and under Issue 9.1: Housing Supply. It was viewed that a lower target would not meet the requirements of SPP and SDP.

A number of representations stated that there was no need to release sites in the Green Belt as there were sufficient existing sites available to meet the SDP requirements. However, as clearly shown above additional sites were required to meet housing targets.

A contrary argument was received from the development industry arguing the case that there is insufficient land for housing provided and that additional land allocations require to be considered. Responses to each site proposed for inclusion in the Plan is documented under Issue 3.2, Issue 3.10 and Issues 9.2.1 – 9.2.7. It was also stated that relying on Brown field sites and large master planned sites would not provide required levels of growth in the short term and that the programming of the master plan sites was ambitious and not realistic. However, as demonstrated above and under Issues 3.3 - 3.5 the Council has prepared detailed Development Frameworks for each of the master plan areas which demonstrate clearly the delivery and effectiveness of each site. In addition it is viewed that not all Brownfield sites are more problematic than Greenfield and can also be delivered in the early part of the Plan period. Brownfield and Green field sites are programmed across both Phases of the Plan.

The Council maintains that this Plan makes adequate provision for housing including affordable housing through the provision of a generous supply of land for housing and no additional releases are required. To provide further flexibility and generosity to the supply land is safeguarded for longer term development post 2025. No allowance has been made for windfall and small sites which may come forward in the Proposed Plan period which will add to the supply once gaining consent. This would effectively add further flexibility and generosity to the supply.

The Monitoring Statement Appendix H1 clearly demonstrates in Table H1.26 that a continuous 5 year land supply is met and that an effective supply up-to year 10 from the date of Adoption is provided (Table H1.27) in compliance with SPP. In addition a generous housing land supply is clearly provided with the Plan providing a private sector housing target 28% greater than the SDP requirements. Key housing tables (CD/@@) have been updated to reflect the 2013 HLA and factoring in sites included in the Proposed Plan, which again supports the Councils position. The HLA has been agreed with Homes for Scotland, subject to a number of minor disputes.

The representation from Persimmon Homes (Ref 743/6) indicated the Plan used contradictory language by the use of the phrase 'longstanding' sites and 'generous and flexible land supply'. The Council recognises that some sites have been in the land supply for a number of years. However, this includes large sites currently under construction such as at Greenlaw and other sites with a current planning consent. The programming of all sites is set out in the HLA and agreed with Homes for Scotland. The Council does not agree that therefore this phrase means that the Plan does not provide a generous land supply. The Council does not support the suggested text.

Notwithstanding the above it is recommended Para 3.3.6 is modified as follows (additional text in italics):



....together with the longstanding *established* housing sites within the land supply....

A representation (James Sandeman (Ref 600/3) raised concern over phasing of sites). In order to ensure that development takes place in accordance with the Plan's strategy, it is necessary to phase the provision of the housing and master plan sites. This phasing will ensure that there will be a continuity of supply, ensure that a 5-year effective land supply is maintained at all times, ensure that any infrastructure requirements or upgrades are delivered and allow for monitoring and review. To achieve this, Policy SG3: Phasing of New Housing Development sets out a phasing mechanism which will be used to govern the timing of release of sites.

It is viewed that the strategic long term vision and the phasing of sites will assist with providing long term certainty for service providers and the development industry and will not restrict delivery of sites.

The Council recognises though that it has limited powers to ensure the developer builds out a site once consent has been granted. However, the Council can impose a condition requiring the development to commence within a shorter time frame if deemed appropriate.

This matter is addressed further under Issue 9.1: Housing Supply

### **(c) Housing Mix and Type**

In accordance with Para 80 of SPP the Council recognises the need to provide a range and choice of housing opportunities across the Council area for both the Eastwood and Levern Valley Housing Market Areas and to ensure that the right mix of housing is provided to address the varying housing needs of the Council area as demonstrated by the LHS (CD/@@). The provision of a mix of house types, sizes and tenure can be secured through Policies SG4: Housing Mix in New Developments and SG5: Affordable Housing. An important aspect of this is to provide affordable housing on new housing sites through Policy SG5. Specialist housing to meet the needs of older people and other groups is also a priority as addressed further under Issue 10. Policy SG4 provides the framework for considering housing mix through the planning application and master planning approach where there is a known local need.

Commuted payments were raised as an issue (Johnston Ref 131/8). Commuted payments are a recommended option in terms of affordable housing delivery as advocated by Pan 2/2010. This option is to be retained in Policy SG5. The Council has a strong record of delivering affordable homes through a variety of types and tenures including shared equity, low cost home ownership and social rented.

It was stated that properties at Polnoon Street Eaglesham were not affordable (Corstorohine ref 884/1). A number of social rented properties are being delivered by the Council on this site at affordable rents.

The Council recognises and clearly states within the Proposed Plan and the Monitoring Statement that affordable housing requirements can also be met through non new build means (Ref 463/2), Appendix H1 Para 1.8.29-1.8.30 and Table H1.7 refers. Para 6.2.5 of the Plan and Appendix H1 Para 1.8.18-1.8.20 and Para 1.8.21-1.8.27 and Table H1.7 also refer to the important role 'developer led'

affordable housing can have in addressing affordable housing needs and the implications of reduced government subsidy.

#### **(d) Green Belt**

The importance and role of the Green Belt is a key component of the SDP as documented in Strategic Support Measure 8. The SDP states that the LDPs should identify the inner and outer boundaries of the Green Belt as a priority.

An updated review of the Green Belt Boundary utilising the principles in SPP (Para 159, 161 and 163 refer) was undertaken to inform preparation of the Plan and to meet the housing requirements of the SDP. In reviewing the green belt boundaries, the Council also considered a timescale beyond the length of the plan, i.e. beyond 2025 to ensure a longer term approach was undertaken to direct development to preferred locations and to provide a defence to unplanned growth. This process has resulted in a boundary which is considered to be robust, defensible and fit for purpose and is documented in Appendix D1 of the Monitoring Statement.

This review process together with the Site Evaluation (CD/@@) and SEA informed which areas/sites should be released to meet the SDP requirements as part of the Development Strategy. The site selection process is set out in Para 1.6-1.6.6 of Appendix D of the Monitoring Statement and covered issues such as landscape and visual sensitivity, coalescence and long term integrity of the Green Belt.

In preparing the Plan a new criteria was also added to Strategic Policy 2: Assessment of Development Proposals, criteria 8 that requires proposals to provide a defensible green belt boundary. This criteria is a key requirement for all new proposals in the Green Belt to prevent urban sprawl and further loss of Green Belt.

The Development Frameworks place strong emphasis on measures to decrease the use of private cars, the encouragement of public transport networks and a strong green network incorporating cycle and pedestrian routes to positively tackle climate change issues. There has been active partnership working with SNH and GCV Green Network Partnership to ensure these principles are firmly embedded within the Frameworks.

Representations were received concerning flooding and drainage capacity. The requirement for assessment of flood risk is recognised and accepted. Assessments will be carried out to inform the master plans and Development briefs.

One of the functions of the green network is to provide access to green space and the Green Belt (James Whyteside (Ref 82/8)). The provision of the green network is also a core component of any master plan. Access and improvements to the Country Park and upgrading of Aurs Road are key priorities for the Maidenhill master plan. This is demonstrated further under Issue 3.3.

It is not recommended that the Green Belt boundary requires any further modification.

### **(e) Brownfield Sites**

As stated above one of the main aims of the SDP and the LDP is the recycling of brown field land. Each of the 8 Councils within the GCV region contributes to the aims of the SDP and will focus on meeting its housing targets and developing Brownfield sites through their individual LDPs.

A number of representations stated that the Plan and Strategy do not prioritise delivery of Brown field sites and that Brownfield sites in Glasgow should also be prioritised over development in East Renfrewshire. We would disagree with these statements. Emphasis on Brownfield development is one of the main themes running throughout the Plan. One of the key sites identified in the Plan is for the redevelopment of the former Shanks site in Barrhead (Policy M3) a large Brownfield site. The merits of this site are addressed under Issue 3.5. The Plan clearly states in Para 3.1.6 that Brownfield sites are the most sustainable locations and as stated above an assessment of their contribution towards meeting housing targets was undertaken.

The Council has no control over the ownership of sites and therefore cannot force developers to build on Brownfield sites only. However, the Council is fully committed to work closely with owners to ensure such sites are brought forward for development.

### **(f) Infrastructure**

The Council recognises that the Development Strategy must be deliverable and capable of being implemented. A number of representations state a failure of the Council to deliver the required infrastructure and services to support previous developments, such as the provision of schools, roads, public transport and other services. It is stated that new developments will compound this position. On this matter the Council would state that the Plan has been prepared in consultation with the relevant service providers such as Scottish Water, SEPA, Transport Scotland and other Council Departments such as Education and Roads. The requirements of these organisations were incorporated into the Plan such as the requirement for two new Primary Schools in Newton Mearns. No significant issues were raised by any of the infrastructure and service providers.

The Action Programme (CD/@@) also provides a further opportunity to co-ordinate the phasing of development and infrastructure provision through a coordinated approach. The SPG on Development Contributions (2012) (CD/@@) and future masterplans or development briefs, will also be important in clarifying the development requirements for each site providing certainty to the development industry. These issues are expanded upon under Issue 2.3 Development Contributions and Issues 3.3 to 3.5 where issues concerning school capacity and transport assessments are explained further.

The Proposed Plan also seeks to provide new community/leisure and educational facilities to meet future needs and ensure new facilities are integrated and accessible to local communities (Policy D13 and Schedule 7 refer).

James Sandeman (Ref 600/5), Jackson Carlaw, Scottish Parliament (Ref 25/2) raised particular concern with public transport provision. The Proposed Plan seeks to reduce the need to travel and provide public transport improvements and improved connectivity across East Renfrewshire. There are a number of priority schemes identified in the Proposed Plan which will help deliver a more sustainable transport system through the promotion of public transport enhancements in

conjunction with new development. The Council has worked in partnership with Transport Scotland and SPT in preparing the Plan, Action Programme and the Development Frameworks to ensure public transport is a key component of each. Proposals for a new rail halt at Barrhead and additional bus services at Maidenhill are referenced within the individual Development Frameworks. It is clearly shown that the Plan and future master plans will improve the public transport network across the Council area.

### **(g) Amenity**

Representations stated that new development would result in a loss of amenity. Chapter 5 of the Proposed Plan focuses upon Placemaking and Design and the Proposed Plan emphasises that new development should be designed to create high quality, distinctive places and incorporate greenspaces. The Council also intends to prepare additional SPG on Designing Streets. The Plan therefore provides the appropriate policy framework to address such matters through the Development Plans and Planning Application process.

### **(h) Economic Development**

A number of representations stated there was no demand for businesses and new employment.

East Renfrewshire does not have any Strategic Economic Investment Locations (SEIL's) within the SDP, however the SDP acknowledges that there are existing developments and existing locations which will continue to play an important economic, social and environmental role at the local level.

The Proposed Plan seeks to strengthen and diversify the local economy to allow new and existing businesses to thrive, improve inward investment and boost job opportunities and provide access to local employment. A range of sites across the Council area are safeguarded for economic use and proposals for new business uses identified. The Plan provides a flexible approach to economic delivery supporting employment generating uses on such sites.

East Renfrewshire is also characterised by outward bound commuting, particularly to Glasgow and beyond. The Plan seeks to create wealth in the local economy by encouraging living, working and spending locally. The Plan aims to see a change in the work/living pattern and the creation of opportunities to facilitate this. In addition the Council recognises the importance of the investment and the contribution that house building makes to the economy through short and medium term job creation. The Development Strategy will assist in meeting the Scottish Governments central purpose of increasing Sustainable Economic Growth.

A Comment (Ref204/1) was received regarding allocating the remaining employment land at the Greenlaw Urban Expansion area for housing. The Council recognises that demand for this site has been limited; however, this site remains the Councils only high quality marketable site and should be retained for economic development. This is important to ensure that a range of effective employment opportunities are provided across the Council area. This matter is addressed further under Issues 11 and 9.2.5

### **(l) Key Diagram**

#### **Support**

##### **Gordon MacCallum, Keppie on behalf of Jamie Irvine (Land Director) Miller Homes SW (Ref 77/3)**

The Council acknowledges and welcomes the support for the Key Diagram.

It is not proposed to modify the Plan based upon the above.

#### **Objection**

##### **Stephen Hall, Scottish Government on behalf of Transport Scotland (Ref 962/1)**

The Council agrees with this representation.

It is recommended the Key Diagram is modified as follows (additional text in italics):

*Proposed New Railway Station*

### **(j) Consultation and Format**

##### **(Ref 98/2), (Ref 664/1), (Ref 1016/1)**

Comments were raised regarding the lack of consultation and that the Plan and Maps were difficult to understand and follow. These matters are addressed in detail under Issue 1.

It is recommended the Proposals Maps are modified as detailed under Issue1.

### **(k) House Prices**

##### **(Ref 564/1)**

Reduction in house prices is not a planning matter.

It is not proposed to modify the Plan based upon the above.

### **(l) Sequential Approach**

##### **(Ref 87/1), (Ref 477/3)**

Representations received regarding the sequential approach are addressed under Issue 2.2. It is concluded that the sequential approach and Strategic Policy 2 is considered robust when considering land use proposals in terms of their location.

It is not proposed to modify the Plan based upon the above.

**(m) Policy SG2.7 Hillfield and Policy SG2.8 Barcapel**

**(Ref 87/1), (Ref 477/3), (Ref 686/2), (Ref 1014/1)**

Representations received regarding the retention of these sites within the Green Belt are addressed under Issue 3.2.

It is not proposed to modify the Plan based upon the above.

**(n) LDP 25 and LDP 23B**

Newton Mearns Community Council (Ref 686/2) stated that these sites have increased in size without justification. LDP 25 has increased in size to reflect further information submitted by the land owner. LDP23B has remained unchanged.

It is not proposed to modify the Plan based upon the above.

**(o) Incinerator**

**(Ref 492/1), (Ref 499/1), (Ref 632/1)**

Representations were received objecting to a proposed Incinerator. The Council would state that this is not a proposal included within the Plan and the Council has not shown any support for including such a proposal within this Plan.

It is not proposed to modify the Plan based upon the above.

**(p) Other:**

**Nicola Livingston, Glasgow Jewish Representative Council (Ref 722/3)**

Representations concerning accommodation needs are addressed under affordable housing and housing mix response above. The representation does not state or provide any further information on what the education, community and religious requirements are, however, Policy D13 provides the context for permitting new facilities if required.

It is not proposed to modify the Plan based upon the above.

**Ryan McAlindin, Sport Scotland (Ref 702/3)**

The Council will ensure Sport Scotland are consulted upon future master plans and development briefs.

The Plan does not specifically refer to the precautionary principle. The Council recognises that SPP refers to this approach. However, the inclusion of additional text within the Plan is not deemed necessary or appropriate as SPP provides suitable clarity on this issue.

It is not proposed to modify the Plan based upon the above.

## **STRATEGIC POLICY 1: DEVELOPMENT STRATEGY**

### **Toby Wilson, RSPB Scotland, South and West Region (Ref 280/2)**

The Council agrees with the representation from RSPB that reference to the natural environment is required in Strategic Policy 1.

It is recommended the Plan is modified as follows (additional text in italics):

Para 3.11.1 the 1st sentence should read:

The strategy will deliver sustainable economic growth, encourage brownfield redevelopment and regeneration, meet and address housing needs and deliver other significant *economic, environmental and social* benefits.

Strategic Policy 1 2nd sentence 3.12.1 should read:

Proposals will be supported where they provide positive economic, *environmental* and social benefits to the area and meet the needs of the community up to 2025 and beyond.

## **Greenfield Sites**

### **Objections**

**Bob Salter, Geddes Consulting Limited on behalf of Wallace Land Investment and Management (Ref 331/6), Ruth King, Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/1), Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/8)**

Given the plan's focus on regeneration and consolidation alongside controlled urban expansion it is considered that the proposed wording to amend Strategic Policy 1 to enable Greenfield land to be released could undermine the overall development plan strategy. This approach accords with Para. 38 of SPP in terms of the preferred locations for new development i.e. regeneration and the reuse of previously developed land.

A major component of the Plans strategy is the identification of 2 urban expansion Green Belt releases and a major regeneration proposal. As demonstrated above, under Issue 9.1 and within the Monitoring Statement the Plan provides a generous housing land supply to meet the requirements of SPP and the SDP and no additional land releases are required.

Strategic Policy 2 provides the framework for the consideration of proposals on sites not allocated in the Plan. These are commonly referred to as windfall sites. Criteria 1 of Strategic Policy 2 outlines the sequential approach favouring urban locations and Brownfield sites followed by Greenfield locations. Strategic Policy 1 clearly states that there is an emphasis on developing both Brownfield and vacant sites. Although most vacant sites are Brownfield some will also be green field sites.

The development of windfall sites can also make a contribution to meeting housing needs and delivering sustainable economic growth, however, they are not included within housing supply calculations. In effect they provide additional flexibility to the supply. Strategic Policy 1 and the Sequential Approach set out in Strategic Policy 2 are therefore considered sufficiently robust to allow for the consideration of emerging land use proposals in terms of their location, and therefore it is not deemed necessary to include additional text on Greenfield sites to Strategic Policy 1.

The establishment of a green network in East Renfrewshire is a fundamental component of successful placemaking and help deliver better, more sustainable places. Green networks provide a wide range of benefits for the urban environment including opportunities for physical activity, biodiversity, walking, cycling and urban drainage. Policy D4 and its associated SPG set out the policy framework for protecting and enhancing this resource. This policy does not preclude development occurring in the Green Network provided appropriate mitigation measures can be established. The Policy provides sufficient clarity to assess any applications for development.

It is not proposed to modify the Plan or Strategic Policy 1 based upon the above.

## **Rural Settlements**

### **Objections**

#### **Anthony Aitken, Colliers International on behalf of Mr Francis Baird and family (Ref 979/1), Blair Melville, Homes for Scotland (Ref 758/11)**

As demonstrated above the Plan sets out a development strategy that will guide and direct growth to the most sustainable locations up to 2025 and beyond. The Plan provides a generous housing land supply to meet the requirements of SPP and the SDP and no additional land releases are required as demonstrated under Issue 9.1.

There remains considerable pressure for development in the Green Belt surrounding both the urban and rural settlements. A number of sites have been promoted for development through the consultation to the MIR and the Plan. All sites have been evaluated through the Site Evaluation and SEA. A detailed green belt boundary review has also been undertaken, as discussed above and as set out in Appendix D1 of the Monitoring Statement. The land/sites selected for release from the Green Belt are those which are considered to be the most capable of accommodating development and delivering the aims of the Plan.

A detailed analysis of the 4 rural settlements of Uplawmoor, Neilston, Waterfoot and Eaglesham has been undertaken (Appendix C of the Monitoring Statement refers) to inform the Plan. This study looked at a variety of factors including role and function, infrastructure, services and facilities, public transport, current consents and previous build rates to assess whether the rural settlements could accommodate further growth. The 4 villages perform different roles and functions and are of differing sizes. The results of this exercise informed Policies M7 and M8 of the Proposed Plan and are set out in Appendix C Para 2.1-2.4 of the Monitoring Statement. A number of Green Belt releases were identified for the village of Neilston only (Policy M8) with development restricted to infill opportunities compatible with local character and use in the other 3 rural settlements of



Eglesham, Uplawmoor and Waterfoot (Policy M7). In respect of Neilston an Infill Development Strategy will be prepared as SPG to expand upon the land use aspirations of the Neilston Charter. The Proposed Plan also seeks to promote additional green belt development opportunities for Neilston to aid the village's long term sustainability.

The representation received also seeks further site releases in Waterfoot. 4 sites were evaluated through the Site Evaluation, of which one site LDP16A has subsequently gained consent and is under construction. It is not proposed to release any additional sites in the village through this LDP.

It was viewed that the approach for the rural settlements is appropriate to deliver sustainable levels of growth, provide a range and choice of sites and opportunities and not undermine the overall Development Strategy. This approach to development in the rural settlements accords with the requirements of SPP. No modifications to Strategic Policy 1 or Policy M7 to refer to village expansion are supported. Further justification is provided under Issue 3.9.

It is not proposed to modify the Plan based upon the above.

#### **Policy D2: General Urban Areas**

##### **Support**

##### **Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed**

The Council acknowledges and welcomes the support for Policy D2.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 2.2 – STRATEGIC POLICY 2 ASSESSMENT OF DEVELOPMENT PROPOSALS**

A number of comments have been received in relation to this policy and the Council responds as follows.

Strategic Policy 2 is a broad brush policy setting out the strategic priorities for the assessment of development proposals. Other policies in the plan expand and add detail to a number of these requirements.

### **Support**

#### **Ross Johnston SNH (88/7)**

The Council notes and welcomes the support for this policy.

It is not proposed to modify the Plan based upon the above.

### **(a) Sequential Approach and Site Evaluation**

#### **Objections**

**Roger Quin (72/7), James Whyteside (82/9), Robert Johnston (131/4), Robert Russell (215/7), Pter D Christie (329/4), Ian Kelly Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt Newton Mearns (463/1), John Hall (486/7), James Sandeman (600/6), Newton Mearns Community Council (686/1), Chris Logan Persimmon Homes Ltd (743/3), Blair Melville Homes for Scotland (758/9), D Jesner (783/1), Standard Letter SEA (999/1), Standard Letter SEB (1000/1), Standard Letter SP2A (1017/1), Standard Letter SP2 B (1018/1)**

Strategic Policy 2: Assessment of Development Proposals provides the framework for full consideration of all development proposals including those not specifically provided for within the Plan. It prioritises the suitability of locations for new development starting with the most sustainable and only entertaining the least sustainable where it can be proven that realistic alternatives do not exist.

The approach set out in relation to the Sequential Approach is considered to be acceptable. The Council recognises that SPP (CD/@@) only applies a sequential approach in relation to retailing, however, Para. 38 sets out criteria which should influence the location of new development with an emphasis on regeneration and re-use of previously developed land. In addition, Para's 77 and 80 regarding housing locations also emphasise the priority for previously developed land within existing settlements before considering development on Greenfield sites. The approach in the Plan is therefore consistent with the emphasis of SPP.

A number of comments stated that in identifying sites for inclusion in the Plan the Council had not demonstrated that the sequential approach had been followed. In addition the methodology used in the Site Evaluation (CD/@@) was queried.

On these points the Council would state that the site evaluation study was prepared to assist with the identification of sites to be included in the Plan. The methodology elaborates on the criteria set out in Strategic Policy 2 and remains appropriate.

The assessment methodology along with the Strategic Environmental Assessment (SEA) (CD/@@), together provide a consistent, robust and objective framework for the assessment of land use proposals. The assessments produce scores which allow for the ranking of sites and are particularly useful for comparing the relative merits of proposals against one another. The site evaluation methodology was revised to address accessibility issues raised by SPT (CD/@@). This has been applied consistently across all sites with the scoring changed accordingly. The Council stands by the outcomes of this exercise.

As stated in Para 2.1.6 of the Site Evaluation a significant element of the assessment process is the sequential approach. The Policy and the Sequential Approach are therefore considered sufficiently robust to allow for the consideration of land use proposals in terms of their location.

Under Issues 2.1b and 9.1 the Council has appropriately demonstrated that Brownfield sites alone are not capable of providing a sufficient and generous housing land supply and therefore a number of green belt sites have been identified for development. The site evaluation, SEA and Green belt review, Appendix D1 of the Monitoring Statement (CD/@@), have been key to the identification of these sites.

In response to points raised that information on Brownfield sites and the Housing Land Audit (HLA) (CD/@@) is poor the Council would state that the Monitoring Statement and the HLA provide a detailed and clear analysis of all information.

It is not proposed to modify the Plan based upon the above.

### **(b) Framework for Assessing Unallocated Proposals**

#### **Objections**

#### **Standard Letter Comment FAA (4 reps) (Ref 992/1), John O'Malley (Ref 477/4)**

Similar comments on the methodology used in the Framework for Assessing Unallocated Proposals (CD/@@) document were raised with the Site Evaluation and are addressed in the above response.

This technical document provides a consistent and transparent framework for the assessment of proposals not allocated within the Plan. It is based on the criteria outlined within Strategic Policy 2 in the Proposed Plan.

This Technical Document is a tool for use by both the Council and applicants when assessing proposals. Applicants and the public can see the factors which will be considered in assessing a planning application.

The Council retains the view that the methodology and criteria remain relevant and allow a full and transparent assessment process.

It is not proposed to modify the Plan based upon the above.

**Chris Logan, Persimmon Homes Ltd (Ref 743/7)**

As explained under Section 1.1.2 of the Framework for Assessing Unallocated Proposals document this document is not Supplementary Planning Guidance under section 22 of the Planning (Scotland) Acts as amended. It is a technical guidance tool only. All planning applications will be assessed against the Development Plan i.e. the Glasgow and Clyde Valley SDP and the Councils LDP and associated SPG.

It is not proposed to modify the Plan based upon the above.

**(c) Housing types, sizes and tenure**

**Chris Logan Persimmon Homes Ltd (743/3), Blair Melville Homes for Scotland (758/9)**

Criteria 2 relating to the provision of a mix of house types, sizes and tenure was included to recognise the need to provide a range of housing opportunities in the area. This criteria remains an important consideration. Para 80 of SPP refers to the 'need for Plans to provide housing choice across the housing market area. This issue is further addressed under Issue 10.

The Council does not wish to be overly prescriptive regarding house types, sizes and tenure although where particular needs are identified through the Strategic Housing Need and Demand Assessment (SHNDA) (CD/@@), the Local Housing Strategy (LHS) (CD/@@) and related local needs analysis this can become an important consideration at the point of considering and determining an application. It is therefore important to provide a policy context within the Proposed Plan and to link this with the LHS and needs assessments.

To provide a cross reference to Policies SG4 and SG5 it is recommended the Plan is modified as follows (additional text in italics):

*Insert the following at the end of criteria 2 after Housing Need and Demand Assessment  
.....and in accordance with Policy SG4 and Policy SG5.*

**(d) Flood Risk**

**Toby Wilson RSPB Scotland South and West Region (280/3)**

Policy E4 addresses issues regarding flood risk. However, the Council agrees that an additional reference to such matters is appropriate.

It is recommended the Plan is modified as follows (additional text in italics):

*Insert the following text to criteria 9 after water quality...and avoiding areas where  
development could be at significant risk of flooding and/or could increase flood risk  
elsewhere.*

## **ISSUE 2.3 - DEVELOPMENT CONTRIBUTIONS**

### **Support**

**Alistair McKie, Anderson Strathern LLP on behalf of Mr & Mrs P Layden and Richard Layden (Ref 275/3); Fiona Morrison, Education Department, East Renfrewshire Council (Ref275/3); and Toby Wilson, RSPB Scotland, South and West Region (Ref 280/4)**

The support for the Council's approach to development contributions is welcomed.

The support for the approach of the policy towards environmental works is also welcomed. The request for clarification in relation to environmental benefits is noted, however it is not considered appropriate to add this level of detail to the Policy, as this same level of detail would need to be added for each of the various infrastructure requirements, services and facilities, which would substantially lengthen the policy document. It is considered that the appropriate location for such detail is the supporting supplementary planning guidance (SPG). The Council is prepared to provide more clarity on this point within its update to the SPG on development contributions.

It is not proposed to modify the Plan based upon the above.

The Council proposes modifying the Plan to include specific reference to Circular 3/2012 (CD/@@) in Strategic Policy 3: Development Contributions, which would ensure clarity.

It is therefore recommended that the Plan is modified as follows:

In paragraph 3.17.2 change text to read (additional text in italics):

*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 accord with the five tests of Circular 3/2012. 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.*

## Objections

**Bob Salter, Geddes Consulting Ltd. on behalf of Wallace Land Investment and Management (Ref 331/3); Ruth King, Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/6); Bob Salter, Geddes Consulting on behalf of Lynch Homes (Ref 965/9); and Blair Melville, Homes for Scotland (Ref 758/10)**

The Council agrees that specific reference to Circular 3/2012 Planning Obligations and Good Neighbour Agreements in Strategic Policy 3: Development Contributions would provide more clarity. It is also considered acceptable to amend the policy so that it specifically gives reference to the option of enhancing existing services and infrastructure where appropriate.

It is therefore recommended that the Plan is modified as follows:

In paragraph 3.17.2 change text to read (additional text in italics):

*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 accord with the five tests of Circular 3/2012. 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 Council considers that the development contributions policy should not apply to subsidised affordable housing (which is in receipt of grant from the Scottish Government). However developments containing subsidised affordable housing will be expected to comply with all development management policies. The policy will apply to affordable housing without subsidy (subject to viability). This detail will be provided in the update of the supported supplementary planning guidance, which once adopted will form part of the Plan.

It is not proposed to modify the Plan based upon the above.

Viability assessments will take into account the requirement for affordable housing. The detail around these assessments is contained in the Council's Adopted Development Contributions SPG (CD/@@) (and will also form part of the updated document). The development contributions policy is not intended to inhibit development, but to alleviate issues that may prevent a development going ahead.

It is not proposed to modify the Plan based upon the above.

**Claire Wharton (Ref 419/6)**

Legal agreements set out exact contributions required in each case, including when they should be paid, and what they are to be used for (and the area where they are to be spent). Contributions are closely monitored within an appropriate accounting structure to ensure they are utilised for the particular use outlined in each agreement.

It is not proposed to modify the Plan based upon the above.

**Keith A Vallance (Ref 536/2); Standard Letter Comment SP3A (9 reps) (Ref 1019/1)**

The Council considers that Strategic Policy 3 sets out clear framework for development contributions. This is currently supported by detailed adopted supplementary planning guidance. The Council intends to update this guidance, which once adopted will form part of the Plan.

Policy M2.1 sets out the need for onsite provision of 2 primary schools and associated pre-five provision required as an early priority. The need for these schools has been assessed by the Council's education department. The Proposed Plan does not set out specific costs required in relation to education provision (or other mitigation requirements). The LDP makes it clear that the sites will be master planned. This approach will address the detail of many of the concerns raised by respondents, including development contributions required for key infrastructure.

A modification to the Proposed Plan proposes that one of the primary schools is delivered in an off-site location but on a site that is in a preferred educational location at Waterfoot Road, Newton Mearns. Discussions are ongoing over the acquisition of that site to target delivery of the first (denominational) primary by the start of school term 2017. The Council has allocated the required capital cost within the capital plan. The second (non-denominational) Primary will be required by the start of the 2019 school term. Discussions with developers are continuing to acquire a site within Maidenhill. The second primary will be funded partly through development contributions. The Council will be required to part fund this school and is currently considering the allocation of capital funding. Primary and pre-5 provision will therefore be provided within these new schools. The education department has advised that capacity within other schools can be managed subject to provision of appropriate development contributions. The contributions for Education are based on the Council's Adopted Development Contributions SPG which was developed in consultation with the Council's Education Service.

The Council's sequential approach gives priority to the use of brownfield sites and is set out within Strategic Policy 2: Assessment of Development Proposals. It is not considered necessary or appropriate to specifically alter development contribution calculations to reflect this. Strategic Policy 2 sets out that viability will be a key consideration; as such any additional costs involved in brownfield development can be considered in viability assessments.

As per Circular 3/2012, planning obligations should relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of the development in the area and should fairly and reasonably relate in scale and kind to the proposed development.

Contributions are therefore calculated on a case by case basis depending on the specific mitigation requirements of the particular development. It is therefore not considered appropriate to impose standard 'roof tax' per property across the Council area. Contributions are not only based on education; mitigation may also be required for community facilities, greenspace and access, and roads etc. which can only be determined on a case by case basis.

East Renfrewshire's pupil product ratio was determined by an audit of schools carried out by the Council's Education Service. Work has also been carried out to check this ratio against housing developments and actual pupil generation.

It is not proposed to modify the Plan based upon the above.



### **ISSUE 3.1 – POLICY M1 MASTER PLAN**

A number of comments have been received in relation to this policy and the Council responds as follows:

#### **Support**

**Alastair McKie, Anderson Strathern LLP on behalf of Mr and Mrs P Layden and Richard Layden (Ref 86/5), Tom McNally, McNally Associates Ltd on behalf of Cruden Estates (Ref 248/1), Adele Gallagher, Scottish Water (Ref 256/1)**

The Council acknowledges and welcomes the support for Policy M1.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

**James Sandeman (Ref 600/7), Scott Graham, McNally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/3), Standard Letter Comment M1A (18 reps) (Ref 993/1), Standard Letter Comment M1B (7 reps) (Ref 994/1)**

It was stated that the LDP should be based upon a 5 year period. However, SPP (CD/@@) is clear that LDPs should set out ambitious long term visions for their area (Para 8) and be clear about the scale of anticipated change and demonstrate the underlying reasons for the preferred location and the likely sequence of development (Para 15).

As stated under Issue 2.1b the Proposed Plan sets out a development strategy up to 2025 and beyond and will deliver a range of economic, social and environmental benefits to the area. In addition compliance with SPP and the SDP (CD/@@) is also demonstrated.

Policies M2.1: Maidenhill/Malletsheugh, M2.2: Barrhead South M2.2 and M3: Shanks/Glasgow Road are critical to the delivery of the Council's long term vision and development strategy for East Renfrewshire. To ensure the developments are carried out in a manner that delivers the Council's vision and delivers development in a sustainable way, the Plan makes it clear that the sites will be master planned. PAN 83: Materplanning (CD/@@) provides guidance on the preparation of master plans. The Council has closely followed this PAN in preparing Development frameworks for the three master plan areas.

In line with Policy M1: Master plans, the Council has been working with the landowners/developers, key agencies and internal departments to take forward the master plan process. This approach will address the detail of many of the concerns raised by respondents. The Plan sets out the broad principles of development and the Development Frameworks followed by master plans will start to build out the detail and will ensure community engagement in the process. The Development Frameworks set the planning context and provide clear guidelines for the key principles to be achieved across each individual site including integration with the existing communities of Newton Mearns and Barrhead. Many of the respondents' comments to the Proposed Plan relate to matters of detail that will be fully explored through the master plan process and through the development management process.

The Council has made significant progress and has now completed the Development Frameworks. They will then be developed further by the individual land owners in close consultation with the Council to prepare detailed master plans. Additional technical analysis of the sites will also be undertaken. The master plans indicate infrastructure requirements and the development contributions required. Other issues including access, sustainable transport options, green networks, phasing, design and flooding and drainage are also addressed. The master plans will be adopted by the Council as Supplementary Planning Guidance.

Full justification for each of the master plans is set out under Issues 3.3 to 3.5 and their supporting Development Frameworks.

The Council believes that community engagement will be an important element to ensure the master plans are reflective of public concern and address these concerns in a robust and effective manner. There will therefore be opportunity for public representation to the details as they emerge. The LDP process allowed community comment on the principle of the development. The detail will emerge through the master plan process and this will allow the opportunity for the residents to comment and shape the direction of the master plans. Furthermore at the planning application stage, there is a statutory requirement to carry out community consultation on major applications.

In relation to consultation on the LDP, there has been significant consultation undertaken at MIR and Proposed Plan stages and the Participation Statement AND Report of Conformity outlines this in detail. Consultation on the Draft master plans SPG is expected to commence spring/summer 2014. The Approved SPGs will form part of the LDP once the Plan is Adopted.

Para 21 of SPP states that the Plan should be reviewed at least every 5 years and should focus on what has to change rather than invite the re-opening of settled issues.

The Strategy and master plan approach is therefore fully in compliance with SPP and PAN 83 and the Plan will be reviewed in accordance with SPP guidance.

It is not proposed to modify the Plan based upon the above.

**Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/2)**

It is not considered necessary to include the word 'ideally' in Para 4.2.2. This would dilute the policy. The Policy is clear that proposals for areas within a master plan should not impact upon the delivery of the overall aspiration for the whole master plan area.

It is not proposed to modify the Policy in respect of the above.

## **ISSUE 3.2 – POLICY M2: MASTER PLAN M77 STRATEGIC DEVELOPMENT OPPORTUNITY**

A number of comments have been received in relation to this policy and the Council responds as follows:

### **Support**

**Carol A. Gilbert, SPT (Ref 969/1), Adele Gallagher Scottish Water (Ref 256/10), Fiona Morrison Education Department ERC (Ref 275/5)**

The Council acknowledges and welcomes the support for Policy M2.

It is not proposed to modify the Plan based upon the above.

### **General**

**Sam Taylor, Glasgow City Council (Ref 465/4)**

The Council notes the comments of Glasgow City Council and will continue to consult with Glasgow City regarding master plan preparation and proposals related to the Dams to Darnley Country Park.

It is not proposed to modify the Plan based upon the above.

### **Objections**

**George M Morton (Ref 38/4), James Whyteside (Ref 82/10), Mrs Janet Mylett (Ref 191/2), Dawn Roberts (Ref 225/1), Ron Burkey (Ref 279/1), Norman Graham (Ref 286/4), Claire Wharton (Ref 419/4), Mrs Irene Graham (Ref 448/3), Lynda Murray (Ref 511/3), Keith A. Vallance (Ref 536/3), Newton Mearns Community Council (Ref 686/4), Julie Mylett (Ref 704/2), Mr Iain McCowan (Ref 896/4)**

As stated in the response to Issue 2.1b: Development Strategy and Issues 3.3&3.4 and through the preparation of the Development Frameworks the Council has demonstrated the effectiveness and deliverability of the master plan areas. These responses address issues concerning loss of green belt, infrastructure (education, roads, transport, drainage), incinerator, potential over development, the Plans compliance with the SDP, Brownfield development opportunities, business demand, provision of services and facilities and loss of character.

**Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/1) (500/3), Blair Melville, Homes for Scotland (Ref 758/3)**

The comments from Homes for Scotland on phasing of sites are addressed under Issue 9.1. In summary it is concluded that a Phasing policy remains appropriate and should be retained.

The overall strategy and justification for these master plan areas and provision of a generous housing supply are addressed under Issue 2.1b and Issue 9.1.

It is not proposed to modify the Plan based upon the above.

### **Policy SG6.13 and SG6.22 Netherplace Works, Newton Mearns (Policy M2)**

Representations were submitted from James Barr Ltd on behalf of Personal Pension Trust and TPS Planning Ltd on behalf of Whitecraigs Village Ltd. Both proposals support the continued business designation for the site. The representation from Personal Pension Trust Limited objects to the green belt designation of the site.

#### **Support**

##### **Elaine Anderson, James Barr Ltd on behalf of Personal Pension Trust (Ref 274/1)**

The Council acknowledges and welcomes the support for Policy SG6.13 and SG6.22.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

##### **Sinead Lynch, TPS Planning Ltd on behalf of Whitecraigs Village Ltd (Ref 502/1) (Ref 502/2), Elaine Anderson, James Barr Ltd on behalf of Personal Pension Trust (Ref 274/4)**

This is a large site in the established green belt which is physically separated from the main urban area of Newton Mearns, to which the M77 forms an effective barrier. The site was the location of the former Netherplace Dyeworks most recently occupied by Coates Vyella. Given the requirements of that industry for clean water, it was located for historical reasons in a rural (now Green Belt) location adjacent to a purpose built reservoir. The location is remote from the settlement of Newton Mearns, surrounded by agricultural uses and vehicular access is restricted.

The dye works ceased operation in recent years and since then the site has languished. Several smaller business and industrial uses are currently operating from the site however a large part of the site and buildings are still vacant.

The site is regarded as a Green belt location protected by Policy D3: Green Belt and Countryside around Towns. The site is also allocated for employment under Policy SG6: Economic Development and falls within Policy M2:M77 Strategic Development Opportunity.

The Council recognises that for historical reasons there are a number of businesses which operate from premises located in the Green Belt. The Council considers that the Plan makes adequate provision for continued business development at this location. Significant intensification of use or change of use is unlikely to be viewed favourably however any proposals for new development will be assessed against Development Plan policies including Strategic Policy 2: Assessment of Development Proposals, Policy SG6 and Policy D1: Detailed Guidance for all Development.

The Proposed Plan aims to provide a flexible approach to promoting sites for employment generating uses rather than being specific. The Council is therefore prepared to consider a range of alternative employment generating uses at this site. It is acknowledged that redevelopment would remove a large structure and may improve visually the area.

It is recommended that the site should be retained under Policy SG6 which provides the appropriate framework for the site.

The M77 forms a strong and defensible boundary to the green belt in this locality. Consequently, the site should be retained within the green belt.

It is not proposed to modify the Plan based upon the above.

#### **SEPA (Ref 70/38) (Ref 70/42)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

To reflect this issue within the Plan it is proposed to modify the Plan as follows:

In Schedules 12 and 13 insert the letter F and the following additional text:

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

#### **Policy SG10.11 Aurs Road, Newton Mearns**

##### **Support**

##### **Lynda Murray (Ref 511/11)**

The Council acknowledges and welcomes the support for Policy SG10.11.

It is not proposed to modify the Plan based upon the above

#### **SEPA (Ref 70/52)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process. However, any flood risk issues regarding the realignment of the road could be addressed at planning application stage.

It is not proposed to modify the Plan based upon the above.

## **Policy SG10.12 Crookfur Road/M77 Newton Mearns**

### **Support**

#### **Mrs Margaret Gray (Ref 231/3), Andrew Gray (Ref 501/1), Lynda Murray (Ref 511/12)**

The Council acknowledges and welcomes the support for Policy SG10.22

One of the Councils priorities remains to improve connectivity between Barrhead and Newton Mearns through key transport proposals including the 'Balgray Link' Road (SG10.3), upgrades to Aurs Road (SG10.11) and a new railway station at Barrhead South (M2.2 and SG10.4).

This proposal is retained in the Plan to allow for potential longer term enhancement of Junction 4 to provide a 4 way junction. However, the Councils priorities currently centre on delivery of the rail station and upgrading Aurs Road.

It is not proposed to modify the Plan based upon the above.

### **SEPA (Ref 70/52)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process. However, any flood risk issues could be addressed at planning application stage.

It is not proposed to modify the Plan based upon the above.

## **Policy SG10.3 Balgray Link - Balgraystone Road, Barrhead**

### **Objection**

#### **Iain Donaldson (Ref 252/2), Norman Graham (Ref 286/9), Jane Donaldson (Ref 375/2), Ian Gladstone (Ref 380/4), Lynda Murray (Ref 511/10), Edward Gunn (Ref 651/2), Kate Makrides (Ref 706/2), D Jesner (Ref 783/6), Mr Iain McCowan (Ref 896/11)**

Policy M2.1 required the master plan process to investigate the Balgray Link route as part of the sustainable transport strategy for the site. The Balgray Link was not a justification for the release or an essential requirement of the master plan. Whilst the improvements of connectivity between Barrhead and Newton Mearns remains a Council aspiration and the Balgray Link Route retains the support of the Council it will not be pursued as an integral part of this site. It will remain within the Plan but the Council will amend the Action Programme to reflect that it will be a long term aspiration, the implementation of which will be sought from alternative funding sources. Development contributions will not be sought towards the cost of this proposal.

This issue is addressed further under Issue 3.3.

The Action Programme will be amended to reflect the long term nature of the Balgray Link road.

## **Policy SG2.7 Hillfield, Newton Mearns**

### **Support**

**Ian Gallacher, GVA on behalf of Patterson SPV (Ref 776/1), Ian Gallacher, GVA on behalf of Mansell Homes (Ref 781/1)**

The Council acknowledges and welcomes the support for Policy SG2.7.

It is not proposed to modify the Plan based upon the above.

### **Objection**

**George M Morton (Ref 38/1), Joseph Fell (Ref 87/2), Mr and Mrs William Reid (Ref 95/1), Robert Johnston (Ref 131/2), Norman Gray (Ref 214/1), Robert Russell (Ref 215/2), Norman Graham (Ref 286/11), Martin and Lynn Smith (Ref 296/1), Dr Archie Bethel CBE (Ref @@@), W.R Barr (Ref 470/4), Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/11), Barbara Fewkes (Ref 705/1), Fergus Muirhead (Ref 780/1), Standard Letter Comment SG2.7A (4 reps) (Ref 1007/1), Standard Letter Comment SG2.7B (51 reps) (Ref 1008/1), Standard Letter Comment SG2.7C (16 reps) (Ref 1009/1)**

Since publication and subsequent consultation on the Proposed Plan planning consent (2012/0569/TP) (CD/@@) was granted June 2014 for 95 houses. The objections received have therefore been superseded by the granting of consent.

It is not proposed to modify the Plan based upon the above.

## **Policy SG2.8 Barcapel, Newton Mearns**

### **Support**

**Chris Logan, Persimmon Homes Ltd (Ref 743/2) Ian Gallacher, GVA on behalf of Persimmon Homes and Elphinstone Barcapel Ltd (in administration) (Ref 773/1)**

The Council acknowledges and welcomes the support for Policy SG2.8.

It is not proposed to modify the Plan based upon the above.

### **Objection**

**George M Morton (Ref 38/2), Joseph Fell (Ref 87/3), Mr and Mrs William Reid (Ref 95/2), Robert Johnston (Ref 131/1), Norman Gray (Ref 214/2), Sheila Greenshields (Ref 217/1), Norman Graham (Ref 286/12), Martin and Lynn Smith (Ref 296/2), Dr Archie Bethel CBE (Ref @@@@), W.R Barr (Ref 470/5), Barbara Fewkes (Ref 705/2), Fergus Muirhead (Ref 780/2), Standard Letter Comment SG2.8A (3 reps) (Ref 1010/1), Standard Letter Comment SG2.8B (52 reps) (Ref 1011/1), Standard Letter Comment SG2.8C (18 reps) (Ref 1012/1), Ian Gallacher, GVA on behalf of Persimmon Homes and Elphinstone Barcapel Ltd (in administration) (Ref 773/2)**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

This site has been identified as a new housing site under Policy SG2.8 with a notional capacity of 120 units. A planning application 2012/0625/TP for 117 units has been submitted but at the time of writing has not been determined.

The site is considered an effective site which can be developed within a reasonably short time scale, and therefore would contribute to the identified need for housing within the area. The site is contained by well defined boundaries and is on a public bus route and within walking distance to the railway station. It is accessible for primary schools, neighbourhood shopping and sport and community facilities and considered to be a sustainable location.

The Council's Green Belt Landscape Character Assessment (CD/@@) shows that value of the green belt in this area remains relatively strong. It should be noted that the LCA predates much of the development activity associated with the Greenlaw Urban Expansion area, which lies immediately adjacent to this site, and thereby altering the nature and character of the area. It must also be noted that a site to the North at Hillfield gained consent in June 2014 for 95 units (SG2.7), although development is yet to commence. It is acknowledged that the greenbelt nature of the area as described by the LCA to the north and east of the site remains intact.

A larger site has also been proposed by Persimmon Homes (Ref 773/2). It is recognised that the submitted supporting information aims to address issues of landscape impact and design.

It is accepted that a house builder is actively involved with the site. The representation also states that the site is effective and deliverable.

The Phase 2 proposal for an additional 175 units would result in a significant incursion into the Green Belt. Site SG2.8 is viewed as being more in keeping with the existing settlement form and field boundaries, however, any development would have to be sensitively planned to fit into the landscape.

It is recommended that the Phase 1 site (SG2.8) be retained as a housing proposal. The Phase 2 site should continue to be allocated as Green Belt. Other sites have been identified in the Plan to meet housing needs.

As there is no requirement to release additional sites the Phase 2 site has been rejected for inclusion as a housing proposal. It is not proposed to modify the Plan based upon the above.



## **ISSUE 3.3 – MASTER PLAN MALLETSHEUGH/MAIDENHILL NEWTON MEARNS**

### **(A) Policy M2.1 M77 Strategic Development Opportunity**

#### **Overview**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

Policy M2.1 is critical to the delivery of the Council's long term vision and development strategy for East Renfrewshire. To ensure the development is carried out in a manner that delivers the Council's vision and delivers development in a sustainable way, the Plan makes it clear that the site will be master planned. The master plan will be adopted by the Council as Supplementary Planning Guidance. Justification for the master plan process is set out further under Issue 3.1.

#### **1) Development Strategy and Housing land Supply**

##### **Support**

**Adele Gallagher, Scottish Water (Ref 256/2), David Campbell, GL Hearn Limited on behalf of Cala Homes and Taylor Wimpey (Ref 378/1)**

The Council acknowledges and welcomes the support for Policy M2.1.

It is not proposed to modify the Plan based upon the above.

##### **Objections**

**Dr Ajay Fowdar (Ref 2/1), Iain Cameron (Ref 22/1), Bryson McNeil (Ref 35/1), Barrie Fleming (Ref 40/1), Charles Murray (Ref 65/1), James Whyteside (Ref 82/7), Norman Fleming (Ref 97/1), Peter Asplin (Ref 196/1), Councillor Swift (Ref 216/1), Joe Hamilton (Ref 228/1), Craig McGibbon (Ref 229/1), Ian Murdoch (Ref 232/1), Gayle Hill (Ref 233/1), Kathryn Sanderson (Ref 235/1), Stephen Borys (Ref 241/1), Emma Borys (Ref 242/1), Iain Donaldson (Ref 252/4), Elspeth Gladstone (Ref 270/1), A Hughes (Ref 271/1), William White (Ref 273/1), James Scrimger (Ref 278/2), Mr Iain Johnston (Ref 283/1), Janice Scrimger (Ref 284/2), Jonathan Matthews (Ref 289/1), Sheila Walker (Ref 294/1), Leanne Henderson (Ref 300/1), Robin Forster (Ref 303/1), B Foley (Ref 304/1), Caroline Viney (Ref 308/1), Mr. J. Farnham (Ref 311/1), Mrs. E. Penman (Ref 322/1), Linsey Beck (Ref 325/1), Jean Beck (Ref 326/1), I M Borland (Ref 327/1), Judith Hume (Ref 337/1), Mrs Fiona McKenzie (Ref 346/1), Valerie Paton (Ref 350/1), Donna Cameron (Ref 351/1), Alan Collins (Ref 356/2), Stephanie Rogan (Ref 358/1), Sylvia and Arnold Black (Ref 362/1), James Ward (Ref 363/1),**

Moira Humphreys (Ref 364/1), Valerie Weaver (Ref 366/1), Sandra Weaver (Ref 367/1), Duncan Matthews (Ref 368/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Keith Murray (Ref 372/1), Jane Donaldson (Ref 375/4), Lorne Greig (Ref 377/1), Kenneth G Olverman (Ref 381/1), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Barbara White (Ref 397/1), Susan Borland (Ref 401/1), Martin Rae (Ref 405/1), Jennifer Osborne (Ref 406/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Liz McShane (Ref 411/1), Jack Cunningham (Ref 415/1), John Campbell (Ref 416/1), David McLay (Ref 417/1), Jennifer McLay (Ref 418/1), Claire Wharton (Ref 419/5), Elliot Miller (Ref 423/1), Karen McCotter (Ref 429/1), Emily McCotter (Ref 431/1), Shirley Anderson (Ref 436/1), Joe Jackson (Ref 438/1), David Walker (Ref 439/1), Mrs M. A. McGregor (Ref 442/1), Margaret Gunn (Ref 443/1), Mrs Irene Graham (Ref 448/1), Richard Lord (Ref 450/1), Scott Sanderson (Ref 453/1), Elizabeth Burke (Ref 454/1), Lorna McNicol (Ref 456/1), Susan McMurdo (Ref 457/1), Ian McMurdo (Ref 458/1), Laura Carragher (Ref 459/1), Colin Hamilton (Ref 460/1), Mrs G E Dunlop (Ref 461/1), Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/3), Marian Brady (Ref 464/1), Sarah Matthews (Ref 467/1), Malcolm Greig (Ref 468/1), W.R Barr (Ref 470/2), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), Mr Kenneth Nicolson (Ref 484/1), George Macfarlane (Ref 487/1), Calum Haddow (Ref 488/1), Gillian Craig (Ref 489/1), Anne M Macfarlane (Ref 491/2), John Dickie (Ref 495/1), Dianne Smillie (Ref 497/1), Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/4), James Barnes (Ref 505/1), W Howie (Ref 506/1), Bill Duguid, Eaglesham and Waterfoot Community Council (Ref 510/2), Lynda Murray (Ref 511/2), Graeme Scott (Ref 514/1), G Canning (Ref 516/1), Sharon Kerr (Ref 518/1), James Kerr (Ref 519/1), Ron Connor (Ref 522/1), Christine Dearie (Ref 523/1), Guy Duman (Ref 525/1), Julie Matthews (Ref 530/1), Allison Greig (Ref 534/1), Keith A. Vallance (Ref 536/4), Lesley Murray (Ref 537/1), Alistair Fyfe (Ref 541/2), William Jenkins (Ref 542/1), Edward Howie (Ref 544/1), Amanda Templeton (Ref 548/1), Elizabeth Forbes (Ref 549/1), Charles Kelly (Ref 550/1), Eleanor Watson (Ref 551/1), Mrs Anne H Grimes (Ref 556/1), Emily Laird (Ref 562/1), Ian Laird (Ref 563/1), Jamie Laird (Ref 564/1), Lesley Laird (Ref 565/1), Mr and Mrs P Barbary (Ref 566/1), Laura Kincaid (Ref 569/1), Mr G Branter (Ref 576/1), Heather Barnes (Ref 575/1), Neil Warren (Ref 578/2), Siobhan Barnes (Ref 580/1), Terry McGowan (Ref 581/1), A W Hislop (Ref 582/1), Mrs J S Hislop (Ref 583/1), Miss E J Hislop (Ref 584/1), Fiona Bradnam (Ref 592/1), Selena Jackson (Ref 593/1), Celia MacLeod (Ref 594/1), Alastair MacLeod (Ref 596/1), Mrs Emma MacKinnon (Ref 597/1), Aileen M Fyfe (Ref 599/2), Mr Angus MacKinnon (Ref 606/1), Blair Henderson (Ref 624/1), Moira Blacker (Ref 625/1), Kirsten Ross (Ref 633/1), Roz Rae (Ref 635/1), Martin Campbell (Ref 637/1), Donna Henderson (Ref 641/1), Dr Rosalynn Morrin (Ref 642/1), Vivien Thomson (Ref 643/1), James W Green (Ref 644/1), Mrs Helen Bradford (Ref 645/1), Raemond Bradford (Ref 646/1), E. F. Hanvey (Ref 648/1), E M Spalding (Ref 649/1), Edward Gunn (Ref 651/1), Charlie McGeever (Ref 653/2), Linda Davidson (Ref 654/1), George Allan (Ref 661/1), Marjorie Daniell (Ref 666/1), Catriona Carragher (Ref 667/1), Laura Carragher (Ref 668/1), Alistair W Knox (Ref 675/1), Alister McLaren (Ref 676/1), Eliza-Rose McGeever (Ref 678/1), Gerald Edwards (Ref 680/1), R A Crusher (Ref 683/1), Newton Mearns Community Council (Ref 686/3), Kate Makrides (Ref 706/1), Mr Ross Morrin (Ref 709/1), K J Maxted (Ref 718/1), S Petrie (Ref 721/1), Harnos Makrides (Ref 731/1), Simon O'Hare (Ref 732/1), Jennifer Smith (Ref 736/1), Margret MacDonald (Ref 737/1), Fiona Paterson (Ref 738/1), Allan Carvel (Ref 740/1), Christine Carvel (Ref 741/1), Elisabeth B.Carvel (Ref 742/1), Jules McGeever (Ref 744/2), Steven Smith (Ref 746/1), Adrian Carragher (Ref 749/1), Mr J G Spence (Ref 750/1), Amanda Fairley (Ref 753/1), Kathryn Fairley (Ref 754/1), Jim Moore (Ref 762/1), Ms. A Allan (Ref

**772/1, Colin Hamilton (Ref 782/1), Mrs M. Anderson (Ref 789/1), Claudia De Marco (Ref 792/1), Peter De Marco (Ref 794/1), David Yde (Ref 800/1), Mrs Ann Anson (Ref 802/1), Alison McKinlay (Ref 803/1), John Stuart (Ref 806/1), Sheila Mitchell (Ref 807/1), David Fairley (Ref 809/1), Dawn Bell (Ref 810/2), Evelyn Muchan (Ref 811/2), James Dearie (Ref 813/1), Brian Lavalette (Ref 815/1), J.G.Grindlay (Ref 816/1), Harris Macfarlane (Ref 823/1), Duncan Dickson (Ref 832/1), Mrs V G Jardine (Ref 833/1), George Willoughby (Ref 836/1), Margaret Whyte (Ref 837/1), Mora Main (Ref 839/1), D S Mylett (Ref 840/1), Mrs Diane Kerr (Ref 841/1), Freya Macfarlane (Ref 842/1), Ms Sue Jardine (Ref 844/1), Mr and Mrs W Devlin (Ref 846/1), Kathleen I Mooney (Ref 850/1), W R G Barr (Ref 872/1), Scott Mathers (Ref 873/1), Gregor Mathers (Ref 874/1), Catherine Wharton (Ref 875/1), Julie Mathers (Ref 876/1), Craig Mathers (Ref 877/1), Jeffrey Bailey (Ref 878/2), Iris Glegg (Ref 882/1), Nancy Walker (Ref 883/1), Mrs R D Miller (Ref 889/1), Erwin and Audrey Macbeth (Ref 890/2), Mr Iain McCowan (Ref 896/3), W Crann (Ref 897/1), David C Clapham (Ref 899/1), Miss J E Marley (Ref 902/1), Mrs E S Tweedie (Ref 903/1), R W R Barr (Ref 906/1), N Barr (Ref 907/1), M M Barr (Ref 908/1), Mr F McCarroll (Ref 911/1), Mrs Eileen E Fraser (Ref 913/1), Eleanor Kellock (Ref 919/1), Russell K Henry (Ref 921/1), Ian Callander (Ref 927/1), Fiona Callander (Ref 928/1), Mylene Kidd (Ref 930/1), Andrew Kidd (Ref 931/1), Joanne Stirling (Ref 967/1), Alastair Henderson (Ref 972/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1), Standard Letter Comment M2.1B (9 reps)**

Issues raised concerning compliance with the SDP, the SDP housing requirements and the SHNDA (CD/@@), impact upon the regeneration of Glasgow, calculation of housing targets for the Plan, supply of Brownfield sites, justification for site selection, loss of Green belt and housing choice and mix are all fully addressed under Issues 2.1b and 9.

It is clearly shown that the Plan is providing a generous land supply and proving a range and choice of locations across the Eastwood and Lovern Valley Housing Market Areas on both Brownfield and Greenfield sites. The Plan is fully in compliance with the requirements of SDP and SPP. The SDP clearly shows a need for new housing development in East Renfrewshire. It is also clearly shown that the Development strategy will deliver positive social, economic and environmental benefits for the area.

There is a clear need for affordable housing in the Eastwood housing market area particularly for social rented housing. The Development Framework therefore requires developers to provide 25% affordable housing of which 20% of the total is required to be for social rented units. The approach to Affordable Housing is addressed further under Issue 10: Affordable Housing and Housing Mix.

The Site Evaluation (CD/@@), SEA (CD/@@) and the Green belt review have been key considerations in the identification of preferred sites for the Plan. This master plan area is contained within clearly defensible boundaries provided by the M77 Trunk Road and the Glasgow Southern Orbital route. These major roads form a strong boundary that will clearly define the new urban edge. This release has been undertaken to ensure properly planned and controlled urban growth. Development will not encourage ribbon development along the trunk road network.

A number of alternate proposals, the majority of which fall within the Green belt, have been promoted through the consultation and these are addressed under Issues 3.2, 3.10 and 9.2-9.7. It is not recommended that additional sites are required for inclusion in the Plan.

The population and household projections set out in the SDP as reflected in the SHNDA are used in setting housing targets for the Plan. These projections are based upon an optimistic recovery of the region's economy and a quicker return to past growth rates and assumes a positive net migration. Appendix H1 Table H1.5 of the Monitoring Statement outlines population and household projections to 2025.

It is acknowledged that East Renfrewshire has an ageing population and the Plan acknowledges the impact this will have on the type of housing and facilities that will require to be provided in future years. Policy SG4: Housing Mix in New Developments and SG5: Affordable Housing particularly responds to this issue. The Council also has growing numbers of families whose needs are also covered by the Policy.

It is not proposed to modify the Plan based upon the above.

### **Chris Logan, Persimmon Homes, (Ref 743/8)**

The Council cannot dictate build out rates or how the market may change over the period of the plan but this will be kept under review through the annual Housing Land Audit (CD/@@) and Monitoring Statement. This will ensure there remains a 5 year effective supply as required by SPP. The Council maintains that Policy SG3: Phasing of New Housing Development and the plans strategy are in accordance with SPP and that a phasing policy remains a key component of the Plan. This is addressed further under Issue 9.1.

The Council has released strategic development sites to ensure development in East Renfrewshire is delivered in an appropriate and planned manner. The effectiveness of the site including its ability to deliver the housing numbers and the developers' interest in doing so has been established by the development framework. A detailed phasing Plan will be prepared for the SPG in due course.

It is not proposed to modify the Plan based upon the above.

## **2) Site Evaluation**

### **Objections**

**Kenneth G Olverman (Ref 381/1), Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/3), Lynda Murray (Ref 511/2), Keith A. Vallance (Ref 536/4), Charlie McGeever (Ref 653/2), Eliza-Rose McGeever (Ref 678/1), Newton Mearns Community Council (Ref 686/3), Jules McGeever (Ref 744/2), D Jesner (Ref 783/4), Mr Iain McCowan (Ref 896/3)**

Issue 2.2 Strategic Policy 2 Assessment of Development Proposals, addresses matters raised with the site evaluation and sequential approach. The methodology was revised following the MIR consultation (CD/@@) to address accessibility issues raised by SPT. In addition any new information was factored into the new assessment. This issue concludes that this approach has been clearly followed in the site selection process.

The site evaluation along with the SEA together provide a consistent, robust and objective framework for the assessment of land use proposals. The Council is satisfied the scoring has been undertaken in a rational, fair and transparent manner.

It is not proposed to modify the Plan based upon the above.

### **3) Infrastructure:**

#### **a) Education**

##### **Objections**

Dr Ajay Fowdar (Ref 2/1), Iain Cameron (Ref 22/1), Barrie Fleming (Ref 40/1), James Whyteside (Ref 82/7), Gloria Stewart (Ref 90/1), Norman Fleming (Ref 97/1), John Stewart (Ref 204/2), Joe Hamilton (Ref 228/1), Craig McGibbon (Ref 229/1), Gayle Hill (Ref 233/1), Kathryn Sanderson (Ref 235/1), Stephen Borys (Ref 241/1), Emma Borys (Ref 242/1), Iain Donaldson (Ref 252/4), Elspeth Gladstone (Ref 270/1), Mr Iain Johnston (Ref 283/1), Janice Scrimger (Ref 284/2), Fiona Orton (Ref 287/1), Jonathan Matthews (Ref 289/1), Sheila Walker (Ref 294/1), Leanne Henderson (Ref 300/1), Caroline Viney (Ref 308/1), Patrick Viney (Ref 309/1), Lois Viney (Ref 310/1), I M Borland (Ref 327/1), Judith Hume (Ref 337/1), Valerie Paton (Ref 350/1), Donna Cameron (Ref 351/1), Stephanie Rogan (Ref 358/1), Sylvia and Arnold Black (Ref 362/1), James Ward (Ref 363/1), Moira Humphreys (Ref 364/1), Valerie Weaver (Ref 366/1), Sandra Weaver (Ref 367/1), Duncan Matthews (Ref 368/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Keith Murray (Ref 372/1), Jane Donaldson (Ref 375/4), Lorne Greig (Ref 377/1), Ian Gladstone (Ref 380/3), Kenneth G Olverman (Ref 381/1), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Barbara White (Ref 397/1), Emma Osborne (Ref 399/1), Susan Borland (Ref 401/1), Martin Rae (Ref 405/1), Jennifer Osborne (Ref 406/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Liz McShane (Ref 411/1), Jack Cunningham (Ref 415/1), John Campbell (Ref 416/1), David McLay (Ref 417/1), Jennifer McLay (Ref 418/1), Claire Wharton (Ref 419/5), David Wilcock (Ref 420/1), Elliot Miller (Ref 423/1), Mrs Jill Tuck (Ref 428/1), Karen McCotter (Ref 429/1), Emily McCotter (Ref 431/1), Shirley Anderson (Ref 436/1), Joe Jackson (Ref 438/1), Mrs M. A. McGregor (Ref 442/1), Margaret Gunn (Ref 443/1), Richard Lord (Ref 450/1), Gillian Cameron (Ref 452/1), Scott Sanderson (Ref 453/1), Elizabeth Burke (Ref 454/1), Lorna McNicol (Ref 456/1), Laura Carragher (Ref 459/1), Mrs G E Dunlop (Ref 461/1), Sarah Matthews (Ref 467/1), Malcolm Greig (Ref 468/1), W.R Barr (Ref 470/2), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), Mr Kenneth Nicolson (Ref 484/1), Calum Haddow (Ref 488/1), Gillian Craig (Ref 489/1), John Dickie (Ref 495/1), James Barnes (Ref 505/1), Lynda Murray (Ref 511/2), Graeme Scott (Ref 514/1), Sharon Kerr (Ref 518/1), James Kerr (Ref 519/1), Christine Dearie (Ref 523/1), Allison Greig (Ref 534/1), Lesley Murray (Ref 537/1), Alistair Fyfe (Ref 541/2), William Jenkins (Ref 542/1), Elizabeth Forbes (Ref 549/1), Charles Kelly (Ref 550/1), Eleanor Watson (Ref 551/1), Mrs Anne H Grimes (Ref 556/1), Moira Meek (Ref 560/1), Emily Laird (Ref 562/1), Ian Laird (Ref 563/1), Jamie Laird (Ref 564/1), Lesley Laird (Ref 565/1), Mr and Mrs P Barbary (Ref 566/1), Mrs Laura Kincaid (Ref 569/1), Heather Barnes (Ref 575/1), Siobhan Barnes (Ref 580/1), Terry McGowan (Ref 581/1), A W Hislop (Ref 582/1), Mrs J S Hislop (Ref 583/1), Miss E J Hislop (Ref 584/1), Fiona Bradnam (Ref 592/1), Selena Jackson (Ref 593/1), Celia MacLeod (Ref 594/1), Mrs Emma MacKinnon (Ref 597/1), Aileen

M Fyfe (Ref 599/2), James Sandeman (Ref 600/8), Mr Angus MacKinnon (Ref 606/1), Moira Blacker (Ref 625/1), Kirsten Ross (Ref 633/1), Roz Rae (Ref 635/1), Martin Campbell (Ref 637/1), Dr Rosalynn Morrin (Ref 642/1), James W Green (Ref 644/1), E. F. Hanvey (Ref 648/1), E M Spalding (Ref 649/1), Charlie McGeever (Ref 653/2), Linda Davidson (Ref 654/1), Taylor Stewart (Ref 660/1), Catriona Carragher (Ref 667/1), Laura Carragher (Ref 668/1), Alistair W Knox (Ref 675/1), Alister McLaren (Ref 676/1), Eliza-Rose McGeever (Ref 678/1), Gerald Edwards (Ref 680/1), R A Crusher (Ref 683/1), A. Soudry (Ref 694/1), Kate Makrides (Ref 706/1), Mr Ross Morrin (Ref 709/1), K J Maxted (Ref 718/1), S Petrie (Ref 721/1), Simon O'Hare (Ref 732/1), Jennifer Smith (Ref 736/1), Margret MacDonald (Ref 737/1), Fiona Paterson (Ref 738/1), Thomas A. Carvel (Ref 739/1), Allan Carvel (Ref 740/1), Christine Carvel (Ref 741/1), Elisabeth B.Carvel (Ref 742/1), Jules McGeever (Ref 744/2), Steven Smith (Ref 746/1), Mrs Sandra McBride (Ref 752/2), Amanda Fairley (Ref 753/1), Kathryn Fairley (Ref 754/1), Mrs. Kathryn Oliver (Ref 756/1), Rosalie Menon (Ref 757/1), Jim Moore (Ref 762/1), Ms. A Allan (Ref 772/1), D Jesner (Ref 783/4), Mrs M. Anderson (Ref 789/1), Claudia De Marco (Ref 792/1), Peter De Marco (Ref 794/1), David Yde (Ref 800/1), Mrs Ann Anson (Ref 802/1), Alison McKinlay (Ref 803/1), John Stuart (Ref 806/1), Sheila Mitchell (Ref 807/1), David Fairley (Ref 809/1), Dawn Bell (Ref 810/2), James Dearie (Ref 813/1), Brian Lavalette (Ref 815/1), J.G.Grindlay (Ref 816/1), Duncan Dickson (Ref 832/1), Mrs V G Jardine (Ref 833/1), Margaret Whyte (Ref 837/1), D S Mylett (Ref 840/1), Freya Macfarlane (Ref 842/1), W R G Barr (Ref 872/1), Jeffrey Bailey (Ref 878/2), Iris Glegg (Ref 882/1), Erwin and Audrey Macbeth (Ref 890/2), Miss J E Marley (Ref 902/1), Mrs E S Tweedie (Ref 903/1), Mr F McCarroll (Ref 911/1), Mrs Eileen E Fraser (Ref 913/1), Eleanor Kellock (Ref 919/1), Russell K Henry (Ref 921/1), Ian Callander (Ref 927/1), Fiona Callander (Ref 928/1), Mylene Kidd (Ref 930/1), Andrew Kidd (Ref 931/1), Joanne Stirling (Ref 967/1), Alastair Henderson (Ref 972/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1), Standard Letter Comment M2.1B (9 reps)

The Plan recognises concern over the provision of education and has identified the need for the onsite provision of 2 new Primary schools with associated pre-5 provision. The need for these schools has been assessed by the Council's Education Department and they have further advised that Secondary capacity can be managed within the existing school estate, subject to appropriate development contributions. A modification to the Proposed Plan proposes that the denominational Primary School is delivered in an off-site location but on a site that is in a preferred educational location at Waterfoot Road, Newton Mearns. Discussions are ongoing over the acquisition of that site to target delivery of the school by the start of school term 2017. The Council has allocated the required capital cost within the capital plan. This issue is discussed further under Issue 7 (D13.28) which concludes that the site be retained in the Plan as suitable for a new school.

The second (non-denominational) Primary will be required by the start of the 2019 school term. Discussions with developers are continuing to acquire a site within Maidenhill. This will form a community focus for the master plan area. The second primary will be funded partly through development contributions. The Council will be required to part fund this school and is currently considering the allocation of capital funding.

Primary and pre-5 provision will be provided within these new schools. The contributions for Education are based on the Council's adopted Supplementary Planning Guidance on Development Contributions (CD/@@) which was developed in consultation with the Council's Education Service.

It is not proposed to modify the Plan based upon the above.

## **b) Roads and Transportation**

### **Objections**

Dr Ajay Fowdar (Ref 2/1), Iain Cameron (Ref 22/1), Barrie Fleming (Ref 40/1), Gloria Stewart (Ref 90/1), Norman Fleming (Ref 97/1), Mrs Marion Fleming (Ref 98/1), Peter Asplin (Ref 196/1), John Stewart (Ref 204/2), Councillor Swift (Ref 216/1), Joe Hamilton (Ref 228/1), Craig McGibbon (Ref 229/1), Kathryn Sanderson (Ref 235/1), Iain Donaldson (Ref 252/4), Elspeth Gladstone (Ref 270/1), James Scrimger (Ref 278/2), Mr Iain Johnston (Ref 283/1), Janice Scrimger (Ref 284/2), Fiona Orton (Ref 287/1), Sheila Walker (Ref 294/1), Leanne Henderson (Ref 300/1), Robin Forster (Ref 303/1), Caroline Viney (Ref 308/1), Patrick Viney (Ref 309/1), Lois Viney (Ref 310/1), I M Borland (Ref 327/1), Judith Hume (Ref 337/1), Dr Brian Robson (Ref 345/3), Mrs Fiona McKenzie (Ref 346/1), Valerie Paton (Ref 350/1), Donna Cameron (Ref 351/1), Stephanie Rogan (Ref 358/1), Sylvia and Arnold Black (Ref 362/1), James Ward (Ref 363/1), Valerie Weaver (Ref 366/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Jane Donaldson (Ref 375/4), Lorne Greig (Ref 377/1), David Campbell, GL Hearn on behalf of Cala and Taylor Wimpey (Ref 378/5), Ian Gladstone (Ref 380/3), Alan Speck (Ref 384/1), Emma Osborne (Ref 399/1), Susan Borland (Ref 401/1), Martin Rae (Ref 405/1), Liz McShane (Ref 411/1), John Campbell (Ref 416/1), Claire Wharton (Ref 419/5), Mrs Jane Condie (Ref 421/1), Mr Leslie Condie (Ref 422/1), Margaret Gunn (Ref 443/1), Scott Sanderson (Ref 453/1), Lorna McNicol (Ref 456/1), Laura Carragher (Ref 459/1), Colin Hamilton (Ref 460/1), Sarah Matthews (Ref 467/1), W.R Barr (Ref 470/2), George Macfarlane (Ref 487/1), Anne M Macfarlane (Ref 491/2), John Dickie (Ref 495/1), Dianne Smillie (Ref 497/1), Scott Graham, McNally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/4), Bill Duguid, Eaglesham and Waterfoot Community Council (Ref 510/2), Lynda Murray (Ref 511/2), Graeme Scott (Ref 514/1), Christine Dearie (Ref 523/1), Julie Matthews (Ref 530/1), Keith A. Vallance (Ref 536/4), Alistair Fyfe (Ref 541/2), William Jenkins (Ref 542/1), Eleanor Watson (Ref 551/1), Mrs Anne H Grimes (Ref 556/1), Moira Meek (Ref 560/1), Neil Warren (Ref 578/2), Aileen M Fyfe (Ref 599/2), Mr Angus MacKinnon (Ref 606/1), Moira Blacker (Ref 625/1), Donna Henderson (Ref 641/1), Vivien Thomson (Ref 643/1), Mrs Helen Bradford (Ref 645/1), Raemond Bradford (Ref 646/1), E. F. Hanvey (Ref 648/1), E M Spalding (Ref 649/1), Charlie McGeever (Ref 653/2), Linda Davidson (Ref 654/1), Laura Carragher (Ref 668/1), Alistair W Knox (Ref 675/1), Mr Ross Morrin (Ref 709/1), K J Maxted (Ref 718/1), Harnos Makrides (Ref 731/1), Fiona Paterson (Ref 738/1), Thomas A. Carvel (Ref 739/1), Christine Carvel (Ref 741/1), Elisabeth B.Carvel (Ref 742/1), Jules McGeever (Ref 744/2), Amanda Fairley (Ref 753/1), Kathryn Fairley (Ref 754/1), Norman Oliver (Ref 764/1), Ms. A Allan (Ref 772/1), D Jesner (Ref 783/4), Mrs M. Anderson (Ref 789/1), David Yde (Ref 800/1), Mrs Ann Anson (Ref 802/1), Alison McKinlay (Ref 803/1), John Stuart (Ref 806/1), Sheila Mitchell (Ref 807/1), Harris Macfarlane (Ref 823/1), Duncan Dickson (Ref 832/1), George Willoughby (Ref 836/1), D S Mylett (Ref 840/1), Mrs Diane Kerr (Ref 841/1), Freya Macfarlane (Ref 842/1), Ms Sue Jardine (Ref 844/1), Mr and Mrs W Devlin (Ref 846/1), Scott Mathers (Ref 873/1), Julie Mathers (Ref 876/1), Craig Mathers (Ref 877/1), Jeffrey Bailey (Ref 878/2), Iris Glegg (Ref 882/1), Nancy Walker (Ref 883/1), Mrs R D Miller (Ref 889/1), Erwin and Audrey Macbeth (Ref 890/2), Mr and Mrs W Devlin (Ref 846/1), Mr F McCarroll (Ref 911/1), Mrs Eileen E Fraser (Ref 913/1), Eleanor

**Kellock (Ref 919/1), Fiona Callander (Ref 928/1), Mylene Kidd (Ref 930/1), Joanne Stirling (Ref 967/1), Alastair Henderson (Ref 972/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1), Standard Letter Comment M2.1B (9 reps)**

Whilst the Council accepts that the residential and other uses proposed will inevitably result in increased pressure on local roads, there has been no hard evidence submitted to the Council by respondents that quantify this and no evidence that the effects cannot be mitigated in an acceptable manner.

It should be noted that a strategic movement strategy has been undertaken and this is incorporated within the Development Framework. This provides a high level strategic assessment and has formed the basis for a full Transport Assessment to be undertaken. This will look at impact on the Trunk road network, on local road junctions and any work required to improve these. Any off site junction improvements will have to be funded through development contributions. The Council has also engaged with Transport Scotland and Strathclyde Partnership for Transport (SPT). Their views and requirements have been reflected in the scope of the Transport Assessment. There have been no adverse comments raised by Transport Scotland or SPT to this land release.

The Development Framework places strong emphasis on measures to decrease the use of private cars, the encouragement of public transport networks and a strong green network incorporating cycle and pedestrian routes to positively tackle climate change issues. There has been active partnership working with Scottish Natural Heritage (SNH) and Glasgow and Clyde Valley Green Network Partnership to ensure these principles are firmly embedded within the Framework.

Access to the site will be determined through the Transport Assessment and at detailed planning application stage. The Glasgow South Orbital (GSO) is not the responsibility of Transport Scotland and any access to be taken from there will require agreement from the Council and would be funded by the developer as a development requirement. Improvements to J4 of M77 remains as a proposal within the Plan but is cited in the Action Programme as a longer term aspiration of the Council.

Policy M2.1 required the master plan process to investigate the Balgray Link route as part of the sustainable transport strategy for the site. The Balgray Link was not a justification for the release or an essential requirement of the master plan. The infrastructure requirements and development viability consideration of the development framework has identified that the Balgray Link is not required to realise the development of the site and that the cost implications would have been prohibitive to delivering a viable development. Whilst the improvements of connectivity between Barrhead and Newton Mearns remains a Council aspiration and the Balgray Link Route retains the support of the Council it will not be pursued as an integral part of this site. It will remain within the Plan but the Council will amend the Action Programme to reflect that it will be a long term aspiration, the implementation of which will be sought from alternative funding sources. Development contributions will not be sought towards the cost of this proposal.

It is acknowledged that public transport is currently available along Ayr Road but not yet further into the site due to its current green field undeveloped status. In addition it is acknowledged the site is not within close proximity of a railway station. Following discussions with SPT there will be a requirement for a bus service, potentially subsidised, for a 3 year period after the 100<sup>th</sup> house completion and this will be funded through Development Contributions. This will provide a route to



be agreed with SPT but should provide a circular route through the site with links to Ayr Road and Patterton Station park and ride facilities where excess capacity exists. A search area for Park and ride alongside the M77 is also being investigated with the opportunity for an express bus service into Glasgow City and Ayr. This will be explored further within the Transport Assessment.

The consent for a Motorway Service Area has now lapsed. The Council is satisfied that the GSO is a very clear defensible edge to the urban area. If the site was considered suitable for park and ride facilities through the Transport Assessment, this would be carefully considered and assessed both through the master plan and development management process.

It is not proposed to modify the Plan based upon the above.

The Action Programme will be amended to reflect the long term nature of the Balgray Link road.

### **Ross Johnston, Scottish Natural Heritage (Ref 88/2)**

The council remains supportive of the opportunity to deliver upgrades of Aurs Road. However, it is agreed that references to the former link road through the country park be removed. This was an earlier drafting error.

It is recommended the Plan is modified as follows:

Policy M2.1 Para 4.5.4 third bullet

Provision for a sustainable transport strategy comprising:

- Public Transport Upgrades;
- Upgrades to Aurs Road, ~~Barraed to Crookfur Road/M77 link road~~; .....

## **c) Health**

### **Objections**

**Iain Cameron (Ref 22/1), Barrie Fleming (Ref 40/1), Iain Donaldson (Ref 252/4), Elspeth Gladstone (Ref 270/1), James Scrimger (Ref 278/2), Lois Viney (Ref 310/1), Dr Brian Robson (Ref 345/3), Valerie Paton (Ref 350/1), Moira Humphreys (Ref 364/1), Mrs Christine Greig (Ref 371/1), Jane Donaldson (Ref 375/4), Ian Gladstone (Ref 380/3), Emma Osborne (Ref 399/1), Susan Borland (Ref 401/1), Margaret Gunn (Ref 443/1), W.R Barr (Ref 470/2), Lynda Murray (Ref 511/2), Alistair Fyfe (Ref 541/2), Edward Howie (Ref 544/1), Mr and Mrs P Barbary (Ref 566/1), Aileen M Fyfe (Ref 599/2), Julie Mathers (Ref 876/1), Nancy Walker (Ref 883/1)**

The Council has consulted Greater Glasgow Health Board and no concerns were raised in this respect. A new health centre is being constructed in Drumby Crescent, Clarkston and it is expected that this will provide services to a wide catchment population. If capacity or need issues arise Strategic Policy 2: Assessment of Development Proposals and Policy D13: Community, Leisure and Educational Facilities provide the appropriate framework for considering future opportunities.

In addition the Development framework provides opportunities for improved green networks and pedestrian and cycle routes to promote healthy living and well being. Promoting healthier lifestyles is a key component of the Plan, under the Social Theme (Table 2 of the Proposed Plan refers).

It is not proposed to modify the Plan based upon the above.

#### **d) Development Contributions**

##### **Objections**

**Dr Ajay Fowdar (Ref 2/1), Iain Cameron (Ref 22/1), Barrie Fleming (Ref 40/1), Mrs Marion Fleming (Ref 98/1), Councillor Swift (Ref 216/1), Craig McGibbon (Ref 229/1), Gayle Hill (Ref 233/1), Stephen Borys (Ref 241/1), Emma Borys (Ref 242/1), Elspeth Gladstone (Ref 270/1), William White (Ref 273/1), James Scrimger (Ref 278/2), Mr Iain Johnston (Ref 283/1), Janice Scrimger (Ref 284/2), Fiona Orton (Ref 287/1), Jonathan Matthews (Ref 289/1), Caroline Viney (Ref 308/1), Patrick Viney (Ref 309/1), Linsey Beck (Ref 325/1), Jean Beck (Ref 326/1), I M Borland (Ref 327/1), Judith Hume (Ref 337/1), Dr Brian Robson (Ref 345/3), Valerie Paton (Ref 350/1), Alan Collins (Ref 356/2), James Ward (Ref 363/1), Valerie Weaver (Ref 366/1), Sandra Weaver (Ref 367/1), Sandra Weaver (Ref 367/1), Duncan Matthews (Ref 368/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Keith Murray (Ref 372/1), Keith Murray (Ref 372/1), Lorne Greig (Ref 377/1), Ian Gladstone (Ref 380/3), Kenneth G Olverman (Ref 381/1), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Iain P Irvine (Ref 398/1), Emma Osborne (Ref 399/1), Susan Borland (Ref 401/1), Martin Rae (Ref 405/1), Jennifer Osborne (Ref 406/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Jack Cunningham (Ref 415/1), David McLay (Ref 417/1), Jennifer McLay (Ref 418/1), David Wilcock (Ref 420/1), Elliot Miller (Ref 423/1), Mrs Jill Tuck (Ref 428/1), Karen McCotter (Ref 429/1), Emily McCotter (Ref 431/1), Shirley Anderson (Ref 436/1), Joe Jackson (Ref 438/1), David Walker (Ref 439/1), Mrs M. A. McGregor (Ref 442/1), Margaret Gunn (Ref 443/1), Mrs Irene Graham (Ref 448/1), Richard Lord (Ref 450/1), Gillian Cameron (Ref 452/1), Elizabeth Burke (Ref 454/1), Lorna McNicol (Ref 456/1), Mrs G E Dunlop (Ref 461/1), Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/3), Marian Brady (Ref 464/1), Sarah Matthews (Ref 467/1), Malcolm Greig (Ref 468/1), W.R Barr (Ref 470/2), Mr Kenneth Nicolson (Ref 484/1), George Macfarlane (Ref 487/1), Calum Haddow (Ref 488/1), Gillian Craig (Ref 489/1), Anne M Macfarlane (Ref 491/2), John Dickie (Ref 495/1), Dianne Smillie (Ref 497/1), James Barnes (Ref 505/1), W Howie (Ref 506/1), Sharon Kerr (Ref 518/1), James Kerr (Ref 519/1), Ron Connor (Ref 522/1), Julie Matthews (Ref 530/1), Allison Greig (Ref 534/1), Lesley Murray (Ref 537/1), William Jenkins (Ref 542/1), Amanda Templeton (Ref 548/1), Elizabeth Forbes (Ref 549/1), Charles Kelly (Ref 550/1), Mrs Anne H Grimes (Ref 556/1), Moira Meek (Ref 560/1), Emily Laird (Ref 562/1), Ian Laird (Ref 563/1), Jamie Laird (Ref 564/1), Lesley Laird (Ref 565/1), Mr and Mrs P Barbary (Ref 566/1), Mr G Branter (Ref 576/1), Siobhan Barnes (Ref 580/1), Terry McGowan (Ref 581/1), A W Hislop (Ref 582/1), Mrs J S Hislop (Ref 583/1), Miss E J Hislop (Ref 584/1), Fiona Bradnam (Ref 592/1), Selena Jackson (Ref 593/1), Celia MacLeod (Ref 594/1), Alastair MacLeod (Ref 596/1), Mrs Emma MacKinnon (Ref 597/1), Aileen M Fyfe (Ref 599/2), James Sandeman (Ref 600/8), Mr Angus MacKinnon (Ref 606/1), Moira Blacker**

**(Ref 625/1), Kirsten Ross (Ref 633/1), Martin Campbell (Ref 637/1), Laura Henderson (Ref 639/1), Donna Henderson (Ref 641/1), Dr Rosalynn Morrin (Ref 642/1), Vivien Thomson (Ref 643/1), James W Green (Ref 644/1), E. F. Hanvey (Ref 648/1), E M Spalding (Ref 649/1), Charlie McGeever (Ref 653/2), Linda Davidson (Ref 654/1), Taylor Stewart (Ref 660/1), George Allan (Ref 661/1), Marjorie Daniell (Ref 666/1), Catriona Carragher (Ref 667/1), Alistair W Knox (Ref 675/1), Gerald Edwards (Ref 680/1), R A Crusher (Ref 683/1), A. Soudry (Ref 694/1), Ryan McAlindin, Sport Scotland (Ref 702/4), S Petrie (Ref 721/1), Simon O'Hare (Ref 732/1), Jennifer Smith (Ref 736/1), Fiona Paterson (Ref 738/1), Thomas A. Carvel (Ref 739/1), Allan Carvel (Ref 740/1), Elisabeth B.Carvel (Ref 742/1), Jules McGeever (Ref 744/2), Steven Smith (Ref 746/1), Adrian Carragher (Ref 749/1), Kathryn Fairley (Ref 754/1), Mrs. Kathryn Oliver (Ref 756/1), Rosalie Menon (Ref 757/1), Jim Moore (Ref 762/1), Mrs M. Anderson (Ref 789/1), Alison McKinlay (Ref 803/1), John Stuart (Ref 806/1), Sheila Mitchell (Ref 807/1), David Fairley (Ref 809/1), Brian Lavalette (Ref 815/1), Mrs V G Jardine (Ref 833/1), George Willoughby (Ref 836/1), Margaret Whyte (Ref 837/1), Ms Sue Jardine (Ref 844/1), Mr and Mrs W Devlin (Ref 846/1), Scott Mathers (Ref 873/1), Craig Mathers (Ref 877/1), Jeffrey Bailey (Ref 878/2), Erwin and Audrey Macbeth (Ref 890/2), Mrs E S Tweedie (Ref 903/1), R W R Barr (Ref 906/1), N Barr (Ref 907/1), M M Barr (Ref 908/1), Mr F McCarroll (Ref 911/1), Mrs Eileen E Fraser (Ref 913/1), Ian Callander (Ref 927/1), Fiona Callander (Ref 928/1), Mylene Kidd (Ref 930/1), Andrew Kidd (Ref 931/1), Andrew Main (Ref 935/1), Dr J Wyllie (Ref 963/1), Joanne Stirling (Ref 967/1), Alastair Henderson (Ref 972/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1)**

A number of representations state a failure of the Council to deliver the required infrastructure and services to support previous developments and query how this will be delivered to accommodate new proposed developments. These matters have been demonstrated under Issues 2.1b: Development Strategy and Issue 2.3: Development Contributions. It is viewed that the Action Programme and the SPG on Development Contributions (2012) (CD/@@) will be key in clarifying the development requirements. No significant issues have been raised by any of the infrastructure and service providers.

The Council has been working closely with internal departments, Key Agencies and the development industry to identify development contributions required in line with Scottish Government Circular 3/2012 (CD/@@) and with the Council's adopted SPG on Development contributions. This is to ensure that infrastructure requirements can be delivered in line with phasing of units, that the site is effective in terms of delivering the housing units in line with the Plans expectations and that the existing communities are not adversely affected by the development.

The development contributions required from this development will be fully assessed and will be collected on a phased basis as the housing units are developed out. The contributions will be in addition to all the design and place making requirements set out in the Development Framework and in addition to the delivery of 25% on site affordable housing in line with Council policy.

The development contributions have been assessed to take viability into consideration and have been broadly agreed by the developers. Viability will remain essential for delivery and will be tested by the Council in conjunction with the District Valuers Service if required.

This process will assist with the delivery of 2 new primary schools, appropriate community facilities, sustainable transport solutions and a contribution to Dams to Darnley Country Park, a major local leisure facility. The loss of Green belt/open space will be mitigated by ensuring a strong green network throughout the site, together with good footpath and cyclepath links and improvements to Dams to Darnley Country Park. Para 3.16.3, P23 of the Proposed Plan states that it will not be possible to deliver all essential infrastructure through development contributions and some infrastructure will be delivered through other funding sources including from public sources. Development contributions will be confirmed through the master plan process as stated in policy M2.1. Development Contributions are further addressed under Issue 2.3.

A stated priority in the Plan is the need to enhance Dams to Darnley Country Park (Ref 378/5). This is a key Council priority. It will provide an enhanced facility for existing residents and for the residents of both Maidenhill and Barrhead South master plan areas. The opportunity exists to create new community facilities and improvements to this green space resource.

Issues raised stating that the proposals are only promoted to allow for planning gain for the Council or for political motivation are totally refuted. The Council are required to meet and comply with the requirements of SPP and the SDP, including housing need and demand requirements. Development Contributions are a recognised component of the planning process.

Ian Kelly, Graham and Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/3) stated that there is no investment/developer appetite or finance available for the proposal in the immediate first 5 years of the plan. Representations received to the Proposed Plan confirm a very strong interest in supporting this site and a desire to proceed with development at an early date. The Council has also allocated capital funding towards the cost of the first primary school to be delivered by 2017 and affordable housing funding will be used to deliver affordable units. Other funding sources will also continue to be pursued.

It is not proposed to modify the Plan based upon the above.

#### **4) Drainage and Flooding Issues**

##### **Objections**

**Iain Cameron (Ref 22/1) , Gloria Stewart (Ref 90/1), Peter Asplin (Ref 196/1), John Stewart (Ref 204/2), Joe Hamilton (Ref 228/1), Ian Murdoch (Ref 232/1), Gayle Hill (Ref 233/1), Kathryn Sanderson (Ref 235/1), Stephen Borys (Ref 241/1), Emma Borys (Ref 242/1), Iain Donaldson (Ref 252/4), William White (Ref 273/1), Mr Iain Johnston (Ref 283/1), Fiona Orton (Ref 287/1), Jonathan Matthews (Ref 289/1), Leanne Henderson (Ref 300/1), Caroline Viney (Ref 308/1), Linsey Beck (Ref 325/1), I M Borland (Ref 327/1), Dr Brian Robson (Ref 345/3), Mrs Fiona McKenzie (Ref 346/1), Donna Cameron (Ref 351/1), James Ward (Ref 363/1), Valerie Weaver (Ref 366/1), Sandra Weaver (Ref 367/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Jane Donaldson (Ref 375/4), Lorne Greig (Ref 377/1), Kenneth G Olverman (Ref 381/1), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Barbara White (Ref 397/1), Emma Osborne (Ref 399/1), Susan Borland (Ref 401/1), Martin Rae (Ref 405/1), Jennifer Osborne (Ref 406/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Liz McShane (Ref 411/1), Jack**

Cunningham (Ref 415/1), David McLay (Ref 417/1), Jennifer McLay (Ref 418/1), Claire Wharton (Ref 419/5), Elliot Miller (Ref 423/1), Mrs Jill Tuck (Ref 428/1), Karen McCotter (Ref 429/1), Emily McCotter (Ref 431/1), Shirley Anderson (Ref 436/1), Joe Jackson (Ref 438/1), Mrs M. A. McGregor (Ref 442/1), Mrs Irene Graham (Ref 448/1), Richard Lord (Ref 450/1), Gillian Cameron (Ref 452/1), Scott Sanderson (Ref 453/1), Elizabeth Burke (Ref 454/1), Mrs G E Dunlop (Ref 461/1), Sarah Matthews (Ref 467/1), Malcolm Greig (Ref 468/1), W.R Barr (Ref 470/2), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), Mr Kenneth Nicolson (Ref 484/1), Calum Haddow (Ref 488/1), Gillian Craig (Ref 489/1), John Dickie (Ref 495/1), Dianne Smillie (Ref 497/1), James Barnes (Ref 505/1), Lynda Murray (Ref 511/2), Graeme Scott (Ref 514/1), Sharon Kerr (Ref 518/1), James Kerr (Ref 519/1), Guy Duman (Ref 525/1), Julie Matthews (Ref 530/1), Elizabeth Forbes (Ref 549/1), Emily Laird (Ref 562/1), Ian Laird (Ref 563/1), Jamie Laird (Ref 564/1), Lesley Laird (Ref 565/1), Mr and Mrs P Barbary (Ref 566/1), Heather Barnes (Ref 575/1), Neil Warren (Ref 578/2), Siobhan Barnes (Ref 580/1), Terry McGowan (Ref 581/1), A W Hislop (Ref 582/1), Mrs J S Hislop (Ref 583/1), Miss E J Hislop (Ref 584/1), Fiona Bradnam (Ref 592/1), Selena Jackson (Ref 593/1), Blair Henderson (Ref 624/1), Moira Blacker (Ref 625/1), Kirsten Ross (Ref 633/1), Martin Campbell (Ref 637/1), Charlie McGeever (Ref 653/2), Alistair W Knox (Ref 675/1), Eliza-Rose McGeever (Ref 678/1), Newton Mearns Community Council (Ref 686/3), Kate Makrides (Ref 706/1), S Petrie (Ref 721/1), Harnos Makrides (Ref 731/1), Simon O'Hare (Ref 732/1), Jennifer Smith (Ref 736/1), Margret MacDonald (Ref 737/1), Thomas A. Carvel (Ref 739/1), Allan Carvel (Ref 740/1), Jules McGeever (Ref 744/2), Mrs. Kathryn Oliver (Ref 756/1), Rosalie Menon (Ref 757/1), Jim Moore (Ref 762/1), Norman Oliver (Ref 764/1), D Jesner (Ref 783/4), David Yde (Ref 800/1), Mrs Ann Anson (Ref 802/1), John Stuart (Ref 806/1), Sheila Mitchell (Ref 807/1), Harris Macfarlane (Ref 823/1), Mrs V G Jardine (Ref 833/1), Mora Main (Ref 839/1), D S Mylett (Ref 840/1), Kathleen I Mooney (Ref 850/1), Catherine Wharton (Ref 875/1), Julie Mathers (Ref 876/1), Mr Iain McCowan (Ref 896/3), Mrs E S Tweedie (Ref 903/1), Eleanor Kellock (Ref 919/1), Ian Callander (Ref 927/1), Fiona Callander (Ref 928/1), Mylene Kidd (Ref 930/1), Joanne Stirling (Ref 967/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1), Standard Letter Comment M2.1B (9 reps)

Many respondents have raised concerns about flooding and the drainage capacity of the site and the need to use private water courses to effectively drain the site.

The site is not located within the SEPA functional flood plain, however the requirement for assessment of flood risk is recognised and accepted. This assessment will be carried out to inform the preparation of the master plan and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policy E3: Water Environment, Policy E4: Flooding and Policy E5: Surface Water Drainage and Water Quality, of the LDP adequately address the water environment requirements of all development proposals. The detail can be safely managed by the development management process.

The Council commissioned a hydrological study to inform on surface water drainage. Developers have undertaken flood risk assessments and initial drainage impact assessments and these demonstrate that the site can be satisfactorily drained, achieving zero impact in terms of increases in flood volumes, Combined Sewer overflow spill frequencies and flood volumes. Surface water drainage will be achieved utilising Sustainable Urban Drainage systems (SUDs).

A notional development solution together with associated development costs has been completed and this includes a proposed development pumping station and construction of downstream sewer reinforcements.

Adele Gallagher, Scottish Water (Ref 256/8) in her response has made it clear that Scottish Water is funded to provide upgrades at treatment works where 5 growth criteria have been met and that lack of capacity should not be seen as a barrier to development.

On the information supplied by developers, there will be no use made of private watercourses.

It is not proposed to modify the Plan based upon the above.

## **5) Environmental Issues**

### **a) Effect on environment, landscape ecology and wildlife**

#### **Objections**

**Dr Ajay Fowdar (Ref 2/1), Iain Cameron (Ref 22/1), Mrs Marion Fleming (Ref 98/1), Peter Asplin (Ref 196/1), Councillor Swift (Ref 216/1), Craig McGibbon (Ref 229/1), Stephen Borys (Ref 241/1), Iain Donaldson (Ref 252/4), Iain Donaldson (Ref 252/4), Elspeth Gladstone (Ref 270/1), James Scrimger (Ref 278/2), Janice Scrimger (Ref 284/2), Linsey Beck (Ref 325/1), Jane Donaldson (Ref 375/4), Mrs. J V Farnham (Ref 376/1), Ian Gladstone (Ref 380/3), Mrs Jill Tuck (Ref 428/1), Mrs M. A. McGregor (Ref 442/1), Richard Lord (Ref 450/1), R Fraser (Ref 455/1), Calum Haddow (Ref 488/1), John Dickie (Ref 495/1), Dianne Smillie (Ref 497/1), Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/4), Allison Greig (Ref 534/1), Arran Greig (Ref 535/1), Lesley Murray (Ref 537/1), Alistair Fyfe (Ref 541/2), Heather Barnes (Ref 575/1), Mrs J S Hislop (Ref 583/1), Fiona Bradnam (Ref 592/1), Charlie McGeever (Ref 653/2), Taylor Stewart (Ref 660/1), George Allan (Ref 661/1), Catriona Carragher (Ref 667/1), Laura Carragher (Ref 668/1), A. Soudry (Ref 694/1), S Petrie (Ref 721/1), Jennifer Smith (Ref 736/1), Fiona Paterson (Ref 738/1), Steven Smith (Ref 746/1), Adrian Carragher (Ref 749/1), Rosalie Menon (Ref 757/1), D Jesner (Ref 783/4), John Stuart (Ref 806/1), Margaret Whyte (Ref 837/1), D S Mylett (Ref 840/1), Ms Sue Jardine (Ref 844/1), W R G Barr (Ref 872/1), Nancy Walker (Ref 883/1), Mr F McCarroll (Ref 911/1), Joanne Stirling (Ref 967/1), Alastair Henderson (Ref 972/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1)**

The development framework has been developed in close consultation with SNH and Glasgow and Clyde Valley Green Network Partnership (GCVGNP), who have supported the Council in ensuring that a strong emphasis is placed on visual landscape assessment and integration of a strong green network. While it is accepted that development will inevitably have an impact, the Council will ensure both through the master plan process and through subsequent planning applications, that any adverse impact is minimised and appropriately mitigated, such as landscape buffer strips together with recommended planting schemes incorporating appropriate native species. The site is currently not of high ecological or wildlife value and this has been confirmed by independent studies commissioned by the developers. The master plan will be screened for Environmental Impact Assessment (EIA) and applicants will have to comply with the EIA regulations. The Development

Framework sets out a clear requirement to ensure minimisation of adverse impact and that appropriate mitigation measures will be in place.

Landscape and green belt impact, environmental quality and visual sensitivity were key criteria within the site evaluation. Additionally, an updated review of the Green Belt Boundary has been undertaken. The Council's Landscape Character Assessment was utilised strongly within the Site Evaluation as demonstrated in the methodology. Development will not result in coalescence as suggested.

Loss of peat has also been the subject of concern and it can be confirmed that there is the presence of peat in the southwest corner of the master plan area. This is likely to form part of the integrated green network and potentially will form part of the SuDS drainage scheme.

Issues with noise will be fully assessed through the master plan and planning application process.

It is not proposed to modify the Plan based upon the above.

## **b) Carbon Emissions**

### **Objections**

**Iain Cameron (Ref 22/1), Craig McGibbon (Ref 229/1), Iain Donaldson (Ref 252/4), Robin Forster (Ref 303/1), Jane Donaldson (Ref 375/4), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Martin Rae (Ref 405/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Jack Cunningham (Ref 415/1), Claire Wharton (Ref 419/5), Elliot Miller (Ref 423/1), Karen McCotter (Ref 429/1), Emily McCotter (Ref 431/1), Shirley Anderson (Ref 436/1), Joe Jackson (Ref 438/1), Mrs M. A. McGregor (Ref 442/1), Richard Lord (Ref 450/1), Gillian Cameron (Ref 452/1), Mrs G E Dunlop (Ref 461/1), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), Mr Kenneth Nicolson (Ref 484/1), Calum Haddow (Ref 488/1), Gillian Craig (Ref 489/1), John Dickie (Ref 495/1), James Barnes (Ref 505/1), Lynda Murray (Ref 511/2), Graeme Scott (Ref 514/1), Sharon Kerr (Ref 518/1), James Kerr (Ref 519/1), Guy Duman (Ref 525/1), Julie Matthews (Ref 530/1), Lesley Murray (Ref 537/1), Elizabeth Forbes (Ref 549/1), Emily Laird (Ref 562/1), Ian Laird (Ref 563/1), Jamie Laird (Ref 564/1), Lesley Laird (Ref 565/1), Heather Barnes (Ref 575/1), Mr Angus MacKinnon (Ref 606/1), Moira Blacker (Ref 625/1), Kirsten Ross (Ref 633/1), Martin Campbell (Ref 637/1), Linda Davidson (Ref 654/1), George Allan (Ref 661/1), Alister McLaren (Ref 676/1), A. Soudry (Ref 694/1), S Petrie (Ref 721/1), Rosalie Menon (Ref 757/1), Claudia De Marco (Ref 792/1), Peter De Marco (Ref 794/1), John Stuart (Ref 806/1), Mrs E S Tweedie (Ref 903/1), Andrew Kidd (Ref 931/1), Tara Menon (Ref 975/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1)**

Reducing carbon emissions is an agenda that underpins the overall strategy of the Plan, Para 3.1.4 of the Proposed Plan refers. The Council's Environmental Services were consulted on the Proposed Plan but did not raise any points of concern regarding carbon emissions in the vicinity of the site. In line with the Scottish Government emphasis on reduction of carbon emissions, the Development Framework emphasises the importance of measures to reduce carbon and requires developers to promote sustainable transport solutions and to ensure high levels of energy efficiency through house design as advocated by Policy E2: Energy Efficiency and its supporting SPG.

It is not proposed to modify the Plan based upon the above.

## **6) Loss of amenity/character**

### **Objections**

**Dr Ajay Fowdar (Ref 2/1), Iain Cameron (Ref 22/1), Barrie Fleming (Ref 40/1), Charles Murray (Ref 65/1), Norman Fleming (Ref 97/1), Craig McGibbon (Ref 229/1), Kathryn Sanderson (Ref 235/1), Emma Borys (Ref 242/1), Iain Donaldson (Ref 252/4), William White (Ref 273/1), Fiona Orton (Ref 287/1), Mr. J . Farnham (Ref 311/1), Jean Beck (Ref 326/1), Valerie Paton (Ref 350/1), Stephanie Rogan (Ref 358/1), Sandra Weaver (Ref 367/1), Cameron Shearer (Ref 370/1), Jane Donaldson (Ref 375/4), Ian Gladstone (Ref 380/3), Emma Osborne (Ref 399/1), Jennifer Osborne (Ref 406/1), Liz McShane (Ref 411/1), Jack Cunningham (Ref 415/1), Mrs Jane Condie (Ref 421/1), Mr Leslie Condie (Ref 422/1), Mrs Jill Tuck (Ref 428/1), Margaret Gunn (Ref 443/1), Gillian Cameron (Ref 452/1), Scott Sanderson (Ref 453/1), R Fraser (Ref 455/1), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), Julie Matthews (Ref 530/1), Terry McGowan (Ref 581/1), Roz Rae (Ref 635/1), Elisabeth B.Carvel (Ref 742/1), Adrian Carragher (Ref 749/1), Mrs. Kathryn Oliver (Ref 756/1), Rosalie Menon (Ref 757/1), Ms. A Allan (Ref 772/1), Claudia De Marco (Ref 792/1), Alison McKinlay (Ref 803/1), Brian Lavalette (Ref 815/1), Scott Mathers (Ref 873/1), Julie Mathers (Ref 876/1), Iris Glegg (Ref 882/1), Mr Iain McCowan (Ref 896/3), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1)**

The Development Framework strongly references the Scottish Government's Designing Streets, Designing Places and Creating Places (CD/@@) and there is a strong emphasis on place making and design, as further evidenced by Chapter 5 of the Proposed Plan. Character, amenity and integration will be component parts of the design process. It is viewed that any impacts upon the character of the area can be addressed through the policy framework of the Plan and the master plan process.

It is not proposed to modify the Plan based upon the above.

## **7) Economic and Retail Development**

### **Objections**

**Iain Cameron (Ref 22/1), Barrie Fleming (Ref 40/1), James Whyteside (Ref 82/7), Peter Asplin (Ref 196/1), Gayle Hill (Ref 233/1), Iain Donaldson (Ref 252/4), David Campbell, on behalf of Co-operative Group, ref 254/1, Elspeth Gladstone (Ref 270/1), William White (Ref 273/1), Robin Forster (Ref 303/1), I M Borland (Ref 327/1), Mrs Fiona McKenzie (Ref 346/1), Sylvia and Arnold Black (Ref 362/1), James Ward (Ref 363/1), Valerie Weaver (Ref 366/1), Sandra Weaver (Ref 367/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Keith Murray (Ref 372/1), Jane Donaldson (Ref 375/4), Lorne Greig (Ref 377/1), Lorne Greig (Ref 377/1), Kenneth G Olverman (Ref 381/1), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Emma Osborne (Ref 399/1), Martin Rae (Ref 405/1), Jennifer Osborne (Ref 406/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Jack Cunningham (Ref 415/1), Elliot Miller (Ref 423/1), Mrs Jill Tuck (Ref 428/1), Karen McCotter (Ref 429/1), Emily McCotter (Ref 431/1), Shirley**



Anderson (Ref 436/1), Joe Jackson (Ref 438/1), Richard Lord (Ref 450/1), Gillian Cameron (Ref 452/1), Elizabeth Burke (Ref 454/1), R Fraser (Ref 455/1), Colin Hamilton (Ref 460/1), Mrs G E Dunlop (Ref 461/1), Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/3), Sarah Matthews (Ref 467/1), Malcolm Greig (Ref 468/1), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), John Dickie (Ref 495/1), James Barnes (Ref 505/1), Lynda Murray (Ref 511/2), Graeme Scott (Ref 514/1), Sharon Kerr (Ref 518/1), James Kerr (Ref 519/1), Guy Duman (Ref 525/1), Keith A. Vallance (Ref 536/4), Lesley Murray (Ref 537/1), William Jenkins (Ref 542/1), Elizabeth Forbes (Ref 549/1), Mrs Anne H Grimes (Ref 556/1), Emily Laird (Ref 562/1), Ian Laird (Ref 563/1), Jamie Laird (Ref 564/1), Lesley Laird (Ref 565/1), Heather Barnes (Ref 575/1), Siobhan Barnes (Ref 580/1), Terry McGowan (Ref 581/1), A W Hislop (Ref 582/1), Mrs J S Hislop (Ref 583/1), Miss E J Hislop (Ref 584/1), Fiona Bradnam (Ref 592/1), Selena Jackson (Ref 593/1), Moira Blacker (Ref 625/1), Kirsten Ross (Ref 633/1), Roz Rae (Ref 635/1), Martin Campbell (Ref 637/1), Laura Henderson (Ref 639/1), E M Spalding (Ref 649/1), Gerald Edwards (Ref 680/1), R A Crusher (Ref 683/1), Kate Makrides (Ref 706/1), S Petrie (Ref 721/1), Harmos Makrides (Ref 731/1), Simon O'Hare (Ref 732/1), Jennifer Smith (Ref 736/1), Margret MacDonald (Ref 737/1), Fiona Paterson (Ref 738/1), Christine Carvel (Ref 741/1), Steven Smith (Ref 746/1), Mrs Sandra McBride (Ref 752/2), Rosalie Menon (Ref 757/1), Ms. A Allan (Ref 772/1), Colin Hamilton (Ref 782/1), Claudia De Marco (Ref 792/1), Peter De Marco (Ref 794/1), Alison McKinlay (Ref 803/1), John Stuart (Ref 806/1), Mrs V G Jardine (Ref 833/1), Mrs Diane Kerr (Ref 841/1), W R G Barr (Ref 872/1), W Crann (Ref 897/1), Mrs E S Tweedie (Ref 903/1), Ian Callander (Ref 927/1), Fiona Callander (Ref 928/1), Andrew Kidd (Ref 931/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1)

As demonstrated under Issue 11: Economic Development East Renfrewshire does not have any Strategic Economic Investment Locations (SEIL's) within the SDP, however the SDP acknowledges that there are existing developments and existing locations which will continue to play an important economic, social and environmental role at the local level.

The Proposed Plan seeks to strengthen and diversify the local economy to allow new and existing businesses to thrive, improve inward investment and boost job opportunities and provide access to local employment. A range of sites across the Council area are safeguarded for economic use and proposals for new business uses identified. The Plan provides a flexible approach to economic delivery supporting employment generating uses on such sites.

It is stated that the master plan will have to address the requirement to accommodate 'a high quality environment that will attract a variety of employment generating uses including high tech businesses and the potential for live/work units'. This statement does not imply that a major scale business park is to be created, but it recognises the potential of the area to generate employment. Limited retail employment could be generated within the local neighbourhood retail element proposed. The market for this is explored in further detail in the Development Framework. If a business use was proposed at some point in the future, should market conditions change, this would be assessed through the normal development management process. The policy for M2.1 allows that flexibility.

The Council recognises the importance of the investment and the contribution that house building makes to the economy through short and medium term job creation.

The Plan and Development Framework clearly state that retail should be neighbourhood scale only to cater for local needs and to provide locally accessible services. The Council anticipate that specifying the size of retail would be unnecessarily restrictive to the commercial market and therefore allows a degree of flexibility when dealing with potential investors. The main aim behind the promotion of local retail provision is to minimise car trips, provide local accessible services for new and existing residents and contribute to the creation of a community, allowing an area where local residents can meet and fulfil their daily shopping requirements.

The scale of retail will be controlled through the master plan and through Policy SG7: Town and Neighbourhood Centre Uses which provides the criteria against which out of centre retail (Class 1) proposals will be assessed.

It is not proposed to modify the Plan based upon the above.

## **8) Community consultation and local input to master plan**

### **Objections**

**James Scrimger (Ref 278/2), Janice Scrimger (Ref 284/2), Jonathan Matthews (Ref 289/1), Lois Viney (Ref 310/1), Mrs Fiona McKenzie (Ref 346/1), Sylvia and Arnold Black (Ref 362/1), James Ward (Ref 363/1), Valerie Weaver (Ref 366/1), Sandra Weaver (Ref 367/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Keith Murray (Ref 372/1), Lorne Greig (Ref 377/1), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Susan Borland (Ref 401/1), Martin Rae (Ref 405/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Liz McShane (Ref 411/1), Jack Cunningham (Ref 415/1), David McLay (Ref 417/1), Jennifer McLay (Ref 418/1), David Wilcock (Ref 420/1), Mrs Jane Condie (Ref 421/1), Mr Leslie Condie (Ref 422/1), Elliot Miller (Ref 423/1), Mrs Jill Tuck (Ref 428/1), Karen McCotter (Ref 429/1), Emily McCotter (Ref 431/1), Shirley Anderson (Ref 436/1), Joe Jackson (Ref 438/1), Mrs M. A. McGregor (Ref 442/1), Mrs Irene Graham (Ref 448/1), Richard Lord (Ref 450/1), Gillian Cameron (Ref 452/1), Scott Sanderson (Ref 453/1), Mrs G E Dunlop (Ref 461/1), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), Mr Kenneth Nicolson (Ref 484/1), Calum Haddow (Ref 488/1), Gillian Craig (Ref 489/1), John Dickie (Ref 495/1), James Barnes (Ref 505/1), G Canning (Ref 516/1), Guy Duman (Ref 525/1), Keith A. Vallance (Ref 536/4)Elizabeth Forbes (Ref 549/1), Emily Laird (Ref 562/1), Neil Warren (Ref 578/2), Terry McGowan (Ref 581/1), A W Hislop (Ref 582/1), Mrs J S Hislop (Ref 583/1), Miss E J Hislop (Ref 584/1), Fiona Bradnam (Ref 592/1), Selena Jackson (Ref 593/1), James Sandeman (Ref 600/8), Moira Blacker (Ref 625/1), Kirsten Ross (Ref 633/1), Martin Campbell (Ref 637/1), Edward Gunn (Ref 651/1), Charlie McGeever (Ref 653/2), Alister McLaren (Ref 676/1), Eliza-Rose McGeever (Ref 678/1), Newton Mearns Community Council (Ref 686/3), Mr Ross Morrin (Ref 709/1), S Petrie (Ref 721/1), Rosalie Menon (Ref 757/1), John Stuart (Ref 806/1), Mr Iain McCowan (Ref 896/3), Mrs E S Tweedie (Ref 903/1), Mylene Kidd (Ref 930/1), Andrew Kidd (Ref 931/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1)**

As demonstrated under Issue 3.1 the master plans and resulting planning applications will be subject to further consultation. This will ensure all stakeholders have the opportunity to comment and influence proposals.

Significant consultation has been undertaken at MIR and Proposed Plan stages as outlined in the Participation Statement and Report of Conformity. The M77 master plan study (CD/@@) was a feasibility study commissioned by the Council to inform and advise on development options. There was no requirement for public consultation contained within the Brief. Whilst the M77 corridor study informed the development strategies considered in the MIR it has not been a consideration in the allocation of sites within the plan process.

It is not proposed to modify the Plan based upon the above.

## **9) LRV/Incinerator**

### **Objections**

**Iain Cameron (Ref 22/1), Peter Asplin (Ref 196/1), Craig McGibbon (Ref 229/1), Ian Murdoch (Ref 232/1), Gayle Hill (Ref 233/1), Kathryn Sanderson (Ref 235/1), Stephen Borys (Ref 241/1), Emma Borys (Ref 242/1), Iain Donaldson (Ref 252/4), A Hughes (Ref 271/1), William White (Ref 273/1), Mr Iain Johnston (Ref 283/1), Fiona Orton (Ref 287/1), Sheila Walker (Ref 294/1), Robin Forster (Ref 303/1), Caroline Viney (Ref 308/1), Mr. J. Farnham (Ref 311/1), Linsey Beck (Ref 325/1), I M Borland (Ref 327/1), Judith Hume (Ref 337/1), Mrs Fiona McKenzie (Ref 346/1), Valerie Paton (Ref 350/1), Alan Collins (Ref 356/2), Sylvia and Arnold Black (Ref 362/1), James Ward (Ref 363/1), Moira Humphreys (Ref 364/1), Valerie Weaver (Ref 366/1), Sandra Weaver (Ref 367/1), Cameron Shearer (Ref 370/1), Mrs Christine Greig (Ref 371/1), Keith Murray (Ref 372/1), Jane Donaldson (Ref 375/4), Mrs. J V Farnham (Ref 376/1), v Lorne Greig (Ref 377/1), Ian Gladstone (Ref 380/3), Kenneth G Olverman (Ref 381/1), Alan Speck (Ref 384/1), Hazel Speck (Ref 386/1), Barbara White (Ref 397/1), Emma Osborne (Ref 399/1), Susan Borland (Ref 401/1), Martin Rae (Ref 405/1), Jennifer Osborne (Ref 406/1), Charles Hunter (Ref 407/1), Andrew Fitzgerald (Ref 409/1), Morag Hunter (Ref 410/1), Jack Cunningham (Ref 415/1), David McLay (Ref 417/1), David McLay (Ref 417/1), Jennifer McLay (Ref 418/1), Jennifer McLay (Ref 418/1), Claire Wharton (Ref 419/5), David Wilcock (Ref 420/1), Elliot Miller (Ref 423/1), Mrs Jill Tuck (Ref 428/1), Joe Jackson (Ref 438/1), Mrs M. A. McGregor (Ref 442/1), Margaret Gunn (Ref 443/1), Mrs Irene Graham (Ref 448/1), Richard Lord (Ref 450/1), Gillian Cameron (Ref 452/1), Scott Sanderson (Ref 453/1), Elizabeth Burke (Ref 454/1), R Fraser (Ref 455/1), Lorna McNicol (Ref 456/1), Ian McMurdo (Ref 458/1), Mrs G E Dunlop (Ref 461/1), Marian Brady (Ref 464/1), David Elliot (Ref 481/1), Sarah Elliot (Ref 482/1), Mr Kenneth Nicolson (Ref 484/1), Calum Haddow (Ref 488/1), Gillian Craig (Ref 489/1), John Dickie (Ref 495/1), Dianne Smillie (Ref 497/1), James Barnes (Ref 505/1), W Howie (Ref 506/1), Graeme Scott (Ref 514/1), Sharon Kerr (Ref 518/1), James Kerr (Ref 519/1), Christine Dearie (Ref 523/1), Guy Duman (Ref 525/1), Arran Greig (Ref 535/1), Elizabeth Forbes (Ref 549/1), Charles Kelly (Ref 550/1), Alison Gillanders (Ref 552/1), Mrs Anne H Grimes (Ref 556/1), Moira Meek (Ref 560/1), Emily Laird (Ref 562/1), Ian Laird (Ref 563/1), Jamie Laird (Ref 564/1), Lesley Laird (Ref 565/1), Mrs Laura Kincaid (Ref 569/1), Heather Barnes (Ref 575/1), Siobhan Barnes (Ref 580/1), Terry McGowan (Ref 581/1), A W Hislop (Ref 582/1), Mrs J S Hislop (Ref 583/1), Miss E J Hislop (Ref 584/1), Fiona Bradnam (Ref 592/1), Selena Jackson (Ref 593/1), Celia MacLeod (Ref 594/1), Alastair MacLeod (Ref 596/1), Mr Angus MacKinnon (Ref 606/1), Moira Blacker (Ref 625/1),**

**Kirsten Ross (Ref 633/1), Roz Rae (Ref 635/1), Martin Campbell (Ref 637/1), Dr Rosalynn Morrin (Ref 642/1), E. F. Hanvey (Ref 648/1), E M Spalding (Ref 649/1), Taylor Stewart (Ref 660/1), Catriona Carragher (Ref 667/1), Alister McLaren (Ref 676/1), Gerald Edwards (Ref 680/1), R A Crusher (Ref 683/1), Mr Ross Morrin (Ref 709/1), K J Maxted (Ref 718/1), S Petrie (Ref 721/1), Harmos Makrides (Ref 731/1), Simon O'Hare (Ref 732/1), Jennifer Smith (Ref 736/1), Margret MacDonald (Ref 737/1), Fiona Paterson (Ref 738/1), Steven Smith (Ref 746/1), Mrs Sandra McBride (Ref 752/2), Amanda Fairley (Ref 753/1), Kathryn Fairley (Ref 754/1), Rosalie Menon (Ref 757/1), Ms. A Allan (Ref 772/1), Mrs M. Anderson (Ref 789/1), Claudia De Marco (Ref 792/1), Alison McKinlay (Ref 803/1), John Stuart (Ref 806/1), David Fairley (Ref 809/1), Evelyn Muchan (Ref 811/2), James Dearie (Ref 813/1), Brian Lavalette (Ref 815/1), J.G.Grindlay (Ref 816/1), Duncan Dickson (Ref 832/1), Mrs V G Jardine (Ref 833/1), Margaret Whyte (Ref 837/1), Mora Main (Ref 839/1), Mrs Diane Kerr (Ref 841/1), Ms Sue Jardine (Ref 844/1), Mr and Mrs W Devlin (Ref 846/1), W R G Barr (Ref 872/1), Gregor Mathers (Ref 874/1), Julie Mathers (Ref 876/1), Craig Mathers (Ref 877/1), Jeffrey Bailey (Ref 878/2), Iris Glegg (Ref 882/1), Nancy Walker (Ref 883/1), Erwin and Audrey Macbeth (Ref 890/2), W Crann (Ref 897/1), Miss J E Marley (Ref 902/1), Mrs E S Tweedie (Ref 903/1), Mr F McCarroll (Ref 911/1), Mrs Eileen E Fraser (Ref 913/1), Eleanor Kellock (Ref 919/1), Russell K Henry (Ref 921/1), Ian Callander (Ref 927/1), Fiona Callander (Ref 928/1), Andrew Main (Ref 935/1) Alastair Henderson (Ref 972/1), Tara Menon (Ref 975/1), Dr Grace Ballantyne (Ref 980/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1), Standard Letter Comment M2.1B (9 reps)**

The Council does not promote such a use within the Plan. There is also no current planning application for such a use. There is no proposal or policy that supports such a use within the Plan.

It is not proposed to modify the Plan based upon the above.

#### **10) Impact upon Property Values**

##### **Objections**

**Edward Howie (Ref 544/1), Mr and Mrs P Barbary (Ref 566/1), Allan Carvel (Ref 740/1), Standard Letter Comment M2.1A (227 reps) (Ref 995/1)**

This is not a planning issue.

It is not proposed to modify the Plan based upon the above.

#### **11) Ian Kelly, Graham and Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/3) (Additional points not addressed above)**

The provisions of Policy M2.1 are not policy controls but are simply a list of requirements, with no indication of what happens if not met. No explicit policy provision that would prevent release or partial release without full infrastructure or developer contributions.

The Council has made it clear that the master plans are required to identify the infrastructure requirements and the development contributions required to support the development. It is for the master plans to identify how the infrastructure or services will be delivered to support the proposed development.

Para 4.5.2 makes it clear that the Council will not consider any applications favourably prior to the adoption of the master plan to ensure a co-ordinated approach to delivery and tied with infrastructure requirements. Within policy M1: Master plans, the Plan states that any application should relate to the master planned area as a whole or if less should not in any way prejudice the implementation of the entire development.

The Council acknowledge that this is a complex and testing issue that requires considerable time and commitment to ensure the detail is rigorous and deliverable. The master plan approach is the correct way to achieve this. Infrastructure issues are recognised and are being thoroughly tested through full assessments of Education, Roads and Transportation, Drainage and visual impact assessments. EIA regulations are also a major consideration.

It is not proposed to modify the Plan based upon the above.

M77 corridor study is self justifying, assuming continuing requirement for large scale residential land release.

The Council sees no justification or evidence for the comments made. The M77 corridor study was undertaken *independently* by a highly respected consultancy firm. Whilst the M77 corridor study informed the development strategies considered in the MIR it has not been a consideration in the allocation of sites within the LDP process.

It is not proposed to modify the Plan based upon the above.

#### **(B) Policy SG2.9 Malletsheugh East and SG2.10 Malletsheugh West Newton Mearns**

##### **Support**

##### **Gordon MacCallum, Keppie on behalf of Mr John Pollock (Ref 61/1)**

The Council acknowledges and welcomes the support for Policy SG2.10.

It is not proposed to modify the Plan based upon the above.

##### **Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Ltd, Ref 703/1**

The Council considers that these sites should remain part of the master plan to deal with strategic infrastructure requirements, particularly Education, joint access requirements and ensuring appropriate design solutions across the entire master plan area. The policy makes it clear that the Council will not consider any applications favourably prior to the adoption of the master plan to ensure a co-ordinated approach to delivery. Within policy M1 the Council does advise that any application should relate to the master planned area as a whole or if less should not in any way prejudice the implementation of the entire development. On that basis the Council feel it would not be appropriate to amend the wording of 4.5.2.

Comments in relation to the need for a school within the master plan have been accepted and a modification to the Plan has been undertaken. This matter is addressed further under Issue 7 Ref D13.28 where it is concluded that this alternative site at Waterfoot Road should be retained for a new school.

On this basis it is recommended Para 4.5.4 bullet point 1 sub bullet point 5 is modified as follows:

- Education facilities - On site provision of ~~2 primary schools (non-denominational & denominational)~~ *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 D13.28, Waterfoot Road, Newton Mearns.* Capacity can be managed within other schools subject to provision of appropriate development contributions.

### **SEPA (Ref 70/25, 70/26)**

The Council confirms that a full flood risk assessment will be required prior to development proceeding within the master plan area and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policy E3: Water Environment, Policy E4: Flooding and Policy E5: Surface Water Drainage and Water Quality, of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

### **(C) Policy SG 11 Maidenhill Newton Mearns**

#### **Objections**

#### **David Campbell, GL Hearn on behalf of Cala and Taylor Wimpey (Ref 378/5)**

The boundary of the site within the Development Framework includes Maidenhill Farm. This will be acknowledged through a proposed modification to the Proposals Map.

Schedule 11: Distribution, Capacity and Phasing of Additions to the Housing land Supply – Master Planned sites, provides capacity and phasing for each of the master plans. The Council maintains that Policy SG3: Phasing of New Housing Development and the plans strategy are in accordance with SPP and that a phasing policy remains a key component of the Plan. Policy SG3 identifies triggers to ensure a 5 year land supply is consistently provided. It is viewed that the strategic long term vision and the phasing of sites will assist with providing long term certainty for service providers and the development industry and will not restrict delivery of sites.

However, as demonstrated under Issue 9.1 the Council is recommending a modification to Schedule 11 to provide greater flexibility with the delivery of the master plans. Schedule 11 has been amended to state that the figures shown up to 2025 are minimum numbers. A detailed phasing plan will be included within the final SPG document.

It is recommended the Proposals Map is modified to include Maidenhill Farm within the M2.1 boundary.

It is recommended that Schedule 11 is modified as recommended under Issue 9.1.

It is recommended that Policy M2.1 Para 4.5.4 bullet point 2 be modified as follows (additional text in italics):

Approximately 1060 homes to be phased 450 homes (*minimum*) by 2025 and 610 homes post 2025;

### **SEPA (Ref 70/27)**

The Council confirms that a full flood risk assessment will be required prior to development proceeding within Maidenhill and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policy E3: Water Environment, Policy E4: Flooding and Policy E5: Surface Water Drainage and Water Quality, of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

### **Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/10)**

Issues raised concerning effectiveness, landscape character, access, drainage and infrastructure requirements are fully addressed above.

It is not proposed to modify the Plan based upon the above.

### **(D) Policy SG1 Housing Supply - Garden Centre Malletsheugh**

#### **Support**

#### **Archie Hillen, AJM Hillen on behalf of Mathieson Melrose (Ref 971/1)**

The Council acknowledges and welcomes the support for the inclusion of this site within Policy M2.1.

It is not proposed to modify the Plan based upon the above.

**(E) Policy D13.19 Maidenhill, Malletsheugh, Newton Mearns, Expansion Area – Religious/Community facility**

**Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/2)**

The Council acknowledges and welcomes the support for the inclusion of this site within Policy M2.1.

**Objections**

**Kathryn Sanderson (Ref 235/2), Iain Donaldson (Ref 252/3), Jane Donaldson (Ref 375/3)**

The Council has stated within the Plan that the details of a community/leisure facility (including a potential site for a religious facility) will be determined through the preparation of a comprehensive master plan. The Policy does not state that the facility will be specifically to serve the Muslim community, but is in recognition that a religious facility may be required to serve both the existing and incoming community. The Development Framework will allow for the development of such a facility and identifies preferred locations for such uses within a 2-hub approach to site development.

It should be noted that, following the consultation period on the Proposed Plan, a representation was received from the Muslim community (755/2) that sought allocation of a site for a religious/community facility on a residual parcel of land adjacent to Eastwood High School. In response to this, the Council prepared a pre-examination modification to the Proposed Plan and this has been the subject of further public consultation. This matter is addressed further under Issue 7 Ref D13.29 where it is concluded that this site should not be pursued further.

On the basis of the above recommendation and deletion of the modification site the Council consider it appropriate to continue to retain the potential for the development of a religious/community facility within Policy M2.1 and within Policy D13.5.

It is not proposed to modify the Plan based upon the above.

**(F) Policy D13.20 Maidenhill, Malletsheugh, Newton Mearns, Expansion Area – Education**

**Objection**

**Julie Gerc, SEPA (Ref 70/13)**

The Council confirms that a full flood risk assessment will be required prior to development proceeding within Maidenhill and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.



## Strategic Environmental Assessment

### Objection

#### Arthur Keller, Scottish Natural Heritage (Ref 964/3)

The comments from SNH are welcomed. The master plan approach allows a holistic strategy to be developed to ensure that the green networks, recreation and biodiversity are priorities and that impacts on existing resources can be suitably managed. Policies D4: Green Network, D7: Green Infrastructure and Open Space Provision within New Development, D8: Natural Features, D9: Protection of Outdoor Access and D10: Environmental Projects demonstrates the importance, protection of these features and provides criteria for assessment for development proposals that will impact upon them. It is viewed that the mitigation measures included within the Development framework and the landscape and green network strategies and planting will ensure environmental impacts are addressed and bio diversity increased.

The council remains supportive of the opportunity to upgrades at Aurs Road. However, it is agreed that references to the former link road through the country park be removed. This was an earlier drafting error.

It is recommended the Plan is modified as follows:

#### Policy M2.1 Para 4.5.4 third bullet

Provision for a sustainable transport strategy comprising:

- Public Transport Upgrades;
- Upgrades to Aurs Road, ~~Barhaed to Crookfur Road/M77 link road; .....~~

## **ISSUE 3.4 - MASTER PLAN BARRHEAD SOUTH – SPRINGHILL, SPRINGFIELD, LYONCROSS**

### **OVERVIEW**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

Policy M2.2 is critical to the delivery of the Council's long term vision and development strategy for East Renfrewshire. To ensure the development is carried out in a manner that delivers the Council's vision and delivers development in a sustainable way, the Plan makes it clear that the site will be master planned. The master plan will be adopted by the Council as Supplementary Planning Guidance. Justification for the master plan process is set out further under Issue 3.1.

### **POLICY M2.2: M77 STRATEGIC DEVELOPMENT OPPORTUNITY – BARRHEAD SOUTH – SPRINGHILL, SPRINGFIELD, LYONCROSS**

#### **Support**

#### **Professor Amid Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/3)**

The Council acknowledges and welcomes the support for Policy M2.2.

The policy allows for a potential religious facility site not a Muslim Religious facility. ERMEC's lack of interest in this site for a religious facility is noted.

There have been no other representations received to the Proposed Plan demonstrating interest in such a facility at this time however it is considered appropriate to retain the potential for the development of a religious/community facility within Policy M2.2.

It is not proposed to modify the Plan based upon the above.

#### **Gordon MacCallum, Keppie on behalf of Jamie Irvine (Land Director) Miller Homes SW (Ref 77/4), Alistair McKie, Anderson Srathern LLP on behalf of Mr and Mrs P Layden and Richard Layden (Ref 86/6)**

The Council acknowledges and welcomes the support for Policy M2.2.

It is not proposed to modify the Plan based upon the above.

**Adele Gallagher, Scottish Water (Ref 256/3)**

The support and commitment of Scottish Water to work in partnership with the Council in preparation of the master plan is noted and welcomed.

It is not proposed to modify the Plan based upon the above.

**Bob Salter, Geddes Consulting Limited on behalf of Wallace Land Investment and Management (Ref331/1)**

The general support for policy M2.2 is noted and welcomed. Support of inclusion and effectiveness of site (LDP45A) and the support of engagement in the preparation of the master plan SPG is noted and welcomed.

It is not proposed to modify the Plan based upon the above.

**Andrew Gray (Ref 501/4)**

The support of regeneration of Barrhead is noted and welcomed.

**Objections**

**Jean S.C. Hutchison (Ref 57/1)**

Policy M2.2 states that the master plan will have to address the site specific requirements with the details to be further refined through a comprehensive master plan process. This process is underway and the Council has produced a Development Framework in partnership with the land owners and developers within the area. This framework has involved initial site assessments including transportation and access, ecology, archaeology, services, ground conditions, drainage and landscape visual impact. This work has established the development potential of the site, infrastructure requirements and development viability.

The preparation of the master plan in accordance with Policy M2.2 will consider the employment generating uses proposed and these details will form part of the community consultation at the relevant stage.

The concerns raised in terms of the potential impact on water pressure and traffic infrastructure capacity have been considered in principle within the development framework. These matters do not present any issues that would prevent the principle of development and they are more appropriately dealt with during detailed consideration at the master plan and planning application stage. A transport assessment will be required as part of any planning application to demonstrate that the proposed development can be accommodated without having a detrimental impact on the surrounding road network and a drainage / water impact assessment is likely to be required by Scottish Water to demonstrate that the proposed development can be accommodated without having a detrimental impact on the water infrastructure. Scottish Water and Transport Scotland

have expressed their support for the Councils approach and their commitment to work in partnership with the Council through the master plan process.

It is not proposed to modify the Plan based upon the above.

**Ross Johnston, Scottish Natural Heritage (Ref 88/2)**

The council remains supportive of the opportunity to upgrades at Aurs Road. However, it is agreed that references to the former link road through the country park be removed. This was an earlier drafting error.

It is recommended the Plan is modified as follows:

Policy M2.2 Para 4.6.4 third bullet

Provision for a sustainable transport strategy comprising:

- Public Transport Upgrades;
- Provision of a new rail station at Springfield is investigated and land safeguarded;
- Upgrades to Aurs Road, ~~Barrhead to Crookfur Road/M77 link road;~~ .....

**David Campbell, GL Hearn Limited on behalf of Co-Operative Group (Ref 254/2)**

The scale, nature and location of the retail provision within the master plan area is more appropriately determined through the master plan stage of development and detailed planning applications. Policy M2.2 allows for retail at a neighbourhood scale which is considered appropriate in scale for this location.

The scale of retail will be controlled through the master plan and through Policy SG7: Town and Neighbourhood Centre Uses which provides the criteria against which out of centre retail (Class 1) proposals will be assessed.

It is not proposed to modify the Plan based upon the above.

**Bob Salter, Geddes Consulting Limited on behalf of Wallace Land Investment and Management (Ref 331/8)**

Schedule 11: Distribution, Capacity and Phasing of Additions to the Housing land Supply – Master Planned sites, provides capacity and phasing for each of the master plans. The Council maintains that Policy SG3: Phasing of New Housing Development and the plans strategy are in accordance with SPP and that a phasing policy remains a key component of the Plan. Policy SG3 identifies triggers to ensure a 5 year land supply is consistently provided. It is viewed that the strategic long term vision and the phasing of sites will assist with providing long term certainty for service providers and the development industry and will not restrict delivery of sites.

However, as demonstrated under Issue 9.1 the Council is recommending a modification to Schedule 11 to provide greater flexibility with the delivery of the master plans. Schedule 11 has been amended to state that the figures shown up to 2025 are minimum numbers. A detailed phasing plan will be included within the final SPG document.

It is recommended that Schedule 11 of the Plan is modified as shown under Issue 9.1

It is recommended that Policy M2.2 Para 4.6.4 bullet point 2 be modified as follows (additional text in italics):

Approximately 1060 homes to be phased 450 homes (*minimum*) by 2025 and 610 homes post 2025;

### **Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/5)**

#### **Landscape:**

The Council carried out an open and transparent site evaluation assessment that formed part of the evidence base for the Proposed Plan. The methodology employed, together with the SEA provides a consistent and objective framework for the assessment of the land use proposals. The sequential approach is used to assist in identifying the most suitable sites to release for new development and is in line with SPP. All sites were assessed using this methodology and this site was identified as suitable for release from the green belt subject to a master plan approach. The specific points raised with regards to landscape character assessment are acknowledged and consideration of these points is reflected in the Site Evaluation Assessment. Whilst the M77 corridor study informed the development strategies considered in the MIR it has not been a consideration in the allocation of sites within the LDP process.

The effectiveness of the site has been established through the development framework that has carried out first stage site assessments, identifying infrastructure requirements and testing the development viability.

The Council retains the view that this mater plan area is a natural extension to the urban area and will be defined by long term defensible boundaries. A clear mitigation strategy is in place to address any environmental issues as demonstrated in the Development framework.

#### **Transport**

Policy M2.2 required the master plan process to investigate the Balgray Link route as part of the sustainable transport strategy for the site. The Balgray Link was not a justification for the release or an essential requirement of the master plan. The infrastructure requirements and development viability consideration of the development framework has identified that the Balgray Link is not required to realise the development of the site and that the cost implications would have been prohibitive to delivering a viable development. Whilst the improvements of connectivity between Barrhead and Newton Mearns remains a Council aspiration and the Balgray Link Route retains the support of the Council it will not be pursued as an integral part of this site. It will remain within the Plan but the Council will amend the Action Programme to reflect that it will be a long term

aspiration, the implementation of which will be sought from alternative funding sources. Development contributions will not be sought towards the cost of this proposal.

Consultation with Transport Scotland (TS) with regards to the transportation and access strategy for this site has been ongoing with TS being involved in Transport Option Appraisal (July 2013) that was carried out to inform the transportation and access strategy for the development framework.

A detailed assessment of the cumulative impact of traffic is more appropriately dealt with during detailed consideration of the master plan and planning application stage. Consideration of the transport options for the site and access strategy has been carried out to inform the development framework.

### **Planning**

The Council remains satisfied that there is reasoned justification for the Development Strategy and this land release. The Development Strategy is further addressed under Issue 2.1b with housing supply under Issue 9.1.

The Action Programme will be amended to reflect the long term nature of the Balgray Link road.

### **Julie Cameron (Ref 507/1)**

The education department have advised that for Barrhead South master plan improvements to the education estate required to mitigate pupil generation from the master plan area can be managed through the development contributions policy subject to the provision of pre-five facilities as an early priority. The master plan process and detail planning application will determine the development contributions required and timing for delivery of pre-five facilities.

It is not proposed to modify the Plan based upon the above.

### **Edward Kelly (Ref 655/2)**

The matters raised with regards to privacy, outlook and property situation are more appropriately dealt with during the preparation of the master plan and consideration of detailed planning applications. Loss of property value is not a matter that can be considered in the Plan.

The Development Strategy of the proposed plan (Strategic Policy 1) supports a complementary two strand approach to development with the reuse of Brownfield land within the existing urban area, in line with SPP. This is demonstrated further under issue 2.1b. The proposed land allocation has been reached through due planning process, with an assessment of potential sites and selection from those considered, in order to meet the housing land requirement. Potential Brownfield sites have been considered and the LDP strategy includes Policy M3: Strategic Development Opportunity – Shanks / Glasgow Road Barrhead which seeks to bring the majority of Brownfield land in Barrhead back into productive use including through significant residential allocations.

It is not proposed to modify the Plan based upon the above.

**Chris Logan, Persimmon Homes Ltd (Ref 743/12)**

The Council cannot dictate build out rates or how the market may change over the period of the plan but this will be kept under review through the annual Housing Land Audit (CD/@@) and Monitoring Statement. This will ensure there remains a 5 year effective supply as required by SPP. The Council maintains that Policy SG3: Phasing of New Housing Development and the plans strategy are in accordance with SPP and that a phasing policy remains a key component of the Plan. This is addressed further under Issue 9.1.

The Council has released strategic development sites to ensure development in East Renfrewshire is delivered in an appropriate and planned manner. The effectiveness of this site including its ability to deliver the housing numbers and the developers' interest in doing so has been established by the development framework. A detailed phasing Plan will be prepared for the SPG in due course.

It is not proposed to modify the Plan based upon the above.

**D Jesner (Ref 783/5)**

No detail was provided with regards to which policy the release of the site is in contravention of. The proposed land allocation has been reached through due planning process, with an assessment of potential sites and selection from those considered, in order to meet the housing land requirement.

The Council carried out an open and transparent site evaluation assessment that formed part of the evidence base for the Proposed Plan. All sites were assessed using this methodology, including the Lyoncross site which was identified as suitable for release from the green belt subject to a master plan approach.

It is not proposed to modify the Plan based upon the above.

**Eileen Ross (Ref 923/1)**

The Council is required to identify additional allocations to satisfy housing land requirements and has released strategic development sites to ensure development in East Renfrewshire is delivered in an appropriate and planned manner. Policy M2.2 requires the master plan to address the requirement for a sustainable transport strategy including public transport upgrades and the provision of a new rail halt. The location of the site allows this opportunity to provide significant public transport opportunities that would reduce car use.

The matters raised with regards to flood risk, wildlife loss, amenity, air/soil, peat, water and loss of privacy / sunlight are matters of detail that are more appropriately addressed at the master plan stage and through the processing of detailed planning applications.

The master plan will be required to deliver a strong green network creating links through development to the countryside and improving accessibility to Dams to Darnley country park

creating improved opportunities for leisure activities. The development framework demonstrates that these principles will be achieved by the site.

Policy M2.2 demonstrates the Council's support for a religious facility to be provided on site. There have been no representations received to the Proposed Plan demonstrating interest in such a facility at this time however it is considered appropriate to retain the potential for the development of a religious/community facility within Policy M2.2.

The potential for live/work units to deliver a dynamic and competitive local economy and boost local jobs is considered appropriate for the site. The amenity issues with regards to the functioning of live / work are more appropriately addressed through the detailed design of development layouts and this will be considered through the master plan process and consideration of detailed planning applications.

It is not proposed to modify the Plan based upon the above.

**Mrs Rena McGuire, Barrhead Community Council (Ref 924/6), Brian Connelly, Auchenback Tenants and residents Association (Ref 938/4)**

Support of strategy to enhance Dams to Darnley Country Park is noted and welcomed.

The area of land released from the green belt under policy M2.2 is limited to that to the north of the railway line. Policy M2 identifies the wider M77 strategic development opportunity within which the two master plan areas at Barrhead South and Newton Mearns are located. It is these two areas (policy M2.1 and M2.2) that have been released from the green belt.

Several concerns are raised about Lyoncross being within the country park and included within the master plan area. Particular concern in relation to this is the loss of a defensible boundary, negative impact and future development pressure. Policy M2.2 seeks to enhance the country park by improving access, tourism activity and encouraging appropriate commercial and leisure activities. Similarly Policy D10: Environmental Projects continues support for Dams to Darnley Country park.

The site at Lyoncross has been identified as suitable for release from the green belt subject to a master plan approach following the site evaluation assessment that forms part of the evidence base for the LDP. The Lyoncross site assessment took account of the sites designation as green belt and its situation within the country park boundary. All sites were assessed using this methodology and the Council is satisfied the scoring has been undertaken in a rational, fair and transparent manner.

The release is subject to a master plan approach which will be informed by a series of studies and assessments to create a robust and long term development strategy for the site that will address the issues regarding impact on the park, appropriate green belt boundaries and extent of acceptable development area. Development of appropriate sections of Lyoncross will provide direct access to the northern section of the Country Park which is currently severely limited. The development framework has been informed by a landscape visual impact assessment that has demonstrated that sections of Lyoncross can be developed with limited impact on the amenity of the country park and its setting. The inclusion of this site will bring direct and desirable access to the country park for



existing residents of Barrhead and also visitors to the area with the provision of parking facilities either within the site and / or in a location that is accessed through the site. The topography and existing tree belts provide a strong defensible boundary that will be enhanced through the master plan process. The master plan will form the long term development strategy for the area and future development would be subject to due planning process. The Council's continued support for Dams to Darnley is expressed in Policy M2.2 and D10: Environmental projects.

Issues concerning transportation, access, traffic and the Balgray Link are addressed in the above responses.

It is not proposed to modify the Plan based upon the above.

**David Jones on behalf of Dalton Demolition (Ref 968/1)**

The phasing of the development including infrastructure and rail station will be considered and determined during the preparation of the master plan SPG.

**POLICY D13.6: BARRHEAD SOUTH EXPANSION AREA – EDUCATION FACILITIES**

**Julie Gerc, SEPA (70/10)**

When viewed against SEPA Indicative Flood Risk Map, it is noted that only a small section of the master plan area falls within an identified flood area. However, the Council confirms that a full flood risk assessment will be required across the master plan area prior to development proceeding and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

## **POLICY SG2.12: LYONCROSS, BARRHEAD**

### **Support**

#### **Alistair McKie, Anderson Srathern LLP on behalf of Mr and Mrs P Layden and Richard Layden (Ref 86/7)**

The Council acknowledges and welcomes the support for Policy SG2.12.

It is not proposed to modify the Plan based upon the above.

### **Objections**

#### **Julie Gerc, SEPA (Ref 70/28)**

When viewed against SEPA Indicative Flood Risk Map, it is noted that this site does not fall within but lies in the vicinity of an identified flood area. However, the Council confirms that a full flood risk assessment will be required across the master plan area prior to development proceeding and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

#### **Sam Taylor, Glasgow City Council (Ref 465/2)**

Full justification for the Development Strategy, compliance with the SDP, housing land supply and preferred sites are addressed under Issues 2.1b and 9.1.

The site at Lyoncross is within the Barrhead South Strategic Development Opportunity and has been identified as suitable for release from the green belt subject to a master plan approach following the site evaluation assessment that forms part of the evidence base for the Proposed Plan. The Lyoncross site assessment took account of the sites designation as green belt and its situation within the country park boundary. All sites were assessed using this methodology and the Council is satisfied the scoring has been undertaken in a rational, fair and transparent manner.

The development framework has been informed by a landscape visual impact assessment that has identified the areas of Lyoncross that are visually sensitive and will not be considered for residential development. The development framework also identifies an access strategy that includes desirable footpath and vehicular access to the country park. This process along with the detailed assessments to be carried out during the preparation of the SPG and consultation with Glasgow City Council will ensure that development is delivered in a manner that achieves the aims of Policy M2.2 to enhance Dams to Darnley Country Park.

The Council is confident that the master plan SPG will deliver a managed release that enhances the country park. Consultations with Glasgow City Council regarding the site and Dams to Darnley Country Park are ongoing.

**Scott Graham, McNally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/6)**

The defensible boundary will be established through the master plan SPG. The development framework has identified possible development parcels that will allow for a robust defensible boundary to be established. The landscape character of the site will be taken into account in the preparation of the master plan SPG. The landscape visual impact assessment undertaken to inform the development framework has taken the visual sensitivity of areas of the site into account with the outcome being that they are not considered suitable for development. The whole site was allocated, subject to the master plan, to allow for the integration with and access benefits to the country park to be realised.

The effectiveness of the site has been established through the development framework that has carried out first stage site assessments, identifying infrastructure requirements and testing the development viability.

The Site Evaluation (CD/@@), SEA and Green belt review informed which areas/sites should be released to meet the SDP requirements as part of the Development Strategy. The site selection process is set out in Para 1.6-1.6.6 of Appendix D of the Monitoring Statement and covered issues such as landscape and visual sensitivity, coalescence and long term integrity of the Green Belt. All sites were assessed using this methodology, including this site which the Council is satisfied is suitable for release for development.

**POLICY SG2.13: SPRINGFIELD ROAD, SPRINGHILL ROAD, BARRHEAD**

**Objections**

**Julie Gerc, SEPA (Ref 70/29)**

When viewed against SEPA Indicative Flood Risk Map, it is noted that this site does not fall within but lies in the vicinity of an identified flood area. However, the Council confirms that a full flood risk assessment will be required across the master plan area prior to development proceeding and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/6)**

The effectiveness of the site has been established through the development framework that has carried out first stage site assessments, identifying infrastructure requirements and testing the development viability.

The Site Evaluation (CD/@@), SEA and Green belt review informed which areas/sites should be released to meet the SDP requirements as part of the Development Strategy. The site selection process is set out in Para 1.6-1.6.6 of Appendix D of the Monitoring Statement and covered issues such as landscape and visual sensitivity, coalescence and long term integrity of the Green Belt. All sites were assessed using this methodology, including this site which the Council is satisfied is suitable for release for development.

It is not proposed to modify the Plan based upon the above.

**Edward Kelly (Ref 655/4)**

This representation is addressed above under Rep 655/2.

It is not proposed to modify the Plan based upon the above.

**POLICY SG2.14: SPRINGFIELD ROAD, BALGRAYSTONE ROAD, BARRHEAD**

**Objections**

**Julie Gerc, SEPA (Ref 70/30)**

When viewed against SEPA Indicative Flood Risk Map, it is noted that this site does not fall within but lies in the vicinity of an identified flood area. However, the Council confirms that a full flood risk assessment will be required across the master plan area prior to development proceeding and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/6)**

The effectiveness of the site has been established through the development framework that has carried out first stage site assessments, identifying infrastructure requirements and testing the development viability.

The Site Evaluation (CD/@@), SEA and Green belt review informed which areas/sites should be released to meet the SDP requirements as part of the Development Strategy. The site selection process is set out in Para 1.6-1.6.6 of Appendix D of the Monitoring Statement and covered issues such as landscape and visual sensitivity, coalescence and long term integrity of the Green Belt. All sites were assessed using this methodology, including this site which the Council is satisfied is suitable for release for development.

It is not proposed to modify the Plan based upon the above.

### **Edward Kelly (Ref 655/3)**

The owners wish for this site to be removed from the plan is noted and accepted.

It is recommended the Proposals Map is modified (as set out in the representation) to remove the small section of SG2.14 from the Barrhead South SDO.

### **POLICY SG2.15: SPRINGHILL ROAD, BARRHEAD**

#### **Support**

#### **Gordon MacCallum, Keppie on behalf of Jamie Irvine (Land Director) Miller Homes SW (Ref 77/1)**

Support for inclusion of site noted and welcomed. Agreement to the master plan approach /requirements and the commitment to joint working is noted and welcomed. Comments on the effectiveness of the site and development contributions levels are noted.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

#### **Julie Gerc, SEPA (Ref 70/31)**

When viewed against SEPA Indicative Flood Risk Map, it is noted that this site does not fall within but lies in the vicinity of an identified flood area. However, the Council confirms that a full flood risk assessment will be required across the master plan area prior to development proceeding and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/7)**

The effectiveness of the site has been established through the development framework that has carried out first stage site assessments, identifying infrastructure requirements and testing the development viability.

The Site Evaluation (CD/@@), SEA and Green belt review informed which areas/sites should be released to meet the SDP requirements as part of the Development Strategy. The site selection process is set out in Para 1.6-1.6.6 of Appendix D of the Monitoring Statement and covered issues such as landscape and visual sensitivity, coalescence and long term integrity of the Green Belt. All sites were assessed using this methodology, including this site which the Council is satisfied is suitable for release for development.

It is not proposed to modify the Plan based upon the above.

**POLICY SG10.4 – SPRINGFIELD, BARRHEAD – New Rail Station**

**Objection**

**Julie Gerc, SEPA. Ref 70/50**

When viewed against SEPA Indicative Flood Risk Map, it is noted that this site does not fall within but lies in the vicinity of an identified flood area. However, the Council confirms that a full flood risk assessment will be required across the master plan area prior to development proceeding and this is made clear within the Development Framework. This assessment will be carried out to inform the preparation of the master plan that will be adopted by the Council as Supplementary Planning Guidance and if required will support the detailed planning applications that follow. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**STRATEGIC ENVIRONMENTAL ASSESSMENT**

**Objection**

**Arthur Keller, Scottish Natural Heritage (Ref 964/4)**

The comments from SNH are welcomed as they highlight the balanced approach required to deliver the benefits to the Dams to Darnley Country Park that are urgently needed to realise its potential whilst highlighting the importance of the master plan approach. The Council is committed to progressing the detailed master plans in consultation with SNH in order to achieve this objective.

The master plan approach allows a holistic strategy to be developed to ensure that the green networks, recreation and biodiversity are priorities and that impacts on existing resources can be suitably managed. Policies D4: Green Network, D7: Green Infrastructure and Open Space Provision within New Development, D8: Natural Features, D9: Protection of Outdoor Access and D10: Environmental Projects demonstrates the importance, protection of these features and provides criteria for assessment for development proposals that will impact upon them.

The council remains supportive of the opportunity to upgrades at Aurs Road. However, it is agreed that references to the former link road through the country park be removed. This was an earlier drafting error.

It is recommended the Plan is modified as follows:

Policy M2.2 Para 4.6.4 third bullet

Provision for a sustainable transport strategy comprising:

- Public Transport Upgrades;
- Provision of a new rail station at Springfield is investigated and land safeguarded;
- Upgrades to Aurs Road, ~~Barrhaed to Crookfur Road/M77 link road~~; .....

## **MODIFICATION STAGE**

### **Objection**

#### **Liz Wilson (Ref 1319)**

This representation sought inclusion of a parcel of land within the master plan. The proposal was for a low density housing scheme set within the existing woodland environment.

This area of land is currently designated as protected urban greenspace under Policy D5 and is adjacent to a Local Biodiversity site. The site comprises existing woodland.

The site also forms part of the green network within the area and offers bio-diversity value. The Council does not wish to see this green resource lost to development.

However, inclusion of the site within the master plan could have wider benefits including improving access routes between sites and an additional environmental resource. A low density residential development retaining the woodland setting and green space resource is supported subject to further environmental and design assessments being undertaken through the preparation of SPG for the wider master plan area.

It is therefore recommended the Plan and Proposals Map is modified as follows:

Site boundary (as shown by representation) is included within Policy M2.2. Policies D4 and D5 to be retained over site. SG2.7 residential proposal to be shown by way of symbol on the Proposals Map.

It is recommended Schedule 10 of the Plan is modified as follows (modified text in italics):

**Schedule 10: Distribution, Capacity and Phasing of Additions to the Housing land Supply**

Site Ref	Location	HMA	Type	Notional Capacity #	Phase 1 Delivery by 2025 (Allocated land / Sites)		Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
					2012-20	2020-25		
SG2.7	<u>Springfield House Barrhead</u>	LV	BF	8	8	0	0	<i>A low density residential development is supported. The site layout will be required to take account of the need to safeguard areas of important urban green space, the adjacent LBS and the woodland to promote nature conservation.</i>



## **ISSUE 3.5 – POLICY M3: MASTER PLAN SHANKS-GLASGOW ROAD BARRHEAD STRATEGIC DEVELOPMENT**

### **OVERVIEW**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Policy M3 is critical to the delivery of the Council's long term vision and development strategy for East Renfrewshire. To ensure the development is carried out in a manner that delivers the Council's vision and delivers development in a sustainable way, the Plan makes it clear that the site will be master planned. The master plan will be adopted by the Council as Supplementary Planning Guidance. Justification for the master plan process is set out further under Issue 3.1.

### **POLICY M3: SHANKS/GLASGOW ROAD, BARRHEAD**

#### **Support**

##### **Tom McNally Associates Ltd on behalf of Cruden Estates (Ref 248/2)**

The support and intention of the developer to take the site forward at an earliest opportunity is welcomed. The Council will work in partnership with the developer along with key agencies and in consultation with the local community in the preparation of the master plan and delivery of development.

##### **Adele Gallagher, Scottish Water (Ref 256/4)**

The support and commitment of Scottish Water to work in partnership with the Council in preparation of the master plan is acknowledged and welcomed.

##### **Andrew Gray (Ref 501/5)**

Support of regeneration of Barrhead is noted and welcomed.

##### **Professor Amid Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/5)**

Support is acknowledged and welcomed. The reference to religious facilities is in relation to policy D13 which is not applicable to this site. The reference to D13.5 is applicable to the Barrhead South master plan area (M2.2).

**Mrs Rena McGuire, Barrhead Community Council (Ref 924/3), Brian Connelly, Auchenback Tenants and Residents Association (Ref 938/3)**

The Council acknowledges and welcomes the support for Policy M3.

It is not proposed to modify the Plan based upon the above.

**General**

**Fiona Morrison, Education Department, East Renfrewshire Council (Ref 275/6)**

The community infrastructure requirements will be investigated and addressed through the development of the master plan. The education department have advised that improvements to the education estate required to mitigate pupil generation from the development can be managed through contributions achieved through the development contributions policy subject to the pre-five provision being considered.

It is not proposed to modify the Plan based upon the above.

**Objections**

**David Campbell, GL Hearn Limited on behalf of Co-Operative Group (Ref 254/3)**

Policy M3 supports employment generating uses to the East of Glasgow Road. The Development framework shows that Neighbourhood scale retail is to be supported at the Glasgow Road section of the larger master plan area. The scale of retail will be controlled through the master plan and through Policy SG7: Town and Neighbourhood Centre Uses which provides the criteria against which out of centre retail (Class 1) proposals will be assessed.

It is not proposed to modify the Plan based upon the above.

**POLICY M3: SHANKS/GLASGOW ROAD, BARRHEAD, POLICY SG6.5: GRAHAMSTON ROAD / BLACKBYRES ROAD, BARRHEAD AND POLICY SG1: HOUSING SUPPLY - LDP53 GRAHAMSTON ROAD AND BLACKBYRES ROAD**

**Objections**

**Andrew McCafferty, Andrew McCafferty Associates on behalf of Bunzl plc (Ref 402/1, 402/2, 402/3)**

The long term failure of this site to deliver business / industrial uses on its own has been recognised by the Council. This northern area of Barrhead has suffered from significant areas of ineffective Brownfield land of which this site is one. In considering this area as a whole the Council has sought to stimulate development and economic growth by rationalising business and vacant land, delivering required infrastructure improvements through a master plan approach. The master plan area has to

make provision for a sustainable linked transport strategy which would include improved connections to the surrounding road network. The site is located at a significant road junction that will provide one of these connections and the Council considers that the inclusion of the site within the master plan serves a planning purpose to ensure the shared delivery of this junction and any improvements if required.

Policy SG6: Economic Development advocates a flexible approach to sustainable economic growth which removes restrictions on use class. The Council considers that this flexible approach addresses the issues raised by the representation and positive discussions have been held with the land owner’s representative. The site will be included within the master plan with the intention that the common infrastructure will be addressed across the whole master plan area and individual master plans for the separate sites will be prepared.

To assist with delivery of the site it is recommended that a limited enabling housing release is considered acceptable in the interests of achieving employment development, remediation and other required infrastructure improvements. The master plan for this site will provide the opportunity to finalise housing numbers, however, it is essential that the main use of the site is retained for employment use. In addition housing secured on this Brownfield site will offset the loss of Site SG1.5 Ferneze Barrhead which is recommended for deletion from the Plan.

It is recommended Policy M3 is modified as follows (modified text in italics):

Insert new bullet point after bullet point one to read:

- *Grahamston Road / Blackbyres Road:*  
*Redevelopment for employment use with limited enabling residential development of approximately 35 units*

It is recommended Schedule 10 of the Plan is modified as follows (modified text in italics):

**Schedule 10: Distribution, Capacity and Phasing of Additions to the Housing land Supply**

Site Ref	Location	HMA	Type	Notional Capacity #	Phase 1 Delivery by 2025 (Allocated land / Sites)		Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
					2012-20	2020-25		
SG2.6	<u><i>Grahamston Road / Blackbyres Road, Barrhead</i></u>	LV	BF	35	35	0	0	<i>Enabling residential development</i>

It is recommended that this modification is displayed on the Proposals Map by way of a symbol.

It is recommended that a notes field is added below Schedules 12 and 13 and an asterisk added to Policy SG6.5 and SG6.16 as follows:

\* enabling residential development.

**Julie Cameron (Ref 507/2)**

The education department have advised that for this master plan improvements to the education estate required to mitigate pupil generation from the master plan area can be managed through contributions achieved through the development contributions policy subject to the pre-five provision being considered.

It is not proposed to modify the Plan based upon the above.

**POLICY SG2.17: SHANKS PARK, BARRHEAD**

**Objection**

**Julie Gerc, SEPA (Ref 70/32)**

SEPA raised concerns that an assessment of flood risk would be required. However, the site does not fall within SEPAs 1:200 flood maps. The requirement for assessment of flood risk will be undertaken through the master plan process. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

It is not proposed to modify the Plan based upon the above.

**POLICY SG2.19: NORTH DARNLEY ROAD, BARRHEAD**

**Objection**

**Julie Gerc, SEPA (Ref 70/33)**

SEPA raised concerns that an assessment of flood risk would be required. However, the site does not fall within SEPAs 1:200 flood maps. An area of flood risk is located adjacent to the site. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**POLICY SG6.3: GLASGOW ROAD EAST, BARRHEAD, POLICY SG6.17: GLASGOW ROAD EAST, BARRHEAD (POLICY M3)**

**Brian Connelly, Auchenback Tenants and residents Association (Ref 938/4)**

Support for promoting these sites for economic development is noted and welcomed.

It is not proposed to modify the Plan based upon the above.

**Objection**

**Julie Gerc, SEPA (Ref 70/40)**

SEPA raised concerns that an assessment of flood risk would be required. However, only the eastern section of the site falls where it follows the burn is within a flood area. Development will be directed away from this area. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 3.6 - MASTER PLAN BRAIDBAR QUARRY**

### **Policy M4: Braidbar Quarry**

#### **Support**

**Adele Gallagher Scottish Water (Ref 256/5), John Handley Associates Ltd on behalf of Trustees of The Glasgow Jewish Community Trust (Ref 681/1), Professor Amir Hussain ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/4)**

The Council acknowledges and welcomes the support for Policy M4 and its longer term potential.

It is not proposed to modify the Plan based upon the above.

#### **General**

**Arthur Keller, Scottish Natural Heritage (Ref 964/1)**

The master plan for this site will identify the areas of the site to be developed for specific uses.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

**Barry Gladstone (Ref 1/1)**

The highlighted area referred to appears to have Rights in Common and is contained within the Dickie title. It would therefore appear that the representee is correct to state that numbers 11 – 25 Braidpark Drive have an ownership interest in the highlighted area. Nevertheless, these ownership issues should not impact on the overall designation of the Masterplan area as the eventual developer of the site would have to resolve any ownership disputes to allow an approved development to proceed. As such, it is recommended that the M4 Braidbar Quarry boundary in the Proposed Plan is retained in its current form.

It is not proposed to modify the Plan based upon the above.

**Ryan McAlindin Sport Scotland (Ref 702/5)**

Policy M4 states that appropriate development will be supported in accordance with Policy M1: Master plans. A comprehensive development brief will require to be prepared for this site. The retention/replacement/relocation of the playing fields will be integral to this brief.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 3.7 - MASTER PLAN DRUMBY CRESCENT**

### **Policy M5: Drumby Crescent**

#### **Support**

#### **Adele Gallagher Scottish Water (256/11), Professor Amir Hussain ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (755/7)**

The Council acknowledges and welcomes the support for Policy M5.

It is not proposed to modify the Plan based upon the above.

### **Policy M5: Drumby Crescent , Policy SG1.15 Drumby Crescent Playing Fields, Clarkston & Policy SG1: Housing Supply**

#### **General**

#### **Carol A. Gilbert SPT (969/2)**

Planning Application 2013/0415/TP (CD/@@) for the erection of a health and care centre with associated car parking was approved in October 2013. A total of 32 park and ride spaces have been set aside within the proposed 300 space car park. Vehicular access will be formed off Drumby Crescent, approximately 80 metres from the junction with Eastwoodmains Road. Pedestrian access will be formed at the junction of Drumby Crescent and Eastwoodmains Road, with additional pedestrian access also being provided through the vehicular entrance. The Council will continue to investigate options to improve access to the train station although there are no committed proposals at this time. Improved access was identified in the Development brief. The site lies adjacent to an existing bus route.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

#### **Keith Hargest, Hargest Planning Ltd on behalf of Lidl UK GmbH (76/1, 76/2, 76/3)**

In December 2012, a Development Brief was prepared for this site which promoted a mixed use development opportunity comprising housing and health/community use. Planning Application 2013/0415/TP (CD/@@) for the erection of a health and care centre with associated car parking was approved in October 2013. The land take up of the health centre was greater than anticipated in the development brief and the application was assessed and approved in October 2013. The remainder of the site is allocated for housing only, as identified in the Proposed Plan (SG1.15 for 40 units). Delivery of housing at this site remains a key Council aspiration. The capacity shown is notional with final numbers still to be determined.

The sequential approach for site selection contained in the Plan directs new retail uses towards town and neighbourhood centres, and as this site is located outwith Clarkston town centre, a retail

development would not be supported by the Council. For these reasons, it is considered that a mid-sized supermarket is not supported at this site.

It is not proposed to modify the Plan based upon the above.

**Ryan McAlindin Sport Scotland (702/6), Roger Spooner (387/4)**

This site is identified in the Adopted Local Plan as a housing site. The Proposed Plan promotes the site as being suitable for a mixed use healthcare centre and housing development. The existing sports ground will be redeveloped in the future, however, adequate provision of sports pitches remains throughout the wider area.

It is not proposed to modify the Plan based upon the above.



## **ISSUE 3.8 - REGENERATION ISSUES**

### **Policy M6: Regeneration Areas**

#### **Support**

**Mrs Margaret Gray (231/4), Adele Gallagher Scottish Water (256/6), Professor Amir Hussain ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (755/8)**

The Council acknowledges and welcomes the support for Policy M6.

It is not proposed to modify the Plan based upon the above.

#### **Objection**

**David Campbell, GL Hearn Limited on behalf of Co-operative Group (254/4)**

Policy M6 states that relevant proposals for each of the centres are shown in the Proposed Plan's Schedules. This is inaccurate as only some of the identified regeneration areas have specific development proposals contained in the Schedules.

It is therefore recommended that the wording in 4.14.2 is deleted and replaced as follows (new text in italics):

*The Proposed Plan's Schedules contain details of various proposals that have been identified for a number of these locations. Appropriate complementary uses and any future proposals for these locations will also be supported when considered to be in accordance with other policies of the Plan.*

In addition, to be in accordance with the other identified regeneration areas, it is recommended that bullet point one M6.1 is modified as follows:

- M6.1 Barrhead Town Centre

### **ISSUE 3.9 - RURAL ISSUES POLICY M7 RURAL SETTLEMENTS**

#### **Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/9)**

The Council acknowledges and welcomes the support for Policy M7.

It is not proposed to modify the Plan based upon the above.

#### **Objection**

**Bob Salter, Geddes Consulting Limited on behalf of Wallace Land Investment and Management (Ref 331/5), Ruth King, Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/4), Chris Logan, Persimmon Homes Ltd (Ref 743/1), Blair Melville, Homes for Scotland (Ref 758/7), Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/4)**

As demonstrated under Issue 2.1b: Development Strategy the Plan sets out a development strategy that will guide and direct growth to the most sustainable locations up to 2025 and beyond. The Plan provides a generous housing land supply to meet the requirements of SPP (CD/@@) and the SDP (CD/@@) and no additional land releases are required as demonstrated under Issue 9.1: Housing Supply.

There remains considerable pressure for development in the Green Belt surrounding both the urban and rural settlements. A number of sites have been promoted for development through the consultation to the MIR (CD/@@) and the Plan. All sites have been evaluated through the Site Evaluation (CD/@@) and SEA (CD/@@). A detailed green belt boundary review has also been undertaken, as discussed above and as set out in Appendix D1 of the Monitoring Statement (CD/@@). The land/sites selected for release from the Green Belt are those which are considered to be the most capable of accommodating development and delivering the aims of the Plan.

Para 92 and 94 of SPP address housing issues in rural areas. Para 92 of SPP states that “The planning system has a significant role in supporting sustainable economic growth in rural areas. .... the aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality”. Para 94 states that development plans must also allocate a generous supply of land in rural areas.

A detailed analysis of the 4 rural settlements of Uplawmoor, Neilston, Waterfoot and Eaglesham has been undertaken (Appendix C of the Monitoring Statement refers) to inform the Plan. This study looked at a variety of factors including role and function, infrastructure, services and facilities, public transport, current consents and previous build rates to assess whether the rural settlements could accommodate further growth. The 4 villages perform different roles and functions and are of differing sizes. The Plan does not provide a definition of a rural settlement however states at Para 2.2.2 that the 4 villages are located within the rural hinterland of the Authority.

The results of this exercise informed Policies M7 and M8 of the Proposed Plan and are set out in Appendix C Para 2.1-2.4 of the Monitoring Statement. A number of Green Belt releases were

identified for the village of Neilston only (Policy M8) with development restricted to infill opportunities compatible with local character and use in the other 3 rural settlements of Eaglesham, Uplawmoor and Waterfoot (Policy M7). In respect of Neilston an Infill Development Strategy will be prepared as SPG to expand upon the land use aspirations of the Neilston Charter. The Proposed Plan also seeks to promote additional green belt development opportunities for Neilston to aid the village's long term sustainability.

The representations received seek the inclusion of additional text that would allow additional proposals to be considered. However, Strategic Policy 2 provides the framework for considering alternative proposals. It is therefore considered that Policy M7 when read alongside Strategic policy 2 is sufficient to consider future applications.

It was viewed that the approach for the rural settlements is appropriate to deliver sustainable levels of growth, provide a range and choice of sites and opportunities and not undermine the overall Development Strategy. This approach to development in the rural settlements accords with the requirements of SPP.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 3.10 - NEILSTON VILLAGE REGENERATION**

### **Policy M8: Neilston Village Regeneration**

#### **Support**

**James Caldow (Ref 203/1), David Campbell, GL Hearn Limited on behalf of Co-operative Group (Ref 254/5), Gary Elliot (Ref 515/1), Andy Whiteford (Ref 568/1), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/10), Pauline Gallacher, Neilston Development Trust (Ref 768/1)**

The general support for Policy M8 is acknowledged and welcomed. The 'Infill Strategy' SPG will be progressed through the Charrette process.

The Council maintains its position in relation to the 3 sites referenced to within section 2 of policy M8 and shown on the Proposals Map and schedule 10 : Distribution, Capacity and Phasing of Additions to the Housing land Supply, in accordance with Policy SG3: Phasing of New Housing Development. It is not viewed that these sites will detract from the infill strategy. The revised wording from Neilston Development trust is not supported.

It is not proposed to modify the Plan based upon the above.

#### **General**

**Ian Davidson (Ref 9/3), Mrs Susie Stewart (Ref 408/2), Susan Mathers (Ref 490/1), ,Carol A. Gilbert, SPT (Ref 969/3), David J Bryce, Bryce Associates Ltd on behalf of Elderslie Estates (Ref 983/4)**

The Council acknowledges the general support for Policy M8. The Park & ride extension has funding and a current planning consent. The Crofthead Mill Project will be subject of various technical studies, including Transport Assessments and the owner of the property will be a key contributor in this process. Although suggested as an aspiration within the Town Charter (CD/@@) the feasibility of the concept of a Neilston low train halt on the Glasgow-Kilmarnock line has yet to be investigated. Relocation of the library and swimming pool is not considered a likely option. The swimming pool has recently reopened after refurbishment and significant Council funding.

The detail of how these aspirations can be realised will be undertaken through the SPG process, an extensive consultation with the Community will be carried out through a Charrette process that the Council is working with the Community to deliver. The Charrette process will inform the town charter working group that will consider Kingston Playing Field and the potential relocation of Neilston Juniors within a wider community & leisure theme. Green space enhancements are a key aspiration of the Charter. The Council must ensure that proposals are viable and feasible economically.

The SPG will consider a variety of matters including opportunities for development, streetscape and frontage improvements, greenspace enhancements and transport and traffic movement including

accessibility throughout the settlement and linkages to it's rural hinterland. The title of the SPG is still to be determined.

It is not proposed to modify the Plan based upon the above.

## **Objections**

**Ian Davidson (Ref 9/4), Gordon and Moira Robertson (Ref 10/2), Graeme Orr (Ref 11/1), Cornelius McGuire (Ref 16/1), Steven Healy (Ref 31/1), Matthew Drennan (Ref 39/2), John and Agnes Brown (Ref 43/3), Rachel Anne Drennan (Ref 44/2), Jacqueline Drennan (Ref 45/2), Matthew John James Drennan (Ref 46/2), Mrs Anne Henderson (Ref 69/1), Sandra McKenzie (Ref 83/1), Mrs Findlay (Ref 85/1), Janet Wilson (Ref 96/1), James Pearson (Ref 202/1), Margaret Shaw (Ref 230/1), Jonathan Kerr (Ref 264/1), Anna Kerr (Ref 266/1), Ian McKenzie (Ref 269/1), Mr. Ronald Sills (Ref 276/1), Mr. George E. Sills (Ref 277/1), Davidina M. Fox (Ref 336/1), Joyce Wallace (Ref 430/1), Neil Dunn (Ref 607/1), Joyce Dunn (Ref 611/1), Allan Stewart (Ref 621/2), Ian Wood (Ref 640/1), Margaret Pettigrew (Ref 656/1), M V Wood (Ref 657/1), W D S Chalmers (Ref 853/1) Colin and Joanne Gardner (Ref 859/2), John and Elizabeth Proud (Ref 860/2), Harold B Smith and Mary S Smith (Ref 864/1), Janet Gordon (Ref 865/1), Jim Sheriff (Ref 892/2), Jean Sheriff (Ref 905/1)**

In the interim between the MIR (CD/@@) and Proposed Plan stages discussions over Neilston progressed to enable the general concepts to be presented within the Proposed Plan. The Plan has been the subject of extensive consultation as demonstrated in the Participation Statement and Report of Conformity (CD/@@).

Policy M8 and associated proposals are designed to establish a sustainable and economically viable long-term vision for Neilston. The main themes outlined within section 1 of Policy M8, will be the subject of the SPG 'Infill Development Strategy'.

Under section 2 of Policy M8, the 3 locations on the outer edge of the village at Neilston Road, Kirkton Road and Holehouse Brae are not part of the SPG. The outer boundaries will provide a robust greenbelt boundary and defence against further development. Further comments on each site are addressed below.

As demonstrated under Issue 2.1b the Plan sets out a development strategy that will guide and direct growth to the most sustainable locations up to 2025 and beyond. The Plan provides a generous housing land supply to meet the requirements of SPP and the SDP and no additional land releases are required as demonstrated under Issue 9.1.

There remains considerable pressure for development in the Green Belt surrounding both the urban and rural settlements. All sites have been evaluated through the Site Evaluation (CD/@@) and SEA (CD/@@). A detailed green belt boundary review has also been undertaken, as discussed above and as set out in Appendix D1 of the Monitoring Statement. The land/sites selected for release from the Green Belt are those which are considered to be the most capable of accommodating development and delivering the aims of the Plan.

A detailed analysis of the 4 rural settlements of Uplawmoor, Neilston, Waterfoot and Eaglesham has been undertaken (Appendix C of the Monitoring Statement refers) to inform the Plan. This study looked at a variety of factors including role and function, infrastructure, services and facilities, public transport, current consents and previous build rates to assess whether the rural settlements could accommodate further growth. The results of this exercise informed Policies M7 and M8 of the Plan and are set out in Appendix C Para 2.1-2.4 of the Monitoring Statement. A number of Green Belt releases were identified for the village of Neilston only (Policy M8) with development restricted to infill opportunities compatible with local character and use in the other 3 rural settlements of Eaglesham, Uplawmoor and Waterfoot (Policy M7). The Proposed Plan also seeks to promote additional green belt development opportunities for Neilston to aid the village's long term sustainability.

The Charrette process will inform the town charter working group that will consider a variety of proposals. Kingston Playing Field and the potential relocation of Neilston Juniors will be considered within a wider community & leisure theme. Green space enhancements are a key aspiration of the Charter. The Council will work in partnership with the community through this process. An open governance structure for Neilston Town Team has been established to help delivery of projects. The Council must ensure that proposals are viable and feasible economically.

The Council acknowledges that within the Kingston playing fields there may be a reduction within the area covered by policy D6: Protection of Local Urban Greenspace. As yet there are no firm proposals this is why symbols are shown on the proposals map at this location. However generally it should be recognised that any potential loss of Greenspace is likely to be more than compensated for/mitigated given the benefits which are likely to be achieved.

Retention of the character of the village will be a key consideration to inform the SPG. The Council contend that Neilston is currently well served in comparison to other villages in East Renfrewshire (e.g. Swimming pool). It is considered that this will be further enhanced through the Community & Sports proposals for Kingston Playing Field.

A number of representations state a failure of the Council to deliver the required infrastructure and services to support previous developments and query how this will be delivered to accommodate new proposed developments. These matters have been demonstrated under Issues 2.1b and Issue 2.3. It is viewed that the Action Programme (CD/@@), the SPG on Development Contributions (2012) (CD/@@) and the future infill strategy will be key in clarifying the development requirements for the village and each site. No significant issues have been raised by any of the infrastructure and service providers.

It is not proposed to modify the Plan based upon the above.

**Victoria Geddes, Link Group Ltd on behalf of Link in consultation with Barrhead, Arklet and Hanover Housing (Ref 669/3)**

It is appreciated that some sites are easier to be developed than others and therefore there are a range of proposals which encompass both long and short-term proposals. Both sites at Crofthead Mill and Station Yard are part of the Established Land supply and programmed for the long term.

It is not proposed to modify the Plan based upon the above.

**Ryan McAlindin, Sport Scotland (Ref 702/7)**

Neilston Juniors & Kingston Playing fields will be subject to the requirements of Policy D13 which is based on SPP. The Council is supportive of positive discussions with Sports Scotland to achieve significant enhancement of the sporting facilities offered within the village.

It is not proposed to modify the Plan based upon the above.

**Neilston Village Regeneration**

**Objection**

**Mrs Susie Stewart (Ref 408/1)**

As part of the LDP process the Council has consulted fully and given the opportunity for all organisations and individuals to comment. The Planning Service recognises that full inclusive consultation is a cornerstone of the process, whilst acknowledging that the Neilston Town Charter prepared by the Town team has a pivotal role. However the LDP is the statutory process which sets the framework for growth and development.

The LDP has referred to Neilston as a village, under 'Neilston Village Regeneration'. For specific funding purposes the Neilston Regeneration Town Charter, prepared by Town Team has utilised the term Town. Clearly the term can be interchangeable; therefore it is not something which the Council believes is crucial to how the settlement develops in the future as the terminology is interchangeable.

Section (4.17) relating to Neilston Regeneration Village Regeneration tries to give a reasonable depiction both of the process and what is being proposed as part of that process. It is appreciated that the planning process can be technical however to be as accurate as possible the use of planning terms is unavoidable.

It is not proposed to modify the Plan based upon the above.

**Policy D11.20 , SG6.19 and SG6.9 Crofthead Mill, Neilston**

**Objection**

**Julie Gerc, SEPA (Ref 70/9, 70/41 and 70/37)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

To reflect this issue within the LDP it is proposed to modify the Plan as follows:

In Schedules 12 and 13 insert the letter F and the following additional text:

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

### **Policy D13.17 Kingston Playing Fields, Neilston and Policy SG2.1 Neilston Jnrs, Neilston**

#### **Objections**

**Davidina M. Fox (Ref 336/3), Joyce Wallace (Ref 430/6), William McCarthy (Ref 559/1), T D West (Ref 848/1), John Scott, Neilston Community Council (Ref 894/2)**

**Gordon and Moira Robertson (Ref 10/1), Cornelius McGuire (Ref 16/2), Steven Healy (Ref 31/2), Matthew Drennan (Ref 39/1), Rachel Anne Drennan (Ref 44/1), Jacqueline Drennan (Ref 45/1), Matthew John James Drennan (Ref 46/1), Ann Kelly (Ref 64/1), Elizabeth Sills (Ref 201/1), Mr Robert J G Mould (Ref 212/1), Mrs Christine Sills (Ref 306/1), Joyce Wallace (Ref 430/5), John Scott, Neilston Community Council (Ref 894/1)**

This Policy (D13.17) and Policy SG2.1 are interrelated proposals which are key elements of the overarching Policy M8- Neilston Regeneration, see response to Policy M8. Under Policy D13.17 and SG2.1 the concept of establishment of a Sports/Community hub could include improvement of facilities for Neilston Juniors, which will enable a permanent long-standing solution to their difficulties. Relocation could involve redevelopment of their former site for residential development, with a notional capacity of approximately 35 houses.

Kingston Playing Fields is a large area of open space that forms a central component of the green space within the village. Although the site is well used for informal and formal recreation purposes, opportunity exists to improve the facilities, usability and overall attractiveness of the site. A further analysis of this greenspace resource is required as part of the charrette process.

The detail of how these aspirations can be realised will be undertaken through the Infill Development Strategy SPG process. Extensive consultation with the Community and other stakeholders including key agencies, consultants, design professions etc will be carried out to consider Kingston Playing Field within a wider community & leisure theme and developing a fuller proposal for the site. Consideration will be given to a variety of uses. The Council considers that Policy D13 provides a realistic policy framework from which to progress matters.

A number of representations state a failure of the Council to deliver the required infrastructure and services to support previous developments and query how this will be delivered to accommodate new proposed developments. These matters have been demonstrated under Issues 2.1b and Issue 2.3. It is viewed that the Action Programme, the SPG on Development Contributions (2012) (CD/@@) and the future infill strategy will be key in clarifying the development requirements for the village and each site. No significant issues have been raised by any of the infrastructure and service providers.

It was stated that the proposal was not included within the MIR. The MIR Monitoring Statement (2011) at Appendix N 'Rural Settlement Analysis' provides an analysis of the role, function and



sustainability of each of the 4 rural settlements in East Renfrewshire. The Monitoring statement does not refer to any particular project simply that the Charter projects will be accommodated into the Proposed Plan. The Plan has therefore been prepared to reflect the Charter and ongoing work of the Town Team.

It is not proposed to modify the Plan based upon the above.

### **Policy SG1: Housing Supply**

#### **Objection**

#### **Geraldine Warner (Ref 917/1)**

The site Evaluation process has been undertaken in a fair and consistent manner across all sites.

It is not proposed to modify the Plan based upon the above.

The following general comment is applicable to all the following sites.

The Council approach to housing supply is addressed under Issue 2.1b Strategy and Issue 9.1 Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP and the SDP. The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated. Additionally, an updated review of the Green Belt Boundary (CD/@@) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Plan to meet housing needs in Neishton and alongside opportunities within the village boundary will deliver a sustainable level of growth for the village.

#### **Land at the corner of Double Hedges Road and Harelaw Avenue**

#### **Mohammed Siddique (Ref 982/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site.

This area of land is currently designated as protected urban greenspace under Policy D4 and forms part of the green network within the area. The Council does not wish to see this green resource lost to development. Other more sustainable sites have been identified in the Plan to meet housing needs.

There is no requirement to release this land as an additional housing site and no justification for the loss of this area of important urban greenspace. Strategic Policy 2 provides the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

## **LDP58/59 Nether Kirkton Farm**

### **Objection**

#### **Gordon MacCallum, Keppie on behalf of Mactaggart and Mickel AWG Property Ltd (Ref 132/2)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10 to be Safeguarded and phased Post 2025.

This green field site lies to the eastern edge of Neilston and is bounded by Neilston Road, existing residential area with open fields beyond. The LCA identifies the Green belt landscape character as being of moderate - strong value. The site acts as a strong green gateway into/out of the area and has an important influence on the settlement character. Development would reduce the current rural quality and feel of the area although future development of site SG2.3 to the north of Neilston Road would have to factored into future assessments.

It is recognised that the submitted supporting information aims to address issues of landscape impact, access and design.

It is also accepted that a house builder is actively involved with the site. The representation demonstrates the effectiveness and deliverability of the site.

Site SG2.3 located to the North of Neilston Road has been allocated in the Plan as a preferred housing site. Landscaping is provided with this proposal to prevent issues of coalescence with Barrhead. The Phasing of this site has been modified to direct development to Phase 1 of the Plan. Two other Green Belt sites are safeguarded for longer term development post 2025.

It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan and village to meet housing needs up-to 2025 and beyond.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## **LDP62B East Kingston Road**

### **Objection**

#### **David J Bryce, Bryce Associates Ltd on behalf of Elderslie Estates (Ref 983/5)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10.

This green field site lies to the southern edge of Neilston and is bounded by Kingston Road, residential area with open fields beyond. The LCA identifies the Green belt landscape character as being of moderate value. The site acts as a strong green gateway into/out of the area and has an

important influence on the settlement character. Development would reduce the current rural quality and feel of the area.

It is recognised that the submitted supporting information aims to address issues of landscape impact through increased woodland planting.

The effectiveness of the site has not been fully demonstrated and the Council is not aware of any active house builder interest in the site.

Three Green Belt sites were identified for Neilston. Site SG2.1 located to the North of Neilston Road has been allocated to Phase 1 of the Plan. Two other Green Belt sites are safeguarded for longer term development post 2025.

This site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan and village to meet housing needs up-to 2025 and beyond.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

### **LDP66 Uplawmoor Road**

#### **Objection**

**Mrs Susie Stewart (Ref 408/1), Allan Stewart (Ref 621/1), Colin and Joanne Gardner (Ref 859/1), John and Elizabeth Proud (Ref 860/1), Janet Gordon (Ref 865/2), Jim Sheriff (Ref 892/1), Mrs Marion Mould (Ref 918/1)**

The site evaluation methodology was revised to address accessibility issues raised by SPT (CD/@@). This has been applied consistently across all sites with the scoring changed accordingly and also factoring in any new or additional information. The Council does not agree that this places these sites at increased risk of development. The Development Strategy as supported by the Rural Settlement Analysis (Appendix C of the Monitoring Statement) promotes the release of three green belt sites for development over a phased delivery schedule. No other sites were supported for release.

No modification to the Plan is required based upon the above.

**Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/5, 965/10)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10.

This green field site lies to the western edge of Neilston and is bounded by residential properties to the east, Uplawmoor Road to the South and other farmland and Lavern Water to the North and

west. The site is divided into 2 field parcels by a private access road. A Local Biodiversity Site (LBS) designation covers the entire site.

The LCA identifies the Green belt landscape character as being of strong value. The site acts as a strong green gateway into/out of the area and has an important influence on the settlement character. Development would reduce the current rural quality and feel of the area although residential development on the southern side of Uplawmoor Road has already contributed to this.

It is recognised that the submitted supporting information aims to address issues of landscape impact and design. Additional planting to improve the bio-diversity of the area, prevent negative impact upon the LBS and provide a stronger Green Belt boundary are proposed by the representee.

It is also accepted that a house builder is actively involved with the site. The representation demonstrates the effectiveness and deliverability of the site. This is an important consideration

Three Green Belt sites were identified for Neilston. Site SG2.1 located to the North of Neilston Road has been allocated to Phase 1 of the Plan. Two other Green Belt sites are safeguarded for longer term development post 2025.

Planning application (2011/0824/TP) (CD/@@) was refused by the Council and on appeal (PPA-220-2022) (CD/@@) on 4th April 2103 on affordable housing grounds.

The Council is satisfied the scoring and site evaluation has been undertaken in a rational, fair and transparent manner at all plan stages.

The Council recognises the merits in the eastern field closest to the urban edge. This would have a better landscape fit than the western field and its release would not impact upon the role and function of the Green Belt. However, the site is covered by a LBS designation and other more sustainable sites have been identified in the Plan and village to meet housing needs up-to 2025 and beyond. It is recommended that this site continues to be allocated as Green Belt.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

### **LDP86 Springfield Road**

#### **Objection**

#### **David J Bryce, Bryce Associates Ltd on behalf of Elderslie Estates (Ref 983/6)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10.

This green field site is bounded by railwayline, Springfield Road, existing residential area with open fields beyond. The LCA identifies the Green belt landscape character as being of moderate – strong value. Development would reduce the current rural quality and feel of the area.

It is recognised that the submitted supporting information aims to address issues of landscape impact through increased woodland planting.

The effectiveness of the site has not been fully demonstrated and the Council is not aware of any active house builder interest in the site.

Three Green Belt sites were identified for Neilston. Site SG2.1 located to the North of Neilston Road has been allocated to Phase 1 of the Plan. Two other Green Belt sites are safeguarded for longer term development post 2025.

This site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan and village to meet housing needs up-to 2025 and beyond.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

#### **Policy SG2.2 Holehouse Brae, Neilston**

##### **Objection**

##### **Gordon MacCallum, Keppie on behalf of Mactaggart and Mickel AWG Property Ltd (Ref 132/1)**

Support for the allocation of the site is noted and welcomed. However, the representation is arguing that the site should be included within Phase 1 of the Plan.

Site SG2.3 Neilston Road has been included within Phase 1 of the Plan. This site and site SG2.4 are both safeguarded for post 2025. This phasing approach is considered appropriate and has been demonstrated under Issue 9.1. It is not proposed to amend the Phasing for this site. The proposals for sites identified in Phase 1 will provide a sustainable level of growth for the village.

It is not proposed to modify the Plan based upon the above.

##### **Chelsea Healy (Ref 30/1), Steven Healy (Ref 31/3), Joyce Wallace (Ref 430/4), Scott Graham, McNally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/12), Susan Mathers (Ref 490/4)**

As indicated above the site has been identified as a suitable housing site based upon the Site Evaluation, SEA and Green Belt review (Appendix D1 of the Monitoring Statement). In addition the green belt release sites have been identified to assist with delivering the infill development strategy for the village.

The supporting information submitted also demonstrates the deliverability of the site. It is not viewed that the comments from Stewart Milne will prevent development occurring or that the site

will impact upon the role and function of the Green Belt. Any potential traffic issues will be assessed through the planning application process. The representation identifies how the site will be accessed. Development will not result in coalescence.

The site Evaluation process has been undertaken in a fair and consistent manner across all sites.

It is not proposed to modify the Plan based upon the above.

### **Policy SG2.3 Neilston Road, Neilston**

#### **Objection**

#### **David Campbell, GL Hearn Limited on behalf of Wallace Land (Ref 255/1, 255/2, 255/4)**

Support for the allocation of the site is noted and welcomed.

The site Evaluation process has been undertaken in a fair and consistent manner across all sites.

It is appreciated that some sites are easier to be developed than others and therefore there are a range of proposals which encompass both long and short-term proposals. Both sites at Crofthead Mill and station Yard are part of the Established Land supply as longer term proposals.

As demonstrated under Issue 9.1 it is proposed that this site be moved entirely within Phase 1 of the Plan.

It is recommended the Plan and Schedule 10 are as shown under Issue 9.1.

#### **Objection**

#### **Mr E Hughes (Ref 5/1), John and Agnes Brown (Ref 43/1), Eleanor Milloy (Ref 285/1), Colin High (Ref 307/1), Davidina M. Fox (Ref 336/2), Joyce Wallace (Ref 430/2), Pauline Gallacher, Neilston Development Trust (Ref 768/2), John Scott, Neilston Community Council (Ref 894/3), Susan Mathers (Ref 490/3)**

This site has been identified as a suitable housing site based upon the Site Evaluation, SEA and Green Belt review (Appendix D1 of the MS). In addition the green belt release sites have been identified to assist with delivering the infill development strategy for the village.

It is recognised that the submitted supporting information aims to address issues of landscape impact and design. A landscape framework is set out which seeks to address any potential issues of coalescence and to ensure there is no impact upon the adjacent LBS. This is key as the site has an important influence on settlement form and views in/out of Neilston. The changes in levels of the site do though mean that impact upon visual amenity is reduced.

A number of representations state a failure of the Council to deliver the required infrastructure and services to support previous developments and query how this will be delivered to accommodate new developments proposed. These matters have been demonstrated under Issues 2.1b and Issue

2.3. It is viewed that the Action Programme and the SPG on Development Contributions (2012) (CD/@@) will be key in clarifying the development requirements for this site. No significant issues have been raised by any of the infrastructure and service providers. Traffic and transport matters can be addressed through the planning application process.

It is not proposed to modify the Plan based upon the above.

**Julie Gerc, SEPA (Ref 70/23)**

SEPA raised concerns that an assessment of flood risk would be required. However, the site does not fall with or border SEPA's 1:200 flood maps. An area of flood risk is located further to the north but does not impact upon the site.

The Council disagrees with the representation.

It is not proposed to modify the Plan based upon the above.

**Policy SG2.4 North Kirkton Road, Neilston**

**Objections**

**Mr and Mrs Colin Nicol (Ref 51/1), Joyce Wallace (Ref 430/3), Susan Mathers (Ref 490/2), Margaret and James Thomson (Ref 904/1)**

This site has been identified as a suitable housing site based upon the Site Evaluation, SEA and Green Belt review (Appendix D1 of the MS). In addition the green belt release sites have been identified to assist with delivering the infill development strategy for the village.

Traffic and transport matters can be addressed through the planning application process. Further comments on this site are addressed above.

It is not proposed to modify the Plan based upon the above.

**Michael S Evans, Dawn Homes (Ref 712/1, 712/2)**

Support was provided for the allocation of site SG2.4, however it was stated that a larger site for 150 units in total should be allocated in the Plan.

This allocated site is safeguarded for post 2025 for 78 units. The Council took the view through the site evaluation that the smaller parcel of land LDP60b was an appropriate scaled housing site that was contained within well defined boundaries and respected settlement form and field boundaries. It was viewed that the larger site LDP60a for 150 units that extended into the adjacent field could also be contained within well defined boundaries, however, did not reflect the existing settlement form as satisfactorily and on that basis was not accepted to be included within this site release.

The site Evaluation process has been undertaken in a fair and consistent manner across all sites.

It is recognised that the submitted supporting information aims to address issues of landscape impact.

It is recommended that this additional parcel of land continues to be allocated as Green Belt with the boundaries of site SG2.4 retained as shown in the Plan. Other more sites have been identified in the Plan and village to meet housing needs up-to 2025 and beyond.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.



## **ISSUE 4 – GREEN BELT**

### **Policy D3: Green Belt and Countryside Around Towns**

#### **Support**

**Andrew Gray (Ref 501/3), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/13), David J Bryce, Bryce Associates Ltd on behalf of Elderslie Estates (Ref 983/2)**

The Council acknowledges and welcomes the support for Policy D3.

**Bob Salter, Geddes Consulting Limited on behalf of Wallace Land Investment and Management (Ref 331/4)**

Support for the repositioned Green Belt to the south of Barrhead to accommodate growth is welcomed.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

**Jackson Carlaw, Scottish Parliament (Ref 25/3), Gordon MacCallum, Keppie on behalf of Philip C Smith (Ref 78/1), Ruth King, Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/5), Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/1)**

The importance and role of the Green Belt is a key component of the SDP as documented in Strategic Support Measure 8. The SDP states that the LDPs should identify the inner and outer boundaries of the Green Belt as a priority.

An updated review of the Green Belt Boundary utilising the principles in SPP (Para 159, 161 and 163 refer) was undertaken to inform preparation of the Proposed Plan and to meet the housing requirements of the SDP. In reviewing the green belt boundaries, the Council also considered a timescale beyond the length of the plan, i.e. beyond 2025 to ensure a longer term approach was undertaken to direct development to preferred locations and to provide a defence to unplanned growth. This process has resulted in a boundary which is considered to be robust, defensible and fit for purpose and is documented in Appendix D1 of the Monitoring Statement.

This review process together with the Site Evaluation and SEA informed which areas/sites should be released to meet the SDP requirements as part of the Development Strategy. The site selection process is set out in Para 1.6-1.6.6 of Appendix D1 and covered issues such as landscape and visual sensitivity, coalescence and long term integrity of the Green Belt.

The Council maintains that this Plan makes adequate provision for housing including affordable housing through the provision of a generous supply of land for housing and no additional releases are required. It is not recommended that this boundary requires any further modification. Sites have been released adjacent to the main urban areas and at the village of Neilston. A Rural Settlement analysis is set out in Appendix C of the Monitoring Statement. It is viewed that the

approach for the rural settlements is appropriate to deliver sustainable levels of growth, provide a range and choice of sites and opportunities and not undermine the overall Development Strategy. This approach to development in the rural settlements accords with the requirements of SPP.

It is viewed that Policy D3 and its supporting SPG and Strategic Policy 2 provide a suitable policy framework for considering new development proposals in the Green Belt or Countryside Around Towns (CAT) areas, subject to compliance with a range of criteria. The policy aims to prevent sporadic development in these locations. Any development must be sympathetic in scale and design to its rural location and surrounding landscape character.

In preparing the Plan a new criteria was also added to Strategic Policy 2, criteria 8 that requires proposals to provide a defensible green belt boundary. This criteria is a key requirement for all new proposals in the Green Belt to prevent urban sprawl and further loss of Green Belt.

The Green Network under Policy D4 incorporates various components including greenspace and riparian routes associated with rivers etc. Whilst the green network designation does not preclude development, it seeks to ensure that development is designed in a manner which incorporates the key components of a functioning green network. Proposals will be expected to reflect the guidance contained within Supplementary planning Guidance: Green Network & Environmental Management (Dec 2012).

The Plan provides the appropriate policy framework to protect green spaces and green belts from unplanned development.

It is not proposed to modify the Plan based upon the above.

### **SPG Rural Development Guidance**

#### **Gordon MacCallum, Keppie on behalf of Philip C Smith (Ref 78/3)**

A representation has been made in relation to the Proposed Supplementary Planning Guidance (SPG) on Rural Development Guidance, the consultation on which ran in parallel to that of the Proposed Plan. These comments will be taken into consideration by the Council in finalising the Proposed SPG. A report outlining the representation received, along with how this has been taken into account, will be reported to the Council in due course. The agreed report of representations, along with the finalised SPG, will then be submitted to Ministers for approval. Once approved by Ministers, the Council will move to adopt the SPG on Rural Development Guidance. The SPG will be a material consideration in the determination of planning applications until such time as the Local Development Plan is adopted when it will form part of the Adopted Local Development Plan.

## **ISSUE 4.1 - GREEN NETWORK AND NATURAL ENVIRONMENT**

### **(a) Policy D4: Green Network**

#### **Support**

**Ross Johnston, Scottish Natural Heritage (Ref 88/9), Toby Wilson, RSPB Scotland, South and West Region (Ref 280/6), Ryan McAlindin, Sport Scotland (Ref 702/1), David J Bryce, Bryce Associates Ltd on behalf of Elderslie Estates (Ref 983/3), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/14)**

The Council acknowledges and welcomes the support for Policy D4.

It is not proposed to modify the Plan based upon the above.

**Mrs Margaret Gray (Ref 231/1), Andrew Gray (Ref 501/2).**

Acknowledge and welcome support for Policy D4. For information the Greenbelt is specifically designated under Policy D3: Greenbelt & Countryside Around town and identified on the Proposals Map. This policy controls and limits development to that required or complementary to a rural location.

The Green Network under Policy D4 incorporates various components including greenspace and riparian routes associated with rivers, landscaping tracts within developments, buffer zones along urban fringe. These concepts are comprehensively dealt with within Proposed Supplementary Planning Guidance: Green Network & Environmental Management (Dec 2012).

Whilst the green network designation does not preclude development, it seeks to ensure that development is designed in a manner which incorporates the key components of a functioning green network. Proposals will be expected to reflect the guidance contained within Supplementary planning Guidance: Green Network & Environmental Management (Dec 2012).

It is not proposed to modify the Plan based upon the above.

#### **Objections**

**Kenneth Wharton (Ref 75/2), Claire Wharton (Ref 419/7)**

The role of the green network is to deliver environmental, economic and social benefits through the provision of sites which are of wildlife, recreational, landscape and access value.

Policy D4: Green Network is a distinct Policy which can have numerous overlapping policy designations. Removal of Policy D4 and enshrining the concept into Greenbelt (Policy D3), urban Greenspace (Policy D5, D6) or natural features (Policy D8), is not a feasible option.

The green network is not exclusively a combination of greenbelt, urban greenspace, or natural features and to attempt to depict it in that manner would be inaccurate. The green network is distinctive and depends on a number of overlapping elements as outlined within the Green Network

and Environmental Management –SPG (CD/@@). The term is enshrined within SPP which advises Development Plans to identify and promote green networks.

Therefore the Council is not proposing to remove or attempt to enshrine (Green Network Policy D4) within other policy designations.

It is not proposed to modify the Plan based upon the above.

**James Sandeman (Ref 600/4)**

Certain drainage solutions (e.g. swales & SUDS) can, if designed properly, be integrated to function as a drainage solution whilst providing a range of wildlife, recreational, landscape and access opportunities.

The Council will be guided by key stakeholders, including SEPA and Scottish Water, on water management within sites, however in general terms the Council is striving to achieve a green network which can provide multiple benefits including sustainable drainage.

It is not proposed to modify the Plan based upon the above.

**Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/2)**

It is acknowledged that key to the attainment of a functioning Green Network is new development, within which the Council will require to incorporate key components for a functioning Green Network. Proposals will be required to reflect the guidance contained within the Green Network & Environmental Management SPG.

It is not proposed to modify the Plan based upon the above.

**(b) Policy D5: Protection of Urban Greenspace**

**Support**

**Toby Wilson, RSPB Scotland, South and West Region (Ref 280/7)**

The Council acknowledges and welcomes the support for Policy D4.

It is not proposed to modify the Plan based upon the above.

**Objections**

**Charles Murray (Ref 65/4)**

Policy D5: Protection of Urban Greenspace which protects land in the vicinity of Capelrig Road is consistent with the existing designation Policy L1 'Protection of Important Urban Greenspace' which is contained within the Adopted East Renfrewshire Local Plan 2011 (CD/@@).

The boundaries of the 2 adjacent Housing sites (SG1.34 and SG1.33) have not changed. Site SG1.34 is a well established housing site. Site SG1.33 is contained within the adopted Local Plan as a direct result of a recommendation emerging from the Local Plan Examination into the adopted East Renfrewshire Local plan (CD/@@).

It is not proposed to modify the Plan based upon the above.

**Ryan McAlindin, Sport Scotland (Ref 702/2)**

The Council acknowledges and welcomes the support for Policy D5.

Playing fields are included within the range of typologies encompassed by the protection of Policy D5: Protection of Urban Greenspace. This is implicit within the policy, however to make this clearer the Council will add “including playing fields” to the first sentence of the Policy and by adding 3 new criteria which relate directly to the protection of playing fields.

In addition the Supplementary Planning Guidance on Green Network and Environmental Management will be revised in due course to correspond to the changes within Policy D5.

The Council considers that there is sufficient reference to temporary greening within the Supplementary Planning Guidance on Green Network and Environmental Management and does not propose to add a further Policy reference to it.

It is recommended the Plan is modified as follows (additional text in italics):

Urban greenspace, *including Playing fields*, identified on the Proposals Map, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that: .....

Insert 3 new criteria after bullet point 4 as follows:

- *The proposal is ancillary to the main use and would not have a detrimental effect on that use.*
- *The Playing field lost would be replaced by a comparable or improved one providing greater benefit within convenient location for users.*
- *There is an excess of sporting provision through Playing Field Strategy prepared in conjunction with Sport Scotland.*

**(c) Policy D6: Protection of Local Urban Greenspace**

**Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/15)**

The Council acknowledges and welcomes the support for Policy D6.

It is not proposed to modify the Plan based upon the above.

#### **(d) Policy D7: Green Infrastructure and Open Space Provision within New Development**

##### **Support**

**Ross Johnston, Scottish Natural Heritage (Ref 88/10), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/16).**

The Council acknowledges and welcomes the support for Policy D7.

It is not proposed to modify the Plan based upon the above.

##### **Objections**

**Toby Wilson, RSPB Scotland, South and West Region (Ref 280/8)**

The Council acknowledges that bio-diversity is a key element to the provision of successful green infrastructure and in particular the 'wildlife habitat'.

Therefore as suggested the Council will insert the phrase 'wildlife habitat' into the first sentence of Policy D7: Green Infrastructure and Open Space Provision within New Development, paragraph 5.11.1

It is recommended the Plan is modified as follows (additional text in italics):

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, *wildlife habitat* and landscaping.

**Chris Logan, Persimmon Homes Ltd (Ref 743/10), Blair Melville, Homes for Scotland (Ref 758/5)**

This policy is designed to help provide certainty to the development industry and is enhanced by further guidance contained within the Supplementary Planning Guidance Green Network & Environmental Management.

Open space standards are only one element of the wider green infrastructure and there is now emphasis on the multiple benefits which greening can provide including placemaking, outdoor access, water management and biodiversity. A range of information has helped to inform the Supplementary Planning Guidance including the Core Paths Plan, Green Network opportunities Mapping, Open Space Strategy, Local Biodiversity Sites and Scottish Government Policy.

To revert back to a standard policy, principally focused on isolated open space provision is considered a retrograde step and would run contrary to the main thrust of Scottish Government policy .

The Policy aims to provide policy guidance which emphasises design based solutions which can provide multiple green infrastructure benefits. This is a move away from a standard policy

approach. The Council maintains Policy D7 and associated Supplementary Planning Guidance is the most appropriate policy framework within which to assist the development industry.

It is not proposed to modify the Plan based upon the above.

#### **(e) Policy D8: Natural Features**

##### **Support**

##### **Ross Johnston, Scottish Natural Heritage (Ref 88/11), Roger Spooner (Ref 387/1)**

The Council acknowledges and welcomes the support for Policy D6.

It is not proposed to modify the Plan based upon the above.

##### **Objection**

##### **Toby Wilson, RSPB Scotland, South and West Region (Ref 280/9)**

The Council welcomes and acknowledges the general support for this policy. In addition the Council also acknowledges and accepts the particular comments on the specific protection given to SSSI's. Consequently the Council proposes to amend the policy wording in relation to SSSI's as suggested.

It is recommended the Policy is modified as follows (additional text in italics):

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

*Development that affects a SSSI will only be permitted where;*

- *It will not adversely affect the integrity of the area or the qualities for which it has been designated.*
- *Any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.*

The location of Sites of Special Scientific Interest, Local Biodiversity Sites.....

##### **Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/3)**

The Council has identified a range of Local Biodiversity Sites as a result of a survey undertaken in 2012. Environmental designations are one of a number of considerations in relation to site selection and consequently have informed the preparation of the Proposed Plan.

There is a strong presumption against development where it would compromise the overall integrity of key natural features, including Sites of Special Scientific Interest and Local Biodiversity Sites and consequently the Council does not consider it appropriate to remove the Local Biodiversity Site designation from this site (LDP 66).

In addition, it should be noted that a previous application for residential development (2011/0824/TP) on this site was refused by the Council and subsequently dismissed at Appeal by the Scottish Government Reporter (PPA/220/20022) (CD/@@).

It is not proposed to modify the Plan based upon the above.

#### **(f) SPG Green Network and Environmental Management**

##### **Support**

**Julie Gerc, SEPA (Ref 70/1)Toby Wilson, RSPB Scotland, South and West Region (Ref 280/15)**

##### **Objection**

**Kenneth Wharton (Ref 75/4)Ross Johnston, Scottish Natural Heritage (Ref 88/4)Ruth King, Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/7)Claire Wharton (Ref 419/1)Margaret Greene, Strathclyde Geoconservation Group (Ref 529/1)Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/9)Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/7)**

A number of representations have been made in relation to the Proposed Supplementary Planning Guidance (SPG) on 'Green Network and Environmental Management', the consultation on which ran in parallel to that of the Proposed Plan. These comments will be taken into consideration by the Council in finalising the Proposed SPG. A report outlining the representations received, along with how these have been taken into account, will be reported to the Council in due course. The agreed report of representations, along with the finalised SPG, will then be submitted to Ministers for approval. Once approved by Ministers, the Council will move to adopt the SPG on 'Green Network and Environmental Management' The SPG will be a material consideration in the determination of planning applications until such time as the Local Development Plan is Adopted when it will form part of the Adopted Local Development Plan.



## **ISSUE 4.2 - OUTDOOR ACCESS**

### **(a) Policy D9: Protection of Outdoor Access**

#### **Support**

**Ross Johnston, Scottish Natural Heritage (Ref 88/12), Roger Spooner (Ref 387/2)**

The Council acknowledges and welcomes the support for Policy D11.

It is not proposed to modify the Plan based upon the above.

### **(b) Policy D10: Environmental Projects**

#### **Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/18)**

The Council acknowledges and welcomes the support for Policy D10.

It is not proposed to modify the Plan based upon the above.

### **(c) Policy D10.1 Dams to Darnley Country Park**

#### **Objection**

**Ian Gladstone (Ref 380/5)**

The Council recognises Dams to Darnley Country Park, which is managed in partnership with Glasgow City Council, as a key asset and major recreational and environmental resource.

A Masterplan and Development and Management Plan have paved the way for a range of works which have ensured a steady increase in visitor numbers and events since the Parks inception in 2006.

The partner Authorities have long recognised the need for visitor facilities within the Park and proposals being taken forward through this Proposed Plan will provide a basis for this and the future development of the Park. They will seek to provide a resource for both local users and those residing further afield.

It is anticipated that funding for this work will be through a variety of sources including Council resources, government grants, development contributions and commercial venture.

The Council is satisfied that the aspiration of the Proposed Plan in relation to the Country Park are both desirable and justified and for this reason no modification is proposed.

It is not proposed to modify the Plan based upon the above.

**(d) Policy D10.3 Rouken Glen, Giffnock**

**Objection**

**Julie Gerc, SEPA (Ref 70/8)**

The £2.15m grant from Heritage lottery Fund and the £1m from East Renfrewshire Council is funding physical improvements to the park and a wide range of events and activities. The works will be carried out over the next three years to make the park more sustainable, interesting and fit for purpose.

A range of projects, many which will not have physical implications, are part of the Park Improvement project. In the event certain proposals are of a type that would require a full flood Risk Assessment, this will be undertaken.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 5 - DETAILED GUIDANCE FOR ALL DEVELOPMENT**

### **Support**

**Anthony B. Northcote, The Coal Authority (Ref 59/2), Ross Johnston, Scottish Natural Heritage (Ref 88/8), Toby Wilson, RSPB Scotland, South and West Region (Ref 280/5), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/11)**

The Council acknowledges and welcomes the support for Policy D1.

It is not proposed to modify the Plan based upon the above.

### **General**

**Anthony B. Northcote, The Coal Authority (Ref 59/3)**

The legacy of the former mining activity within East Renfrewshire is addressed through criteria 13 within Policy D1- Detailed Guidance for All Development. This approach follows that recommended by the Reporter relating to the Local Plan, East Renfrewshire Local plan: Report of Examination p18 (CD/@@). The use of GIS data is noted.

It is not proposed to modify the Plan based upon the above.

**Carol Gilbert, SPT (Ref 969/4)**

Representation accepted.

It is recommended the Plan is modified as follows (additional text in italics):

Criteria 14 of Policy D1 reworded as follows:

Development should enhance the opportunity for and access to sustainable transportation, *including provision for bus infrastructure, where appropriate particularly* cycling and walking

.....

**Roger Spooner (Ref 387/7)**

The Council believe that there is an emphasis throughout the Plan on protection of urban green space, including formal and informal recreational space, and in providing an appropriate level of open space provision in new developments. An SPG on the Green Network and Environmental Management further emphasises this need. Appropriate policies are D1, D4, D5, D6, D7, D8 and D9 and these together with the SPG provide clear guidance on this issue.

It is not proposed to modify the Plan based upon the above.

**Keith A. Vallance (Ref 536/6)**

The Council, in Strategic Policy 2: Assessment of Development Proposals and 3: Development Contributions, para 3.17.2 fully covers the point raised by the respondent. The Plan has a number of policies that contribute to achieving the overall vision and Strategic aim.

It is not proposed to modify the Plan based upon the above.

**D Jesner (Ref 783/9), Standard Letter comment – D1B (7 reps) (Ref 988/1)**

The Council has prepared a Householder Design Guide SPG and a Daylight and Sunlight Design Guide SPG. This, together with the policy D1 and reference to the Scottish Government's 'Designing Places' and 'Designing Street' provides adequate emphasis on the quality of design in new Development. As para 1.10.2 notes, the Council will also prepare other SPGs, master plans and development Briefs as required.

It is not proposed to modify the Plan based upon the above.

**D Jesner (Ref 783/9), Standard Letter comment – D1B (7 reps) (Ref 988/1)**

Representations commented on parking standards and off road parking. This level of detail is not appropriate to be included within the Plan but is properly managed through the development management process at planning application stage. The Council does have approved Council car parking standards and new development must be in accordance with these and agreed with the Council's Roads and Transportation Service. As part of sustainable economic growth, the Council is keen to reduce dependency upon private cars therefore would not consider it appropriate to increase the parking standards.

It is not proposed to modify the Plan based upon the above.

**John Hall (Ref 486/18), D Jesner (Ref 783/9), Standard letter comment – D1A (4 reps) (Ref 987/1)  
Standard Letter comment – D1B (7 reps) (Ref 988/1)**

The respondents refer to high speed internet and telephony being available to all new developments of more than one house. This is not a planning matter and is dealt with under separate legislation. Operators are licensed by the UK Government and the Scottish Government is actively promoting the installation of high speed broadband connections throughout the country. This issue is reflected in National Planning Framework 3. The Council will encourage the use of broadband in new developments although has no control over this process.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 6 – BUILT HERITAGE**

### **(a) Policy D11: Management and Protection of the Built Heritage**

#### **Support**

#### **Amir Hussain, ER mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/19)**

The Council acknowledges and welcomes the support for Policy D11.

It is not proposed to modify the Plan based upon the above.

#### **Objection**

#### **Richard A Shaw (Ref 234/1)**

It is not considered appropriate to list every entry from the Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS) database within the plan and proposals maps. The importance of the historic landscapes around Caldwell House and other listed buildings is however acknowledged, and is taken into account in both planning applications and applications for listed building consent through the development management process. Scheduled monuments within East Renfrewshire are detailed within Schedule 4 of the Proposed Plan and are kept up to date on the Council's website. Further information is provided by both Historic Scotland's and RCAHMS's websites.

The Council considers that adequate detail is provided Proposed Plan, proposals maps and supporting supplementary guidance on the management and protection of the built heritage.

It is not proposed to modify the Plan based upon the above.

### **(b) Policy D11.6: Netherlee Article 4 Direction Area**

#### **Support**

#### **Alistair Hendry (REF 966/1)**

The Council acknowledges and welcomes the support for Policy D11.6

It is not proposed to modify the Plan based upon the above.

#### **Objection**

#### **Barbara Rourke (Ref 494/1)**

The proposal to designate a conservation area is contained as part of Policy D12: New conservation areas. Scottish Ministers expect local authorities to designate only those areas which they consider

to be of special architectural or historic interest as conservation areas. The Ministers consider it important that before designation planning authorities should give the public ample opportunity to comment, either through responses to local plans, or where no local plans are in preparation, through another consultation process.

In this instance the Council has taken the opportunity to undertake this initial consultation through the Local Development Plan process. In doing so, the Council directly contacted all residents within the current Netherlee Article 4 direction area. For clarification, no change has yet been made to the designation of the area.

Changes to the planning legislation through the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 mean that the current Article 4 Direction for Netherlee is now outdated. As a result of these changes, and having reconsidered all Article 4 areas within the Council area, it is proposed that conservation area designation would be the most effective way of ensuring that the Netherlee area continues to be protected from inappropriate development, and that the character and appearance of the area as a whole is preserved and enhanced. Therefore instead of re-issuing an updated Article 4 Direction under the new legislation, the Council is proposing designating this area of Netherlee as a Conservation Area (and revoking the now outdated Article 4 Direction). The Council will carry out and consult upon a conservation area appraisal for Netherlee before any formal designation is sought. The appraisal will identify the special interest and changing needs of the area and will form the basis for its future management.

The conversion of front gardens into driveways is something that the Council hopes a conservation area designation will protect against, as these changes would significantly alter and have a detrimental effect upon the character and appearance of the area. A review of parking restrictions is currently being carried out by the Council's Roads department. The Planning department will work closely with the Council's Roads service to ensure that that the proposed conservation designation is considered as part of this process.

Conservation area designation does not place a ban upon all new development within its boundaries; rather it allows change to be effectively managed to ensure that new development will not harm the character or appearance of the area. The Council as planning authority would then have a statutory duty to preserve and enhance the Netherlee conservation area.

It is not proposed to modify the Plan based upon the above.

### **(c) Policy D11.21: Caldwell House Uplawmoor**

#### **Objection**

#### **Richard A Shaw (Ref 234/2)**

Schedule 5, reference D11.21 refers to limited development to secure listed building restoration. Policy D11 is supported by proposed supplementary planning guidance, which details that enabling

development may be acceptable where it is demonstrated that it is required to offset the listed building restoration cost. In line with SPP, the resulting development would require to be of a high design quality, protect the listed building and its setting and be the minimum necessary to enable its conservation and re-use.

The Council recognises the difficulties involved with listed building restoration, and that there could be potential for conflict to emerge between the desire to restore the listed building and preserve the historic landscape. However, the restoration of the A listed building remains a priority for the Council and it will, in consultation with Historic Scotland, address the detail of any proposals at pre-application and planning application stage to ensure wherever possible that the landscape setting of the building is protected.

It is not proposed to modify the Plan based upon the above.

#### **(d) Policy D12: New Conservation Areas**

##### **Support**

##### **Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/20)**

The Council acknowledges and welcomes the support for Policy D12.

It is not proposed to modify the Plan based upon the above.

##### **Objection**

##### **Paul Houghton, Houghton Planning on behalf of Retail Trust (Ref 89/1)**

The purpose of the Main Issues Report (MIR) was to set out the Council's major strategic land use issues and the overall direction of the Local Development Plan. The MIR cannot therefore cover all policies and proposals. It was considered that the proposal for two new conservation areas could be fully consulted upon at proposed plan stage. The Council will carry out a conservation area appraisal for Crookfur Cottage Homes before any formal designation is sought. The Council will carry out a further consultation as part of this process with both residents of the area and the Retail Trust.

The proposed move to conservation area status has been supported by Historic Scotland. Although not listed the properties were included in a thematic listing survey with the resulting decision being that the estate should be recorded in full by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS), and conservation area designation recommended to the Council. This site contains a bespoke settlement designed by the architectural practice of Sir Basil Spence, Glover & Ferguson in the modern Neo-vernacular style. The highly regarded scheme won a Civic Trust award for 1967.

There is no size limit on conservation areas, and the Council considers this unique estate within East Renfrewshire to be worthy of such a designation. The key elements of interest in the estate are the Basil Spence designed cottages and their spatial relationship including the large central green and mature gardens, elements which the Council would hope a conservation area designation would protect. Other buildings on the estate are of less architectural significance, but group well with the cottages, using similar materials and with a low massing. The 1980s Fraser blocks have good architectural details and form a sympathetic backdrop to the green.

Conservation area designation does not place a ban upon all new development within its boundaries; rather it allows change to be effectively managed to ensure that new development will not harm the character or appearance of the area. For the Council as planning authority, we would then have a statutory duty to preserve and enhance the Crookfur Cottage Homes conservation area.

It is not proposed to modify the Plan based upon the above.

#### **(e) Policy D12.1: Netherlee**

##### **Support**

##### **Alistair Graham and Monique Graham (Ref 13/1); and Alistair Hendry (Ref 966/2)**

The strong support given to Policy D12.1 is acknowledged and welcomed. The Council will carry out a conservation area appraisal for Netherlee before any formal designation is sought and will consult residents of the area as part of this process.

It is not proposed to modify the Plan based upon the above.

#### **(f) Policy D12.2: Crookfur Cottage Homes**

##### **Support**

##### **Mrs Norma W Mistofsky, Crookfur Residents Committee (Ref54/1); Mrs Margaret MacMorris, Crookfur Residents Committee (Ref 55/1); Mrs S Howat, Crookfur Residents Association (Ref 56/1)**

The Council acknowledges and welcomes the support for Policy D12.2

It is not proposed to modify the Plan based upon the above.



## **ISSUE 7 - COMMUNITY, LEISURE AND EDUCATIONAL FACILITIES**

### **Policy D13: Community, Leisure and Educational Facilities**

#### **Support**

##### **Ms Rose Freeman, Theatres Trust (136/1)**

The Council acknowledges and welcomes the support for Policy D13. Viability is used as a broad term and would be based on a consideration of all factors including grants etc.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

##### **Ryan McAlindin, Sport Scotland (702/8)**

Policy D13 provides clarity and certainty to ensure that alternative local provision is provided where necessary. The East Renfrewshire Sports Facility and Pitch Strategy will continue to inform future action within the Council area.

It is not proposed to modify the Plan based upon the above.

##### **Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (755/1)**

This representation from the Muslim community stated that their preferred site for a Religious and Community Facility would be on a residual parcel of land between the new Eastwood High School and the Barcaple Avenue/Flats.

This site is partly in the 'General Urban Area' under Policy E1 of the Adopted Plan and partly on 'Protected Open Space' under Policy L1 of the Adopted Plan and D5 of the Proposed Plan and is located adjacent to the new Eastwood High School. Policy M2.1 of the Proposed Plan makes provision for a site to be allocated for a religious facility within this master plan area.

The response also stated that if the preferred site is not achievable, then they would be supportive of the allocation at Maidenhill/Malletsheugh (Policy M2.1). They state they are not in favour of a site at Barrhead South (M2.2) or Shanks/Glasgow Road (M3).

The site previously had school buildings and a car park located upon it. The school buildings have moved to the south-east closer to Capelrig House and the area of land left is being grassed and landscaped.

In January 2013 the Council refused an application for a change of use from a former social club to a place for religious activities with associated community, social and education services at 8 Lanrig Road, Newton Mearns. However, in August 2013 the Reporter upheld an appeal by the applicant and granted temporary planning permission for the development for three years.

In arriving at that decision the Reporter drew attention to the fact that the adopted Local Plan recognised the need for a Muslim community facility and provided a clear commitment to continue to work with the Muslim community in seeking to identify an appropriate site. The Reporter also highlighted that there has been demand for a Muslim community facility for over a decade in Newton Mearns and no site has been allocated for such a facility. In addition, he noted the need for this facility for the local Muslim community and the lack of any readily available alternative location for it.

In granting the temporary consent the Reporter also advised that this would allow time to enable meaningful discussions between the Muslim community and the Council to try and find a suitable location for a Muslim community facility.

At the Council meeting of 11th September 2013 it was agreed that the site should be subject to a Modification to the Plan and a further 6 week consultation period be undertaken. Further information is set out in the Modifications Summary (CD/@@) and SEA Addendum (CD/@@).

Representations received to the Modification stage are addressed below under D13.29.

#### **Standard Letter Comment D13A (18 reps) (986/1)**

A high level of concern has been raised over the provision of education for incoming children given the capacity issues perceived in many of the local schools. The Proposed Plan recognises this and has identified the need for the onsite provision of 2 new Primary schools with associated pre-5 provision in Newton Mearns. The need for these schools has been assessed by the Council's education department and they have further advised that Secondary capacity can be managed within the existing school estate, subject to appropriate development contributions.

A modification to the Proposed Plan proposes that one of the primary schools is delivered in an off-site location but on a site that is in a preferred educational location at Waterfoot Road, Newton Mearns. Discussions are ongoing over the acquisition of that site to target delivery of the first (denominational) primary by the start of school term 2017. The Council has allocated the required capital cost within the capital plan. The land transfer will form part of the development contributions.

It is recommended the proposal to develop a new denominational school at Waterfoot Road should be retained in the Plan. Further justification is provided under the response to D13.28.

It is not proposed to modify the Plan based upon the above.

#### **Policy D13.14 Rouken Glen, Giffnock**

##### **Ritchie Adam, Thornliebank Community Council (504/5)**

The support to this Policy is welcomed. In relation to settlement location of Rouken Glen Park the Council can confirm that there is no distinct boundary separating Giffnock and Thornliebank.

It is recommended that a separate entry for D13.14 Rouken Glen is included in Schedule 7 under the Thornliebank heading as well as Giffnock.

## **Policy D13.23: Broomburn Drive, Newton Mearns**

### **Support**

#### **Mrs Margaret Gray (231/2)**

The Council acknowledges and welcomes the support for Policy D13.23.

It is not proposed to modify the Plan based upon the above.

### **Objections**

#### **A.M. Lyall (Ref 6/1)**

The Council agrees that parks should be protected and the Proposed Plan does this through Policies D4: Green Network, D5: Protection of Urban Greenspace and D6: Protection of Local Greenspace.

Although Policy D13.23 seeks to utilise an element of greenspace for community purposes in the form of a new health centre/nursery school, it is the Council's view that this could be accommodated without significant detrimental impact on the greenspace. The appropriateness of the site for these uses was considered at the Local Plan Examination of the Adopted Local Plan in 2010 and was found to be an appropriate arrangement.

A Planning Brief (CD/@@) has also been prepared for the site and will be updated to ensure that the relevant planning policies are considered and future development takes cognisance of particular aspects of the site including impact on greenspace.

It is not proposed to modify the Plan based upon the above.

#### **Julie Gerc, SEPA (70/14)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

To reflect this issue within the Plan it is proposed to modify the Plan as follows:

In Schedule 7: New and Improved Community Leisure and Educational Facilities insert the letter F after the Ref and within the notes section insert the following additional entry

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

**James Sandeman (600/14)**

The Council is satisfied that a need exists for development of a new health centre/ nursery school. The Community Health Care Partnership and Health Board have been consulted as part of the Local Development Plan process and no issues have been raised.

It is not proposed to modify the Plan based upon the above.

**Policy D13.3: Barrhead Town Centre**

**Objection**

**Mrs Rena McGuire, Barrhead Community Council (924/5)**

**Brian Connelly, Auchenback Tenants and Residents Association (938/5)**

This proposal forms part of a wider application for development which incorporates construction of a new supermarket (Asda), 2012/0591/TP - Erection of retail superstore (Class 1) with associated access road, car parking, petrol filling station and landscaping.

This application has been approved and work will commence on site in early 2014.

As part of the development management process there was consultation with the community on design matters including the creation of a civic square. This was a major planning application and consequently consultation sessions were arranged at Proposal Of Application Notice and thereafter following submission of the full planning application.

The Council can confirm that access arrangements to the sheltered housing and Salvation Army building remain intact and consequently it is anticipated that there will be little impact upon either of these buildings.

It is not proposed to modify the Plan based upon the above.

**Policy D13.7: Barrhead to Pollok**

**Objection**

**Julie Gerc, SEPA (70/11)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process. However, any flood risk issues regarding the new walkway could be addressed at planning application stage.

It is not proposed to modify the Plan based upon the above.

## **Policy D13.8: Centenary Park, Carlibar Road, Barrhead**

### **Objection**

#### **Julie Gerc, SEPA (70/12)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process. However, any flood risk issues regarding the park and green space improvements could be addressed at planning application stage.

It is not proposed to modify the Plan based upon the above.

### **New Site – Waterfoot Road Newton Mearns**

#### **Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (703/13)**

This representation from MacTaggart and Mickel proposed an alternative location for a denominational primary school outwith the master plan area at Maidenhill/Malletrsheugh (M2.1). The alternative site lies within the designated green belt at Waterfoot Road, close to Mearns Castle High School and a housing site (Proposed Plan ref SG1.30). The site is owned by Mactaggart and Mickel.

Considerable pressure exists in the school estate, particularly within the denominational sector and this needs to be immediately addressed. A denominational school is an immediate priority to address current and future needs. This new denominational primary school is required regardless of any development in the master plans areas. In that respect the Council has confirmed provision of £9.5m within its Capital Plan.

Policy M2.1 states that the master plan will have to provide the on-site provision of 2 primary schools (a denominational and a non denominational) and associated pre-five provision as an early priority. This matter is addressed further under Issue 3.3 and within the Development Framework.

At the Council meeting of 11th September 2013 it was agreed that the alternative school site should be subject to a Modification to the Plan and a further 6 week consultation period be undertaken. Further information is set out in the Modifications Summary (CD/@@) and SEA Addendum (CD/@@).

Representations received to the Modification stage are addressed below under D13.28.

## **MODIFICATION STAGE**

Lists of representations to these proposals are set out at the end of this Schedule 4.

### **D13.4 - Barrhead High School (Technical Modification)**

A proposal for the replacement school was included within the Proposed Plan. At that stage the agreed location was not known and therefore an indicative symbol was presented on the Proposals Map. This modification sought to show the Proposal of Application Notice (PAN) boundary on the modified Proposals Map and update the description to read Replacement school and associated greenspace enhancement.

#### **Support**

The Council notes and welcomes support for the need for a New Barrhead High School.

#### **Objections**

##### **Design and Location of the Replacement High School**

A number of concerns have been raised in relation to the location and design of the replacement Barrhead High School and the Council responds as follows.

A PAN has since been submitted by the Council which identifies the preferred location of the replacement school and associated greenspace enhancement. The location identified is within Cowan Park which is covered by Policies D5: Protection of Urban Greenspace and D4: Green Network and D10: Environmental Projects (D10.1, Dams to Darnley Country Park). These Policies seek to safeguard key components of the natural environment and will support proposals which will enhance these assets.

Whilst the location of the replacement campus encroaches on Cowan Park, the proposal will also see the provision of new outdoor sports facilities and the creation of a new area of greenspace on the footprint of the existing Barrhead High School campus.

The Council maintains that the new campus will enhance access, increase the diversity and frequency of use of Cowan Park and will not result in an adverse impact or significant loss of greenspace. The design works undertaken to date have allowed the Council to consider holistically a range of enhancements to Cowan Park which will compliment proposals for the replacement High School. These are considered further below.

A key concern throughout the design process has been the integration of the new campus within the Park and whilst this is still the subject of planning application process, extensive consultation has been undertaken to date.

Design Charettes were run which were attended by pupils and teachers from the High School, together with the Parent Council. At this time there was positive discussion around the concept, internal pupil space and external environment.

Following on from this, and the submission of the Proposal of Application Notice, further public consultation took place and influenced elements of the design process. The siting of the replacement school building has in particular been the subject of considerable discussion and designs have been drawn up which seek to fully integrate the building within the landscape and allow clear access routes to the school building and Cowan Park.

The vision is to develop a facility which functions both as a school and as a resource for the wider community. A range of sports provision, including school facilities and the adjacent sports pitches will form “Barrhead Sports Hub” and will function as a wider community resource.

### **Impact on Cowan Park**

To compliment proposals for the new Barrhead High School and new greenspace created as part of this development, the Council has begun work on a masterplan for Cowan Park.

The Park currently provides a variety of recreational uses and interest, however the Council is keen to identify opportunities to enhance and develop these further. The Council recognises that the Park is used by people of all ages, all of whom enjoy different aspects of it. The planning and building process will enable the Council to integrate the two projects and will develop proposals which build upon the quality of landscape, buildings and recreational uses which currently exist, but will also seek to improve facilities for visitors and encourage increased all year round activity.

Work is currently underway to identify a broad range of proposals and over the coming months, the Council will work with the Friends of Cowan Park, the Community Council and the wider community to develop these in more detail. Whilst development of the masterplan is not an integral part of the new Barrhead High School proposals, it will be significantly informed by them and as a result, the timescale for the development and implementation of the masterplan will be programmed around this.

### **Ownership Issues**

The Council is proceeding to Inner House Proceedings.

### **Alternative Locations**

Before settling on the preferred location for the replacement Barrhead High School the Council considered a range of alternative locations.

An Options Appraisal was initially undertaken in May 2012, however since then there have been changes in both land use and ownership within the local area which the Council considered might influence the preferred location for the proposed new school. Consequently, a further appraisal was carried out in October 2013 to clarify whether Cowan Park remains the optimal site for the proposed replacement school.

This Options Appraisal considered a range of alternative sites within Barrhead however it concluded that the land adjacent to the existing school within Cowan Park remains the most viable option in terms of deliverability, cost and location as well as providing a significant benefit to the locality in terms of greatly enhanced social amenity through the proposed campus facilities.

It is recommended this proposal be retained in the Modified Proposed Plan.

### **D13.28 - South Waterfoot Road, Newton Mearns**

#### **Provision of a New Denominational Primary School**

A number of representations were received to this proposal as addressed below.

#### **Support**

Support for the new school was provided by Mactaggart and Mickel and the Councils Education and Roads Services. This support is noted and welcomed.

#### **Objections**

##### **Roads and Transport Issues:**

It is acknowledged by the Council, in the response from the Roads Service, that the proposed use would add to the pressure on the local road network and therefore a transport assessment would be required to consider the likely strategic impacts of this proposal. In addition to that, a Transport Assessment would be required to fully evaluate the detailed impact of the school (joint denominational) and nursery school in terms of number of pupils, generated trips, car parking provision, drop-off and pick-up arrangements, and servicing and sustainable travel modes.

The Roads Service is generally supportive of this proposal subject to detailed design considerations being addressed and designed to the appropriate standards. Parking and drop off/pick up facilities, well designed within the school grounds, is crucial in respect of ensuring that there are no problems on the existing public roads.

These are all matters that would be incorporated in a Development Brief for the site and which will be considered at detailed planning application stage.

##### **Greenbelt and Planning Issues:**

The Council acknowledge that the proposed school is located within the green belt. Care will be taken in the Development Brief to ensure that issues relating to design, traffic and access and ensuring a future defensible green belt boundary will be addressed. Delivery of a new school will provide significant community benefit. Issues of archaeology will need to be addressed through the Planning Brief and planning application stage.

##### **Educational Issues:**

The Education Department have indicated that there is an immediate need for a denominational primary given the pressure on denominational places in the area. They are supportive of this allocation as it provides a logical spread of denominational primary schools across the Eastwood area.



St Cadoc's Primary School is the only denominational primary serving the Newton Mearns area. This school has previously been extended and has very high occupancy levels.

The point regarding this being a better location for a non denominational primary is noted but when the provision across the Council area is examined, this site provides a very good spread for denominational provision and allows an immediate need to be addressed. The non denominational school is required by 2019 and will be located within the Maidenhill master plan area.

The other matters are not appropriate matters to be considered by the LDP but are matters that will be fully addressed by the Education Department. It is noted that the Education Department would undertake an education statutory consultation exercise to establish the new provision and proposed changes to the existing catchment area. This exercise is required to establish any new educational provision and irrespective of the actual new location ultimately approved.

The Education Department is supportive of modification D13.28 to the proposed LDP.

The Council is aware of the sensitivity of the site and a planning brief will be prepared.

It is recommended this proposal be retained in the Modified Proposed Plan.

### **D13.29 – Capelrig Road Newton Mearns**

#### **Provision of a Religious/Community Facility**

A significant volume of representations was received for this site both in support and against this proposal.

#### **Support**

The Council notes and welcomes support for this Proposed Modification. It was stated that the site was appropriate for the purposes of a religious community facility, was centrally located and accessible and there was a need for this type of facility to serve the local Muslim population. It was also stated the proposal would provide educational, cultural and social benefits for the wider East Renfrewshire community.

A number of objectors to the proposal stated that although this site was inappropriate they were supportive of a site being found to meet the needs of the Muslim community.

#### **Objections**

It is acknowledged that the proposed use would add to the pressure on the local road network and could result in congestion around the school with users of the school and new facility accessing the sites at similar times. Therefore a transport assessment would be required to consider the likely strategic impacts of this proposal. In addition to that, a Transport Assessment would be required to fully evaluate the detailed impact of the facility in terms of access points, number of visitors, generated trips, car parking provision, and servicing and sustainable travel modes. There is no current proposal for a shared access and such details will be considered if a planning application is submitted for consideration.

It is likely that there would be increased noise resulting from traffic and the facility itself for nearby residential properties and this would need to be addressed at planning application stage. This could be controlled and mitigated through the planning process and a future development brief. In addition noise from construction could impact upon the school teaching environment.

The Council retains the view that the site is located within an area already established for community use, i.e. the new High School which also provides community use in the evenings. A religious/community use at this location would in principle be in keeping with the surrounding uses. However, the design of any development would be a key consideration and if necessary segregation of any new facility and the school may be required.

Representations objected to the loss of green and recreational space and potential for outdoor learning areas. In addition it was stated that the woodland walkway to the rear of the school building and the bug and bird boxes would be impacted upon.

The site previously had school buildings and a car park located upon it. The school buildings have moved to the south-east closer to Capelrig House and the area of land left will be grassed and landscaped. There was no proposal on the planning application plans for outdoor recreation and learning area. However, the Council acknowledges that development would result in the loss of some green space that could be used by the pupils as informal recreation or for sports training. This is an important consideration in terms of the health agenda that runs through the Plan. New improved sports facilities have been provided as part of the new school development.

The Council would not want to see any development impact upon the woodland walkway area. This is a vital recreational and environmental resource providing wildlife and bio-diversity value and also an important educational function. Protection of ecology/wildlife /bats would require to be addressed in detail at planning application stage.

The Council recognises that development would limit the potential for future school expansion. Although, the new Eastwood High School was constructed to accommodate additional pupils and is not at full capacity, future expansion opportunities are a key consideration.

It was stated that the proposal would not benefit the whole community; however, the representation clearly states that the new facility would be open to the wider community.

A number of representations stated that alternative sites were better suited such as the original site at Maidenhill master plan area or at Patterton Farm. A representation was received from GVA Grimley on Behalf of Patterton SPV Ltd (in administration) and KPMG regarding the potential to provide a site for a Muslim facility at Patterton Farm. However, this was related to the release of the wider site for mixed use development, including a significant number of residential units. Further to this submission an additional statement was received indicating that the proposal could not currently be delivered but development of the site for a mixed use scheme including provision of a religious/community facility remained a future option. As demonstrated under Issue 9.2.5 this site and the wider proposal are not supported for development.

The retention of the footpath to serve the railway station is important to allow safe and timely access for pupils. Any development would have to accommodate the footpath staying in this location or provide an equivalent safe route that would not increase pedestrian journey times.

The proposals indicated a variety of other potential uses. The Council is not in favour of any additional uses as detailed in the representation being provided on site. It is viewed that the site could not accommodate any additional facilities over and above the religious/community building and car park.

The Council is aware of the sensitivity of the site and a planning brief would be required to control future development.

It is recognised there is a need for a Muslim facility within the Newton Mearns area. However, it is considered that the loss of green space, environmental impact, increased noise and traffic issues and loss of expansion options are key considerations and that on balance the proposal should not be supported. Based upon these considerations it is recommended that the proposed site is not pursued further and the proposal is deleted from the Plan. The site should be retained as a green space resource under Policy D5: Protection of Urban Greenspace.

It is also recommended that the alternative site originally promoted in the Proposed Plan at the Maidenhill/Malletsheugh master plan area be pursued further with the Muslim community and options for a religious/community site be retained in the Development Framework. The identification of a suitable site for a Muslim community facility remains a key aspiration of the Council and the need for such a facility was supported by the wider community during the consultation process.

It is recommended the Plan is modified as follows:

Deletion of Proposal D13.29 from Schedule 7 and the Proposals Map and retention under Policy D5.

## **REPRESENTATIONS RECEIVED TO MODIFICATION SITES**

### **Mod 1 - D13.28 - South Waterfoot Road, Newton Mearns**

#### **Support**

- Support for alternative school location;
- Support subject to detailed design considerations being addressed and designed to the appropriate standards;
- Immediate need for a denominational primary given the pressure on denominational places in the area; and
- Provides a logical spread of denominational primary schools across the Eastwood area.

#### **Objections**

- Increase in traffic;
- Exacerbate the congestion that already exists on the road;
- Dangerous for residents, children, pedestrians and motorists;
- Unwanted traffic safety measurements will be required;
- Contrary to the current Local Plan, Main Issues Report proposals and the Proposed Local Development Plan;
- Proposed site erodes greenbelt;
- ERC should not be considering development within the greenbelt in interests of planning gain;
- Schools based on religious reasons should not be built;
- No proven need for denominational schools and no nearby denominational secondary schools for pupils to progress into;
- Is a better site for a non-denominational primary as increased traffic could potentially be limited with families dropping off at both primary and secondary schools;
- Concern over joint campus for two denominational schools;
- Guarantees required that there would always be a Catholic head teacher or someone chosen by the Catholic Church; and
- Site includes the “Alton Steading” identified by Historic Scotland as the “Auld toun” of Mearns (which was replaced by “Newton Mearns” [\(Weblink\)](#)).

## **Mod 2 - D13.29 - Capelrig Road, Newton Mearns**

### **Support**

- Site appropriate for the purposes of a religious community facility;
- Centrally located and accessible;
- There was a need for this type of facility to serve the local Muslim population; and
- Provide educational, cultural and social benefits for the wider East Renfrewshire community.

### **Objections**

- The site is designated for educational purposes and earmarked for education and recreational use as required by Curriculum for Excellence and GIRFEC;
- The significant costs of landscaping would be money wasted if the proposal was to go ahead;
- The site is an integral part of the campus for outdoor learning, social and recreation space and is not residual or adjacent land;
- Area is the only open space for pupils;
- To tackle obesity required outdoor activity, and this space is safe and secure;
- Green space required for pupils during summer months;
- The Council should focus on investing in education and exercise rather than religion
- Science department already using the area;
- The area has protected bats living there;
- Contrary to ERC Planning Brief which states "informal open space should form an internal part of the design";
- There is no alternative location to replace any lost recreational space;
- Religious facility should not be located within grounds of non denominational school;
- Siting a homeless soup kitchen in the grounds of a secondary school, and near a primary school puts children at risk, and is not an appropriate use;
- Inappropriate site for a Halal butcher;
- A mosque would only serve a small part of the community, and would not be inclusive of everyone;
- Site is not established for community use;
- Such public access so close to a school is a security risk to school children, contrary to the Cullen Report;
- Building would reduce the facilities for the school and inhibit any future expansion
- Increase in traffic would raise safety issues for pupils;
- Safe route to school from station would be increasingly dangerous;
- Roads are in a poor state already;
- Inadequate parking;
- Increase in traffic would be unacceptable;
- Potential flooding problem caused by additional development of the site;
- Rights of children should be respected;
- Monetary gain of the Council should not be at expense of children's education;

- More politicians should have attended the public meeting;
- Many in Muslim community are against the proposal;
- Who advised the Muslim community that the land was viable for development?;
- Little openness and transparency about the proposal;
- Building would reduce the facilities for the school and inhibit any future expansion;
- Contrary to Policy D13 of LDP;
- Alternative site already allocated in LDP; and
- Alternative sites have been identified eg Patterton Farm.

### **Mod 3 - D13.4 - Barrhead High School (Technical Modification)**

#### **Support**

Support the need for a new Barrhead High School

#### **Objections**

- Concerns over location of new school;
- Impact on Cowan Park;
- Ownership issues identified;
- Other options available; and
- Design and location of the school are important issues.

## LIST OF REPRESENTES

### D13.28 - South Waterfoot Road, Newton Mearns

#### Support

Fiona Morrison (275); Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (703/14), Andrew Corry (3354); Yasmin Pasha (4141)

#### Object

Ron Burkey (279); Norman Graham (286); Martin and Lynn Smith (296); Wilma Robertson (360); Bill Duguid (510); Lynda Murray (511); Anne Johnston (524); James Sandeman (600); Mrs Ann Anson (802); Mrs Sybil Burnside (834); Victoria Harris (1026); Jim Whitelaw (1047); Mr Iain P McDonald (1223); Doreen Paterson (2531); Eric Paterson (2532); Alison Drummond (2538); Vera Buchanan (2712); Cameron H Buchanan (2713); Gordon Brown (2786); Mrs Elizabeth D B Crabb (2787); Hilary Shearer (2827); Jas H Scott (2830); Laurence Patterson (2832); Nicholas Ward (2835); Kathryn Borland (2839); Zara Anderson (2849); Jean Strachan (2850); Myrna Ryman (2853); Raymond F Mills (2862); Olga Oglesby (2864); Stanley Oglesby (2866); Simon Burges (2874); Katrina Heydon (2881); Pamela Brown (2892); R Heydon (2902); Hilary Clark (2903); Mrs Elaine Brown (2914); Brian Clark (2915); David Clark (2916); David Robertson (2957); Mrs Diane Dakers (3583); R. Russell (3589); Hugh Ferguson (3829); caroline henderson (3850); Julie McDermott (3858); Savio D'Souza (3952); Brian Kilcoyne (3960); John Barry (4057); Amit V Datta (4071); Shalini Datta (4072); John Jenkins (4083); Ms Crerar (4084); Rob Crusher (4088); Susie Swift (4089); Keith Mackiggan (4108); Mrs M S Bell (4114); Ewan Stott (4115); Mr G Bell (4117); Kay Reilly (4120); Iain J Barr (4127); Peter Yde (4132); Zandra Crerar (4139); Robert Logan (4140)

### D13.29 – Capelrig Road Newton Mearns

#### Support

Professor Amir Hussain (755); Monaal Shah (1368); Nadeem Mamim (1370); Rizwan Sadiq (1372); Aniqah Rashid (1373); Sir/Madam (1374); Mrs Beguin (1375); Dr Hussain (1376); M H Durrani (1377); Sir/Madam (1378); Miss Amir (1379); Mrs A Hussain (1380); Sana Ahmed (1381); Amina Hussain (1382); Sir/Madam (1383); Imtiaz Ali (1384); Zakia Hussain (1385); Naryam Ghani (1386); Sbaa Siddique (1387); Abdulwahab Aslam-Pernez (1391); Johnsher Khan (1392); Numman Ali (1393); Noor Safdar (1394); Mujahed Abdullah (1395); Naqash Khan (1396); Smirah Ahmed (1397); Nadeel Ghaffar (1398); Rabeah Alam (1399); Majar Alsafani (1400); Maryam Abbas (1401); Zainab Akhtar (1402); Danga Jamil (1403); Sana Ramzan (1404); Ayesha Mobark (1405); Duaa Waqar Khan (1406); Usman Munj (1407); Shahzadi Nazia Hammad (1408); Anil Achrim (1422); R Achrim (1423); Naneed Achrim (1424); Sir/Madam (1425); J Shaker (1426); Usman Arshad (1427); I Arshad (1428); Sir/Madam (1429); P Mohammed (1430); Naseem Ahmad (1431); Mohammed Arshad (1432); Imran Tahir (1433); Mohammed Hussain (1434); I Akhtar (1435); Mohammed Shahid (1436); Javed

Iqbal (1437); I Ahmed (1438); Razia Hanif (1439); Mohammed Shabir (1440); Mrs Malik (1441); Hira Chaudhry (1442); Nighat Iqbal (1443); Sabrina Iqbal (1444); Nadeem Iqbal (1445); Safeen Shabir (1446); D Gulzav (1447); Sir/Madam (1448); B Goundal (1449); R Mohammed (1450); Ricksana Ahmed (1451); Sir/Madam (1452); Mohammed Hanif (1453); Sir/Madam (1454); Sir/Madam (1455); Qasim Hanif (1456); Sir/Madam (1457); N Wasim (1458); Mrs Anwar Mahmood (1459); Yasmin Ali (1460); U Ali (1461); S Ali (1462); W Raza (1463); Sarah Wasim (1464); Sadia Anwar (1465); K Arshad (1466); Imran Haq (1467); Hassan Sajjad (1468); Mohammed Rashid (1469); J Malik (1470); Nasim Malik (1471); Tahir Butt (1472); Sir/Madam (1473); Asif Anwar (1475); Mohammed Ali Shabir (1476); Nisma Asif (1477); Sir/Madam (1478); Razia Ahmed (1479); Dr Matid Anwar (1480); Shahbaz Chaudry (1481); Amlad Hussain (1482); Aisha Ali (1483); Mohammed Said (1484); Fawad javed (1485); Sana Iqbal (1486); Rarzana Khan (1487); Ramiza Mohammed (1488); Aliya Naz (1489); Syma Iqbal (1490); Zain Hussain (1491); Samawia Javed (1492); Ghazaia Malik (1493); Tazi Bibi (1494); Muhammed Qasim Rabbins (1495); Mrs B Rashid (1496); Shahid Zaid (1497); Tasneem Ali (1498); Mrs Tasleem Javed (1499); Zainab Ahmed (1500); Fariyah Asif (1501); Qaneyah Kenbar (1502); Hasib Anwar (1503); Mamoona Azam (1504); Mohammed Azam (1505); Kaneez Azam (1506); Aftab Ahmad (1507); Hinna Javed (1508); Kashfa Haroon (1509); Shahida Bashir (1510); Z. Jabine (1511); Shama Arshad (1512); Rabia Baber (1513); Misbah Malik (1514); Shahnaz A Shakoor (1515); Sophina Ali (1516); Nasim Said (1517); Aazim Javed (1518); Inwar-ul-Mansha (1519); Mohammed Qayyum (1520); Zakiyah Inwar (1521); Adnan Asim (1522); Omer Alderwish (1523); Huda Issa (1524); Mobeen Ali (1525); Humaira Ali (1526); Mohammed Baswhiv (1527); Ramisha Said (1528); Ijaz Nazir (1529); T. Ehsan (1530); Thiba Moghol (1531); Omar Minhas (1532); Zain Abid (1534); Abid Jahangir (1535); Mrs Nasim Akhtar (1536); Pervin Inwar (1537); Nazreen Mahmood (1538); Abdul Majid (1539); R. Ali (1540); Wasim Raza (1541); Rubina Sabar (1542); Saaaid Naveed (1577); Rana Naveed Ali (1578); Rana Yasir Ali (1579); Alham Qureshi (1580); Ance Kreshns (1581); Muhammad Nasar (1582); Omer Afzal Syggey (1583); Gamze Kaya (1585); Akmam Chowdhury (1586); Mustapha Sadiq (1587); Zenub Qulsoom Nazim (1588); Omair Albakistauni (1589); Lubna Khaia (1590); Layaan Albakistani (1591); Abdul Rashid (1592); Jamal Ghani (1593); Mazin Albakistani (1594); Shaheen Alam (1595); Kausar Naeem (1596); Fowzia Naeem (1597); Shakeel Afzal (1598); Alvina Afzal (1599); Hasnain Afzal (1600); Mohammed Alan (1601); Armaan Naeem (1602); Mohammed Ramzan (1603); Saman Nasir (1604); Muniran Begam (1605); Sarah Saleem (1606); Uneeb Tariq (1607); Harris Saleem (1608); Azher Hayal Khan (1611); Sikandez Hayal Khan (1612); Shamilah Ghafar (1613); P Ghafar (1614); Zubair Shakoor (1615); Sofia Shakoor (1616); Qasmiha Sharif (1617); Usman Rabani (1618); Juvaria Rabbani (1619); Shahina Rabbani (1620); Shamim Rabbani (1621); Qasim Rabbani (1622); Abrar Alam (1623); Naveed Iqbal (1624); Mrs Armas Yunni (1625); Rana Waqar Shabbir (1626); Nayyar Wadar Khan (1627); Ammar Shabbir Khan (1628); Eesaa Wadar Khan (1629); Shaaroze Khan (1630); Rana Tariq Hammad (1631); Oguz Kaya (1632); Dr Zubeida Akhter Haq (1634); Sir/Madam (1635); Sir/Madam (1636); Sir/Madam (1637); Sir/Madam (1638); Saleem Ali (1639); Tahir Moghul (1640); Sir/Madam (1641); Kashif Ali (1642); Mahnoor Sarwar (1643); Mueed Tariq (1644); Safoora Shabbir (1645); Yasmeen Mauk (1646); Shabeena Rizui (1647); Snaukat Ali (1648); Usman Ali (1649); Arshad Mahmood (1650); Shebaz Hassan (1651); Asad Vilal (1652); Ahmed Siddiqur (1653); Ahmad Durrani (1654); A Ameen (1655); Rizman Mahmood (1656); Sir/Madam (1657); Sir/Madam (1658); Sir/Madam (1659); Shabbir Ahmed (1660); Shahid Shabbir (1661); Rehaan Aatif (1662); R Haroon (1663); H Hussain (1664); Aamir Khan (1665); Haroon Rashid (1666); Sir/Madam (1667); Salman Rashid (1668); Qasim Manzoor (1669); Atif Manzoor (1670); Yousuf Sinclair (1671); Mohammed Akhtar



(1672); Zaheer Muhsan (1673); Sir/Madam (1674); Ahmed Ismahal (1675); A Mohammed (1676); Adnan Ashraf (1677); Raheem Nazir (1678); Zain Khan (1679); Mrs F Ali (1680); M Asghar (1681); Ata Chaudhry (1682); Khabija Sattar (1683); Jalib Ahmed (1684); Tahir Bashir (1685); Kamran Khan (1686); Zahid Khan (1687); Sir/Madam (1688); Mr Abdul Hannan Aatif (1689); Faim Bashir (1690); Sir/Madam (1691); Ahid Iqbal (1692); Khalid Khan (1693); Taha Hafeez (1694); Saqlain Javed (1695); Sajid Hussain (1696); Shabnam Saeed (1698); Amir Ali Shah (1699); Saleema Abtar (1700); Sir/Madam (1701); Adnan Din (1702); Mrs Yasmin Ali (1703); Sir/Madam (1704); Sir/Madam (1705); Danyal Mahmood (1706); Ahmed Shabir (1707); Nial Mahmood (1708); Dr Tariq Mahmood (1709); Sajid Ahmad (1710); Monir Sarwar (1711); Amara Farooq (1712); Sir / Madam (1713); Abbas Gulzar (1714); Sofia Mushtaq (1715); M. Usman (1716); Shazia Aghtar (1717); Abdullah Ahmed (1718); Fahad Moughal (1719); Umadi Ali (1720); Rahim Yumf (1721); Maryam Ahmed (1722); Aneesah Mughal (1723); Jean Roon (1724); Zain Naseer (1725); Mrs M. Al-Ghazzewi (1726); Colin McWilliam (1727); Rizwan Akhtar (1728); Saarah Hussain (1729); Aqil Hussain (1730); Shabana Hussain (1731); Zahid Hussain (1732); Aftab Ahmed (1733); Muhammad F Munir (1734); H. M. Adil Amin (1735); Mrs Abida Jamil (1736); Anjim Jamil (1737); Nargis Jamil (1738); M. Jamil (1739); Mr Asif Jamil (1740); F Rashida (1741); Iqbal Akhtar (1742); Umair Akhtar (1743); Ubaid Akhtar (1744); Zubai Akhtar (1745); Mubasser Ashfuque (1746); Saghir Alam (1747); Ruksana Ali (1748); Nawaz Ali (1749); Sir / Madam (1750); Humza Ahmad (1751); Usman Din (1752); Sir / Madam (1753); Sir / Madam (1755); Sir / Madam (1756); Shahid Farooq (1757); Sir / Madam (1758); Sir / Madam (1759); Jonny Sharp (1760); Donna McFadden (1761); Alan Semple (1762); Sir / Madam (1763); Susan Higgins (1764); Hunnain Sohail (1765); Hashim Tahir (1766); Mansoor Ahmed (1767); Muhammad Ahmad (1768); M Mahmood (1769); E. Ahmed (1770); Sajida Ahmed (1771); Arooj Azad (1772); M. Azad (1773); Kausay Azad (1774); Nadia Mohammed (1775); Muktar Mohammad (1777); Shamshad Rabbani (1779); Tariq Mohammed (1780); Sir / Madam (1781); Sir / Madam (1782); Mohammed Shahban (1783); Nazia Shahban (1784); Ilyas and Nazia Ahmed (1785); Mansoor Zafar (1786); Rizwana Zafar (1787); Sir / Madam (1788); Amir Hussain (1789); Zanib Ghafar (1790); Usman Arshad (1791); Mutahkra Ramzan (1792); Khurram Arshad (1793); Samina Arshad (1794); Amur Ramzan (1795); Junaid A. Khan (1796); Aminah Arif (1797); Sanah Ahmad (1798); Rinza Fatima (1799); Sara Khan (1800); Mahnoor Sahaid (1801); Aneesah Khan (1802); Umayrah Ali (1803); Anwar Ali (1805); Aysha Iqbal (1807); Sana Iqbal (1808); Adam Ali (1809); Tahseen Saleem (1810); Sir / Madam (1811); Sir / Madam (1812); Adnan Alam (1813); Aisha Ramzan (1814); Michael McFadden (1815); Rebecca Brooks (1816); Laura Osborne (1817); Sir / Madam (1818); Caitlin Hannigan (1819); Kauser Rauf (1821); Idris Rauf (1822); Shabana Rauf (1823); Musarat Sitara (1826); Neelofur Khaliq (1827); Zubait Rauf (1828); Tallat Haq (1829); Mr Shakoor (1830); Balqvees Alam (1831); Zafat Alam (1832); Asif Alam (1833); Hassan Alam (1834); Umair Inwar (1835); Aneela Kalsoom (1836); Umair Khan (1837); Zainab Mohammed (1838); Nisaah Ali (1839); Tasneem Ali (1840); Mrs Samina Khalid (1841); Mrs Riaz Begum (1842); Umaar Khalid (1843); Sir / Madam (1844); Ameer Junaid (1845); Sir / Madam (1846); Mohammed Junaid (1847); Huiwa Iqbal (1848); K Ramzan (1849); M Ramzan (1850); M N Saddique (1851); Sir / Madam (1852); Adnan Ali (1853); Mohammed Rufia (1854); Hassan Shabir (1855); Saif Bashir (1856); Amir Rashid (1857); Moiz Shan (1858); Amir Riaz (1859); Osmak Khan (1860); R Aslam (1861); Habibah Iman Bashir (1862); Sir / Madam (1863); Mohammed Shahrana (1864); Usman Zalfiqar (1865); Sir / Madam (1866); Rarooj Azad (1867); Sir / Madam (1868); Sir / Madam (1869); Sir / Madam (1870); Sir / Madam (1871); Sir / Madam (1873); Sir / Madam (1874); Sheheen Ehsan (1875); Sir / Madam (1876); Sir / Madam (1877); Sir / Madam (1878); Sir / Madam (1879); Tafir

RafiQ (1928); Sir/Madam (1929); Sir/Madam (1930); Sir/Madam (1931); Suleman Shah (1932); Sir/Madam (1933); Sir/Madam (1934); Sohail Ghafur (1935); M Guftar Shaikh (1936); Sir/Madam (1937); Azher Majid (1938); Mrs Aisha Bibi (1939); Mr Qadsim Ali (1940); Sir/Madam (1941); Rana Naeem (1942); Naveed Raja (1943); Ahmed Javid (1944); Mohammed Ramzan (1945); Israr Javid (1946); Dr Naeem-rehman (1947); Haroon Zafar (1948); Falsal Rahman (1949); Dr Mohammed Ashad (1950); Wasif Hafeez (1951); Kakeem Zaman (1952); Mrs Shazia Shdaib (1953); Shdaib Gul (1954); Shamim Akhtar (1955); Raja Ichalig (1956); Miss Iffat Hafeez (1957); F Hafeez (1958); Rukhsana Qaser (1959); Qaseer Sharif (1960); Muhammed Iqbal (1961); Shabana Tariq (1962); Tand Ahmed (1963); Nida Tariq (1964); Z Din (1965); Rizwan Sabir (1966); Rizwan Hafeez (1967); Mrs G Malik and Mr M Shabaz (1968); Mahmood Siddique (1969); Fozia Siddique (1970); Muhammad Nawaz (1971); Aisha Hussain (1972); Shabnam Ijaz (1973); Anwar Nasim (1974); Sir/Madam (1975); Sir/Madam (1976); Ahid Iqbal (1977); Yasmeen Ahmed (1978); Mahmood Ahmed (1979); Iram Bismal (1980); Mohammed Din (1981); Saleema Akhtar (1982); Anina Bibi (1983); Sofina Almed (1984); Uzayr Ahmed (1985); Latif Iqbal (1986); Anwar Mohammed (1987); Leeshan Lone (1988); Imran Anwar (1989); Jamillah Tolland (1990); Sir/Madam (1991); Shabnam Ijaz (1992); Hilary Raja (1993); Sir/Madam (1994); Rehana Kaser (1995); Mrs Rashida Siddique (1996); Danish Siddique (1997); Nadeem Siddique (1998); Sumagah Siddique (1999); Pervez Siddique (2000); Faziqa Siddique (2001); Asif Ahmed (2002); Kathleen Ahmed (2003); Shgufta Anwar (2004); Naemm Mohammed (2006); Firdous Mohammed (2007); Ujala Khan (2008); Sir / Madam (2009); Naheed Khan (2010); Hadia Khan (2011); Vaneeza Malik (2012); Vassem Iqbal (2013); Sohail Iqbal (2014); Mohammed Iqbal (2015); Kurshid Begam (2016); Sardaran Begum (2018); Ghazala Ahmad (2019); Nelum Zafar (2020); Naveeda Bashir (2021); Balqees Zafar (2022); Rabana Malik (2023); F. Ali (2024); Zara Haroon (2025); Saimah Iqbal (2026); Aiysha Ali (2027); Faiza Ali (2028); Aliyah Khan (2029); Miss Hakeem (2030); Sir / Madam (2031); Munaza Khan (2032); Shevaz Yousaf (2033); Waheeda Afzal (2034); Javed Sehar (2035); R. Bibi (2036); Asma Choudhry (2037); Napeem Ibrahim (2038); Misbah Ibrahim (2039); Mrs Khateja Mohammed (2040); Anam Awan (2041); Shagufta Ghafar (2042); Zubair Salim (2043); Salman Shaikh (2044); Allia Ahmad (2045); Sir / Madam (2046); Nasleen Aslam (2047); Yasmin Yusuf Khan (2048); Fardous Adan (2049); Taibah Khan (2050); Anjum Asghar (2051); Rifat Akhtar (2052); Rafedah Salani (2053); Anila Sattar (2054); Sir / Madam (2055); S. Ahmad (2056); Ghafooran Bibi (2057); Sir / Madam (2058); Aleena Rafi (2059); Mrs Rehana Ahmad (2060); Amfaal Ahmad (2061); Hajen Abdul Rahman (2062); Yasmeen Chaudhry (2063); H. Begum (2064); Maria Vivas (2066); Asma Saif (2067); Khashiya Ishaq (2068); Asma Shaikh (2069); Denise Khalid (2070); Hasan Bashir (2071); Humzah Anwar (2072); Saif Iqbal Bashir (2073); Nusrat Anwar (2074); Sadia Aftab (2075); Nadia Razaq (2076); Amarah Mughal (2077); S. Yousif (2078); Sajida Malik (2079); Rehana Nasim (2080); Isla Mahmood (2081); Sir / Madam (2082); Faisel Ahmed (2083); Sir / Madam (2084); Asim Afzal (2085); Maria Afzal (2086); Imtiaz Sarwar (2087); Abdullah Rehman (2088); Ali Shaber (2089); Salman Qasim (2090); Mohammed Haq (2091); Sir / Madam (2092); J Ashraf (2093); H Saleen (2094); Majid Ahmed (2095); Uzair Sarwar (2096); Qays Muhammad (2097); S. Asad (2098); Shahzad Masood (2099); Annilah Moghul (2100); Muqudaas Ali (2101); Janey Miller (2102); Mrs M Mulholland (2103); Hannah Lavelle (2104); Holly Blain (2105); Eubha Akilade (2106); Rachael Thorn (2107); Amar Khalid (2108); Nabiela Khalid (2109); Shahid Ali (2110); Arshad Ali (2111); Suriya Ali (2112); Shazia Khalid (2113); Aisha Ghaus (2115); Sajed Din (2116); Shazia Ali (2117); Anam Iqbal (2118); Sayda Bibi (2119); Shumaila Alim (2120); Shazia Razaq (2121); Nadia Anwar (2122); Kaazim Younis (2328); Sir/Madam (2329); Mohammed Anwar (2330); Irfan Anwar (2331);

Sir/Madam (2332); Azrah Ahmed (2333); Danyaal Shakoor (2334); Ahmed Younis (2335); Harooh Yunis (2336); Kausar Mohammed (2337); Amaar Siddique (2338); Sir/Madam (2339); Aisha Amjed (2340); Hushinat Bashir (2341); Sabina Sharif (2342); Kauoar Nizami (2343); Tayub Sharif (2344); Rana Farhan Siddique (2345); Mrs Naheed Siddiquir (2346); Musarat Iqbal (2347); Sir/Madam (2348); Anfaal Ahmad (2349); Sir/Madam (2350); Sami-Uilah Khaliq (2351); Imran Chardhry (2352); Sir/Madam (2353); Sir/Madam (2354); Sir/Madam (2355); Rehana Saleem (2356); Salma Din (2357); Yasmain Aichtar (2358); Sir/Madam (2359); Mary Scott (2361); Sir/Madam (2362); David Reekie (2363); Sir/Madam (2364); Ayesha Ghaffar (2365); Aneesah Khan (2366); Shahnaz Rasul (2367); Sir/Madam (2368); Gillian McLea (2369); Valerie Noble (2370); Stephanie Smith (2371); Irene Kinniburgh (2372); James Dunleavy (2373); Mary O'Neill (2374); Zain Hussah (2375); Dr M H Khan (2376); M Akhtar (2377); Tariq M Shaikh (2378); Amina Sabir (2379); Wasay Saeed (2380); Faisal Choudry (2381); Mubarak Ali (2382); Sir/Madam (2383); Momin Mahmood (2384); Sir/Madam (2385); Sir/Madam (2386); Arif Mohammed (2387); Yousaf Shahid (2388); Hardoon Ismail (2389); Sir/Madam (2390); Amran Ali (2391); Usman Arshad (2392); Yasser Hafez (2393); Amjad Riaz (2394); Sir/Madam (2395); Sohail Shakour (2396); Arshad Mehmood Ali (2397); Mrs A Akram (2398); Zain-ul-abedin Amir (2399); Mohammed Asif (2400); Mr Khuram Shafiq (2401); Mohammed Umair Khan (2402); Ahmed Alikhan (2403); Falizan Ahmed (2404); Farhat Zaman (2405); Asma Ahmad (2406); Bilquis Chaudhry (2407); Amnan Ali (2408); Awais Hussain (2409); Bashir Ahmed (2410); Saad Akram (2411); Asmar Akram (2412); Mohammed Akram (2413); Mrs Z Akram (2414); Sayma Ahmed (2415); Shazia Ismail (2416); Afashan Din (2417); Sajda Raza (2418); Shabnam Saeed (2419); Khadya Sheikh Muhammed (2420); Dr. M. Anwar (2421); Amina Shaikh (2422); Kamran Farouq (2423); Ailsa Butta (2424); Umar Farouq (2425); Faisal Waryum (2426); Habeeba Asghar (2427); Asad Nazim (2428); Rahene Hyder (2429); Saif Rana (2430); Hina Ilyas (2431); Farah Bashir (2432); M. Hasan (2433); Dr. M. Afzal (2434); Sasha Climie (2435); Sofia Iqbal (2436); Zainab Akhtar (2437); Saleyah Lenele (2438); Bayla Ahmed (2439); Sanaa Akhtar (2440); Imra Shafi (2441); Amir Nazim (2442); Ferhan Ahmed (2443); Safina Khan (2444); Saima Suleman (2445); Anum Mahmood (2446); Sadia Al (2447); Nasreen Chafur (2448); Shazia Malik (2450); Waheeda Anwar (2451); Osmaan Majid (2452); Samira Monik (2453); Zaira Alam (2454); Qaiser Ashfaaq (2455); T. Bashir (2456); Sophie Hall (2457); Iram Majeed (2458); WWM Crawford (2459); Khalida Akoub (2460); Humayra Akbar (2461); Ayesha Ali (2462); Neilam Sultan (2463); Nadeem Buatti (2464); Zohaib Nasir (2465); Aliya Khand (2466); Caroline Jauaid (2467); Awais Tahir (2468); Hannah Ahmed (2469); Zara Ahmed (2470); Farhat Ali (2471); P. Rashid (2472); Farhat Ali (2473); Zeenat Ali (2474); Zeenat Ali (2475); Awaxs Tahir (2476); MRM Hasan (2477); Ali (2478); Mr. Tariq Ali (2479); Haroon Saleem (2480); Sidra Khan (2481); Fahmida Ali (2482); Rada Iqbal (2483); Asim Iqbal (2484); Qasim Iqbal (2485); Naseen Iqbal (2486); Alia Iqbal (2487); Tariq Ali (2488); A. Khan (2489); Z. Khaud (2490); Azeem Haq (2491); Hassan Khan (2492); Hamid Qasim (2493); A. Ahmed (2494); Hamza Adreel (2495); F. Acknin (2496); T. Bashir (2497); Mrs B. Sherla (2498); M. Rashid (2499); M. Tahir Iqbal (2500); Tariq Mahmood (2501); Wamaz Ali (2502); Balac Ahmad (2503); Mrs. Z. Hussan (2504); N. Hal (2505); H. Sohail (2506); Shahid Porvaiz (2507); Ibraheem Khan (2508); Taimur Atif (2509); Aaiz Atif (2510); Danyaal Shahaor (2511); Haroon Yunis (2512); Nabeel Shaikh (2728); Rukhsar Ahmed (2739); Fahd Mahmood (2929); Mohammad Iqbal Anwar (2962); Imran Ashraf (2969); Raza Khan (2991); Tariq Shaikh (2998); Zoha Khan (3010); Ehab Abdelkader (3208); Mohamad Abdelkader (3213); Marium Abdelkader (3215); Dr Sherin Hamza (3230); Sh Gupta Anwar (3241); Iqraa Khan (3242); Rehana Mahmood (3243); Juzala Khan (3244); Shabena Ahmad (3245); R Ahmad (3246); Sir/Madam (3247); Shazia Chadhry (3248); Faiz Khalid (3249); Balal Khalid

(3250); Mohammed Khalid (3251); Naila Bashir (3252); Tahir Raja (3253); Jawad Habib (3254); Seher Ackrim (3255); Zakia Salini (3256); Waheeda Anwar (3257); Dr Sohail Sardar (3258); Faud Mahmood (3259); Ahmed Abdallah (3260); Sohaib Mahmood (3261); Dr Mohammed Sarwar (3262); Ibrahim Sarwar (3263); Sir/Madam (3264); Haseeb Gillam (3265); Sir/Madam (3266); Farooq Choudhry (3267); Afam Rashid (3268); Mr M Rashid (3269); Mr Aziz Lone (3270); Sumaza Jamial (3271); Mrs G Malik (3272); A Khan (3273); H Ahmad (3274); Imaad Shahid (3275); Shamid Manir (3276); Irim Hussain (3277); Bushra Rashid (3278); Sir/Madam (3279); B Razid (3280); Almas Yunis (3281); Ishtiaq Sohail (3282); Mahmoud Khan (3283); Nighat Ilhan (3284); Razia Ahmed (3285); Colette Sardar (3286); Aisha Ali (3287); Samina Gulfranz (3288); A Ali (3289); Khushnd Khaliu (3290); Rukhsana Ali (3291); Z Tahir (3292); Karim Rashwan (3293); Shaista Bashir (3294); Iffat Hafeez (3295); Safia Mohammed (3296); Mohammad Khalid (3297); Shahzad Khalid (3298); Shahed Ryan (3299); T Bashir (3300); Zaib Naseer (3301); D Siddiave (3302); Kashif Javaid (3303); Khalid Javaid (3304); Naheed Atif (3305); Sajda Kaza (3306); Aqsa Imran (3307); N Iqbal (3308); Niha Mahmood (3309); Saneah Javid (3310); Manaum Shah (3311); Aminah Mohmood (3312); Tasneem Shahid (3313); Nasreen Javaid (3314); Aftab Ali (3315); Sir/Madam (3316); Omar Nabi (3317); Sir/Madam (3318); Kashef Onwar (3319); Sir/Madam (3320); Sir/Madam (3321); Kashif Ali (3322); Faiz Atif (3323); M Atif (3324); Khalid Masood (3325); Sohaib Haseeb (3326); Shabana Asim (3327); Sir/Madam (3328); Ammad Mahmood (3329); M Aslam (3330); Sir/Madam (3331); Sir/Madam (3332); Sir/Madam (3333); Alana Black (3334); Tahir Mahmood (3335); Zahid Husian (3336); A Mahmood (3337); Aneesa Shahid (3338); Khuram Ahmed (3339); Mrs N Atif (3340); Sir/Madam (3341); Afzal Sgaikh (3342); Haroon Javid (3343); Kasim Nazir (3344); Sir/Madam (3345); Feroz Khan (3346); Bilal Javed (3347); Imran Massod (3348); Amanullah Durrani (3350); Shazia Durrani (3351); mrs sadia khuram (3514); ikram ashraf (3579); Usman Ul Haq (3744); Ayesha Siddique (3787); Umar Siddique (3791); Mrs A Omar (3795); Sajola Ihsan (3796); Shazia Akbar (3797); Huriyah Malik (3798); Shamshad Akbar (3799); Asig Ahmed (3800); Aroojh Asif (3801); Amra Jqbal (3802); Harris Ali (3803); Asia Ahmed (3804); Aadam Amin (3805); Arisha Suleman (3806); Asma Munir (3807); Hassan Ali (3808); Zaid Naeen (3809); Omar Afzal (3810); Saifur Gulfranz (3811); Sasid Munir (3812); Nanshad Ali (3813); Maariya Ijaz (3814); Salera Asghar (3815); Rizwan Javed (3816); Ahsar Allam (3817); Brian Beiwr (3818); Mueer Toria (3819); Msar Sheikh (3820); Blaal Khamaia (3821); Kirata Nisa (3822); Abdullah Ahmed (3823); Farooq Siddique (3827); Hafsa Siddique (3900); Muriam Siddique (3902); mueen khan (3933); Rizwana Ali (3941); Rayaan Ahmed (3948); Aahil Ahmed (3949); Nadia Salim (3985); Abisam Hussein (4070); Muhammad Ehsan Gohar (4073); DR SAMAN KHAN (4110); Masood Khan (4116); Talha Zubair (4124); Amina Zubair (4125); Zubair Arshad (4128); Allia Zubair (4129); Zulf Ali (4133); shamyla shah (4138); Yasmin Pasha (4141); Iltaf Dean (4147)

### Objection

Jackson Carlaw (25); George M Morton (38); Mark Harrison (59); Julie Gerc (70); Roger Quin (72); James Whyteside (82); Joseph Fell (87); Jennifer Quin (129); Mrs Levin (146); Mr Leonard J Levin (147); Mr Irving M Hyman (148); Professor Alan Shenkin (149); Mrs Leona Shenkin (151); Mrs Irene Links (152); Mrs Mary Johnston (153); Mrs Joni Kaplan (154); Mr Ronald Kirkwood (156); Mr Ian McDickom (157); Mrs McDickom (158); Mrs Mindel Rose (159); Mr Henry Rose (160); Mr George Cornforth (161); Mrs Lettie Galpern (162); Mrs Carol Smith (164); Mrs Winnie Sweeney (165); Mr

Dan Sweeney (166); Mr Harold L Gold (167); Mrs Vera Gold (168); Mrs Helen Blin (169); Mrs Elise Sochart (170); Mrs Irene Berkley (171); Mr Arthur Segal (172); Mrs Phyllis Segal (173); Mrs Sheila Fell (174); Mr John Finlay (175); Mrs Elspeth Finlay (176); Mrs Jill Massey (177); Mr Colin Massey (178); Mr Robin Johnston (179); Norman Gray (214); Robert Russell (215); Dawn Roberts (225); Joe Hamilton (228); Alex Bowers (247); Ivan Woodcock (258); William Goldberg (259); Mrs Edith Bruce (260); Mr Alasdair Bruce (261); Mrs Joan Goldberg (262); Mrs Doreen Nicol (263); Ron Burkey (279); Norman Graham (286); Martin and Lynn Smith (296); Robin Forster (303); Liz Forster (305); A D B Borland (314); I M Borland (327); Mrs Heather A Russell (328); Mrs. Margaret Hamilton (348); Valerie Paton (350); Wilma Robertson (360); Janet Olverman (369); Keith Murray (372); Ian Gladstone (380); Anu Joseph (388); Suzanne Wildman (392); Claire Wharton (419); David McLean (444); Sheila McLean (445); Mrs Irene Graham (448); Gillian Cameron (452); Colin Hamilton (460); James Barnes (505); Bill Duguid (510); Lynda Murray (511); Catherine Duff (521); Christine Dearie (523); Anne Johnston (524); David Duff (526); Keith A. Vallance (536); John F Smith (539); Alistair Fyfe (541); Simon Calvert (546); Eleanor Campbell (547); Elizabeth Forbes (549); Charles Kelly (550); Mrs Laura Kincaid (569); Ron Fairholm (572); Terry McGowan (581); Aileen M Fyfe (599); James Sandeman (600); Valerie Murray (608); Roz Rae (635); Martin Campbell (637); Grace McCarthy (638); Richard Mowat (650); Edward Gunn (651); Helen Mowat (652); Catriona Carragher (667); Mrs Kirsteen Allan (674); Miss Briony Allan (677); Netwon Mearns Community Council (686); Elaine Fotheringham (702); Adrian Smith (703); Julie Mylett (704); Barbara Fewkes (705); Fiona Paterson (738); Chris Logan (743); Ian Gallacher (776); D Jesner (783); Mrs Ann Anson (802); James Dearie (813); Mrs Helena Dykes (818); Mr Iain Hutton (819); Mrs Maureen Hutton (820); Mrs Leila Sragowitz (821); Harris Macfarlane (823); Mrs Sybil Burnside (834); Freya Macfarlane (842); Colin and Joanne Gardner (859); John Corstorphine (884); Derek Robertson (959); Victoria Harris (1026); Elizabeth Taylor (1027); Gillian Morgan (1028); Angela McBride (1029); Lesley Ann Jamieson (1030); Dr. Saadat Khan (1031); Adrian Carragher (1032); Mr Kevin Reade (1033); Cherie Chan (1034); Ewan Connelly (1035); Ursula Connelly (1036); Gillian Spence (1037); John Henderson (1038); Dr Keith Nimmo (1040); June McNeil (1041); Anne Barrie (1042); Liam McVie (1043); Edith I. McMillan (1044); John Finlay (1045); Joe Connelly (1046); Jim Whitelaw (1047); Colin Young (1048); Dave Wilkie (1049); Fiona, Iain, Rebecca and Matthew Fisher (1050); Linda Meiklejohn (1051); John McIntosh (1052); Colin Graham (1053); A.Buchanan (1054); Lynda Garman (1055); Dylan Roodt (1056); Javaid Shafi (1057); Claire Shenkin (1059); Mrs Georgie Wilson (1060); Prof. Richard Y. Weaver (1061); Peter Hobson (1062); Duncan M Wilson (1063); Margaret Hobson (1064); May Hobson (1065); Scott Hobson (1066); Audrey McCluskey (1067); Tony Davidson (1068); Pamela Donnelly (1069); Jane Anne Small (1070); Andy Small (1071); Alison MacDonald (1072); Robert Mclver (1073); Dimos Efthimiou (1074); Lesley Wilson (1075); Richard Graham (1076); Nicola Efthimiou (1077); Phyllis Buchanan (1078); Hazel Tenby (1079); Stephen Shivas (1080); K.R.Thomson (1081); Catherine Roodt (1082); John O'Malley (1083); Alan Brown (1084); Colin Massey (1085); Marie Scouller (1086); Steven F Scouller (1087); Lynne McGuire (1088); Peter Gelderbloem (1089); Alastair J Currie (1090); Emma Ewing (1091); Malcolm Northcote (1092); Murray Ewing (1093); Eleanor Bryans (1094); Jessica Ewing (1095); Paul Cochrane (1096); Asia Mahmood (1097); Lynsey Fraser (1098); Joseph Fraser (1099); Joshua Fraser (1100); Holly Fraser (1101); Mary Rodger (1102); Maureen McCormick (1103); Joseph McCormick (1104); Mike Fowler (1105); Eleanor Dalglish (1106); Julie Campbell (1107); SAIRAH KHAN (1108); Hazel Findlay (1109); Wendy Lipp (1110); Edward V Simpson (1111); Natalie Lush (1112); Elizabeth Simpson (1113); John McCurdy (1114); Alan Cameron (1115); Michelle Smillie (1116); Robert Macrae (1117); Roger Eason

(1118); Morag Jeffery (1119); Trudi Dalgleish (1121); Nicola Smith (1122); Jenna Stewart (1123); Gillian Eason (1124); Anne Ballingall (1125); Richard Graham (1126); Jennifer Yates (1127); Dr Ashutosh Deshpande (1128); Dr Nalinee Deshpande (1129); Dr Prabhakar Deshpande (1130); Tom Milroy (1131); Mrs Carol McCorquodale (1132); Andrew Yates (1133); Susan Jackson (1134); Susan Halbert (1135); Claire A Currie (1136); Debbie Thompson (1137); Ken Burnside (1138); John Howard (1139); Dr C Watson (1140); Valerie Potter (1141); Mr John Potter (1142); Dana Fowler (1143); Iain McLellan (1144); Maria Ellis (1145); Dianna Gibson (1146); Mrs Marion Eadie (1147); Mr Stephen Moran (1148); Mrs Jeanette Moran (1149); Ms Lee Tracey (1150); Mr Ross Moran (1151); John Sim (1152); John Scanlon (1153); Linda McGarry (1154); Alasdair McGarry (1155); Margaret McKinlay (1156); Lesley Pollock (1157); Karen Fraser (1158); Elana Scott (1159); Stuart Jackson (1160); J.B.McLelland (1161); M.K.McLelland (1162); Mr Santa Singh (1163); Fraser M Adams (1164); Sheila Adams (1165); Susan Scanlan (1166); Richard Z Harrison (1167); Justine O'Malley (1168); Mrs Lesley Galloway (1169); Mrs Sarah MacLean (1171); David Ewing (1172); Elaine M Ewing (1173); Catherine McLean (1174); Joan Russell (1175); John Stewart (1176); Margaret Towers (1177); Isobel Lithgow (1178); William Lithgow (1179); Dr Ronald Crawford & Mrs Evelyn Crawford (1180); Ms Islay Knight (1181); Mr John Knight (1182); Ms Rebecca Knight (1183); Mr Stuart Knight (1184); Ms Susan Rocke (1185); Mr Robert S Rocke (1186); Master Dylan Miller (1187); Ms Caitlin Miller (1188); Mr Alastair Miller (1189); Ms Amy Miller (1190); Ms Maud Leslie (1191); Mr David Leslie (1192); M Roberts (1193); Ms Margaret Nelson (1194); Mr Hugh Nelson (1195); Mr Andrew Robertson (1196); Mrs Elizabeth Robertson (1197); Mrs Catriona Kerr (1198); Mr Alan Brand (1199); Ms Christine MacLeod (1200); Mr Norman MacLeod (1201); Mr Mark Thompson (1202); Ms Laura Thompson (1203); Ms Jade Thompson (1204); Ms Catherine Wilkie-Thompson (1205); D Collingwood (1206); Mrs Grace Wilson (1207); Ms Valerie Gordon (1208); Ms Alice-Anne McPhee (1209); Mrs J Dally (1210); Miss S Daily (1211); Mr S T W Dally Jnr (1212); Mr S Dally Snr (1213); Ms Anne M L Mulhern (1214); Mrs Elizabeth McCree (1215); Mrs Linda M Cumming (1216); Miss Kirsty McCree (1217); Ms Margaret Brittain (1218); Mr James Brittain (1219); Mr Mark Tenby (1220); Mrs Isobel Kirkwood (1221); Ms Sheena Coburn (1222); Mr Iain P McDonald (1223); Mr Colin McCree (1224); Mrs Caroline Irving (1225); Mrs Olive Small (1226); Master Alexander Black (1227); Miss Ella Black (1228); Ms Erica Peel (1229); C R McLay (1230); Ms Carole Gemmell (1231); Mrs Anne Dewar (1232); WM Dewar (1233); Mr Angus Cumming (1234); Ms Wendy Devenney (1235); J Johnston (1236); A Johnston (1237); Mr Andrew Webb (1238); Mrs N Fisher (1239); Mr John Sinclair (1240); Mr Martin Laird (1241); Mrs Jean Speight (1242); Mr Malcolm Speight (1243); E M Laird (1244); Mrs Irene Blair (1245); Margaret J Harris (1246); M L Dunn (1247); Mr Alasdair Vincent (1248); D T Dunn (1249); William Williamson (1250); Mrs Eleanor Craig (1251); Mr Iain Sanderson (1252); Ms Christine Kelly (1253); Mr Sean Howell (1254); Mrs Lynne MacLean (1255); Mr Thomas MacLean (1256); Mr D Robertson (1257); Mrs I Robertson (1258); Ms Belinda Sanderson (1259); Mr Fraser Lipp (1260); Mr Simon Lipp (1261); Mr Ross Lipp (1262); Ms Laura Watson (1263); Mr James and Mrs Audrey Bell (1264); Mrs June McKerracher (1265); Mrs M Morrison (1266); Mr James Scott (1267); Mr David Orr (1268); Ms Anne Orr (1269); Ms Irene Scott (1270); Mrs Lorna Shearman (1271); Mr & Mrs McCormack (1272); Miss Kathryn Jolly (1273); Mrs Irene Hughson (1274); Mr Fedrick Ross (1275); Mrs Jean Orr (1276); Mr David Harris (1277); Miss F Brown (1278); Mrs C Brown (1279); Mr K Brown (1280); Mrs Christine Peberdy (1281); M P Prooan (1282); Mrs M Anderson (1283); Ms Sandra Arthur (1284); Ms Christine Paton (1285); Mr John Paton (1286); Mr Alan Kirkwood (1287); Ms Elizabeth Miller (1288); C H Miller (1289); C Johnston (1290); K McQuade (1291); Mr Ivan Woodcock (1292); Mrs

Ida Caplan (1293); Mrs C Manson (1294); Mrs Maureen Dykes (1295); Mrs Norah Butters (1296); Mr Stephanie Silverstone (1297); Sybil McIntyre (1298); Mr Kelly (1299); Mr John Spiers (1300); Alice Kirkwood (1301); Marion Kemp (1302); Ewan Sanderson (1303); Rory Sanderson (1304); Jean Blackie (1305); Duncan Blackie (1306); Mr Kenneth Fish (1307); Dr Dawn Watson (1308); E Johnston (1309); D A Brown (1310); G McFarlane (1311); Louise Adams (1312); Jennifer Barnett Peterson (1313); Colette Doran (1314); Gareth Lush (1316); Sue McKnight (1317); farah ahmed (1318); Elizabeth Reid Wilson (1319); Eva Allen (1320); Alison Clark (1321); Margaret Woolfries (1322); Rick Houston (1323); Holly Houston (1324); Charley Houston (1325); Finlay Houston (1326); Linda Harkins (1327); Lily Malone (1328); Graham Malone (1329); Elizabeth Houston (1330); Alan Clark (1331); Elaine McDougall (1332); Ian McDougall (1333); Isobel Moss (1334); Gavin Burns (1335); Mr S and Mrs P Singh (1336); Mr and Mrs S Singh (1337); E McQuade (1338); Morag Little (1339); Matthew Farmer (1340); Mrs J Farmer (1341); Lee Gemmell (1342); Mr Colin McKay (1343); Miss Hannah McKay (1344); Ms Nicola McKay (1345); Dr C Mason (1346); Mrs Jean Reid (1347); Mrs Deborah Colquhoun (1348); Sir/Madam (1349); Mrs Gailena (1350); E Gaffney (1351); Bernice McNaught (1352); Chris McNaught (1353); Mrs Ivy Young (1354); Mary Fish (1355); Ben Farmer (1356); Mr S Farmer (1357); Ellen Richmond (1358); Miss Lauren MacKay (1359); Mr Ross Manson (1360); Mr G R Manson (1361); Eileen Quinn (1362); Blair Quinn (1363); Lauren Quinn (1364); Hannah Quinn (1365); Alan Quinn (1366); Avril Queen (1409); Khalid Nazir (1410); Wilma Dougall (1411); Joanna Dougall (1412); Dilys Guthrie (1413); Colin Jamieson (1414); R B Howie (1415); Nicky Blair (1416); Sandy Meiklejohn (1417); Mrs Jacqueline Campbell (1418); Emily Black (1419); Laurence Whitby (1420); Fred Underwood (1543); Kim Murray (1544); Irene Munro (1545); Alastair Munro (1546); Laura Kerr (1547); Joyce Brooks (1548); Sheila Brown (1549); James T Anderson (1550); Stephen Brooks (1551); Isobel Nimmo (1552); Lynne Costello (1553); Orla Costello (1554); Lynda Anderson (1555); Mrs Linda Bird (1556); Rob Catterson (1557); Robert Thomson (1558); Victoria Barnett (1559); Thomas Barrie (1560); Mr Chris Morrison (1561); Jean Sim (1562); Derek Greenwood (1563); Joan Briggs (1564); Mrs Bonanno (1565); Lesley Mcleish (1566); Gwendoline Hight (1567); David McNeil (1568); Dr Ker Wei Tan (1569); Shena Milroy (1570); Bruce Jamieson (1571); William Small (1572); Mr Nick Sims (1573); Jennifer McKay (1574); Alexander H Howie (1575); Mrs M Y Howie (1576); Stephen Marsh (1880); Lauren Anderson (1881); Tim Barber (1882); Martin McCormick (1883); Derek Fairlie (1884); June Campbell (1885); Pamela Adkins (1886); James Anderson (1887); Ian McMillan (1888); John F Gray (1889); Thomas Bell (1890); Mr Alan W Wilson (1891); H A E Bell (1892); Myles F Bell (1893); Grace Gray (1894); Lara Cameron (1895); Neil McInnes (1896); Helen McMahan (1897); George Hewitt (1898); Jo Ault (1899); Charles Russell (1900); William Gill (1901); Jennifer Gill (1902); Nichelle Gill (1903); James Fraser (1904); Lynda Wilson (1905); Nicola Thompson (1906); Graham McClure (1907); Andrew K Kinney (1908); Nyla Chung (1909); Suzanne Burns (1910); Ailsa Joy Munro (1911); Arran Fraser (1912); Christopher Lithgow (1913); S. K. Majumdar (1914); Ian M Brown (1915); Donna Hastings (1916); Paul Sherman (1917); Iain Thorn (1918); Ann Kennovin (1919); Fiona Dodson (1920); Jane Smart (1921); Dr. Shubhranshu Gupta (1922); Madhu Gupta (1923); Reena. Majumdar (1924); Robert Yuill (1925); David Riggans (1926); Sheila Seivwright (1927); Karen McMillan (2123); Linda Bell (2124); Paul Hutchison (2125); Sheila Johnson (2126); Colin Reekie (2127); Tracy Reilly (2128); Sir / Madam (2129); Ronnie Cartwright (2130); Harry Kerr (2131); Finlay Kerr (2132); Jemma Kerr (2133); Oswald McClure (2134); Vivienne McNab (2135); Lorraine Hastie (2136); Ailsa Connelly (2137); Mr. James Cameron (2138); Mrs E Cameron (2139); Natalie McMillan (2140); David McMillan (2141); Vicki Fullarton (2142); Elizabeth Davis (2513); Marion Cartwright (2514); Pam Macleod (2515); Tony

Johnson (2516); Elizabeth McPhee (2517); Ben Provan (2518); Jessica Provan (2519); Toby Provan (2520); Vicky Provan (2521); Martin Provan (2522); David M Currie (2523); Sara L Currie (2524); Dorothy Black (2525); Donny and Susan McKie (2526); Mr Gary Gemmell (2527); Alan Roy (2528); David Orr (2529); Anne Orr (2530); Peter Galloway (2533); Roland Brownlee (2534); Dr Kashif Ali (2535); Carol Smith (2536); Alex Baskerville (2537); Alison Drummond (2538); Kirsty Jamieson (2539); Bernard Boyle (2541); Peter Mallinson (2542); Mr M Nowak (2543); Douglas Smith (2544); Marion Raeside (2545); A Kelly (2546); Karen Fraser (2547); Caroline Storey (2548); Marian MacGrain (2549); Jon Watson (2550); Yousuf Mian (2551); Mr Steven Hobson (2552); Mrs Lillias Hobson (2553); Elizabeth Watson (2554); Steven Watson (2555); Jon Watson (2556); D. J. Little (2557); Carys Mitchell (2558); Elizabeth Miller (2559); George McKean (2560); Elizabeth Ronald (2561); Margaret Ross (2562); Laura Smith (2563); E. McCready (2564); Roger C McCready (2565); M. E. Farmer (2566); Gordon Farmer (2567); Marion B MacDonald (2568); Steven Morin (2569); Nadene Morin (2570); Sarah Davey (2571); Jack Agnew (2572); Lauren Agnew (2573); George White (2574); Brian Thorburn (2575); Jackie White (2576); Julia White (2577); Rachel White (2578); Cara White (2579); Paul White (2580); Ann White (2581); Alison Taylor (2582); Moira Robertson (2583); Ruth Taylor (2584); Sarah Taylor (2585); Mark Taylor (2586); John Christison (2587); Vivienne Christison (2588); Ross Christison (2589); Andrew Morgan (2590); Lewis Morgan (2591); Sharon Scott (2592); Adam Croke (2593); Christine Croke (2594); David Croke (2595); Alexander Croke (2596); Neil Buchan (2597); Ian Scott (2598); Anne Scott (2599); Bradley Scott (2600); Mr D G Scott (2601); Colin C Badger (2602); Marie Badger (2603); Allan Higgins (2604); Drew Higgins (2605); Mrs C Johnstone (2606); Miss K Prytz (2607); Gordon Hutton (2608); Gary Howieson (2609); Ann Furst (2610); Joyce Prytz (2611); Min Maung (2612); Michaela Mung (2613); Dawn Jamieson (2614); Alistair Johnson (2615); Steven Bishop (2616); Adam Bishop (2617); Cameron Young (2618); Margaret Lavelle (2619); F. Young (2620); Catriona Douglas (2621); Kenneth Douglas (2622); Lesley Young (2623); Mr P A Egglestone (2624); Mrs L Eggleston (2625); Scott Johnson (2626); Suzanne Gamble (2627); Mr and Mrs D Keith (2628); Iain Jamieson (2629); Sheila Johnson (2630); Laura Bishop (2631); Matthew Bishop (2632); Irene M. Hartley (2633); Mr. Alan D. Hartley (2634); Douglas Collingham (2635); Pamela H Jolly (2636); John R Joly (2637); George Spence (2638); Linda Spence (2639); Michael McCue (2640); Sir / Madam (2641); Shirley McCue (2642); Bert Thomson (2643); Barbara Thomson (2644); L. Malcolm (2645); Ken Malcolm (2646); Gautam Patra (2647); Gillian McKinlay (2648); Gavin Thorn (2649); Francis Cairns (2650); Gary Thorn (2651); Robert Linning (2652); Leigh-Ann Young (2653); James Harvey (2654); Mrs Lorraine Thorn (2655); Mary Brown (2656); Stuart Young (2657); Marjory Young (2658); Christopher Young (2659); Olivia Thorn (2660); Brian and Elizabeth Harris (2661); Roger Tarbet (2662); Lewis Cartwright (2663); Elizabeth Tarbet (2664); Jacqui Donaghey (2665); Brian Donaghey (2666); Rachel Jones (2667); Ian McCartney (2668); Catriona MacFarlane (2669); Mrs Pauline Gibson (2670); Miss Rheanna Gibson (2671); Miss Mhairi Gibson (2672); Mr Harry Rafferty (2673); Mrs Jean Rafferty (2674); Mrs Nina Clark (2675); Steven Collingham (2678); Adrienne Cartwright (2679); Hugh Kay (2680); Isobel Barbour (2681); Hannah Kay (2682); Beverly Kay (2683); Allan Kay (2684); Mr Robert MacFarlane (2685); Glen P Cartwright (2686); Lynne Collingham (2687); Neil Collingham (2688); Karyn Hamilton (2689); Mrs Naria G Hamilton (2690); Kim Hamilton (2691); James Lauder (2692); Mairi Bauld (2693); Fiona Muirhead (2694); Robert Muirhead (2695); Mrs Martha Allan (2696); Mr Robert Allan (2697); Mr David Gibson Jnr (2698); Mr David Gibson (2699); Russell Smith (2700); Mrs B. M. Smith (2701); Catriona Smith (2702); Ann Lamont (2703); Fulton Lamont (2704); Nicholas Pasternak (2705); Mrs E Pasternak (2706); Stephen Chrystal (2707); Ian McIntosh (2708); Iain



McIntosh (2709); Andrew McIntosh (2710); William K Scott (2711); Robin Goodwin (2714); Margaret Goodwin (2715); Thomas MacLean (2716); KENNETH GARDINER (2717); Leigh Cathcart (2718); Debjani Patra (2719); Graham Smith (2720); Samuel G Robson (2721); David McNeil (2722); Derek Fyvie (2723); PAULINE GAVIN (2724); Morag Young (2725); Gillian Leitch (2726); Hamish Young (2727); Jackie Blyth (2729); Mrs L Drummond (2730); Mary Anderson (2731); Walter Reoch (2733); Gillian Holmes (2734); Maureen Stevenson (2735); Lynn Jafri (2736); Ann Crusher (2737); Matthew Egglestone (2738); Fiona Stewart (2740); Dawn Nicol (2741); Paul McGrory (2742); Kenneth Stott (2743); Walter Scott (2744); Alison Jeans-McGrory (2745); Jacqueline Scott (2746); Kay Semple (2747); Tracy Robertson (2748); Naomi Scott (2749); Julie Graham (2750); Frank Chisholm (2751); Stephen Holmes (2752); Fiona Mason (2753); Nadim Ali (2754); Mrs M Bennett (2755); Mr R Bennett (2756); Miss D Bennett (2757); Mr J Bennett (2758); Mr K Bennett (2759); Miss T Bennett (2760); Miss J Coyle (2761); Mr S Mcguire (2762); Miss C Mcneill (2763); Miss N Mcneill (2764); Miss J Aslam (2765); Paul Burningham (2767); Kathryn Burningham (2768); Mark Aston (2769); Mrs Valerie Evans (2770); Mrs Elizabeth Gorrie (2771); Mrs E Tavendale (2772); Gillian Agnew (2773); Victoria Mulholland (2774); Caroline Poynts (2775); Gordon Campbell (2776); Carole Ure (2777); Michael Coyne (2778); Niamh Coyne (2779); Gordon Poynts (2780); Christopher Evans (2781); Linda Sherman (2782); SUSAN McGROARTY (2783); Lucinda McLean (2784); Andrew Cairns (2785); Mrs Mary Wilson (2788); Mr HJ Drummond (2789); Mr Grant Wilson (2790); Kenneth Leslie (2791); Pamela Fairman (2792); Susan Ross (2793); Jeanne Kyle (2794); Chloe McKinlay (2795); Kyle McKinlay (2796); Marie Ballesteros (2797); Karen Yuill (2798); Gordon Kyle (2799); Andrew Kyle (2800); Emma Miller (2802); Melanie & Stuart Grier (2803); David Miller (2804); Heather Anderson (2805); Kuljinder Singh (2806); STEPHEN FOX (2807); Margaret Fox (2808); Mary McIntyre (2809); Zara Hastings (2810); Stuart Hastings (2811); Mrs S O'Neil (2812); Ian Rolfe (2813); Mr Neil Cathcart (2814); Mrs Leigh Cathcart (2815); Dr J Henderson (2816); Adam Barclay (2817); Peter Fraser (2818); Dr. Sulisti Holmes (2819); Angelina Sanderson (2820); Mr C J McDowall (2821); Richard Bryan (2822); Stanley A Floyd (2823); Lynne Garbutt (2824); Nichola Maclean (2825); Mr Grant McKay (2826); Sharon Louise Garner (2828); Elise Ballantyne (2829); Heather Harrison (2831); Thomas Malyn (2833); Maureen Rodger (2834); Lindsey Ballingall (2837); Seth Johnson (2838); Ashleigh Macaulay (2840); David Macaulay (2841); Owen Macaulay (2842); C. Gunn (2843); G. Gunn (2844); A.Gunn (2845); K. Gunn (2846); S Yardley (2847); Kim Allan (2848); Esme Johnson (2851); David McLay (2852); Karen Kelly (2854); Lesley Bell (2855); Alan Williams (2856); Sandra Williams (2857); Nicky Blair (2858); John Kelly (2859); W J Anderson (2860); Ross Davidson (2861); Dr Allan Watson (2863); Allan Bryce (2865); Carole Mcmillan (2867); Lyndsey Causer (2868); Jamess Kerrigan (2869); Jennifer Robertson (2870); Stephen Thorpe (2871); Danny Tham (2872); Robert McGregor (2875); Fiona McGregor (2876); Karen Combe (2877); Jaskooner Singh (2878); T. Nigel Brown (2879); Graeme Young (2880); Kirsteen Aird (2882); Alana Davidson (2883); Jackie Stanley (2884); Thomas Millar (2885); Mr James Coyne (2886); Laura Paterson (2887); Dominic McGrory (2888); Sheila Gage (2889); S A Mulholland (2890); Derek McIntyre (2891); Fiona McGrory (2893); Mrs Myra Gray (2895); Mr David Forbes (2896); Caitlin McGrory (2897); Hazel Hamilton (2898); Debbie Robertson (2899); Howard Lyle (2901); Mrs Avril Shepherd (2904); Nina Jasal (2905); Anne Kerrigan (2906); Mary Catterson (2907); Patricia MacKinnon (2908); Mrs Towe Ericson Watson (2909); Mr Thomas Fulton (2911); Mr Scott Fulton (2912); Alison King (2913); Lesley Smith (2917); Julie Dickson (2918); Janice Manuel (2919); James Ballantyne (2920); George King (2922); Alexander Wilson (2923); John N. Cooper (2924); Ewan Strachan (2925); Karen Duff (2926); Jenna Strachan (2927); Gemma McSorley (2928); Derek Osborne (2931);

Samantha Samuel (2932); David E Moss (2933); Donald Angus Macdonald (2934); Katherine Matthews (2935); Ros Montgomerie (2936); David Taylor (2938); Pamela Smith (2939); David Montgomerie (2940); Jennifer Green (2941); Stuart McKay (2942); Peter Wallace (2943); Allan Carswell (2944); Alina Fowler (2945); Moira Forbes (2946); Mr Corran Forbes (2947); Lindsay Littleton (2948); Douglas and Liz Wallace (2949); Alasdair Smith (2950); Lesley Fraser (2951); Gary Fraser (2952); Murray Constable (2953); Carolyn Constable (2954); Cameron Constable (2955); Isla Constable (2956); Fiona Tham (2958); Yasmin Taylor (2959); James Agnew (2960); David Colquhoun (2961); Sheila Pearce (2963); Denise Lowson (2964); Anruth Forrest (2965); Robert Forrest (2966); Josh McGugan (2967); Paul McGugan (2968); Janet Macdonald (2971); Simone McIntyre (2972); Julie Roy (2973); Ross McConnell (2974); Lorraine Glasgow (2975); Christine Henderson (2976); Kieran McBride (2977); Susan Reilly (2978); Megan McBride (2979); Linda Murphy (2980); Aimee Fox (2981); Mandy Collins (2982); Gillian Ramsay (2983); Lorna Ferrier (2984); Deborah Brockett (2986); Shoana Fletcher (2987); Brenda Pound (2988); Jack Verschueren (2989); Holley Samuel (2990); David Samuel (2992); Jane Wilson (2993); Samuel Waters (2994); Fiona Bond (2995); Yvonne Mackie (2996); Donna Quaile (2997); Olivia McBride (2999); Fiona McKellar (3000); Lauryn Hamilton, M.Knox,J.Wallace,A.Hamilton (3001); Mr Stuart Clark (3002); Nicola Nairn (3003); Ann Hawthorn (3004); Jenny Macdonald (3005); Iain Mulholland (3006); Miss Beth Evans (3008); Huda Naaz (3009); Carol Basu (3011); Keith Hepburn (3012); Emma Kerrigan (3013); Joanne MacMillan (3014); Patricia Stirling (3015); Robert Dunn (3017); Frances Kieran (3018); Martie Panesar (3019); Susan Clark (3020); Evelyn and Joseph Moran (3021); Lisa Clark (3022); Emily Moran (3023); Karen Savage (3024); Kalayar Maung (3025); Lynn Crombie (3026); Andrew Crombie (3027); Georgia Porteous (3028); Catriona Leslie (3029); Joan Little (3030); Jill Monaghan Brash (3033); Lorna Buchan (3034); Joshua Carmichael (3035); Laura Mckenzie (3036); Pamela Kennedy (3037); Pat Kedsle (3038); Linda Black (3039); Fiona MacGrain (3040); Adam Winters Robertson (3041); Drew Carmichael (3043); Patricia Mallinson (3044); Rosemary Caldwell Nyamakanga (3045); Julias Nyamakanga (3046); Maya Nyamakanga (3047); Skye-Farai Nyamakanga (3048); Susan Miller (3049); Penny Chalmers (3050); Rachel Roodt (3051); Euan Chalmers (3052); Doug Buchan (3053); Milly Taylor (3054); Margaret Amer (3055); Stacey Fox (3056); Ray Fox (3057); Allan Fox (3058); Paul Miller (3059); Iain Lickley (3060); Ryan Scoular (3062); Yvonne Cassells (3063); Mr. Jeffrey Jesner (3064); Mr. Raymond Brown (3065); Ms. Elizabeth Brown (3066); Mr. Malcolm McLachlan (3067); Ms. Lucy Adair (3068); Ms. Cheryl Lindsay (3069); Ms. Isla Erskine (3070); Ms. Hannah Dewhurst (3071); Ms. Jennifer Gaffney (3072); Ms. Johanne March (3073); Ms. Zoe McNeill (3074); Ms. June Watret (3075); Mr. Graeme Edgar (3076); Ms. Alison H. Templeton (3077); Mrs. C.M. Kyle (3078); J. And Mary S. Thomson (3079); I. MacMillan (3080); Ms. Hannah Colville (3081); J. MacMillan (3082); Ms. Doreen Watson (3083); Mr. David Watson (3084); R.M. Chalmers (3085); Ms. Yvonne Chalmers (3086); R Chalmers (3087); Mr. Graeme Macdonald (3088); Ms. Judith Watson (3089); Ms. Eilidh Gordon (3090); Mr. Ruairidh Gordon (3091); Mrs. Mary S. Reid (3092); Mr. Gordon Mill (3093); Ms. Linda McBride (3094); Owner/Occupier (3095); Owner/Occupier (3096); |J.K. Scott (3097); Ms. Linda Murphy (3098); Robert and Moira Campbell (3099); Mr. John Fisher (3100); Mrs. Jeanette Fisher (3101); Miss Natasha Fisher (3102); Mr. Kyle Fisher (3103); Mr. Robert Cramb (3104); Ms. Heather Cramb (3105); Ms. Kelsey Cramb (3106); Mr. Raymond Cramb (3107); Mr. Rhys Cramb (3108); Mr. Gavin Colville (3109); Ms. Margaret McGovern (3110); Mr. John McGovern (3111); Ben Taylor (3112); Alastair Thompson (3113); Mark Goldie (3114); Margaret Wright (3115); Rene Roodt (3116); Stephanie McInnes (3117); Dr Sheila Eves (3118); Mrs Doreen Kerr (3119); Susan Caldwell (3120);

Mrs Irene McKENNA (3122); Miss Jennifer McKenna (3123); Heather Robertson (3124); Fiona Smith (3125); Susanne Paterson (3126); Alastair Paterson (3127); Mrs R Thomson (3128); Jacqueline Farron (3129); George Thomson (3130); Margaret Ann Leckie (3131); Adele Thomson (3132); Rebecca Thomson (3133); Clive Farron (3134); Kenny Leslie (3135); Mrs McWilliam (3136); Mrs. Denny Carrick, Mr. Philip van Heerden (3137); Brian Douglas (3138); Iain Dickens (3139); Nicola McDonnell (3140); Amy McDonnell (3141); Lucy McDonnell (3142); Tom McDonnell (3143); Ruby McDonnell (3144); Leon McDonnell (3145); DB Marshall (3146); Rosalind Robertson (3147); Sandra Nixon (3149); Emma Wilson (3150); Gail Mainland (3151); Daniel Mainland (3152); Dr Alexander McGrattan (3153); Stuart MacDonald (3154); Jacqueline Campbell (3155); Jim Fraser (3156); Cara and Erin Mainland (3157); Pat Marshall (3158); Henry Campbell (3159); Mark Fraser (3160); Brodie Dunning (3161); Neil Dunning (3162); Catriona Dunning (3163); Karen Armstrong (3164); Lynn Moleshead (3165); Andrew Shearman (3166); Grant Armstrong (3167); Ron Moleshead (3168); Stephen Porteous (3169); Rob Catterson (3170); DUNCAN TAVENDALE (3171); Hannah Wilson (3172); Graeme Shaw (3173); Stewart Shearer (3174); Brian Cooper (3175); Tanya Cooper (3176); Gillian McLaclan (3177); Nicola Pillans (3178); Eleanor Leomo (3179); A Durrani (3180); Fiona Forster (3181); Jane MacDonald (3182); Mrs Nasim Durrani (3183); David I. Miller (3184); Mehmood H Mir (3185); Lyn Wolfson (3186); Sheelah McDaid (3187); Ross MacDonald (3188); Kim McLachlan (3189); Mr Scott Watson (3190); Ross Williams (3191); Liliash Shearer (3192); Amin Mohammed (3193); Holly Gillan (3194); Jennifer Shaw (3195); Gillian Goldie (3196); Steve Krause (3198); Sam Krause (3199); Nina Krause (3200); Dr Nithin Roy (3201); Oliver Krause (3202); Yvonne Johnson (3203); Derek Dunbar (3204); Mr N Miller (3205); Greig Wilson (3206); Daniel Smith (3207); Sheena Dunbar (3209); Bernadette Wilson (3210); Mrs L. Miller (3211); Kyle Wilson (3212); Barry Kedslie (3214); Amanda Pariseau (3216); Abigail Catterson (3217); Eman Azzam (3218); Mrs M Liddle (3220); Ben McGarry (3221); Kirstie Murphy (3222); Jennifer Williams (3223); Liam Catterson (3224); Neil MacGrain (3225); Neil McInnes (3226); Laura Mckelvie (3227); Sandra Rigg (3228); Andrew Findlay (3229); Matthew Lickley (3231); Christopher Lickley (3232); Dr Khaled Elsapagh (3233); Jillian Findlay (3234); Marie Fogg (3235); David Smith (3236); Joanne Murphy (3237); Kieron McDaid (3238); Leslie Rigg (3239); Brent Murphy (3240); Simon Eves (3349); Kate Jamieson (3352); Karen Morris (3353); Andrew Corry (3354); Maureen Smith (3355); Danielle Stirling (3356); Vijay Pershad (3357); Stephen Smith (3358); Sharon Macdonald (3359); Marion Miller (3360); Andrina MacDonald (3361); Kenny Moss (3362); Thomas D M Hepburn (3363); Jack Miller (3364); Angus Maclean (3365); Susan Maclean (3366); Gordon and Muriel Houston (3367); Robert Milroy (3368); Jacqui Donaghey (3369); Dr Suja Mathai (3370); Morag S Hepburn (3371); Kirsty Maclean (3372); Brian Macdonald (3373); Peter Roodt (3374); Joemon Jose (3375); Mr & Mrs D Carmichael (3376); Mrs Laura Hutton (3377); Wendy Durie (3378); Bruce Chalmers (3379); Peter Allan (3380); Craig Inglis (3381); Lisa, Sara and Edward Gilmour (3382); Tricia Murray (3383); Claire Maguire (3384); Hazel Gillespie (3385); David Hepburn (3386); Paul Hampton (3387); Stewart Maxwell (3388); Zoe Jamieson (3389); Esther Jamieson (3390); E A Fogg (3391); Clifford Evans (3392); John Hawthorn (3394); Jane Stewart (3395); Barbara Glen (3396); Faayza, Tahira and Saher Haq. (3397); J. Shaw (3398); Scott Smith (3399); Carleen Parry (3400); Elizabeth P Shaw (3401); Peter James Gillespie (3402); Geraldine McCann (3403); Deborah Murdoch (3404); Simon Murdoch (3405); Hayden Murdoch (3406); Andrew Maclean (3407); Tariq Parvez (3408); Susan Jackson (3409); Nigel Jackson (3410); Teresa Wilson (3411); Emma Macdonald (3412); Aimee Macdonald (3413); Rachel Jackson (3414); Lucy Macdonald (3415); JULIET MITCHELL (3416); pratima pershad (3417); Craig Yates (3418); Lindsay Yates (3419); Stephen Savage (3421); James Paton (3422);

Andrew Keir (3423); Dr Euan Black (3424); Emma Savage (3425); Michelle Keir (3426); Andrew Keir (3427); Mary Weightman (3428); Katharine L Smith (3429); Jared keir (3431); Ewan Keir (3432); Katherine Paton (3433); Matt Porteous (3434); Bruce Adkins (3435); Arran Keir (3436); Jennifer laidlaw (3437); Robert CUNNINGHAM (3438); Robert Green (3439); Vincent Tyrrell (3440); Cameron Keir (3441); Elaine Ellis (3442); Barbara Burns (3443); Debbie Hosie (3444); Kenneth Anderson (3445); Paul Duff (3446); Ian Pagan (3447); Mary Crawford (3448); Kim Campbell (3449); Miss Hayley Laidlaw (3450); Craig Redpath (3451); Paul Thomas Duff (3452); Liam Ellis (3453); Mrs Kath Pagan (3455); Louise Tait (3456); Mrs Susan Coia (3457); Rebecca Carmichael (3458); Mr M McEvinney (3459); Dr V Bothwell (3460); Mhairi Cormack (3461); Mrs M Farquhar (3462); Master Liam Bothwell (3463); Max Yuill (3464); Darren Gage (3465); Mr N R Bothwell (3466); June Hosie (3467); ELIZABETH BEVERIDGE (3468); Mr F Abdallah (3469); Jane Pelehacs (3470); Thomas Findlay (3471); Ann Wilson (3472); Harry Findlay (3473); Lewis McLachlan (3474); Hilda Reynolds (3475); David Kerr (3476); Brian Weightman (3477); Graeme Wilson (3478); Sandra Kirkwood (3479); William McIntyre (3480); Ian Paul (3481); Yvonne Dunlop (3482); Thomas Reynolds (3483); James Galloway (3484); Kathryn Wilson (3485); Kristina Pelehacs (3486); Mrs Valerie Chisholm (3487); Lesley Galloway (3488); Elaine Bradford (3489); Kenneth Olverman (3490); Anne Ross (3491); Gregor Ross (3492); Alex Wilson (3493); Jenny Honey (3494); Christine Hepburn (3495); Emma McMaster (3496); Lesley Gatheral (3497); Mrs S Hameed (3498); Alistair Morgan (3499); Audrey McMaster (3500); matthew brown (3501); Emma Wilson (3502); Linda Sloan (3503); Helen Hogg (3504); James Hogg (3505); Emma McGovern (3506); Ahmeed Abdallah (3507); David Marrant (3508); DREW GENTLE (3509); John Powell (3510); Jennifer Clark (3511); Franco Valente (3512); Lynne Gentle (3513); Ailsa Marrant (3515); Elaine Kennedy (3516); John Kennedy (3517); ANDREA REID (3518); Cecilia Prah (3519); Louise Sung (3520); Fraser Collingham (3521); Mrs Gillian Macnair (3522); Alan Findlay (3523); J Ellis (3524); Bruce Cutler (3526); M Agolini (3527); Michael Kirby (3528); Mrs Linda Kirby (3529); Elaine Tweedie (3530); Michelle Miller (3531); Margaret Wilson (3532); Mrs Pauline Pignatelli (3533); Derek Robertson (3534); Derrick Watson (3535); Anne Robertson (3537); Ian Cumming (3538); Michael Malamos (3539); Moirai Findlay (3541); Bill Tinto (3542); Peter Findlay (3543); Mrs Vivian Whitelaw (3544); sheraz shafiq (3545); Gillian Davidson (3546); Mr. Osmond Ramsay (3547); Alexander L McKendrick (3548); MRS C M FORBES (3549); MRS DOROTHY BRUCE (3550); Helen J. McKendrick (3551); Sheila Hood (3552); Doreen Rennick (3553); Stephen Cassells (3554); Julie Griffin (3555); Bruce Sturrock (3556); Anne Dunn (3557); Graham Bruce (3558); COLIN BEVERIDGE (3559); Brian Martin (3560); Shahid Rafiq (3561); Zack Griffin (3562); Dr. Greig Chisholm (3563); Carol Inglis (3564); MARY GOMES (3565); Adam Cons (3566); Ross Burns (3567); Jacob Griffin (3568); Pamela Coulthard (3569); Brian Coulthard (3570); Justin Coulthard (3571); zayn rafiq (3572); Fesal Rafiq (3573); Kevin Gordon (3574); Evelyn Gordon (3575); Ewan Walker (3576); Finlay Gordon (3577); Mrs. Vera Evans (3578); Gillian Lawson (3580); Diane O'Neill (3581); Mrs Patricia McCall (3582); Mrs Diane Dakers (3583); Janice Percival (3584); Thomas Widmann (3585); Joan Cumming (3586); Graham Kirkwood (3587); John Marshall (3588); R. Russell (3589); R and G Watson (3590); Kenneth B Gray (3591); Carrie Shearer (3592); Sylvia Stewart (3593); Adele Stewart (3594); Sara Jerfel (3595); Sohail Jerfel (3596); Mary Deas (3597); Mr Sofiane Jerfel (3598); Brian Robertson (3599); John MacSween (3600); W Stevenson (3601); Garry Macdonald (3602); Mr Robert Dakers (3603); Shazia Akhtar (3604); Huma Waseem (3605); Kaye Grinter (3606); Elaine Marshall (3607); Kirsty Nimmo (3608); Phillip Haggis (3609); Jens Alexander Olsson (3610); Lars William Olsson (3611); Lisette Olsson (3612); SAM THORBURN (3613); Mrs Janet Haggis (3614); Lynn Cumming (3615); Sohaib Shafiq (3616); Michael Ambler

(3617); Emma Rogerson (3618); David Fraser (3619); Elaine Grant (3620); Hannah McGeogh (3621); Ross McGeogh (3622); Kathleen McGeogh (3623); Thomas Reilly (3624); Angela Aitken (3625); Linda Cowan (3626); David Hudgson (3627); Sir/Madam (3628); David McFarlane (3629); Alison Low (3630); Millie Low (3631); Francis Woods (3632); Elizabeth Theresa Woods (3633); Sir/Madam (3634); Elizabeth McDavid (3635); Sheonagh Beaton (3636); Sir/Madam (3637); Elaine Morton (3638); Angela Drummond (3639); Sara Mellon (3640); Stewart Steel (3641); James Dunlop (3642); Liz Dunlop (3643); Marie McDade (3644); Gordon Shaw (3645); Janice Sheridan (3646); John Sheridan (3647); Mrs C Thorburn (3648); Mr G Thorburn (3649); Jennifer Gray (3650); Chloe Halliday (3651); Janice Hart (3652); Natasha Michie (3653); Barbara Ellins (3654); Stuart Waddell (3655); Lauren McDade (3656); Mrs S Waddell (3657); Iain Waddell (3658); Peter Ray (3659); Billy Harkins (3660); Laura-Jane McLeod (3661); Stephen Marsh (3662); Annette Marsh (3663); Bethany Marsh (3664); Olivia Marsh (3665); Stephen Norman Marsh (3666); Tracey Marsh (3667); Margaret Atkins (3668); Catherine Marsh (3669); Elizabeth McLaren (3670); Arlene Devaney (3671); Paul Devaney (3672); Denis McLeod (3673); I Carson (3674); Shelley Buckell (3675); Jacqueline Gemmell (3676); Sir/Madam (3677); Alasdair Beaton (3678); Sheila Mackie (3679); Struan Beaton (3680); W. T. Mackie (3681); Yvonne Macrae Ford (3682); Gordon C Ford (3683); Euan Macrae Ford (3684); D Donaldson (3685); Peter Donaldson (3686); Toby Provan (3687); Ben Provan (3688); Martin Provan (3689); Bryan McGeogh (3690); Vicky Provan (3691); Jessica Provan (3692); Ann Anderson (3693); Mark Boyle (3694); Liam Boyle (3695); Elizabeth Boyle (3696); Jack Boyle (3697); Rebecca Boyle (3698); D M Anderson (3699); Jenson Mandagie (3700); Hollie Thomas (3701); Tara Mandagie (3702); Margaret Boyd (3703); Rachel Fishlock (3704); Nathan Fishlock (3705); Stephen Fishlock (3706); Matthew Fishlock (3707); Michael Tenby (3708); Moira Robertson (3709); Olwen Kelham (3710); Janet Thomson (3711); Lorna MacInnes (3712); E Prytz (3713); A Johnstone (3714); D S Mylett (3715); Eilidh Mitchell (3716); S McDermid (3717); Alison Mitchell (3718); Alex Reid (3719); Sir/Madam (3720); Sylvia Black (3721); Jo Caisley (3722); Stephen Haggis (3723); Simon Grant (3724); Lynn Campbell (3725); Alan Percival (3726); David Deas (3727); Laura Bailie (3728); Claire McKie (3729); W McKintosh (3730); Donald Macdonald (3731); Maryanne Macdonald (3732); Natan Pelehacs (3733); Kenneth McKie (3734); Mrs Linda Kirby (3735); Jamie Dougall (3736); Kirsty Smith (3737); Sean Scott-Kiddie (3738); Ibrahim Hassan (3739); Yvonne Hamilton (3740); Mustafa Hassan (3741); James C Hair (3742); Lauren Scott-Kiddie (3743); Helen Hair (3745); Sam McGarry (3746); Daniel Pelehacs (3747); Dr Thomas Smith (3748); Jerzy Szczachor (3749); Heather Cutler (3750); Annette Colville (3751); Ben Chisholm (3752); Amy Cutler (3753); Gordon Elliot (3754); Rebecca Kay (3755); Heather Fraser (3756); Tracey Garner (3757); Yvonne Elliot (3758); David Richmond (3759); Imaan Gangi (3760); Keira Thomson (3761); Gillian Glass (3762); Catherine Patton (3763); Elizabeth Keegans (3764); Dr Mohsin Gangi (3765); Wazir Ali (3766); David Anderson (3767); Robina Arshad (3768); Emma Watson (3769); Neil Scott-Kiddie (3770); Kirsty Stewart (3771); Kay Sturrock (3772); David Thomson (3773); Rafay Khan (3774); Stephanie Lamont (3775); Karen McGowan (3776); Olivia Sloan (3777); Iain Shoveller (3778); Caitlin Roberts (3779); James Meneely (3780); Christopher Sloan (3781); Liz Smillie (3782); Callum Meneely (3783); Jennifer Catterson (3784); Ross Meneely (3785); Craig Smillie (3786); Simon Costello (3788); Caitlin Smillie (3789); Allan Lawson (3790); Alex Lawson (3792); Fiona Patrick (3793); Robert Munro (3794); Sian Jardine (3824); Kirsten Watson (3825); Graham Ferrier (3826); Abigail Jardine (3828); Morag Macleod (3830); George Roberts (3831); Sophie Scott (3832); Isabel Jardine (3833); Mr George Wilson (3834); Jason Aird (3835); Mrs Audrey Wilson (3836); Elizabeth Salter (3837); Steven Munn (3838); Donald John MacLeod (3839); Lee Hua Bryce (3840); Sally Dickson (3841);

Alan Munn (3842); Claire Thomson (3843); Alison Brown (3844); Tiffany Ballantyne (3845); Estelle Rolfe (3846); Dermot Murphy (3847); Miss Ellen Dakers (3848); Gillian Rae (3849); Jill Leslie (3851); Mark Shearer (3852); Fraser Watson (3853); Nicole Strachan (3854); John McDermott (3855); Alan Matthews (3856); Janice Thomson (3857); Julie McDermott (3858); Alex Banning (3859); Dr Julie Gibbons (3860); Thomas McCarthy (3861); Nicole Dempster (3862); Alix Paterson (3863); Maureen Powell (3864); Rachel Shearer (3865); Keith Jardine (3866); Scott Morton (3867); Ainsley Ballantyne (3868); Hamza Gangi (3869); Ann Jardine (3870); Melissa Moran (3871); Adrian Gray (3872); David Gallacher (3873); Christopher Adam Gallacher (3874); Mairi Kay Gallacher (3875); Emma Nicole Gallacher (3876); Caitlin Rae (3877); Paul Carmichael (3878); Jane Morton (3879); Alan McGuire (3880); Mrs C Marshall (3881); Beth Paterson (3882); Angela Mackay (3883); Julie Wilson (3884); Graham MacDonald (3885); Andrea Henderson (3886); Ranmeet Jassal (3887); June Marshall (3888); Connor Wilson (3889); Nathan Dakers (3890); Karen Gurling (3891); Cameron Wilson (3892); Steven Clark (3893); Brian Cunningham (3894); Babs Shirley-Clubb (3895); Gemma Wood (3896); Fiona Fraser (3897); Mrs V Wood (3898); Catriona Ross (3899); Sandra Platt (3901); Colin Robertson (3903); Rehana Siddique (3904); Pooja Mehta (3905); Mark Ross (3906); Stephanie Ross (3907); Allan Ross (3908); Sumayyah Siddique (3909); Faiza Amjid (3910); Fiona Rumsby (3911); Linda Abercrombie (3912); David Abercrombie (3913); Anoosha Khan (3914); Gillian Abercrombie (3915); Susan Campbell (3916); Sana Amjid (3917); Mrs Elizabeth McCourt (3918); Perviez Siddique (3919); Shaista Abbasi (3920); Sanat Mehta (3921); Saeeda Amjid (3922); Rashid Siddique (3923); M. Siddique (3924); Patricia Meneely (3925); Mrs Patricia Logan (3926); Jacqueline Keenan (3927); Brent GJ Murphy (3928); Russell Mahoney (3929); Catherine Harris (3930); Eric Keenan (3931); Joshua Bell (3932); Alex Keenan (3934); khizar khan (3935); Aishah Saeed (3936); Mrs Eleanor Bell (3937); saeed khan (3938); Mr Alasdair Bell (3939); Ashwani Sabharwal (3940); Claire Carmichael (3942); Tony McBride (3943); Jane McLeish (3944); Ross Carmichael (3945); Craig Stewart (3946); Alexandra McMillan (3947); Dr. Shiva Koteeswaran (3950); Jane Garrity (3951); Natalie Robertson (3953); Ann Campbell (3954); Irene Ross (3955); Shona Ann MacLeod (3956); Lauren Chalmers (3957); Gillian Strachan (3958); Mark Barron (3959); Brian Kilcoyne (3960); Shahid Hameed (3961); Paul Parry (3962); Claire Brockie (3963); Kenneth Mackenzie (3964); Philippa Ferrier (3965); Donna Adams (3966); Iain Macpherson (3967); Gordon wallace (3968); Sue Watson (3969); Carly Dunn (3970); Erin Wallace (3971); Alison Wallace (3972); Clare Wallace (3973); Claire Sweeney (3974); Murray Watson (3975); Mr J A Montgomery (3976); Ms M Montgomery (3977); D Colvin (3978); Martin Kelly (3980); June Northcote (3981); Catherine Fraser (3982); Chris Keenan (3983); Andrew Jackson (3984); Nan Kelly (3986); Mrs Carole Stronach (3987); Eamonn Loughrey (3988); Andrew Cuthbertson (3989); David Munn (3990); Gaynor Young (3991); Derek Young (3992); Carly Young (3993); Greg Young (3994); Nofal Shaikh (3995); Dr Colleen Ross (3996); Susan Munn (3997); Ross Beck (3998); Kenneth Paterson (3999); Mark Martin (4000); Robert Cumming (4001); Anne Swan (4002); Elizabeth Lawson (4003); Patricia Smith (4004); S B Cumming (4005); Teresa Harkness (4006); Mr Paul S Miller (4007); David Doherty (4008); Mark Hugh Glasgow (4009); Robert Forbes (4010); Scott Harkness (4011); Leigh Stronach (4012); Bhavna Mehta (4013); Alisdair Lawson (4014); Graham Thomson (4015); Nikhil Koteeswaran (4016); Connie Hume (4017); Graham Provan (4018); Radha Sundaram (4019); Tarun Koteeswaran (4020); David McClelland (4021); Dianne Smith (4022); David A Weir (4023); Andrew Jackson (4024); Thomas Forrester (4025); David Watson (Jnr) (4026); Jane Meneely (4027); Deborah Leleux (4028); Fraser McLeish (4029); Barbara McCrann (4030); Alistair Rae (4031); John Shelton (4032); Altamash Pervez (4033); Lyndsey Cameron (4034); Margaret Hamilton (4035); Iris

Mumford (4036); DK Pirie (4037); Bryan Lamb (4038); Jason Pugh (4039); Jashwanti Mehta (4040); Aisha Shaikh (4041); Dorothy A Kennovin (4042); Benjamin Roodt (4043); Susan Farish (4045); M J Todd (4046); Eddward Burr (4047); Stuart Kincaid (4048); James Martin (4049); Claire Galloway (4050); AILSA MARTIN (4051); SUSAN FARISH (4052); Gavin Neilson (4053); Mr W. Colville (4054); Professor Thomas James Anderson (4055); Marion Marshall (4056); Anne Weir (4058); Michael Sloan (4059); Eric Tannahill (4060); Margaret Tannahill (4061); Joanne Sweeney (4062); Gillian Plews (4063); Linda Robertson (4064); Elizabeth Robertson (4065); Colin Robertson Jnr (4066); Iain Bryans (4067); A.D. Robertson (4068); D.A. Douglas S.Barron (4069); Amit V Datta (4071); Shalini Datta (4072); James Sword (4074); Darren Burnside (4075); Elaine Hodgson (4076); Deborah Gray (4077); James and Joan Herald (4078); Margaret S. Smillie (4079); Declan McDonnell (4080); Annabel M Goldie (4081); Wilson Plews (4082); Susan Barron (4085); Iain McCowan (4086); Rob Crusher (4088); Susie Swift (4089); Irene Cumming (4090); Gill Bell (4091); Lorna McGee (4092); Stephen McGee (4093); Oliver McGee (4094); Brooke McGee (4095); Robert Sinclair (4096); Jordan Wnek (4097); kirsty falconer (4098); Bernie Neasham (4099); Alasdhair McFarlane (4100); Scott Garven (4101); Jacqueline Strachan (4102); Ralph & Dawn Syme (4103); Susan Blair (4104); Ian McGowan (4105); Fiona Murphy (4106); Anne MacLeod (4107); Keith Mackiggan (4108); Emma-Kate Livingston (4109); Kay Home (4111); Robert MacLeod (4112); Anjum Shafiq (4113); NICOLA CANNING (4118); Leonard Verschueren (4119); Lindsay Cumming (4121); Graeme Oakes (4122); Barry K Graham (4123); Cameron Graham (4126); Gillian Oakes (4130); Thomas Smillie (4131); Michelle Roodt (4134); Gordon Nicol (4135); Alex Kelly (4136); Iain Thomson (4137); John Brown (4142); Laura Scott (4143); Janice Brown (4144); Alan Smillie (4145); David Patrick (4146); Shaun McCrann (4148); David Borland (4150); Andrew Borland (4151); Scott campbell (4152); Euan Campbell (4153); John Stewart (4154); John Scott (4155); Mr Jonathan Loudon (4156); Douglas Clarke (4157); Alex Colville (4158)

## **ISSUE 8 - GENERAL DEVELOPMENT MANAGEMENT POLICIES**

### **Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/21)**

The Council acknowledges and welcomes the support for Policy D14.

It is not proposed to modify the Plan based upon the above.

### **Policy D15: Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/22)**

The Council acknowledges and welcomes the support for Policy D15.

It is not proposed to modify the Plan based upon the above.

### **Policy D17: Telecommunications**

#### **Support**

**Ginny Hall, Mono Consultants Limited on behalf of Mobile Operators Association (Ref 213/1), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/22)**

The Council acknowledges and welcomes the support for Policy D17.

It is not proposed to modify the Plan based upon the above.

### **Ginny Hall, Mono Consultants Limited on behalf of Mobile Operators Association (Ref 213/1)**

It is appreciated that para 5.27.2 will largely apply to new telecommunication sites, nevertheless, the Council does receive applications for upgrades of existing telecoms sites where changes in height, position of masts or other material changes does require full consideration and therefore the additional information is required.

The Council considers that the Policy as written provides a fair balance between control and flexibility and is in line with the requirements of SPP. The points suggested are all considered as part of the development management process and are not considered necessary within the Plan.

It is not proposed to modify the Plan based upon the above.



**Policy D18: Airport Safeguarding**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/24)**

The Council acknowledges and welcomes the support for Policy D18.

It is not proposed to modify the Plan based upon the above.

**SPG Daylight and Sunlight Design Guide**

**Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/7)**

A representation has been made in relation to the Proposed Supplementary Planning Guidance (SPG) on Daylight and Sunlight Design Guide, the consultation on which ran in parallel to that of the Proposed Plan. This comment will be taken into consideration by the Council in finalising the Proposed SPG. A report outlining the representation received, along with how this has been taken into account, will be reported to the Council in due course. The agreed report of representations, along with the finalised SPG, will then be submitted to Ministers for approval. Once approved by Ministers, the Council will move to adopt the SPG on Daylight and Sunlight Design Guide. The SPG will be a material consideration in the determination of planning applications until such time as the Local Development Plan is adopted when it will form part of the Adopted Local Development Plan.

## **ISSUE 9.1 - HOUSING SUPPLY**

### **(A) POLICY SG1: HOUSING SUPPLY**

#### **Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/25)**

The Council acknowledges and welcomes the support for Policy SG1.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

**James Whyteside (Ref 82/2), Norman Graham (Ref 286/5), Roger Spooner (Ref 387/3), John Hall (Ref 486/10), Lynda Murray (Ref 511/4), Keith A. Vallance (Ref 536/6), Alistair Fyfe (Ref 541/3), Aileen M Fyfe (Ref 599/3), Newton Mearns Community Council (Ref 686/5), Mr Iain McCowan (Ref 896/6), Standard Letter Comment SG1B (71 reps) (Ref 1005/1)**

**Bob Salter, Geddes Consulting Limited on behalf of Wallace Land Investment and Management (Ref 331/7), Chris Logan, Persimmon Homes Ltd (Ref 743/9), Blair Melville, Homes for Scotland (Ref 758/2), Callum Fraser, Holder Planning on behalf of Greenlaw Park Limited (Ref 775/4)**

SPP (CD/@@) states that it is the role of LDPs to deliver the scale of house completions required across all tenures. LDPs are required to ensure that a 5 year effective housing land supply is maintained at all times (Para 75) throughout the plan period and to allocate land on a range of sites which is effective up to year 10 from the predicted year of adoption ensuring a continuous generous supply at all times (Para 72).

The Housing Requirement for East Renfrewshire is set out in Schedule 11A of the SDP and is a combination of the private sector requirement (2500) and the affordable housing requirement including backlog need (3200). As demonstrated under Issue 2.1b this figure is calculated from the Strategic Housing Need and Demand Assessment (SHNDA) (CD/@@) which informed the SDP. Strategy Support Measure 10 'Housing Development and Local Flexibility' of the Strategic Development Plan is also important, as it allows Local Development Plans to identify private sector sites where they could address housing needs in the affordable sector provided that such proposals do not compromise the fundamental strategy of the Strategic Development Plan or Local Development Plan. A detailed assessment of the SDP Housing Requirements and the current housing land supply was undertaken to identify a realistic and achievable housing land supply target for the Proposed Plan. It was viewed that a lower target would not meet the requirements of SPP and SDP.

The justification and explanation of how the housing supply target of 4100 units was calculated is set out in Appendix H1 of the MS. This involved an assessment of the Indicative Housing Requirements of the SDP against the 9 key criteria (Appendix H1 Para 1.8.8 to 1.8.52 and as summarised in Table H1.7) and other local criteria including the environmental capacity of the Green Belt to accommodate development. The next stage was an assessment of the current land supply (Para 1.8.53 to 1.8.78) and of Brownfield and vacant sites. Completions from 2009 onwards were also

factored into the calculations. This process concluded that there was insufficient capacity from these sources and therefore additional sites would be required. The SEA (CD/@@), site evaluation (CD/@@) and Green Belt review were central to the identification of sites. As stated under the response to the Plans Strategy a number of Green Belt sites were released to meet housing targets. The Green Belt review process is documented under Issue 2.1b.

A number of representations stated that there was no need to release sites in the Green Belt as there were sufficient existing sites available to meet the SDP requirements. However, as clearly shown above additional sites were required to meet housing targets.

A contrary argument was received from the development industry arguing the case that there is insufficient land for housing provided and that additional land allocations require to be considered. Responses to each site proposed for inclusion in the Plan is documented under Issue 3.2, Issue 3.10 and Issues 9.2.1 – 9.2.7. It was also stated that relying on Brown field sites and large master planned sites would not provide required levels of growth in the short term and that the programming of the master plan sites was ambitious and not realistic. However, as demonstrated above and under Issues 3.3 - 3.5 the Council has prepared detailed Development Frameworks for each of the master plan areas which demonstrate clearly the delivery and effectiveness of each site. In addition it is viewed that not all Brownfield sites are more problematic than Greenfield and can also be delivered in the early part of the Plan period. Brownfield and Green field sites are programmed across both Phases of the Plan.

The Council maintains that this Plan makes adequate provision for housing including affordable housing through the provision of a generous supply of land for housing and no additional releases are required. To provide further flexibility and generosity to the supply land is safeguarded for longer term development post 2025. No allowance has been made for windfall and small sites which may come forward in the Proposed Plan period which will add to the supply once gaining consent. This would effectively add further flexibility and generosity to the supply.

The Monitoring Statement Appendix H1 clearly demonstrates in Table H1.26 that a continuous 5 year land supply is met and that an effective supply up-to year 10 from the date of Adoption is provided (Table H1.27) in compliance with SPP. In addition a generous housing land supply is clearly provided with the Plan providing a private sector housing target 28% greater than the SDP requirements. Key housing tables (CD/@@) have been updated to reflect the 2013 HLA and factoring in sites included in the Proposed Plan, which again supports the Councils position. The HLA has been agreed with Homes for Scotland, subject to a number of minor disputes.

A number of representations state a failure of the Council to deliver the required infrastructure and services to support previous developments and query how this will be delivered to accommodate new proposed developments. These matters have been demonstrated under Issues 2.1b and Issue 2.3. It is viewed that the Action Programme (CD/@@), the SPG on Development Contributions (2012) (CD/@@) will be key in clarifying the development requirements for each site. No significant issues have been raised by any of the infrastructure and service providers.

Persimmon Homes and Homes for Scotland requested additional wording to Para 6.3.2 to allow granting of further sites if the 5 year land supply is not met. Strategic Policy 2 provides a suitable policy framework for considering new proposals. Policy SG3: Phasing of New Housing Development

provides the mechanism to bring forward sites allocated for later Plan phases. It is viewed that Strategic Policy 1: Development Strategy when read alongside Strategic Policy 2: Assessment of Development Proposals and Policy SG3 adequately covers the concerns raised. Further information on phasing is outlined below.

It is not proposed to modify the Plan based upon the above.

### **Housing Supply Delivery and Distribution**

#### **Objection**

##### **Robert Johnston (Ref 131/3)**

The MIR (CD/@@) is a consultation document that sets out options and alternatives and does not contain specific policies. The Development strategy and housing targets have been set based upon the SDP requirements and factoring in a range of criteria and local considerations as demonstrated in Appendix H1 of the Monitoring Statement. The MIR and comments received have been used in preparing the Proposed Plan, Para 1.5.15 – 1.5.24 Appendix H1 of the Monitoring Statement outlines the MIR housing approach. Para 1.3 of the Plan also refers to the role of the MIR. The Housing Land Audit clearly sets out yearly programming for each housing site.

It is not proposed to modify the Plan based upon the above.

### **LDP21 Newfield Place, Thornliebank**

#### **Ritchie Adam, Thornliebank Community Council (Ref 504/4)**

The Community Council objected to the rezoning of this site. However, the site is retained as Protected Urban Greenspace under Policy D5.

It is not proposed to modify the Plan based upon the above.

## **(B) POLICY SG3: PHASING OF NEW HOUSING DEVELOPMENT**

### **Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/26)**

The Council acknowledges and welcomes the support for Policy SG3.

It is not proposed to modify the Plan based upon the above.

### **Objections**

**David Campbell, GL Hearn Limited on behalf of Wallace Land (Ref 255/5), Bob Salter, Geddes Consulting Limited on behalf of Wallace Land Investment and Management (Ref 331/2), Ruth King, Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/3)**

In order to ensure that development takes place in accordance with the Plan's strategy, it is necessary to phase the provision of the housing and master plan sites. This phasing will ensure that there will be a continuity of supply, ensure that a 5-year effective land supply is maintained at all times, ensure that any infrastructure requirements or upgrades are delivered and allow for monitoring and review. To achieve this, Policy SG3: Phasing of New Housing Development sets out a phasing mechanism which will be used to govern the timing of release of sites. The Plan period has been divided into two phasing periods:

- Phase 1: 2012-25; and
- Phase 2: post 2025 (Safeguarded sites).

The monitoring of the release of sites for development will be assisted by the phasing of such releases. In the event of any shortfalls in delivery sites identified for Phase 2 can be brought forward through this policy mechanism.

This approach is supported by SPP at Para 15 which states that "Development Plans should be clear about the scale of anticipated change and demonstrate the underlying reasons for the preferred location and the likely sequence of development". Furthermore, at Para 71 of SPP it is stated that "Consideration of the scale and location of the housing land requirement in development plans well ahead of land being required for development should assist in aligning the investment decisions of developers, infrastructure providers and others" In addition Para 75 states that "Development plans should identify triggers for the release of future phases of effective sites, such as where the housing land audit or development plan action programme indicates that a 5 year effective land supply is not being maintained".

The Council maintains that Policy SG3 and the plans strategy are therefore in accordance with these principles and that a phasing policy remains a key component of the Plan. Policy SG3 identifies triggers to ensure a 5 year land supply is consistently provided. It is viewed that the strategic long term vision and the phasing of sites will assist with providing long term certainty for service providers and the development industry and will not restrict delivery of sites.

The Council recognises though that it has limited powers to ensure the developer builds out a site once consent has been granted. However, the Council can impose a condition requiring the development to commence within a shorter time frame if deemed appropriate. This option will continue to be investigated.

Notwithstanding the above it is recommended that to provide flexibility with the delivery of the master plans over Phase 1 of the Plan the word ‘minimum’ is inserted for Phase 1 sites in Schedule 11. Detailed phasing Plans will be prepared for the SPG documents for each master plan.

It is recommended that Schedule 11 of the Plan is modified as follows (additional text in italics):

**Schedule 11: Distribution, Capacity and Phasing of Additions to the Housing land Supply – Master Planned Sites**

Site Ref	Location	HMA	Type	Notional Capacity #	<i>Minimum Phase 1 Delivery by 2025 (Allocated land / Sites)</i>		Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
					2012-20	2020-25		

In addition Policies M2.1 (Para 4.5.4) and M2.2 (Para 4.6.4) should be modified to include reference to minimum numbers.

**David Campbell, GL Hearn Limited on behalf of Wallace Land (Ref 255/5)**

It is proposed that the phasing for site SG2.3 Neilston Road Neilston be modified and the entire site be moved forward into phase 1 of the Plan. It was considered that development of the site could be restricted by phasing it over Phase 1 and 2 and early delivery of the site could assist with delivering regeneration objectives for Neilston. It is worth noting that the Council retains the view that phasing of the larger master plan sites over both plan phases remains an appropriate approach, although additional flexibility over delivery is provided as recommended above.

It is recommended Schedule 10 of the Plan is modified as follows (modified text in italics):

**Schedule 10: Distribution, Capacity and Phasing of Additions to the Housing land Supply**

Site Ref	Location	HMA	Type	Notional Capacity #	Phase 1 Delivery by 2025 (Allocated land / Sites)		Phase 2 Delivery Post 2025 (safeguarded land / sites)	Notes
					2012-20	2020-25		
<i>SG2.3</i>	<i>Neilston Road, Neilston</i>	<i>LV</i>	<i>GF</i>	<i>150</i>	<i>100</i>	<i>50</i>	<i>0</i>	

**Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/3)**

The response to site LDP40B is set out under Issue 9.2.4.

It is not proposed to modify the Plan based upon the above.

**Keith A. Vallance (Ref 536/7)**

The Council has demonstrated above and under Issue 2.1b that there is a need to release sites to meet the requirements of SPP and the SDP.

It is not proposed to modify the Plan based upon the above.

**James Sandeman (Ref 600/9)**

The Council recognises that it has limited powers to ensure the developer builds out a site once consent has been granted. However, the Council can impose a condition requiring the development to commence within a shorter time frame if deemed appropriate. This option will continue to be investigated.

It is not proposed to modify the Plan based upon the above.

**Bob Salter, Geddes Consulting Limited on behalf of Lynch Homes (Ref 965/6)**

The Council has demonstrated above that Phasing remains an appropriate approach for the Plan. Issues 3.3-3.5 demonstrate the effectiveness and deliverability of the master plan areas as further evidenced in their individual Development Frameworks. In addition representations received to the Proposed Plan confirm a very strong interest in supporting these sites and a desire to proceed with development at an early date.

The 2013 HLA (CD/@@) has also been prepared which demonstrates the effectiveness of other sites in the Plan or their longer term programming as part of the established land supply. The HLA has been agreed with Homes for Scotland, subject to a number of minor disputes.

Further information is provided under Issues 2.1b: Development Strategy and the update to the key housing tables based upon the 2013 HLA information.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.1.1 - HOUSING SUPPLY BARRHEAD**

### **OVERVIEW**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@)and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

### **Objection**

#### **Policy SG1.1 Barnes Street/ Cogan Street/Robertson Street, Barrhead**

##### **Julie Gerc, SEPA (Ref 70/15)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

To reflect this issue within the Plan it is proposed to modify the Plan as follows:

In Schedule 8: housing sites insert the letter F and at the end of the notes, insert the following additional entry

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

#### **Policy SG1.2 Chappellfield, Barrhead**

### **Support**

##### **Alex Mitchell, James Barr Ltd on behalf of Westmarch Barrhead LLP (Ref 73/1)**

The Council acknowledges and welcomes the support for Policy SG1.2.

It is not proposed to modify the Plan based upon the above.

### **Objections**

##### **Dr Stuart Honan (Ref 29/1), Thomas Mann (Ref 36/1), Mrs Edith Megson (Ref 47/1), Rozanne Brakenridge (Ref 58/1) Julie Gerc, SEPA (Ref 70/16)**

A number of representations were received objecting to the inclusion of this site.



This site was considered under the examination into the current Local Plan and retained as a housing site subject to certain caveats regarding flood risk, transport and greenspace as recommended by the Reporter. These caveats form part of the Adopted Local Plan. A Development Brief (CD/@@) was prepared and these caveats are key elements of that document.

The Brief sets out the planning requirements for the site including issues of access, design and amenity, permeability, flood risk, affordable housing, identifying the developable areas and protecting and enhancing environmental features. The outcomes for the Brief are set out in Para 1.10 with Objectives set out in Section 2. The design objectives are displayed in Plan E. Any development would have to be carefully designed to ensure environmental issues and issues of amenity for existing houses are respected and addressed. In this particular case, it is acknowledged that there may be an issue with respect to flooding.

A comment (Honan Ref 29/1) indicated that Parcel A, an area of land between the railway and Chappell Street, should be removed. The Brief sets out the design objectives for this sensitive area and recommends its retention.

Value of property (Honan Ref 29/1) is not a planning issue.

Overall it is viewed that the Development brief adequately addresses comments received. The site remains part of the effective and established land supply and will contribute to the regeneration objectives of Barrhead.

To reflect flood risk matters it is proposed to modify the Plan as follows:

In Schedule 8: housing sites insert the letter F and at the end of the notes, insert the following additional entry

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

All other matters are addressed in the Planning Brief.

## **Policy SG1.4 Dunterlie Park/Carlubar Road Barrhead & SG1.6 Glen Street/Carlubar Road Barrhead**

### **Objections**

#### **Julie Gerc, SEPA (Ref 70/03, 70/17)**

Site SG1.4 and adjacent site SG1.6 form part of the regeneration proposals for Barrhead. The Football club are considering investing in the current ground, but the potential to relocate to an alternative site remains a live option. Both sites are programmed for the longer term as part of the established land supply and should be retained in the Plan and kept under review through the monitoring and review process.

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all

development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

To reflect this issue within the Plan it is proposed to modify the Plan as follows:

In Schedule 8: housing sites insert the letter F and at the end of the notes, insert the following additional entry for sites SG1.4 & SG1.6

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

### **Policy SG1.5 Fereneze, Barrhead**

#### **Objection**

**Nicola and Andrew Crawford (Ref 4/1), Mr and Mrs M and C Wong (Ref 7/1), Rob Steer (Ref 8/1), Aileen Thomson (Ref 14/1), James Hamilton (Ref 17/1), Eileen and Barry Hughes (Ref 18/1), Ian Higgins (Ref 20/1), Margaret Fulton (Ref 23/1), Kirsty Menzies (Ref 24/1), Thomas McBride (Ref 26/1), Shirley-Anne Kierney (Ref 27/1), Morris McNaughton (Ref 32/1), Joyce McNaughton (Ref 33/1), Mr H.M. McKenzie (Ref 34/1), Mr Jim Hamilton (Ref 37/1), Elizabeth D McKenzie (Ref 41/1), Robert McKenzie (Ref 42/1), Mr David Gorman and Mrs J Gorman (Ref 62/1), Mr and Mrs J Thomson (Ref 63/1), John and Rosemary MacLeod (Ref 68/1), Robert and Jennifer McCombe (Ref 71/1), Mrs Sheena Graham (Ref 74/1), Graham Fotheringham (Ref 84/1), Robert Macaulay (Ref 101/1), Iain and Lynn Macleod (Ref 133/1), Ann and James Paterson (Ref 141/1), Mr and Mrs G Aird (Ref 205/1), Mrs P Blair (Ref 207/1), Mrs Agnes Brown (Ref 218/1), Mr Thomas Lagan (Ref 219/1), Toby Wilson, RSPB Scotland, South and West Region (Ref 280/14), Lorna Thomson (Ref 318/1), Gareth Thomson (Ref 319/1), Morag McKenzie (Ref 320/1), Tom Lagan on behalf of 516 Signatories of SG1.5 Petition (Ref 332/1), Mr and Mrs J Dunne (Ref 359/1), Selby and Catherine Cochrane (Ref 391/1), Mr Colin Nicol (Ref 400/1), Alan and Moira Gibb (Ref 540/1), Mr J and Mrs F Auchincloss (Ref 557/1), J Graeme Herd (Ref 626/1), Brian Maclachlan (Ref 687/1), Claire Hendry (Ref 719/1), Mr Colin Hamilton (Ref 766/1), Mr and Mrs Cook (Ref 847/1), Louise Maxwell (Ref 915/1), Mrs Ann McMillan (Ref 922/1), Standard Letter Comment SG1.5A (4 reps) (Ref 1003/1)**

A significant volume of objections were received arguing the case for the deletion of the site from the Proposed Plan and its unsuitability for Housing. Concerns regarding access, infrastructure, school capacity, availability of Brownfield sites, loss of amenity, impact upon wildlife and biodiversity, increase in traffic, loss of recreation and landscape and visual impacts were raised. It was viewed the site should be re-designated as Green Belt.

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

The Council favoured the area being retained as Green Belt. The site forms an important role in forming a backdrop to the setting of Barrhead and provides bio-diversity and green network value. The site is a grassed field used for grazing horses.

The site was previously promoted by Mactaggart&Mikel, however, this developer no longer have an interest in the site. There were no representations supporting this site for development during consultation to the Proposed Plan.

On the basis that there is no developer promoting the site for development the Council views the site as non effective. This position has been reflected in the 2013 HLA (CD/@@) where the site has been reprogrammed post 2025.

The Council is of view that the site should be deleted from the plan and the designation returned to green belt. It is not viewed that the deletion of this site will have any negative impact upon the overall land supply position for Barrhead or across the Council area due to the sites longer term programming. Furthermore, a number of new sites are included for housing within Barrhead, such as the Barrhead South and Shanks master planned areas. These new sites and the current sites will provide a suitable range and choice in Barrhead to meet local needs. Furthermore, it is recommended that enabling residential development (approximately 35 units) at the Bunzl site Grahamston Road/Blackbyres Road be supported to assist with delivering employment generating uses on the remainder of the site, as set out under Issue 3.5

It is recommended the Plan is modified as follows:

Delete the housing allocation for site SG1.5 and re-designate as Green Belt and renumber Schedule 8 accordingly.

### **Policy SG1.7 Glenn Street/Walton Street Barrhead**

#### **Objections**

#### **Julie Gerc, SEPA (Ref 70/018)**

In this particular case, it is acknowledged that there may be an issue with respect to flooding. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

To reflect this issue within the Plan it is proposed to modify the Plan as follows:

In Schedule 8: housing sites insert the letter F and at the end of the notes, insert the following additional entry

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

## **Policy SG1.8 Kelburn Street / Neilston Road, Barrhead**

### **Support**

#### **Alex Mitchell, James Barr on behalf of Keiller Edinburgh Lts and Aberdeen Estate Company Ltd (Ref 476/1)**

The Council acknowledges and welcomes the support for Policy SG1.2.

It is not proposed to modify the Plan based upon the above.

### **Objection**

#### **Ian Davidson (Ref 9/5)**

Outline planning permission for residential development (2005/0961/TP) was previously granted on appeal (P/PPA/220/148). The outline consent was for private housing with no affordable housing provision and included a condition to require the upgrading of the access to form a roundabout. This consent was renewed in October 2010 under planning permission 2010/0343/TP. A further application (2013/0478/TP) (CD/@@) for 58 units was approved 27th November 2013. No affordable housing contribution was required due to financial viability justification being submitted. The approval was also conditioned to stipulate that development should commence within 1 year of the date of planning permission rather than 3.

The Council's Roads Service assessed this proposal and concluded that the development raised no significant road safety or traffic congestion issues. The Roads Service also indicated that the principle of the installation of the traffic signals and road re-alignment was acceptable but must occur early in the development.

The granting of planning consent and resultant transport improvements address matters raised.

Regarding issues of public transport the Council would state that new public transport provision can be delivered through the Planning system by way of Development contributions. Other improvements to the network are outwith the Councils control and are dependent on other organisations such as SPT and their plans, budgets and priorities.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.1.2 - HOUSING SUPPLY BUSBY**

### **OVERVIEW**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

### **Policy SG1.14 Main Street, Busby**

#### **Objection**

##### **Julie Gerc, SEPA (Ref 70/19)**

SEPA raised concerns that an assessment of flood risk would be required. However, the site does not fall within or border SEPAs 1:200 flood maps. An area of flood risk is located further to the east but does not impact upon the site. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

### **Policy SG1.44 Easterton Avenue, Busby**

#### **Objections**

**Robert Swan (Ref 12/1), Mrs Heather Rutherford (Ref 28/1), Catherine Doherty (Ref 48/1), Raymond Doherty (Ref 49/1), Darren Doherty (Ref 50/1), Gerard McNeill (Ref 197/1), Alan Fairlie, Busby Community Council (Ref 226/2), Patrick Doherty (Ref 239/1), Arthur Mulholland (Ref 282/1), Ewan Macbeth (Ref 321/1), Kirsty MacKenzie (Ref 323/1), Lesley McCreaner (Ref 353/1), Alan Collins (Ref 356/1), Jamie Roddie (Ref 357/1), David and Marjory Carey (Ref 373/1), A.K. Ritchie (Ref 396/1), Lisa Gemmell (Ref 426/1), Sandra McCormick (Ref 498/1), A.L.S. MILL (Ref 499/2), Iain Fell (Ref 517/2), Kevin Corr (Ref 533/1), Mrs Christine Woods (Ref 586/1), Ishbel C. Woods (Ref 587/1), Mr Reg Woods (Ref 588/1), Roisin M Hegarty (Ref 605/1), Lesley-Anne Thomson (Ref 609/1), R.R.Hanvey (Ref 612/2), Eugene Kelly (Ref 671/1), Mrs Ruth Mavunga (Ref 673/1), Mrs Sandra McBride (Ref 752/1), Robert Caldwell (Ref 774/3), Gordon Smith (Ref 797/1), John W Kilmurray (Ref 798/1), Yvonne Roddie (Ref 808/1), Ian Steven Smith (Ref 838/1), Irene Cairns (Ref 849/1), Jeffrey Bailey (Ref 878/1), Mrs M Morgan (Ref 879/1), Mr D Morgan (Ref 880/1), Erwin and Audrey Macbeth (Ref 890/1), Standard Letter Comment SG1.44A (5 reps) (Ref 1001/1), Standard Letter Comment SG1.44B (4 reps) (Ref 1002/1)**

A significant volume of objections were received arguing the case for the deletion of the site from the Plan and its unsuitability for Housing. Concerns regarding access, infrastructure, school capacity, availability of Brownfield sites, loss of amenity, impact upon wildlife and biodiversity, increase in traffic, loss of recreation and landscape and visual impacts were raised. It was viewed the site should be re-designated as Green Belt.

Comments were received regarding the need for a health assessment due to proximity to an electricity substation and that pylons cross the site. If required any assessment could be undertaken at the planning application stage.

The site was identified as a housing site (Ref H2.1) for approximately 20 units as a result of a recommendation by Reporters appointed by Scottish Government who undertook the Examination of the Plan in 2010. The site was allocated for affordable housing only with the Green Belt designation retained until a suitable affordable housing development was implemented. This caveat was included within the Adopted Local Plan and has also been included within the Proposed Plan within the notes to Schedule 9. Whilst the Council had not supported the promotion of this site for development, the Reporters findings are binding and the Council was directed to include the site within the adopted Plan.

It was the Reporters view that developing the site for affordable housing would constitute a limited incursion into the Green Belt and would not have any significant adverse impact upon the effectiveness of the Green Belt. It was noted that adequate access may be possible, development would round off the green belt and landscaping would provide a softer landscaped edge to the urban area although recognising some adverse impact upon the rear outlook from properties in Easterton Avenue.

A Development Brief (CD/@@) was prepared to set out the planning requirements for the site including issues of access, design, density, landscaping, open space, pedestrian access and the need to provide a robust green belt edge. The Objectives of the Brief are set out in Section 2 with the Design Aspirations displayed under Plan C. Any development would have to be carefully designed to ensure these issues are addressed.

Overall it is viewed that the Development brief and other responses regarding the housing land supply position (Issue 9.1) adequately addresses comments received.

The site could deliver approximately 20 affordable units for Busby and help meet the social housing needs of the area. The site is included within the latest SHIP (CD/@@) with an anticipated start date of 2016/17. Funding has been attributed for this site.

The site is a high priority affordable housing opportunity for the Eastwood area.

It is not proposed to modify the Plan based upon the above.

**Adrian Smith, Muir Smith Evans on behalf of Taylor Wimpey plc (Ref 936/2)**

Comments from Taylor Wimpey requested inclusion of a larger site for housing. The response to this proposal is set out under Issue 9.2.2, but in summary the Council does not favour any further releases at this location.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.1.3 - HOUSING SUPPLY GIFFNOCK**

### **OVERVIEW**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@)and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

### **Policy SG1.22 Fenwick Road/ Burnfield Road/Dalmeny Avenue, Giffnock**

#### **Objection**

##### **Roger Spooner (Ref 387/6)**

Consent was granted for the Erection of (Class 1) retail store and residential development of 45 flats in July 2008. The store is currently occupied by Wholefoods, however, there has been no progress on the residential elements of the proposal. The Council intends to monitor and review this situation. As commercial development has been provided this adequately covers the representation submitted.

It is not proposed to modify the Plan based upon the above.

### **Policy SG1.23 Robslee Drive, Giffnock**

#### **Objections**

##### **A M Robertson (Ref 3/1), Julie Gerc, SEPA (Ref 70/4)**

This site was considered under the examination into the current Local Plan and retained as a housing site. The Reporter concluded that the site provided a suitable re-development opportunity. The Reporter agreed with the Council that a Development brief would be required to address issues concerning nature conservation, housing capacity, flood risk and public access.

Comments from SEPA requested the deletion of this site on flood risk grounds. The site remains an appropriate development opportunity and forms part of the established land supply. The Council is aware of the sensitivity of the site and a planning brief will be prepared to guide and control development.

On the basis that a Development Brief has not been currently prepared the Plan should be modified to reflect Flood Risk and nature conservation issues.



It is recommended the Plan is modified as follows:

In the notes to Schedule 8 insert the following text and symbols:

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

\*\* The development brief for site SG1.23 will require the site layout to take account of the need to safeguard areas of important urban green space to promote nature conservation.

## **ISSUE 9.1.4 - HOUSING SUPPLY NEWTON MEARNES**

### **OVERVIEW**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

### **Policy SG1.27 Ayr Road, Newton Mearns**

#### **Objections**

**Lynda Murray (Ref 511/8), Neil Warren (Ref 578/14), D Jesner (Ref 783/14), Mr Iain McCowan (Ref 896/15)**

The site was identified as a housing site (Ref H1.31) for approximately 50 units by the Reporter during the Examination into the current Local Plan. It was the Reporters view that the site had the potential to make a contribution to the housing land supply without having a significant adverse effect on the effectiveness of the green belt or the setting of Newton Mearns.

A Development brief (CD/@@) was prepared by the Council setting out the planning requirements. Subsequently planning consent (2011/0732/TP) was granted on 18/04/12 although development is yet to commence.

A Flood Risk and Drainage Impact Assessment was submitted with the application and SEPA confirmed that they had no objections to the proposal on flooding grounds on the basis of the proposed design. Scottish Water also confirmed technical approval for the drainage and SUDs works.

The site remains an effective housing site.

It is not proposed to modify the Plan based upon the above.

### **Policy SG1.32 Broompark Drive/Windsor Avenue, Newton Mearns**

#### **Objections**

**Norman Graham (Ref 286/13), David McLean (Ref 444/1), Sheila McLean (Ref 445/1), Lynda Murray (Ref 511/1), D Jesner (Ref 783/11), Mr Iain McCowan (Ref 896/8)**

This small area of green field land lies within the Broom residential area. Flooding issues were examined under the previous Local Plan Examination. It is acknowledged that the site falls within an

area subject to SEPA's 1;200 year flood event. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The comments of SEPA will be taken fully into account in the decision-making process.

To reflect this issue within the Plan it is proposed to modify the Plan as follows:

In Schedule 8: housing sites insert the letter F and at the end of the notes, insert the following additional entry

F A Flood Risk Assessment must be undertaken prior to preparation of proposals for development.

**Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/5)**

Support for the continued allocation of this site is noted and welcomed.

The site forms part of the effective land supply. The representation seeks the inclusion of an additional area of land to the south west of the site. This area of land is currently designated as protected urban greenspace under Policy D5 and Policy D4 Green Network and was formerly used as a school playing field.

The site does not have any special environmental protection designations; however, it forms part of the green network within the area and offers bio-diversity value. The Council does not wish to see this green resource lost to development. Other more sustainable sites have been identified in the Plan to meet housing needs.

There is no requirement to release this land as an additional housing site. Strategic Policy 2: Assessment of Development Proposals provides the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

For clarification there is an error on the Proposals Map for this site and the D8.4 reference should be removed.

It is recommended the Proposals Map is modified to remove Policy D8.4 from this site.

## **Policy SG1.33 Capelrig Road, Newton Mearns**

### **Objections**

#### **Charles Murray (Ref 65/2), WR Barr (Ref 470/3), RWR Barr (Ref 906/2), N Barr (Ref 907/2), MM Barr (Ref 908/2)**

A number of objections have been raised in connection with this Policy and the resultant environmental impact. The Council responds as follows.

The site was identified as a housing site (Ref H1.37) for approximately 32 units as a result of a recommendation by Reporters appointed by Scottish Government who undertook the Examination of the Plan in 2010. Whilst the Council had not supported the promotion of this site for development, the Reporters findings are binding and the Council was directed to include the site within the adopted Plan for adoption.

The site sits adjacent to an area of open space which is protected through Policies D4: Green Network, D5: Protection of Urban Greenspace and Policy D8: Natural Features. The site forms part of the green network and has nature conservation value which is recognised through its designation as a Local Biodiversity Site. The greenspace and housing site are both in the ownership of East Renfrewshire Council.

The site and associated open space was previously covered by a Norway Spruce plantation and was cleared by the Council in 2010 as it had reached maturity, was restricting access and limiting the biodiversity value of the area. The Felling Licenses which were issued by the Forestry Commission required approximately 14,300 replacement trees to be planted within a 5 year period. The Council has implemented this and has in addition secured funding through the Scottish Rural Development Fund to plant a further @@ha. of native woodland planting, which has now been done.

A Right of Way and Core Path run through the site and wider enhancement works proposed by the Council will formalise these and provide easier access from the surrounding residential properties and importantly from Eastwood High School, Crookfur and St Cadoc's Primary Schools.

These enhancements will also see further selective native planting, path and bridge provision, wetland and habitat creation with entrance/ signage enhancement. This work is dependent on external funding and will be pursued in due course.

The Proposed Plan seeks to protect and where appropriate enhance the natural heritage and landscape features. Where a proposal for development may have an impact on these or the amenity of other open spaces an assessment will be made in order to ascertain how best to mitigate this. wherever possible the effects will be mitigated through planning conditions ensuring on site provision. Where this is not possible, an assessment for a development contribution will be based on the environmental quality of the open space. Contributions will be based on the environmental quality of the open space. Contributions will be made based on the cost of replacing lost landscape features, habitats or amenity elsewhere in the locality. Where established greenspace is lost, a contribution will be sought to enhance other informal greenspaces in the area.

The Council is aware of the sensitivity of the site and a planning brief will be prepared to guide and control development. It is important that design and access are fully addressed.

It is not proposed to modify the Plan based upon the above.

**Policy SG1.34 Capelrig Road (Hillcrest), Newton Mearns**

**Objection**

**Charles Murray (REF 56/3)**

An error was recorded under Schedule 8. The remaining capacity for this site should read 11 not 5. Consent (2011/0229/TP) was granted for 11 units December 2012. Other issues raised are covered in the response to site SG1.33 above.

It is recommended that Schedule 8 is modified as follows:

Schedule 8: Housing Sites

<b>LP Ref</b>	<b>Settlement</b>	<b>Address</b>	<b>Remaining capacity</b>
SG1.34	Newton Mearns	Capelrig Road (Hillcrest)	<i>11</i>

**Policy SG1.36 Greenlaw, Newton Mearns**

**Objection**

**Dawn Bell (Ref 810/1)**

Outline planning consent was granted for the entire expansion area in 2007. The housing, education and commercial developments are either complete or well advanced. No modification is therefore required.

It is not proposed to modify the Plan based upon the above.

**Policy SG1.38 Patterton Farm, Newton Mearns**

**Objection**

**Julie Gerc, SEPA (Ref 70/21)**

SEPA indicated that an assessment of flood risk was required. However, the site does not fall within SEPAs 1:200 year flood event. Planning consent (2006/0587/TP) was granted 29/03/08 for the conversion of farm buildings and cottages to provide 5 dwellinghouses. A renewal application (2013/0170/TP) was approved 16/05/13.

The site has the benefit of planning consent and does not fall within a flood risk area.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.1.5 - HOUSING SUPPLY UPLAWMOOR**

### **OVERVIEW**

The following general comment is applicable to all the following sites.

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in the Levern Valley HMA.

The Council recognises that there are limited services and facilities in the village. A detailed analysis of the 4 rural settlements has been undertaken (Appendix @@ of the Monitoring Statement refers) to inform the Proposed Plan. This study looked at a variety of factors including role and function, infrastructure, services and facilities, public transport, current consents and previous build rates to assess whether the rural settlements could accommodate further growth. For Uplawmoor it was concluded no additional land should be released and the sites at Uplawmoor East (SG1.43) for 39 units and Pollick Avenue (SG1.42) for 9 units would provide appropriate levels of growth for the village.

### **Policy SG1.42 Pollick Avenue, Uplawmoor**

#### **Objection**

#### **Julie Gerc, SEPA (Ref 70/22), Mr and Mrs D.J Bain (Ref 589/3)**

The site was identified as a housing site (Ref H1.45) for approximately 9 units as a result of a recommendation by Reporters appointed by Scottish Government who undertook the Examination of the Plan in 2010. Whilst the Council had not supported the promotion of this site for development, the Reporters findings are binding and the Council was directed to include the site within the adopted Plan for adoption.

It was the Reporters view that early programming of development may assist in topping up the land supply and in making some contribution to the provision of affordable housing to meet local needs. In addition the sites release would result in a minor adjustment to the Green Belt boundary without prejudicing the Development Plan Strategy.

A Development brief (CD/@@) was prepared by the Council setting out the planning requirements. The site forms part of the effective land supply.

SEPA indicated that an assessment of flood risk was required. However, the site does not fall within SEPA's 1:200 year flood event

The Development brief at Para 3.13 -3.14 clearly refer to the issue of addressing the needs of the elderly population and providing smaller house types. The Brief and the Design objectives displayed in plan C clearly provide the framework for considering future applications and ensuring that proposals respect the rural character and setting of the area as well as minimising the visible impact on the surrounding countryside.

Overall it is viewed that the Development brief adequately addresses comments received.

It is not proposed to modify the Plan based upon the above.

### **Policy SG1.43 Uplawmoor East, Uplawmoor**

#### **Objection**

#### **Mr and Mrs D.J Bain (Ref 589/2)**

The site was identified as a housing site (Ref H1.46) for approximately 39 units as a result of a recommendation by Reporters appointed by Scottish Government who undertook the Examination of the Plan in 2010. Whilst the Council had not supported the promotion of this site for development, the Reporters findings are binding and the Council was directed to include the site within the adopted Plan for adoption.

It was the Reporters view that early programming of development may assist in topping up the land supply and in making some contribution to the provision of affordable housing to meet local needs. In addition the sites release would result in a minor adjustment to the Green Belt boundary without prejudicing the Development Plan Strategy.

A Development brief (CD/@@) was prepared by the Council setting out the planning requirements. Planning consent (2011/0128/TP) was approved November 2012 for 39 houses. The site forms part of the effective land supply.

The planning consent supersedes comments submitted.

It is not proposed to modify the Plan based upon the above.



## **ISSUE 9.1.6 - HOUSING SUPPLY WATERFOOT**

### **Policy SG2.6 East Glasgow Road, Waterfoot**

#### **Objection**

##### **Julie Gerc, SEPA (Ref 70/24)**

SEPA indicated that an assessment of flood risk was required. However, planning consent (2011/0802/TP) was granted on 21/11/2012 for 28 units. SEPA were consulted upon the application and did not raise any concerns at that stage. The site is currently under construction with the 8 affordable and a number of the market units built and occupied.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.2.1 - SUBMITTED HOUSING SUPPLY BARRHEAD**

### **OVERVIEW**

#### **Policy SG1: Housing Supply**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in Barrhead, such as the master plans at Shanks and Barrhead South and sites at Blackbyres Court and North Darnley Road.

#### **LDP48 Fereneze Garden Centre**

##### **Objection**

##### **Alan Fitzpatrick, Montagu Evans LLP on behalf of Mr Ron Murray and Persimmon Homes (Ref 763/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

The site lies to the South West fringe of Barrhead and comprises 2 parcels of land separated by Gateside road. The smaller section includes the former Fereneze Garden Centre and the larger an area of undulating grassland/field.

The site was identified as a preferred site under Option 2B of the MIR (CD/@@) but was removed following a review of the land supply.

Issues identified in the site evaluation were in relation to the effectiveness of the site and impact of the development.

The LCA identifies the Green belt landscape character as being of moderate value. The site represents an intrusion into the Greenbelt and makes a positive contribution to this part of the Green Belt. The site acts as a strong green gateway into/out of Barrhead and development may adversely affect the visual setting and lead to coalescence between Barrhead and Neilston. Development may not form a logical extension to the settlement form.

It is accepted that a house builder is now actively involved with the site, which was not the position when the site was evaluated at Proposed Plan stage. The representation also states that the site is effective and deliverable. Further information was submitted specifying delivery of the site in the short term.

The Council recognises the merits of this site and the potential for the site to be delivered early in the plan period. However, the impact upon the Green Belt is a key issue and as there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

### **LDP55B The Hurlet**

#### **Objection**

##### **Peter W. Fenton, Planning and Design Services on behalf of L Mackay and R Saurin (Ref 195/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This Brownfield site is located to the North of the railwayline in Barrhead and is currently grassed with some hard standing. The area proposed is a smaller site than assessed in the Site Evaluation under ref LDP 55B.

The railway establishes a strong Green Belt boundary. The LCA identifies the Green belt landscape character as being of moderate – strong value. The site falls within an area of Green Belt of good quality that represents an important green corridor separating Nitshill and Barrhead. However, it is recognised that this parcel of land does not positively contribute to the attractiveness of this green corridor and is well contained.

The development of Brownfield sites is a Council priority; however, sites must be in sustainable locations and in accordance with the Development strategy. This site lies within a wider area of Green Belt that the Council views as important for retention. This site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

The effectiveness and deliverability of the site has not been demonstrated and the Council is not aware of any active house builder interest in the site.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.2.2 - SUBMITTED HOUSING SUPPLY BUSBY**

### **OVERVIEW**

#### **Policy SG1: Housing Supply**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in the Eastwood HMA, such as the SDO at Maidenhill/Malletsheugh and sites at Hillfield and Barcapel.

#### **LDP17 Wester Farm**

##### **Objection**

##### **Eddie Casey (Ref 91/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This green field site is located to the south west of Busby. A larger site was assessed in the site evaluation; however, this representation is promoting the northern part of the site. The LCA identifies the Green belt landscape character as being of moderate – strong value.

The existing mature tree belt and Westerton Avenue/Lane provide robust boundaries. The release of this site may also expose a wider area of Green Belt to the South to development pressure.

This site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

The effectiveness and deliverability of the site has not been demonstrated and the Council is not aware of any active house builder interest in the site.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## LDP20A/B Easterton Avenue

### Objection

#### Adrian Smith, Muir Smith Evans on behalf of Taylor Wimpey plc (Ref 936/1)

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This large green field site lies to the South of Busby and is bounded by the railwayline, East Kilbride Road and existing residential estate. The LCA indentifies the Green belt landscape character as being of moderate – strong value.

LDP Site Ref 20B was identified as a preferred site under Option 2B of the MIR to assist with the delivery of the adjacent affordable housing site SG1.44. However, the site was removed following a review of the land supply and comments received to the consultation. Site LDP20A is the subject of this representation.

The scale of development proposed would result in a significant intrusion into the Greenbelt and reduction in the gap between Busby and Thorntonhall. The site makes a positive contribution to this part of the Green Belt and acts as a strong green gateway into/out of Busby. The release of this site may also expose a wider area of Green Belt to the South to development pressure. Development would reduce the current rural quality and feel of the area.

It is recognised that the information submitted indicates that mitigation planting will assist with strengthening the landscape character, protect settlement separation and improve the urban edge. It is proposed that development will be kept away from high point of site with land set aside for open space.

It is accepted that a house builder is now actively involved with the site. The representation also states that the site is effective and deliverable.

Notwithstanding the above the site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

**LDP 75 Field Road Busby**

**Alan Fairlie, Busby Community Council (Ref 226/3)**

The Community Council objected to any further development at this location. Consent was granted for 3 houses (2010/0810/TP) (CD/@@) on the former overflow carpark for the hotel. There is limited space for further development opportunities. Strategic Policy 2: Assessment of Development Proposals provides the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.2.3 - SUBMITTED HOUSING SUPPLY CLARKSTON**

### **OVERVIEW**

#### **Policy SG1: Housing Supply**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in the Eastwood HMA, such as the master plan at Maidenhill/Malletsheugh and sites at Hillfield and Barcapel.

#### **Beechlands Drive**

##### **Objection**

#### **Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/12)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This area of land is currently designated as protected urban greenspace under Policy D5 and Policy D8: Natural Features as a Tree Preservation Order (TPO) area.

The TPO provides important environmental protection for the trees. The site also forms part of the green network within the area and offers bio-diversity value. The Council does not wish to see this green resource lost to development. Other more sustainable sites have been identified in the Plan to meet housing needs.

There is no requirement to release this land as an additional housing site and no justification for the loss of this area of important urban greenspace. Strategic Policy 2: Assessment of Development Proposals provides the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

## **LDP13 Flenders Farm East and Newford**

### **Objection**

#### **Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/12)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

These large green field sites lie to the South of Clarkston. Two parcels of land are promoted separated by Glasgow Road. The larger site to the west of Glasgow road is bounded by existing residential units with open fields beyond. The eastern parcel is bounded by Glasgow Road, Williamwood High School with open views and fields beyond. The LCA identifies the Green belt landscape character as being of moderate – strong value.

The scale of development proposed would result in a significant intrusion into the Greenbelt and reduction in the gap between Clarkston and Newton Mearns and Waterfoot. The site makes a positive contribution to this part of the Green Belt. The site acts as a strong green gateway into/out of the area. Development would reduce the current rural quality and feel of the area.

It is recognised that the submitted Development Framework identifies areas suitable for development and those unsuitable and proposed mitigation measures. Regard is given to landscape character and design.

It is accepted that a house builder is actively involved with the site. The representation also states that the site is effective and deliverable.

Notwithstanding the above, the site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs. In addition, given the scale (450 units) and location it could undermine the progress of the Development Strategy and delivery of one of the key master plan areas at Maidenhill/Malletshuegh Newton Mearns.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.



## **ISSUE 9.2.4 - SUBMITTED HOUSING SUPPLY EAGLESHAM**

### **OVERVIEW**

#### **Policy SG1: Housing Supply**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@)and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in the Eastwood HMA, such as the master plan at Maidenhill/Malletsheugh and sites at Hillfield and Barcapel. No new sites have been proposed for Eaglesham.

A detailed analysis of the 4 rural settlements has been undertaken (Appendix C of the Monitoring Statement refers) to inform the Plan. This study looked at a variety of factors including role and function, infrastructure, services and facilities, public transport, current consents and previous build rates to assess whether the rural settlements could accommodate further growth. For Eaglesham it was concluded no additional land should be released and the Polnoon development (SG1.17) for 128 units would provide appropriate levels of growth for the village.

### **Monitoring Statement**

#### **Support**

#### **Kenneth Wharton (Ref 75/5), Claire Wharton (Ref 419/9)**

Support for the Councils approach with the retention of the Green Belt boundary at Eagelesham as evidenced by Appendix C of the Monitoring Statement is noted and welcomed.

It is not proposed to modify the Plan based upon the above.

## **LDP29 Mid Borland Farm LDP30 East Glasgow Road**

### **Support**

#### **Claire Wharton (Ref 419/10)**

Support for the Councils approach with the retention of the Green Belt designation at these sites is noted and welcomed.

The site evaluation methodology was revised to address accessibility issues raised by SPT (CD/@@). This has been applied consistently across all sites with the scoring changed accordingly. The Council does not agree that this places these sites at increased risk of development. The Development strategy as supported by the Rural Analysis does not support the release of additional sites in Eaglesham.

It is not proposed to modify the Plan based upon the above.

#### **Elaine Shannon (Ref 947/2)**

Green Belt issues and village character are addressed in the Rural Analysis included in the Monitoring Statement. As concluded no additional land releases were supported. In addition Strategic Policy 2: Assessment of Development Proposals and Policy D1: Detailed Guidance for All Development provides the framework for assessing any applications that may come forward in terms of design and location.

It is not proposed to modify the Plan based upon the above.

## **LDP34 Alnwick Drive**

### **Objection**

#### **Richard Moffat, Lambert Smith Hampton on behalf of Scottish Water (Ref 662/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10.

This green field site lies to the south west of Eaglesham and was formerly used by Scottish Water. The site is bounded by Alnwick Drive, existing residential area and a reservoir. The LCA identifies the Green belt landscape character as being of weak-moderate value although the site does have an influence on the settlement character.

This site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan and village to meet housing needs.

The effectiveness and deliverability of the site has not been fully demonstrated and the Council is not aware of any active house builder interest in the site.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

### **LDP40A and LDP40B Humbie Road**

#### **Claire Wharton (Ref 419/3), Standard Letter Comment SG10A (18 reps) (Ref 1004/1)**

Support for the Councils approach with the retention of the Green Belt at these sites is noted and welcomed.

The site evaluation methodology was revised to address accessibility issues raised by SPT. This has been applied consistently across all sites with the scoring changed accordingly. The Council does not agree that this places these sites at increased risk of development. The Development strategy as supported by the Rural Analysis Exercise (Appendix C of the Monitoring Statement) does not support the release of additional sites in Eaglesham or Waterfoot.

It is not proposed to modify the Plan based upon the above.

### **LDP40B Humbie Road**

#### **Objections**

#### **Ruth King, Geddes Consulting on behalf of CALA Homes (West) and Paterson Partners (Ref 414/2)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10.

This green field site is bounded by Kirktonmoor Road, residential area with open fields beyond. The LCA identifies the Green belt landscape character as being of moderate value. The site is particularly prominent to people travelling into Eaglesham along the main road corridors. The site contributes to the open and rural setting of the village. The sloping topography of the site would enhance the visibility of any development. Development would represent a substantial intrusion into the Greenbelt and be visually intrusive and its release may expose wider areas of the Green belt to further development pressure.

It is recognised that the representation provides additional information on design, layout and mitigation planting. However, the development would be highly visible until these landscape features had matured.

It is accepted that a house builder is now actively involved with the site. The representation also states that the site is effective and deliverable.

Notwithstanding the above, the site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan and village to meet housing needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above

### **LDP78 Waukers Farm, Eaglesham**

#### **Objection**

#### **Gordon MacCallum, Keppie on behalf of George Strang and Sons (Ref 60/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10.

This green field site is bounded by Strathaven Road, existing residential area with open fields beyond. The LCA identifies the Green belt landscape character as being of weak - moderate value. The site has an important influence on views in/out of Eaglesham.

It is recognised that the representation provides additional information to support the suitability of the site indicating that the hedgerow on the southern side would be retained as a new Green Belt edge. The proposal is for a small scale release of the Green belt.

The site was identified as a preferred site under Option 2B of the MIR but was removed following a review of the land supply and representations received for Green Belt development in Eaglesham.

The effectiveness and deliverability of the site has not been fully demonstrated and the Council is not aware of any active house builder interest in the site.

The site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan and village to meet housing needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.2.5 - SUBMITTED HOUSING SUPPLY NEWTON MEARNS**

### **OVERVIEW**

#### **Policy SG1: Housing Supply**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in the Eastwood HMA, such as the master plan at Maidenhill/Malletsheugh and sites at Hillfield and Barcapel.

#### **Greenlaw adjacent to LDP27**

##### **Objection**

#### **Norman Graham (Ref 286/14), Callum Fraser, Holder Planning on behalf of Greenlaw Park Limited (Ref 775/3)**

Objections were received regarding the non inclusion of the site as a preferred housing site or for mixed use under Policy SG2 and Schedule 10 and the deletion of the economic designation under Policy SG6 and Schedules 12 and 13.

This is a Greenfield serviced site located within the Greenlaw Urban Expansion Area. The site is allocated for economic development under Policies SG6.10 and SG6.20 and the representation is seeking a mixed use residential led development opportunity. The Council recognises that demand for this site has been limited; however, this site forms an important element of the effective marketable business land supply and should be retained for economic development. This is important to ensure that a range of effective employment opportunities are provided across the Council area. The economic importance of this site is addressed further under Issue 11: Economic Development. An adjacent site now designated SG2.5 was formerly allocated for employment development, however, residential development was granted on appeal (2010/0757/TP) for 158 units December 2012. The loss of this land means the retention of this site becomes more important.

The site given its allocated use is not supported by the Proposed Plan. It is recommended that this site continues to be allocated for economic development. Other sites have been identified in the Plan to meet housing needs. The Council is not aware of any active house builder interest in the site.

As there is no requirement to release additional sites for housing and given the sites economic importance the site has been rejected for inclusion as a housing or mixed use proposal and should be retained for economic development uses.

It is not proposed to modify the Plan based upon the above.

### **LDP03 (Part) Humbie Road/Mearns Road**

#### **Objection**

##### **Laura English, Keppie on behalf of Taylor Wimpey (Ref 394/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This green field site lies to the South of Newton Mearns and is bounded by Mearns Road and Humbie Road. The LCA identifies the Green belt landscape character as being of moderate – strong value. The development would result in a significant intrusion into the Greenbelt. The site makes a positive contribution to this part of the Green Belt. The site acts as a strong green gateway into/out of the Newton Mearns. Development would reduce the current rural quality and feel of the area. The release of this site may also expose a wider area of Green Belt to the South to development pressure.

It is recognised that the submitted supporting information aims to address issues of landscape impact and design. The representation promotes a smaller area of land than assessed in the site evaluation although the proposed unit numbers are greater.

It is accepted that a house builder is actively involved with the site. The representation also states that the site is effective and deliverable.

A previous smaller application (2012/0107/TP) for 85 houses was refused by the Council June 2013.

The site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs. In addition, given the scale (200 units) and location it could undermine the progress of the Development Strategy and delivery of the key master plan at Maidenhill/Malletshuegh Newton Mearns.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## **LDP04 Humbie Road**

### **Objection**

#### **Campbell Black, Bett Homes (Ref 138/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This green field site lies to the South of Newton Mearns and is bounded by Humbie Road an existing residential estate and cemetery to the north with open views in all other directions. Humbie Road and the cemetery establish a strong Green Belt boundary. The LCA identifies the Green belt landscape character as being of moderate – strong value. The site makes a positive contribution to this part of the Green Belt. The site acts as a strong green gateway into/out of the Newton Mearns. Development would reduce the current rural quality and feel of the area. The release of this site may also expose a wider area of Green Belt to the South and East to development pressure.

It is recognised that the submitted supporting information aims to address issues of landscape impact and design.

It is accepted that a house builder is actively involved with the site. The representation also states that the site is effective and deliverable.

The site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## **LDP08 and LDP10 Barrance Farm Sites**

### **Objection**

#### **Scott Graham, McInally Associates Ltd on behalf of Stewart Milne Homes (Ref 500/2)**

An objection was received regarding the non inclusion of these sites as preferred housing sites under Policy SG2 and Schedule 10.

The two sites are located to the south eastern edge of Newton Mearns and are both green field sites used for grazing animals.

LDP08 is a green field site bounded by an allocated housing site/associated open space (SG1.30) and the former Barrance Farm steading to the north (currently under construction for 13 units SG1.28) with open fields beyond and golf academy/course to the west. A right of way runs along the northern boundary.

LDP 10 is a green field site bounded to the west by an established residential area with open views to the north and east and a golf academy/course to the south with a right of way/track running along the eastern boundary.

The Landscape Character Assessment for the two sites at Barrance Farm concludes that, "The area plays an important role in maintaining settlement separation and contributing to undeveloped corridors between settlements." The LCA identifies the Green belt landscape character as being of moderate – strong value. However, whilst the site at Barrance Farm/Waterfoot (LDP08) is contained within well defined boundaries it would still result in a physical and visual intrusion into the Green Belt, particularly as the adjacent housing proposal is not yet constructed. Kirkhill Road establishes a strong Green Belt boundary for site LDP10, however, it is less clearly defined where it follows rear gardens. Development may help to create a stronger boundary.

Both sites make a positive contribution to this part of the Green Belt. Development would reduce the current rural quality and feel of the area.

The site evaluation methodology was revised to address accessibility issues raised by SPT (CD/@@). This has been applied consistently across all sites with the scoring changed accordingly. SPT raised particular concerns regarding the public transport accessibility of these two sites.

It is recognised that the submitted supporting information aims to address issues of landscape impact and design. Woodland planting and keeping development below the skyline are proposed.

It is accepted that a house builder is actively involved with the site. The representation also states that the site is effective and deliverable.

The Council recognises the merits of these sites and that development could form a logical future extension to the urban area. However, it is recommended that the sites continue to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

### **LDP09 (Part) Humbie Bridge**

#### **Objection**

#### **W Clifford (Ref 881/2)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This small Greenfield site is bounded by Humbie Road to the east with farmland to the south. Earn Water runs along the northern and eastern boundaries. The site is entirely detached from the main urban area. The LCA identifies the Green belt landscape character as being of moderate – strong value. This area of green belt acts as a strong green gateway into/out of the Newton Mearns. The



site is clearly outside and not well related to the built form of Newton Mearns resulting in an isolated development.

The effectiveness and deliverability of the site has not been demonstrated and the Council is not aware of any active house builder interest in the site.

It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal. Strategic Policy 2: Assessment of Development Proposals and Policy D3: Green belt and Countryside Around Towns and its supporting SPG provide the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

## **LDP25 Patterton**

### **Objection**

#### **Ian Gallacher, GVA on behalf of Patterton SPV (Ref 776/2), D Jesner (Ref 783/13)**

Objections were received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10 and to the site evaluation.

This green field site lies to the North West of Newton Mearns and is bounded by the railwayline, M77 and Stewarton Road. The site falls within two LCA character areas however both are identified as being of moderate – strong value.

Due to the topography of the site development may be visible from the surrounding areas. This is an extensive, undulating and prominent green belt site. The scale of development proposed would result in a significant intrusion into the Greenbelt and reduction in the gap between Glasgow and Newton Mearns. The site makes a positive contribution to this part of the Green Belt and to the containment of Newton Mearns. Development of this site would be visually prominent and remove a significant green wedge and corridor.

It is recognised that the submitted supporting information aims to address issues of landscape impact and design. It is an accessible site due to its proximity to Patterton railway station. The representation also promotes some commercial development opportunities and allows for pedestrian access to the Dams to Darnley Country Park. This remains a key aspiration for the Council to improve public access from the Newton Mearns side of the Park.

A further response was submitted during consultation to the Modifications stage stating that part of the site could be suitable as an alternative location for a religious/community facility, albeit dependent on the release of the whole site for a mixed use proposal. Further to this submission an additional statement was received indicating that the proposal could not currently be delivered but development of the site for a mixed use scheme including provision of a religious/community facility remained a future option.

The Site Evaluation assessed a larger site than the one proposed under this representation. However, it is viewed that the assessment of the site and its conclusions remain accurate and fair.

The representation states that negotiations are ongoing with developers keen to take forward the site. However, the Council is unaware of any house builder that is actively involved with the site. The effectiveness and deliverability has therefore not been fully demonstrated.

The site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs. In addition, given the scale (250 units) and location it could undermine the progress of the Development Strategy and delivery of the key master plan at Maidenhill/Malletshuegh Newton Mearns.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## **LDP28 Ryatt Farm**

### **Objection**

**Scott Mackay, Mackay Planning on behalf of Borders Eco Estates (Ref 751/1), D Jesner (Ref 783/12), Callum Fraser, HolderPlanning on behalf of Ross Developments & Renewables Ltd (Ref 1025/1)**

A number of objections were received regarding the non inclusion of land around Ryatt Farm and Ryatt Linn for mixed use developments under Policy M2, Policy SG2 and Schedule 10.

The Mackay Planning representation seeks a residential or mixed use development comprising approximately 250-300 units. The response from Mr Jesner advocates the suitability of land surrounding Ryatt Farm for development although no firm proposal was submitted. Mr Jesner queries the site evaluation scoring for the site and land ownership issues stating there are 4 owners rather than 1. The representation from Holder Planning seeks a larger mixed proposal for approximately 350 units including leisure and commercial facilities and includes an area of land to the west of Ryatt Linn reservoir.

These green field sites are bounded to the east by the M77, Ryatt Linn reservoir to the west and West Lodge Woods to the South. The LCA identifies the Green belt landscape character as being of moderate – strong value. The Green Belt boundary follows the line of M77 and is considered to be especially well defined and strong. The M77 effectively acts as an urban break between Newton

Mearns and this site. The LCA reveals “This character area has a distinctive landscape character derived from the combination of landform and the presence of reservoirs and associated structures. It is visually contained and provides an important gap between Barrhead and Newton Mearns. Development within and encroaching onto the edges of this area would undermine these qualities and roles”.

The site makes a positive contribution to this part of the Green Belt. Development would remove a significant green wedge and would not be considered acceptable in terms of landscape character. Development would reduce the current rural quality and feel of the area. The release of this site may also expose a wider area of Green Belt to further development pressure.

It is recognised that the submitted supporting information aims to address issues of landscape impact and design. However, major development would be likely to undermine the value of this area of the green belt.

Policy M2 identifies land subject to a master planned approach. Two large sites Maidenhill/Malletsheugh (M2.1) and Barrhead South (M2.2) are subject to a phased master planned approach to delivery. Further key proposals are improving connectivity between Barrhead and Newton Mearns through key road proposals including the ‘Balgray Link’ Road and upgrades to Aurs Road. A new rail halt is also proposed for Barrhead South.

It was stated that development would allow the Council to implement improvements to Junction 4. However, at the previous Local Plan Examination Transport Scotland were clear they would only support development of national significance here to allow for upgrading of the junction. The previous link road to Barrhead from Junction 4 that cut across the Country Park has now been deleted from the Plan with other upgrades to the road network promoted. Policy SG10.12 relates to potential longer term enhancement

The proposed sites lie within the Dams to Darnley Country Park as referred to under Policy D10. One of the main reasons the area was identified as an access, leisure, recreational and environmental project was because of the potential the landscape offered for these uses and as a means of protecting this important Green Belt wedge separating Newton Mearns, Barrhead and Darnley. Enhancement of the Country Park through improving access, tourism activity and encouraging appropriate commercial and leisure activity remain key Council aspirations.

The above matters are addressed within the Development frameworks for the master plan areas. The scale of development proposed by these representations would undermine these proposals and the Development Strategy of the Plan.

It is viewed that the assessment of the site in the Site Evaluation was based upon accurate and known information and undertaken in a fair and consistent manner.

It was stated that the principle of developing this land has already been accepted in previously adopted local plans. This reference related to a former allocation for a High Amenity Site. There is no longer a requirement in SPP for Councils to safeguard large single user amenity sites for inward investment. There is no suggestion or support that this land is therefore otherwise appropriate for development if no user of national importance is forthcoming.

The effectiveness and deliverability of these sites has not been demonstrated and the Council is not aware of any active house builder interest in the sites. The Mackay representation refers to Borders Eco Estates as the developer, however, the Council is unaware of this company and no additional information has been supplied.

The site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing and other community and commercial needs. In addition, given the scale (upto approximately 350 units) and location it could undermine the progress of the Development Strategy and delivery of the key master plan at Maidenhill/Malletshuegh Newton Mearns and Barrhead South.

As there is no requirement to release additional sites the sites have been rejected for inclusion as a housing or mixed use proposal.

It is not proposed to modify the Plan based upon the above.

### **Red House site, between A77/M77**

#### **Objection**

#### **Gordon MacCallum, Keppie on behalf of Philip C Smith (Ref 78/2)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This small Greenfield site is bounded by the M77 and the A77. The site is entirely detached from the main urban area. The LCA identifies the Green belt landscape character as being of weak -moderate value. The site is clearly outside and not well related to the built form of Newton Mearns resulting in an isolated development.

The effectiveness and deliverability of the site has not been demonstrated and the Council is not aware of any active house builder interest in the site.

It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

As the there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal Strategic Policy 2: Assessment of Development Proposals and Policy D3: Green belt and Countryside Around Towns and its supporting SPG provide the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.2.6 - SUBMITTED HOUSING SUPPLY UPLAWMOOR**

### **OVERVIEW**

#### **Policy SG1: Housing Supply**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in the Lavern Valley HMA. No new sites have been proposed for Uplawmoor.

A detailed analysis of the 4 rural settlements has been undertaken (Appendix C of the Monitoring Statement refers) to inform the Plan. This study looked at a variety of factors including role and function, infrastructure, services and facilities, public transport, current consents and previous build rates to assess whether the rural settlements could accommodate further growth. For Uplawmoor it was concluded no additional land should be released and the sites at Uplawmoor East (SG1.43) for 39 units and Pollick Avenue (SG1.42) for 9 units would provide appropriate levels of growth for the village.

#### **LDP73 Land at Uplawmoor West**

##### **Objection**

#### **Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/11)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

This is a greenfield site within the village and is currently designated as protected urban greenspace under Policy D5 and Policy D8: Natural Features as a Tree Preservation Order (TPO) area. The area is located between the residential properties on Neilston/Tannoch Road, and the recreational route and Local Biodiversity Site along Pollick glen.

A previous planning application (2003/0683/TP) was refused and the decision upheld through appeal.

The TPO provides important environmental protection for the trees. The site also forms part of the green network within the area and offers bio-diversity value. The Council does not wish to see this

green resource lost to development. The site performs a strong recreational role with an informal network of paths running through the site and provides a positive contribution to the green network within Uplawmoor. Development may adversely impact upon the integrity of this area of open space. Other more sustainable sites have been identified in the Plan and village to meet housing needs.

Development would result in the loss of mature trees and affect bio-diversity and ecology. The representation states that mitigation measures would ensure that mature trees will not be affected and the site is overgrown and unmanaged.

It is accepted that a house builder is actively involved with the site. The representation also states that the site is effective and deliverable.

There is no requirement to release this land as an additional housing site and no justification for the loss of this area of important urban greenspace. Strategic Policy 2: Assessment of Development Proposals provides the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

### **LDP74 Libo Avenue**

#### **Objection**

##### **Bob Smith (Ref 784/1)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG2 and Schedule 10.

The site is located to the northern fringe of Uplawmoor and comprises woodland and grassland. It is bounded by Lochlibo Road, existing residential area with Uplawmoor and Shillford Woods beyond.

The LCA identifies the Green belt landscape character as being of weak - moderate value. Protection of the environmental features of the site is provided by Policy D8. The TPO provides important environmental protection for the trees and the Local Biodiversity and nature conservation value. The Council does not wish to see this green resource lost to development. The site performs a strong recreational role with an informal network of paths running through the site and provides a positive contribution to the green network within Uplawmoor. Development may adversely impact upon the integrity of this area of Green Belt. The site has an important influence on the settlement form of Uplawmoor.

It is recognised that the representation does state that only part of the site would be used for a low density development with the remainder retained as community woodland. However, other more sustainable sites have been identified in the Plan and village to meet housing needs.

The effectiveness and deliverability of the site has not been demonstrated and the Council is not aware of any active house builder interest in the site.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal. Strategic Policy 2: Assessment of Development Proposals and Policy D3: Green belt and Countryside Around Towns and its supporting SPG provide the policy framework to consider any future applications for development.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 9.2.7 - SUBMITTED HOUSING SUPPLY WATERFOOT**

### **OVERVIEW**

#### **Policy SG1: Housing Supply**

Justification for the Development Strategy of the Plan is demonstrated under Issue 2.1b: Development Strategy. The Council's approach to housing supply is also addressed under Issue 2.1b and Issue 9.1: Housing Supply. Under these issues it is clearly demonstrated that the Plan is providing an effective generous land supply in to meet the requirements of SPP (CD/@@) and the SDP (CD/@@). The effectiveness of the individual and larger scale master plan sites, coordinated approach to infrastructure delivery and justification for the identification of preferred sites has also been demonstrated.

Additionally, an updated review of the Green Belt Boundary (Appendix D1 of the Monitoring Statement refers (CD/@@)) has been undertaken utilising the principles in SPP, which has resulted in a boundary which is considered to be robust, defensible and fit for purpose.

A number of new housing sites have been released in the Proposed Plan to meet housing needs in the Lavern Valley HMA. No new sites have been proposed for Waterfoot.

A detailed analysis of the 4 rural settlements has been undertaken (Appendix C of the Monitoring Statement refers) to inform the Plan. This study looked at a variety of factors including role and function, infrastructure, services and facilities, public transport, current consents and previous build rates to assess whether the rural settlements could accommodate further growth. For Waterfoot it was concluded no additional land should be released and the site at East Glasgow Road (SG2.6) for 28 units would provide appropriate levels of growth for the village.

#### **LDP15A/B West Glasgow Road**

##### **Objections**

###### **Standard Letter Comment SG1C (17 reps) (Ref 1006/1)**

Support for the retention of the green belt at Waterfoot is noted and welcomed. Objections to any large scale development are addressed under Issue 2.1: Development Strategy and the Rural Analysis where the Plan does not support any additional green belt releases in the village.

##### **Objection**

###### **Anthony Aitken, Colliers International on behalf of Mr Francis Baird and family (Ref 979/2)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10 and inclusion of Economic Designation under Schedule 13.

This green field site is bounded by Residential properties to the North, Glasgow Road to the east with open fields beyond. Linn Products borders the site to the south west. Glasgow Road and Floors Road establish strong Green Belt boundaries.



The LCA identifies the Green belt landscape character as being of moderate – strong value. The site is particularly prominent to people travelling into Waterfoot along Glasgow Road. The site contributes to the open and rural setting of the village and to the wider green corridor between Waterfoot and Eaglesham, although this has been reduced by the development of the GSO. Development would represent a substantial intrusion into the Greenbelt.

It is recognised that the representation provides additional information on design, layout and mitigation planting.

The representation also seeks an element of economic development within the southern section of the site. The Council is supportive of a spread of economic opportunities across the area. Waterfoot has limited services and facilities and development would provide additional opportunities.

Over successive Development Plans Linn Products has consistently operated an internationally successful company within its establishment at Waterfoot. The operation of the company has benefited from its particular countryside setting within the greenbelt. The Council does not wish to alter the greenbelt designation which this company has successfully operated within over many years. Therefore this site is retained within the greenbelt.

The effectiveness and deliverability of the site has not been demonstrated and the Council is not aware of any active house builder interest in the site.

Notwithstanding the above, the site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing and economic needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

### **LDP88 (Part of) Land at Waterfoot Bridge Objection**

#### **Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Limited (Ref 703/10)**

An objection was received regarding the non inclusion of the site as a preferred housing site under Policy SG1 and Schedule 10.

This green field site is bounded by Glasgow Road a tree belt with open fields beyond. Glasgow Road establishes a strong Green Belt boundary.

The LCA identifies the Green belt landscape character as being of moderate – strong value. The site is prominent to people travelling into Waterfoot along Glasgow Road. The site contributes to the open and rural setting of the village and to the wider green corridor between Waterfoot and Clarkston. Development would represent a substantial intrusion into the Greenbelt.

It is recognised that the representation provides additional information on design, layout and mitigation planting to reinforce the landscape edge and retain separation from the cottages at Milerston.

It is accepted that a house builder is actively involved with the site. The representation also states that the site is effective and deliverable.

Notwithstanding the above, the site given its location is not supported by the Proposed Plan. It is recommended that this site continues to be allocated as Green Belt. Other more sustainable sites have been identified in the Plan to meet housing needs.

As there is no requirement to release additional sites the site has been rejected for inclusion as a housing proposal.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 10 – AFFORDABLE HOUSING AND HOUSING MIX**

### **(a) Policy SG4: Housing Mix in New Developments**

#### **Objections**

##### **Mrs V. I. Rowan (Ref 19/1)**

Current and projected changes to East Renfrewshire's older population are outlined within the Monitoring Statement (CD/@@). The requirement for older persons housing is identified both through housing needs assessments and joint work with East Renfrewshire's Community Health and Care Partnership (CHCP) to address Reshaping Care for Older People. The Council's Local Housing Strategy (CD/@@) supports the CHCP's Plans for shaping services to meet the needs of older people, and the Joint Commissioning Plan includes a Housing Contribution Statement which sets out our understanding of the needs of this group and planned work to fill gaps in this knowledge, allowing the Council to plan effectively to meet their needs.

The Joint Commissioning Plan reflects the Scottish Government's national vision for older people, as set out in 'Age, Home and Community – A Strategy for Housing Scotland's Older People 2012-2021', (CD/@@) which is to support older people 'to enjoy full and positive lives in their own home or in a homely setting'. As well as specially designed housing, this also includes supporting people to remain at home (for example with the help of adaptations and support) where possible taking into account their needs and preferences. The implementation of the Joint Commissioning Plan 2013-2016 as it progresses will allow us to appropriately reflect the need for additional housing for this group in the Strategic Housing Investment Plan 2013-2018 (CD/@@), which is reviewed annually.

The Council's requirement for meeting the needs of the elderly population is reflected in section 6.6 of the Proposed Plan and in particular Policy SG4: Housing Mix in new developments. This policy has been derived from requirements identified through the Local Housing Strategy and Strategic Housing Need and Demand Assessment (CD/@@). The specific housing requirements of the elderly population will be considered and reflected in the housing mix agreed for new housing developments.

It is not proposed to modify the Plan based upon the above.

##### **Blair Melville, Homes for Scotland (Ref 758/1)**

The Council note the comments received in relation to paragraph 6.6.3.

It is recommended the Plan is modified as follows:

Delete last sentence of paragraph 6.6.3 and replace with:

*Changes made to building standards in 2010 mean that all new houses are now built to cater for a variety of particular needs.*

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref755/6)**

The Council do not, and have no specific plans at present, to provide developments targeted at specific ethnic minority groups. The Strategic Housing Need and Demand Assessment and related local needs analysis serves to ensure that the needs of the different households present in our population are considered and reflected in our planning for housing. Whether this results in a need for particular sizes, types of housing, in certain locales, or for those with very specific needs (for example wheelchair suitable), requirements are reflected in the Council's Local Housing Strategy and Strategic Housing Investment Plan, to ensure a good mix of housing is provided across sites, taking into account and balancing all identified needs.

The current Strategic Housing Need and Demand Assessment is being updated for 2014, and the analysis of the needs of minority or particular needs groups is a priority focus locally and for the Scottish Government. The outcomes of this work, as well as ongoing work of the Local Housing Strategy to consider particular needs, will be reflected in the Council's Strategic Housing Investment Plan.

It is not proposed to modify the Plan based upon the above.

**(b) Policy SG5: Affordable Housing**

**Support**

**Professor Amir Hussain ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/27)**

The Council acknowledges and welcomes the support for Policy SG5.

It is not proposed to modify the Plan based upon the above.

**Objections**

**Ian Davidson (Ref 9/2)**

The Council fully acknowledges the need for affordable housing in the area as well as the impacts arising from the recent changes to Housing Benefits. It is however considered that the Council's minimum 25% policy sets an appropriate level of contributions. Increasing this requirement for the Eastwood side of the authority was explored at MIR stage (CD/@@); however this was not taken forward in the Proposed Plan. Viability is a key consideration in delivery and increasing percentage requirements could significantly impact upon this in the current economic climate and ultimately prevent developments being brought forward. Housing needs would not justify increasing the percentage requirement, beyond the minimum 25% already within the Proposed Plan, in the Levern Valley area of the authority (including Neilston). The Council can however, through Proposed Policy

SG4, discuss with developers at pre-application stage the need for specific house types and sizes where there is a known local need.

It is not proposed to modify the Plan based upon the above.

**Kenneth Wharton (Ref 75/3)**

Both SPP (CD/@@) and the Chief Planner's Letter on Affordable Housing Policies (June 2011) (CD/@@) set out that innovative and flexible approaches are required to deliver affordable housing in suitable numbers, and that affordable housing policies should be realistic and take into account considerations such as development viability and the availability of funding. In the current economic climate the Council has sought to increase flexibility within Policy SG5 and its supporting SPG. The supporting SPG on affordable housing does refer in paragraphs 2.3 and 2.4 that developers will normally be expected to make provision for a minimum capacity of 25% affordable dwellings on site. The increased flexibility of the policy is considered appropriate, and has been supported in a number of representations; the Council does not propose reverting back to the stronger, less flexible, wording of the Adopted Local Plan Policy H3 (2011). However the Council will endeavour to determine and secure the most appropriate form of contribution in each particular case, taking all matters, including development viability, into account and ensuring that the solutions agreed will meet housing needs and be affordable to those on modest incomes (paragraph 2.4.4).

It is not proposed to modify the Plan based upon the above.

**James Whyteside (Ref 82/4)**

Current and projected changes to East Renfrewshire's older population are outlined within the Monitoring Statement (CD/@@). The requirement for older persons housing is identified both through housing needs assessments and joint work with East Renfrewshire's Community Health and Care Partnership (CHCP) to address Reshaping Care for Older People. The Council's Local Housing Strategy supports the CHCP's Plans for shaping services to meet the needs of older people, and the Joint Commissioning Plan includes a Housing Contribution Statement which sets out our understanding of the needs of this group and planned work to fill gaps in this knowledge, allowing the Council to plan effectively to meet their needs.

The Joint Commissioning Plan reflects the Scottish Government's national vision for older people, as set out in 'Age, Home and Community – A Strategy for Housing Scotland's Older People 2012-2021', which is to support older people 'to enjoy full and positive lives in their own home or in a homely setting'. As well as specially designed housing, this also includes supporting people to remain at home (for example with the help of adaptations and support) where possible taking into account their needs and preferences. The implementation of the Joint Commissioning Plan 2013-2016 as it progresses will allow us to appropriately reflect the need for additional housing for this group in the Strategic Housing Investment Plan 2013-2018, which is reviewed annually.

The Council's requirement for meeting the needs of the elderly population is reflected in section 6.6 of the Proposed Plan and in particular Policy SG4: Housing Mix in new developments. This policy has been derived from requirements identified through the Local Housing Strategy and Strategic Housing Need and Demand Assessment. The specific housing requirements of the elderly population will be considered and reflected in the housing mix agreed for new housing developments.

It is not proposed to modify the Plan based upon the above.

**Joanne Ault (Ref 79/6); Iain McNeil (Ref 80/6); Rose Ann O'Shea (Ref 81/6); Joseph Fell (Ref 87/4); Jennifer Quin (Ref 129/16); Mrs Isobel Gallacher (Ref 130/4); Mrs Levin (Ref 146/5); Mr Leonard J Levin (Ref 147/5); Mr Irving M Hyman (Ref 148/5); Professor Alan Shenkin (Ref 149/16); Mrs Marie Miller (Ref 150/5); Mrs Leona Shenkin (Ref 151/16); Mrs Irene Lunks (Ref 152/5); Mrs Mary Johnston (Ref 153/5); Mrs Joni Kaplan (Ref 154/5); Mrs Alice Kirkwood (Ref 155/5); Mr Ronald Kirkwood (Ref 156/5); Mr Ian McDickom (Ref 157/5); Mrs McDickom (Ref 158/5); Mrs Mindel Rose (Ref 159/5); Mr Henry Rose (Ref 160/5); Mr George Cornforth (Ref 161/5); Mrs Lettie Galpern (Ref 162/5); Mrs Ida Caplan (Ref 163/5); Mrs Carol Smith (Ref 164/5); Mrs Winnie Sweeney (Ref 165/5); Mr Dan Sweeney (Ref 166/5); Mr Harold L Gold (Ref 167/5); Mrs Vera Gold (Ref 168/5); Mrs Helen Blin (Ref 169/5); Mrs Elsie Sochart (Ref 170/5); Mrs Irene Berkley (Ref 171/5); Mr Arthur Segal (Ref 172/5); Mrs Phyllis Segal (Ref 173/5); Mrs Sheila Fell (Ref 174/5); Mr John Finlay (Ref 175/5); Mrs Elspeth Finlay (Ref 176/5); Mrs Jill Massey (Ref 177/5); Mr Colin Massey (Ref 178/5); Mr Robin Johnston (Ref 179/5); Sheonagh Beaton (Ref 209/5); W T Mackie (Ref 211/14); Robert Russell (Ref 215/17); Joseph Fraser (Ref 220/5); Joshua Fraser (Ref 221/5); Holly Fraser (Ref 222/5); Lynsey Fraser (Ref 224/5); Fiona McAllister (Ref 227/5); Johnny Loudon (Ref 257/5); Ivan Woodcock (Ref 258/5); William Golberg (Ref 259/5); Mrs Edith Bruce (Ref 260/5); Mr Alisdair Bruce (Ref 261/5); Mrs Joan Goldberg (Ref 262/5); Mrs Doreen Nicol (Ref 263/5); Mrs Heather A Russell (Ref 328/15); John O'Malley (Ref 477/8); John Hall (Ref 486/17); Gary Elliot (Ref 515/5); Jack Silverstone (Ref 793/5); Mrs Norah Butters (Ref 817/5); Mrs Helen Dykes (Ref 818/5); Mr Ian Hutton (Ref 819/5); Mrs Maureen Hutton (Ref 820/5); Mrs Leila Sragowitz (Ref 821/5); Mrs Sadie Hirsfelds (Ref 893/5); and Standard letter comment DG5A (3reps) (Ref 1013/1)**

The Council's affordable housing policy applies across the whole of East Renfrewshire. The Strategic Development Plan, Strategic Housing Need and Demand Assessment, the Council's Local Housing Strategy and Proposed Local Development Plan supporting documentation, all provide evidence that affordable housing need exists across the local authority area, and this need is particularly significant in the Eastwood area (which includes the Newton Mearns area). As per SPP, where the housing need and demand assessment and local housing strategy identify a shortage of affordable housing, it should be addressed in the development plan as part of the housing land allocation, and the need for affordable housing should be met, where possible, within the housing market area where it has arisen.

It is not proposed to modify the Plan based upon the above.

**Ziyad Thomas, The Planning Bureau Ltd on behalf of McCarthy & Stone Retirement Lifestyles LTD (Ref 243/1)**

The support for the more flexible approach outlined in paragraph 2.1.4 is welcomed.

The Council considers that there is sufficient affordable housing need, identified and evidenced in the Strategic Development Plan, Strategic HNDA, Local Housing Strategy and Proposed Plan to maintain the Council's policy position of seeking affordable housing contributions where planning permission is sought for residential development of 4 or more dwellings. This threshold has been applied since the policy's introduction in 2006. Scottish Government Planning Advice Note 2/2010 (CD/@@) recognises that on smaller sites, on site provision will often be possible. The Council considers that there is sufficient flexibility within Policy SG5 and its supporting supplementary planning guidance for applications to be assessed on a case by case basis and for staff to determine and secure the most appropriate form of contribution for each particular case, taking all matters, including development viability into account.

It is not proposed to modify the Plan based upon the above.

**Claire Wharton (Ref 419/8); and Robert Johnston (Ref 131/5)**

Given current market conditions, it is essential that the Council's affordable housing policy allows flexibility and provides discretion for Council staff to explore, negotiate and secure different and innovative solutions to affordable housing delivery (as detailed in the Proposed Affordable Housing SPG paragraph 1.1.8). SPP advises that policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding. Therefore the Council considers it appropriate to introduce flexibility into Policy SG5 and has purposely moved away from much more restrictive wording of the adopted Policy H3. Commuted payments are an option supported through SPP and PAN 2/2010.

The Council's affordable housing policy applies across the whole of East Renfrewshire. The Strategic Development Plan, Strategic Housing Need and Demand Assessment, the Council's Local Housing Strategy and Proposed Local Development Plan supporting documentation, all provide evidence that affordable housing need exists across the local authority area, and this need is particularly significant in the Eastwood area (which includes the Newton Mearns area). As per SPP, where the housing need and demand assessment and local housing strategy identify a shortage of affordable housing, it should be addressed in the development plan as part of the housing land allocation, and the need for affordable housing should be met, where possible, within the housing market area where it has arisen.

It is not proposed to modify the Plan based upon the above.

**Victoria Geddes, Link Group Ltd on behalf of Link in consultation with Barrhead, Arklet and Hanover Housing (Ref 669)**

Recent changes to welfare reform are noted and of importance is the significant shortage of smaller accommodation locally. Where this need exists, it will be reflected in the housing mix being sought via the Council's Local Housing Strategy, Policies SG4 and SG5 and the Strategic Housing Investment Plan programme. This however has to be balanced with delivering housing which is sustainable in the long term. This will also be taken account of in the refreshed Strategic Housing Need and Demand Assessment as its impacts emerge more clearly, and will filter through to the work of the Local Housing Strategy and Local Development Plan.

Paragraph 6.2.5 of the Proposed Plan refers to the setting of housing supply targets at a lower level than those expressed in the SHNDA and SDP. The targets set reflect the need to set 'realistic and achievable' targets for delivering affordable housing in the local area and the reduction can be largely be attributed to the significant reduction in public subsidy levels. The priority remains for delivery of social rented housing as reflected in the affordable housing policy and our SHIP programme, particularly where the use of grant subsidy is concerned. Where possible developers are being encouraged to devise affordable housing schemes, if these are not for social rent in partnership with the Council or an RSL, where reduced or no grant funding would be sought.

The issue of assessed need versus available subsidy (and other resources for development such as land availability and cost) are highlighted to the Scottish Government through the Strategic Housing Need and Demand Assessment process and through the annual review of the Council's Local Housing Strategy and Strategic Housing Investment Plan programme. The context remains challenging with reductions in public subsidy across the board.

The Council collects both Commuted Sums and Council Tax Second Homes Discount into a ring fenced affordable housing fund which will be used to help meet identified housing needs. This is reported through the Council's Strategic Housing Investment Plan.

In response to a comment on a holistic solution to deliver affordable housing on targeted sites and a project group with RSLs, this is something that has been raised at the Council's Housing Providers Forum and the Council are looking to take this forward in the 2014.

It is not proposed to modify the Plan based upon the above.

**Chris Logan, Persimmon Homes (Ref 743/4, 743/5); and Blair Melville, Homes for Scotland (Ref 758/4)**

The Council considers that sufficient flexibility has been built into Policy SG5 and its supporting supplementary guidance to ensure that the Council and private house builders can work to address affordable housing need both with and without subsidy. The supporting supplementary planning guidance (paragraph 2.5.1) allows for all cases to be assessed on an individual basis, and a balanced and realistic view to be taken when making a recommendation on the appropriateness of affordable housing contributions. Although social rented housing remains the greatest need within the Eastwood area of the authority, where funding is not available for this, the supplementary planning guidance allows for other types of affordable housing to be considered (appendix 2 page ii), or where these options are not possible, consideration of a commuted sum or off site provision.



It is not proposed to modify the Plan based upon the above.

The acceptable affordable housing tenure types are listed within Appendix 2 of the supporting supplementary planning guidance on affordable housing. As per SPP the Council considers this the appropriate location for this level of detail.

It is not proposed to modify the Plan based upon the above.

The Council agrees that deleting the word “provide” in sentence 1 of paragraph 6.8.2 and replacing it with “make provision for” would be more consistent with the aims and wording of Policy SG5.

It is therefore recommended that the Plan is modified as follows (additional text in italics):

Policy SG5 aims to address this situation by requiring private sector housing developments to ~~provide~~ *make provision for an element of affordable housing.....*

The supporting supplementary planning guidance (paragraph 2.5.1) allows for all cases to be assessed on an individual basis, and a balanced and realistic view to be taken when making a recommendation on the appropriateness of affordable housing contributions. Scottish Planning Policy states a 25% benchmark, but goes on to advise that if a different percentage is required locally justified by the housing need and demand assessment and identified in the local housing strategy and development plan, then the 25% benchmark does not apply. The most recent SHNDA continues to demonstrate a significant need for affordable housing and continuing issues of affordability within East Renfrewshire, and particularly so in the Eastwood side of the authority, as detailed both within the both the Council’s adopted Local Plan and adopted Local Housing Strategy (2012-2017), therefore the Council considers there is sufficient justification to maintain the Council’s minimum 25% policy requirement. A detailed analysis of the SHNDA was carried out to set an all tenure housing supply target and how local housing needs will be addressed and is contained within Appendix H1 of the Monitoring Statement.

The Council considers that appropriate flexibility has been built into Policy SG5 and the supporting supplementary planning guidance. It is not felt appropriate for the policy to be modified to incorporate specific detail surrounding delivery, as the appropriate place for further detail is considered to be the supporting SPG. The SPG allows for negotiations for be carried out to determine appropriate fair and reasonable contributions, in line with SPP and PAN2/2010, taking all matters, including development viability into account.

It is not proposed to modify the Plan based upon the above.

**(c) SPG: Affordable Housing**

**Standard letter Comment SPGC (6 Reps) (Ref 1022/1); Kenneth Wharton (Ref 75/6); Siyad Thomas, The Planning Bureau Ltd on behalf of McCarthy and Stone Retirement Lifestyles LTD (Ref 243/2); Claire Wharton (Ref 419/2); Adrian Smith, Muir Smith Evans on behalf of Mactaggart and Mickel Homes Ltd; and D Jesner (Ref 783/8).**

A number of representations have been made in relation to the Proposed Supplementary Planning Guidance (SPG) on Affordable Housing, the consultation on which ran in parallel to that of the Proposed Plan. These comments will be taken into consideration by the Council in finalising the Proposed SPG. A report outlining the representations received, along with how these have been taken into account, will be reported to the Council in due course. The agreed report of representations, along with the finalised SPG, will then be submitted to Ministers for approval. Once approved by Ministers, the Council would move to adopt the SPG on Affordable Housing. The SPG will be a material consideration in the determination of planning applications until such time as the Local Development Plan is Adopted when it will form part of the Adopted Local Development Plan.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 11 - ECONOMIC DEVELOPMENT**

### **General**

#### **Sam Taylor, Glasgow City Council (Ref 465/3)**

The Proposed Plan aims to support the local economy ensuring continued access to local work opportunities. Seeking higher skilled and higher value jobs close to where people live will also help to reduce out-commuting of the workforce and attract inward investment. New initiatives such as live/work units that encourage residents to work within their area are promoted. However the Council does acknowledge that the vast majority of residents travel out with the authority area and the need for good transport links to surrounding areas is essential.

It is not proposed to modify the Plan based upon the above.

### **Policy SG6: Economic Development**

#### **Support**

**Elaine Anderson, James Barr Ltd on behalf of Personal Pension Trust (Ref 274/3), Roger Spooner (Ref 387/5), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/28)**

The Council acknowledges and welcomes the support for Policy SG6.

It is not proposed to modify the Plan based upon the above.

### **Objections**

#### **James Whyteside (Ref 82/12)**

The Council recognises the importance of Dams to Darnley (D2D) Country Park and the recreational and environmental opportunities it provides. Recognition is also given that there are currently very limited facilities for visitors. Therefore the Council will aim to strike an appropriate balance whereby facilities are developed which complement the country park setting. Proposals require to be at a scale and of a design which will not compromise the setting and attraction of the Park.

The master plan proposals set out under Policies M2.1: M77 SDO – Malletsheugh/Maidenhill and M2.2 – M77 SDO – Barrhead South and their respective Development frameworks will both contribute to improving facilities and accessibility to the Park. Further details are set out under Issues 3.3 and 3.4.

It is not proposed to modify the Plan based upon the above.

**Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns)**  
**(Ref 463/5)**

A central purpose of Scottish Government is to increase sustainable economic growth. This key aim is carried through into the Plan under Strategic Policy 1: Development Strategy. Schedules 12 and 13 contain a combination of existing sites, (containing both land and buildings) considered appropriate to safeguard and also additional economic opportunities.

During economic downturns the retention of employment sites to aid long term recovery will be important despite evidence of any perceived lack of short term demand.

Protecting and safeguarding the existing business and employment locations, providing significant opportunities for mixed use development at master planned areas in Barrhead and Newton Mearns, and enabling businesses to grow and expand through a positive and flexible policy framework, are key components of the strategy. Further information is provided within the Monitoring Statement (Appendix H2) with information on economic development, marketable land Supply, take-up rates, business starts and an update of adopted Local Plan Business Proposals. The Proposed Plan provides a strong focus on delivering Brownfield sites. It is not viewed necessary to include this information within the Plan.

The Development frameworks for the master plans at Maidenhill/Malletsheugh and Barrhead South provide further information on employment opportunities at these locations. It is not proposed that significant employment opportunities would be directed to these locations. Live/work units and commercial opportunities are to be promoted.

The Action Programme also provides a commentary on both actions and timescales for the business and employment areas & business proposals contained within Schedules 12 &13.

East Renfrewshire does not have any Strategic Economic Investment Locations (SEIL's) within the SDP, however the SDP acknowledges that there are existing developments and existing locations which will continue to play an important economic, social and environmental role at the local level. The SDP is focused solely on strategy and on a limited number of priority development locations. Development proposals which do not have implications for the Spatial, Development Strategy will fall within the consideration of Local Development Plans.

Overall, the strategy will allow the Proposed Plan to remain flexible and able to respond to economic recovery and ensure that the local economy remains competitive over the life of the Plan.

It is not proposed to modify the Plan based upon the above.

**Linn Products Waterfoot**

**Anthony Aitken, Colliers International on behalf of Mr Francis Baird and family (Ref 979/3)**

Over successive Development Plans Linn Products has consistently operated an internationally successful company within its establishment at Waterfoot. The operation of the company has benefited from its particular countryside setting within the greenbelt.

The Council does not wish to alter the greenbelt designation which this company has successfully operated within over many years. Therefore this site is retained within the greenbelt.

It is not proposed to modify the Plan based upon the above.

**Policy SG6.1 Field Road, Busby**

**Objection**

**Julie Gerc, SEPA (Ref 70/34)**

Field Road is a long established employment location comprising a number of different active operators. There have been no significant development proposals at this site over recent years. In the event future proposals are forthcoming a full flood risk assessment will be required prior to development. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**Policy SG6.6 Muriel Street, Barrhead**

**Objection**

**Julie Gerc, SEPA (Ref 70/36)**

Muriel Street is a long established employment location comprising a number of different active operators. SEPA's Flood Risk Maps reveal only a small section of the site within an area subject to flood risk. In the event proposals are forthcoming for this small parcel of land a full flood risk assessment will be required prior to development.

It is not proposed to modify the Plan based upon the above.

**Policy SG6.14 and Policy SG6.23 Spiersbridge Business Park, Thornliebank**

**Support**

**Ritchie Adam, Thornliebank Community Council (Ref 504/6)**

The Council acknowledges and welcomes the support for Policy SG6.23.

It is not proposed to modify the Plan based upon the above.

**Objection**

**Julie Gerc, SEPA (Ref 70/39, 70/43)**

Spiersbridge Business Park is a long established employment location comprising a number of different active operators. The remaining areas of undeveloped land within the business park fall out with the flood risk zones, however, in the event future proposals are forthcoming for the remaining allocated land a full flood risk assessment will be required prior to development. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**Policy SG6.10 and Policy SG6.20 Greenlaw Business Park, Newton Mearns**

**Objections**

**Keith A. Vallance (Ref 536/8, 536/11, 536/12), Callum Fraser, Holder Planning on behalf of Greenlaw Park Limited (Ref 775/1, 775/2)**

The SPP requires Council's to ensure that there is a range and choice of marketable sites and locations for businesses. This site is considered an important element in providing a sustainable employment location for the local population.

The business designation of the site (Greenlaw Business Park) is not contrary to the SDP. The SDP acknowledges that there are existing developments and existing locations which will continue to play an important economic, social and environmental role at the local level. The SDP is focused solely on strategy and on a limited number of priority development locations. Development proposals which do not have implications for the Spatial Development Strategy will fall within the consideration of LDPs, and the development management process. The Greenlaw Business Site is considered within that context.

Over successive Development Plans, the Council has also consistently refined areas for Business & Employment. For instance within the Proposed Plan the Shanks/Glasgow Road Strategic Development Opportunity significant adjustments have been made to Business & Employment Land with the Shanks site being reallocated for entirely residential development.

The significance of existing and continued links with Glasgow are acknowledged, however the Council has to strike a balance and believes that this has been provided for through the development strategy provided by the Proposed Plan. This Strategy will allow the Plan to remain flexible and able to respond to economic recovery and ensure that the local economy remains competitive over the life of the Plan.

With regard to the Proposed Plan Policy SG 6 supports a more flexible approach away from the traditional class 4, 5, 6 to other employment generating uses. Proposals that can demonstrate that there is no requirement for office use at this location and which would bring significant new employment opportunities would be viewed on their merits.

One of the key findings by the reporter, to the adjacent housing site, was that the 'Adjacent Business area' (i.e. Greenlaw Business Park) would be capable of providing business opportunities for the area.

This site is within close proximity to a motorway connection and has major infrastructure (sewers & roads etc.) in place. This is the only 'Economic Development' site in East Renfrewshire which currently has these assets in place. This site forms an important element of the effective marketable business land supply.

This site is developer ready and an important element of providing a sustainable employment location for the local population and should be safeguarded accordingly. It is also not viewed necessary to allocate this site for mixed use development. Other sites have are identified in the Plan to meet housing needs.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 12 -TOWN AND NEIGHBOURHOOD CENTRES**

### **(a) Policy SG7: Town and Neighbourhood Centre Uses**

#### **Support**

**David Campbell, GL Hearn Limited on behalf of Co-operative Group (Ref 254/6),**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/29)**

The Council acknowledges and welcomes the support for Policy SG7.

It is not proposed to modify the Plan based upon the above.

#### **Objection**

**James Sandeman (Ref 600/10)**

Although the list of Town Centre uses is not in a priority order, it is recognised that the focus on Town Centres remains on promoting new retail opportunities. However, for Town Centres to remain vibrant and successful, leisure, community and other relevant community uses will be supported where appropriate to contribute to the role and function of the Centre. The Policy provides sufficient flexibility to allow for a wide range of uses to be developed in Town Centres.

It is not proposed to modify the Plan based upon the above.

### **Policy SG7.1 Barrhead Town Centre**

#### **Objection**

**Julie Gerc, SEPA (Ref 70/44)**

It is accepted that some areas within Barrhead Town Centre maybe be highlighted with the SEPA Indicative Flood Map. In the event proposals are forthcoming for areas within or adjacent to a flood zone a full flood risk assessment will be required prior to development. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.



**Policy SG7.4 Newton Mearns, Policy SG7.10 Sheddens, Eaglesham Road, Clarkston, Policy SG7.16 Fenwick Road, Merrylee, Giffnock**

**Objection**

**Julie Gerc, SEPA (Ref 70/45, 70/46, 70/47)**

When viewed against SEPA Indicative Flood Risk Map, it is noted that these established centres do not fall within or are within the vicinity of an identified area and therefore a Flood Risk assessment would not be required. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**Policy SG7.26 Mearns Road, Newton Mearns**

**Objection**

**Julie Gerc, SEPA (Ref 70/48)**

Mearns Road is a long established Neighbourhood Centre comprising a number of different active operators. SEPA's Flood Risk Maps reveal only a small section of the site within an area subject to flood risk. In the event proposals are forthcoming a full flood risk assessment will be required prior to development. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

**Modification Stage**

**Objection**

**Inaltus Ltd, Gerry Hughes representing Mearns Cross Shopping Centre (Ref 3988/1)**

SPP indicates that Town Centres should be the focus for a mix of uses including retail, leisure, entertainment as well as homes and businesses. The Council acknowledges that homes have a role to play in the provision of a mix of complementary uses within town centres. In recognition of this the Council proposes to add the word 'residential' after the word community in the Policy.

It is recommended the Plan is modified as follows (additional text in italics):

'6.13.1. The town and neighbourhood centres, as shown on the Proposals Map and listed in Schedule 14, will be the focus for new retail (Class 1 use), leisure, community, *residential* and other relevant, complementary uses in accordance with the sequential approach to site selection....'.

In addition insert the following text in Paragraph 6.12.1 after the 4th sentence to read:

*.....offer a range of other services and facilities. Homes have a role to play in ensuring Town Centres remain successful places. New residential development of an appropriate scale will be supported where proposals do not result in a significant loss of retail frontage or floorspace and compliment the shopping function.*

#### **(b) Policy SG8: New Development and Business Improvement Districts**

##### **Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/30)**

The Council acknowledges and welcomes the support for Policy SG8.

It is not proposed to modify the Plan based upon the above

##### **Objection**

**David Campbell, GL Hearn Limited on behalf of Co-operative Group (Ref 254/7)**

The detail nature and scale of each proposal are more appropriately outlined within Schedule 15 of the Action Programme in which each development proposal (SG8.1 to SG8.8) is individually referenced. The Development Management Process will ensure that proposals are appropriate to each particular location.

In addition it is acknowledged that some further clarification on the New Development Proposals outlined within Policy SG8 would be beneficial. Therefore a further sentence will be added to paragraph 6.14.1 of Policy SG8.

It is recommended the Plan is modified as follows (additional text in italics):

Add 2nd sentence to para 6.14.1:

*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.*

#### **Policy SG8.3 Main Street, Barrhead**

##### **General**

**Mrs Rena McGuire, Barrhead Community Council (Ref 924/4)**

Planning Consent (2012/0591/TP) was granted on 29th May 2013 for a new supermarket. Barrhead Community Council were formally consulted on the planning application and gave their support.

As part of the development management process there was consultation with the community on design matters including the creation of a civic square. This was a major planning application and consequently consultation sessions were arranged at Proposal Of Application Notice and thereafter following submission of the full planning application.

The Council can confirm that access arrangements to the sheltered housing and Salvation Army building remain intact and consequently it is anticipated that there will be little impact upon either of these buildings.

It is not proposed to modify the Plan based upon the above.

### **Policy SG8.6 Greenlaw, Newton Mearns**

#### **Objection**

#### **Callum Fraser, Holder Planning on behalf of Greenlaw Park Limited (Ref 775/5)**

The remainder of this site has consistently been envisaged for retail development both in the Proposed Plan and the existing Local Plan. This site relates to the last remaining element of the Greenlaw retail offer. This site is considered appropriate to be retained for retail uses which would allow for expansion if required. In the event this site was developed for another use this flexibility would be lost.

It is recommended that this site be retained for retail development opportunities. Other sites have been identified in the Plan to meet housing needs as demonstrated under Issue 9.1.

It is not proposed to modify the Plan based upon the above

### **Policy SG8.10 Clarkston Town Centre**

#### **Objection**

#### **Julie Gerc, SEPA (Ref 70/49)**

Policy SG8.10 relates to the existing Business Improvement District at Clarkston, which is an initiative established by local businesses to promote Clarkston and improve trading conditions. When viewed against SEPA Indicative Flood Risk Map, it is noted that this centre does not fall within or within the vicinity of an identified flood zone and therefore a Flood Risk assessment would not be required.

It is not proposed to modify the Plan based upon the above.

## **Policy SG8.12 Newton Mearns Town Centre**

### **Objection**

#### **James Sandeman (Ref 600/15)**

The establishment of BID at Newton Mearns remains a key aspiration of the Council, however the this proposals remains at an early stage. Therefore confirmation on date and targets cannot be given at this time.

It is not proposed to modify the Plan based upon the above.

### **Modification Stage**

### **Objection**

#### **Inaltus Ltd, Gerry Hughes representing Mearns Cross Shopping Centre (Ref 3988/2)**

The Council considers that it would be out of context to solely give one example of the range of uses which may be considered complementary development.

It is not proposed to modify the Plan based upon the above.

## **(c) Policy SG9: Protecting the Retail Function of the Town and Neighbourhood Centres**

### **Support**

#### **Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/31)**

The Council acknowledges and welcomes the support for Policy SG9.

It is not proposed to modify the Plan based upon the above

### **Objection**

#### **James Whyteside (Ref 82/13), James Sandeman (Ref 600/11)**

The Council has designed a suite of retail policies which cover both Town & Neighbourhood Centres (SG7, SG8 & SG9) which will help cater for the existing population and anticipated additional population associated with projected housing expansion within East Renfrewshire. Although Policy SG9 seeks to protect the retail function of centres, the policy framework is flexible to permit other uses subject to compliance with a range of criteria. It is recognised that for Town Centres to remain vibrant and successful, leisure, community and other relevant community uses can be supported where appropriate to contribute to the role and function of the Centre. A Neighbourhood Centre was provided at Greenlaw with a Waitrose store also delivered over recent years. The Development framework for the master plan area at Madenhill/Malletsheugh (M2.1) clearly states that local scale retail development is to be provided. It is viewed that this scale of retail would not impact upon the vitality and viability of Newton Mearns Town Centre.

It is not proposed to modify the Plan based upon the above

**Modification Stage**

**Objection**

**Inaltus Ltd, Gerry Hughes representing Mearns Cross Shopping Centre (Ref 3988/3)**

The Council considers that it is unnecessary to add the additional word 'existing' to the text as this is self-evident for change of use applications which would be subject to the criteria contained within the policy.

It is not proposed to modify the Plan based upon the above

## **ISSUE 13 – SUSTAINABLE TRANSPORT NETWORK**

### **(a) Policy SG10 – Sustainable Transport Network**

#### **Support**

**Ross Johnston, Scottish Natural Heritage (Ref 88/13), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/32)**

The Council acknowledges and welcomes the support for Policy SG10.

**Neil Warren (Ref 578/12), Newton Mearns Community Council, Ref 686/8: Mr. Iain McCowan, Ref 896/10**

Support for Para 6.17.3 and SG10.11 is noted.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

**James Whyteside, Ref 82/14, Norman Graham, Ref 286/8, Ritchie Adam, Thornliebank Community Council, Ref 504/3, Lynda Murray, Ref 511/9, Neil Warren, Ref 578/5, Newton Mearns Community Council, Ref 686/8: Mr. Iain McCowan, Ref 896/10**

Policy SG10: Sustainable Transport Network provides the policy framework in support of a sustainable transport network that supports the economy and meets the development needs of the area through to 2025 and beyond. Schedule 17: Sustainable Transport details the key infrastructure projects that the Council supports. Opportunities for improving the walking and cycling network and public transport are fully explored in line with Scottish Government advice in Designing Streets and Designing Places (CD/@@) in the master plan areas as demonstrated under Issues 3.3-3.5 and within the Development Frameworks. SPT and Transport Scotland have been fully involved in the preparation of the Plan and the Development Frameworks. The Council will also ensure reflection of the themes and key messages from the national, regional and local transport Strategies. As para 5.1.2 states, the Council also intends to prepare a future SPG and this will inform future proposals.

Schedule 17 identifies there are improvements proposed to some park and ride facilities at local railway stations together with a new railway station at Springfield, Barrhead (SG10.4). Funding was provided by SPT for a new park and ride facility at Neilston Station which gained planning consent 2013. The Council does recognise that a realistic approach is required in respect of funding for all major rail improvements. All options and sources will continue to be investigated.

Para 6.17.3, bullet point 3 fully deals with the location of new development. The Site Evaluation (CD/@@), as amended utilising advice from SPT (CD/@@), the SEA (CD/@@) and Green Belt review have been integral in identifying sites for inclusion in the Plan. It is recognised that not all sites are within a walking distance of a rail station. However, as detailed above improvements to the public transport network is a key aspect of the Plan. It is not always possible to locate sites adjacent to rail

stations, however, the sites at Hillfield and Barcapel are in close proximity to Patterton Station and a new rail station is proposed at Barrhead South master plan area.

A number of points stated that carriageways on the M77 should be increased. The M77 is a trunk road and therefore the responsibility of Transport Scotland and not under the influence of the Council. The Council has no powers to increase the carriageways on the M77.

**David Campbell, GL Hearn on behalf of Cala Homes and Taylor Wimpey, Ref 378/4**

The Council recognises that Para. 175 of SPP states that new junctions onto the motorway and trunk network are not normally acceptable unless significant economic growth or regeneration benefits can be demonstrated. The Council does not believe that bullet 2, para 6.17.3 would prejudice a potential access point from/to the GSO from the Maidenhill master plan area. Such an option is being explored within the Strategic Transport Assessment for the master plan area which will form part of the access strategy for the site.

It is not proposed to modify the Plan based upon the above.

**James Sandeman (Ref 600/12), Newton Mearns Community Council, Ref 686/8: Mr. Iain McCowan, Ref 896/10**

The Council supports the implementation of the key infrastructure projects listed in Schedule 17. Policy M2.1 required the master plan process to investigate the Balgray Link route as part of the sustainable transport strategy for the site. The Balgray Link was not a justification for the release or an essential requirement of the master plan. The infrastructure requirements and development viability consideration of the development framework has identified that the Balgray Link is not required to realise the development of the site and that the cost implications would have been prohibitive to delivering a viable development. Whilst the improvements of connectivity between Barrhead and Newton Mearns remains a Council aspiration and the Balgray Link Route retains the support of the Council it will not be pursued as an integral part of this site. It will remain within the Plan but the Council will amend the Action Programme to reflect that it will be a long term aspiration, the implementation of which will be sought from alternative funding sources. Development contributions will not be sought towards the cost of this proposal.

It is not proposed to modify the Plan based upon the above.

The Action Programme will be amended to reflect the long term nature of the Balgray Link road.

**Carol A. Gilbert, SPT (Ref 969/5)**

Support for the emphasis on sustainability is acknowledged and welcomed. SPT requested a change to 6.17.4 final bullet. However, it is believed that this should refer to the final bullet point of 6.17.3 (not 6.17.4). The Council agrees with this change.

It is recommended the Plan is modified as follows (additional text in italics):

Final bullet point under 6.17.3 to read “Prioritise improvements to public transport including the need for enhancements to bus and rail infrastructure and services to *maintain or* increase patronage within the area”

SPT has also requested that more emphasis is added to the Action Programme in respect of monitoring and enforcing Travel Plans. The process of monitoring and enforcing Travel Plans will continue to be investigated.

It is not proposed to modify the Plan based upon the above.

**Standard Letter Comment SG10A (3 reps) (Ref 1024/1)**

Roads Infrastructure has been raised as an issue, largely around congestion on the M77, impact on local roads, increase in use of cars and higher trip generation to schools, shops and local facilities. Whilst the Council accepts that the residential and other uses proposed will inevitably result in increased pressure on local roads, there has been no hard evidence submitted to the Council by respondents that quantify this and no evidence that the effects cannot be mitigated in an acceptable manner. P57 of the Action Programme makes it clear that major proposals require to be accompanied a transport statement and/or travel plans. An assessment of the impact of new development on local roads and junctions is therefore undertaken as part of the development management process and mitigation measures, and if necessary would be funded by the developers. As demonstrated under issues 3.3-3.5 Transport assessments will form an integral component of the master plan areas.

The Proposed Plan places strong emphasis on measures to decrease the use of private cars, the encouragement of public transport networks and a strong green network incorporating cycle and pedestrian routes. There has been active partnership working with SNH, SPT and GCV Green Network Partnership to ensure these principles are firmly embedded within the Plan and this will be re-emphasised through the Development Frameworks and any Development Briefs. However, the planning system can only go so far and a shift in people’s attitudes to using the car less is also required.

It is not proposed to modify the Plan based upon the above.

**Policy SG10.13 –M77 / GSO, Newton Mearns – Motorway Service Area**

**Julie Gerc, SEPA. Ref 70/54**

When viewed against SEPA Indicative Flood Risk Map, it is noted that this site does not fall within or are within the vicinity of an identified area and therefore a Flood Risk assessment would not be required. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.



The Council disagrees with this objection.

It is not proposed to modify the Plan based upon the above.

**Policy SG10.5: Glen Street Barrhead**

**McKinley and Suttie on behalf of Mr Bernard Kelly and Mrs Irene McCartney, Ref 92/1 and Gordon Meeten, North Park Residents on behalf of 24 signatories of SG10.5 petition, Ref 105/1**

The concerns of residents are noted and recognised. The details of any application for the new road would be fully explored and assessed at a planning application stage through the development management process. Property values are not a material consideration in assessment of applications.

It is not proposed to modify the Plan based upon the above.

**Policy SG10.10: Neilston Train Station, Neilston**

**W Clifford (Ref 881/1)**

The Council notes the respondent's comments. A recent planning application, (2013/0343/TP) was approved for improved Park and Ride facilities at Kingston Road, Neilston. This use will be monitored and an assessment reached on the requirement for further additional parking. This will be reviewed through the Action Programme and reviews of the LDP. It is not considered that additional parking is required at this time.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 14: RENEWABLE ENERGY**

### **(a) Policy E1 Renewable Energy**

**Norman Gray (Ref 214/3), Andrew Gray (Ref 501/6), Mr & Mrs DJ Bain (Ref 589/1), Kate Makrides (Ref 706/3), Margaret Gray (Ref 231/5), RSPB Scotland (Ref 280/10), ER Mosque & Community Centre (Ref 755/33)**

#### **General comments**

A number of supporting and objecting representations were received in relation to this policy. The Council notes and welcomes the support. In response to the points of objection, the Council has attempted to ensure that the Local Development Plan policy accords with Scottish Planning Policy (CD/@@), Scottish Government and Scottish Natural Heritage advice together with the approved Glasgow and Clyde Valley Strategic Development Plan (SDP) (CD/@@).

The policy sets out a range of criteria for considering large and small scale windfarm proposals and other renewable energy developments. Broad Areas of Search, refined from the more general areas shown in the SDP, are detailed on the Proposals Map to help identify areas which may be suitable in principle for large scale windfarm developments.

The policy aims to take account of the cumulative effect of proposals in relation to existing wind farms and turbines. The emphasis of the policy is therefore on providing a positive framework and promoting renewable energy schemes in the right location. More detailed guidance is included in Supplementary Planning Guidance (SPG) on Renewable Energy that has been prepared by the Council.

A number of representations have been made in relation to the Proposed Supplementary Planning Guidance (SPG) on Renewable Energy, the consultation on which ran in parallel to that of the Proposed Plan. These comments will be taken into consideration by the Council in finalising the Proposed SPG. A report outlining the representations received, along with how these have been taken into account, will be reported to the Council in due course. The agreed report of representations, along with the finalised SPG, will then be submitted to Ministers for approval. Once approved by Ministers, the Council would move to adopt the SPG on Affordable Housing. The SPG will be a material consideration in the determination of planning applications until such time as the Local Development Plan is Adopted when it will form part of the Adopted Local Development Plan.

It is not proposed to modify the Plan based upon the above.

### **Policy E1.1 Broad Areas of Search**

#### **Objection**

##### **Scottish Government (496/1)**

The Broad Areas of Search contained in the SDP have been refined using methodology which is set out in the proposed Wind Energy Search Area detailed in the Supplementary Planning Guidance: Renewable Energy. This represents the Council's view on the areas with most potential for wind

farm development in excess of 20 megawatt generating capacity taking into consideration local issues.

SPP indicates that in setting out a spatial framework for windfarm development of over 20 megawatts generating capacity, a number of factors should be considered. It refers to the need to identify areas requiring significant protection where cumulative impact of existing and consented wind farms limits further development.

Scottish Government has questioned the identification of landscape sensitivity groupings, however the Council considers that the decision to assess the capacity of the local landscape to accommodate new development is appropriate and in doing so has produced Broad Areas of Search which provide a clear direction in relation to capacity and the opportunity for future development.

The decision to include a 500m buffer around individual dwellings reflects an industry standard and provides clarity on the Council's position in relation to local impact.

It is the Council's recommendation that no alterations to the boundaries of the Broad Areas of Search as shown on the Proposals Map, however the keys on all the Proposals Maps should be altered to state that the hatched areas refer to the Broad Areas of Search.

It is recommended the Proposals Map is modified to state that the hatched areas refer to the Broad Areas of Search.

## **E1 Renewable Energy**

### **Objections**

#### **James Whyteside (82/15)**

Para 182 of SPP states support for energy from waste technologies as a renewable source and their inclusion in Policy E1 is considered appropriate. Nuclear Energy is not identified in SPP as a Renewable Energy source and the Council does not consider that nuclear energy should be considered within this category.

It is not proposed to modify the Plan based upon the above.

#### **Scottish Natural Heritage (88/1), Coriolis Energy Ltd (99/4)**

The Council agrees with the rewording of Para 7.2.2.

It is recommended the Plan is modified as follows (additional text in italics):

*Para 7.2.2 should read - Broad Areas of Search are shown on the Proposals Map. Further information on the Broad Areas of Search as well as details of areas of potential constraint and the range of criteria against which all the applications will be considered against are contained within the Renewable Energy Supplementary Planning Guidance.*

**Scottish Renewables (404/1), James Baird, Coriolis Energy Ltd (Ref 99/4)**

The Council considers that the format of the Proposed Plan is in accordance with the requirements of the Scottish Planning legislation and SPP and that the Supplementary Planning Guidance Renewable Energy is the correct document to contain detailed information and guidance.

There is broad Policy reference and Broad Areas of Search contained within the Proposed Plan which provides a spatial framework. The methodology relating to this and further Policy information is contained within the associated Supplementary Planning Guidance.

It is not proposed to modify the Plan based upon the above.

**RSPB Scotland (280/10)**

Large scale wind energy development is directed to the Broad Areas of Search and it is not intended to provide further guidance in relation to the scale of development at this time. The Council, together with its other local authority partners are currently participating in a study to establish the capacity of the landscape across the Glasgow and Clyde Valley region to accommodate future wind energy development. The outcome of this may lead the Council to produce further guidance on the scale of development. Issues of size and scale would be considered at the detailed planning application stage.

It is not proposed to modify the Plan based upon the above.

**Scottish Natural Heritage (964/5)**

It is agreed that SEA Table 3 should be altered to ensure that landscape impacts for E1 are marked as negative in the table.

It is recommended the SEA Table 3 is modified as above.

## **ISSUE 15: ENERGY EFFICIENCY**

### **Policy E2: Energy Efficiency**

#### **Persimmon Homes (743/11), Homes for Scotland (758/6)**

The Climate Change (Scotland) Act 2009 specifically mentions the role of LDPs in ensuring buildings are designed in an environmentally sensitive way. The Policy remains appropriate and will be retained in the Plan. The Supplementary Planning Guidance on Energy Efficient Design will be checked and updated to ensure it accords with current national policy and guidelines.

It is not proposed to modify the Plan based upon the above.

### **SPG: Energy Efficiency**

A number of representations have been made in relation to the Proposed Supplementary Planning Guidance (SPG) on Energy Efficiency, the consultation on which ran in parallel to that of the Proposed Plan. These comments will be taken into consideration by the Council in finalising the Proposed SPG. A report outlining the representations received, along with how these have been taken into account, will be reported to the Council in due course. The agreed report of representations, along with the finalised SPG, will then be submitted to Ministers for approval. Once approved by Ministers, the Council would move to adopt the SPG on Affordable Housing. The SPG will be a material consideration in the determination of planning applications until such time as the Local Development Plan is Adopted when it will form part of the Adopted Local Development Plan.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 16.1- WATER ENVIRONMENT AND FLOODING**

### **(a) Policy E3: Water Environment**

#### **Support**

**Toby Wilson, RSPB Scotland, South and West Region (Ref 280/12) and Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/34)**

The Council acknowledges and welcomes the support for Policy E3.

It is not proposed to modify the Plan based upon the above.

#### **Objections**

##### **Standard Letter Comment E3A (17 reps) (Ref 989/1)**

Failure of water supply is not a matter for the LDP and is the responsibility of Scottish Water. The Proposed Plan outlines the role the Council plays at a local level – it is responsible for the protection and improvement of the water environment and can support water management and flood risk management through appropriate land use policies. The Council has worked in close partnership with Scottish Water and SEPA in the preparation of the Plan.

In terms of mitigation Sections 7.4 – 7.7 and the following Policies of the Plan adequately address the water environment requirements of all development proposals:

- E3: Water Environment,
- E4: Flooding, and
- E5: Surface Water Drainage and Water Quality

The detail can be safely managed by the development management process.

It is not proposed to modify the Plan based upon the above.

### **(b) Policy E4: Flooding**

#### **Support**

**Toby Wilson, RSPB Scotland, South and West Region (Ref 280/13), Norman Graham (Ref 286/6), Lynda Murray (Ref 511/5), Neil Warren (Ref 578/4), Newton Mearns Community Council (Ref 686/6), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/35), D Jesner (Ref 783/7), Mr Iain McCowan (Ref 896/7, 896/13)**

The Council acknowledges and welcomes the support for Policy E4.

It is not proposed to modify the Plan based upon the above.

## Objections

### Julie Gerc, SEPA (Ref 70/5)

1. Note general support for inclusion of Policy, note comment regarding brevity and will provide further comments on individual matters raised. Some points are accepted as valid and the policy enhanced in line with the comments. The Council has no plans to prepare SPG on flooding at this time as it is believed that the current policy framework (with proposed additions) together with the development management process will provide sufficient protection.

2. This point is accepted.

It is recommended para 7.4.6. is modified as follows (additional text in italics):

*Scottish Planning Policy distinguishes between areas of low to medium flood risk and medium to high risk with recommendations on development restrictions for both categories. The recommendations vary between built-up areas and undeveloped and sparsely developed areas. The Local Development Plan will adhere to the risk framework set out in the Scottish Planning Policy (2010) when considering development proposals affected by flooding issues.*

It is recommended the Plan is modified as follows (additional text in italics):

Bullet 3 will be amended to add after .....functional flood plains. *The functional flood plain equates to the 'medium to high risk' category.* Water attenuation areas.....

3. Accepted. Policy E4 will be strengthened by the addition of point 5:

It is recommended the Plan is modified as follows (additional text in italics):

Insert new bullet point 5:

*5. At all times, avoidance will be the first principle of flood risk management as per the requirements of SEPA's Interim position on Flooding and Planning.*

4 and 5. The existing Adopted local Plan identified in Proposal E11 three locations that supported the White Cart Flood Prevention scheme. These schemes have now been completed and are operational. The Council do not consider that any further action is required in this respect.

It is not proposed to modify the Plan based upon the above.

6. Accepted in part.

It is recommended the Plan is modified as follows (additional text in italics):

Bullet point 1 will be strengthened by the addition of a new sentence:

*A flood risk assessment will be required for any development within the SEPA functional flood plain.*

7. The Council considers that the wording of this policy together with the references to SPP adequately covers this point.

It is not proposed to modify the Plan based upon the above.

8. Accepted.

It is recommended the Plan is modified as follows (additional text in italics):

Bullet point 2 will be strengthened as follows:

Development that will reduce the likely incidences of flooding *or vulnerability to flooding* will be supported.....

9. The Council does reference the Flood Risk Management Act in para 7.4.4 and no further reference is considered necessary.

It is not proposed to modify the Plan based upon the above.

#### **Adele Gallagher, Scottish Water (Ref 256/7)**

This revision is accepted.

It is recommended the Plan is modified as follows (additional text in italics):

Para 7.4.4 final sentence should read

*These may raise potential ~~constraints~~ issues to development and will inform development decisions.*

#### **Neil Warren (Ref 578/13)**

The Council believe that points 1, 3, 4 and 6 are very much points of detail that would be considered rigorously through the development management process, in many cases in consultation with Scottish Water and the flood authority (ERC).

Point 2 is the responsibility of Scottish Water.

Point 5 – Any information received in connection with a planning application, unless of a sensitive nature, are displayed on the Council website, accessible by members of the public.

Site SG1.32 is an established housing site. Other matters are addressed under Issue 9.2.4. It is not proposed to remove this site from the Plan.

It is not proposed to modify the Plan based upon the above.

#### **James Sandeman (Ref 600/13)**

The Council is statutorily required by the Flood Risk Management (Scotland) Act 2009 to reduce flood risk overall from all sources. It takes this duty seriously. A hydrological study has been undertaken to inform the Development Framework for Maldenhill/Malletsheugh master plan area



and assist with identifying developable areas and any mitigation required. Further information is included under Issue 3.3.

It is not proposed to modify the Plan based upon the above.

**Standard Letter Comment, E4A (17 reps) (Ref 990/1)**

Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals. The detail can be safely managed through the development management process and liaison with Scottish Water and SEPA.

It is not proposed to modify the Plan based upon the above.

**(c) Policy E5 – Surface Water Drainage and Water Quality**

**Support**

**Norman Graham (Ref 286/7), Lynda Murray (Ref 511/7), Newton Mearns Community Council (Ref 686/14), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/36)**

The Council acknowledges and welcomes the support for Policy E5.

It is not proposed to modify the Plan based upon the above.

**Objections**

**Norman Graham (Ref 286/15), Neil Warren (Ref 578/9) , Mr Iain McCowan (Ref 896/9) ,Newton Mearns Community Council, (Ref 686/7)**

The Council believe that these points are very much points of detail that would be considered rigorously through the development management process, in many cases in consultation with Scottish Water and the flood authority (ERC).

Support for SUDs is noted and welcomed. Adoption by Scottish Water is a matter for Scottish Water.

Any culverting of water courses is the responsibility of Scottish Water.

Any information received in connection with a planning application, unless of a sensitive nature, are displayed on the Council website, accessible by members of the public.

It is not proposed to modify the Plan based upon the above.

#### **(d) Policy E6: Waste Water Treatment**

##### **Support**

##### **Adele Gallagher, Scottish Water (Ref 256/8), Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/37)**

The Council acknowledges and welcomes the support for Policy E6. Support from Scottish Water is appreciated and answers some of the concerns in respect of potential infrastructure constraints for the major land releases.

It is not proposed to modify the Plan based upon the above.

##### **Objections**

##### **Standard Letter Comment E6A (18 reps) (Ref 991/1)**

The response from Scottish Water Ref 256/8 indicates that Scottish Water are funded to provide upgrades and lack of capacity should not be seen as a barrier to Development.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 16.2 - WASTE**

### **Support**

**Professor Amir Hussain, ER Mosque & Community Centre (ERMEC) on behalf of Mr Nazir Ahmed (Ref 755/38)**

The Council acknowledges and welcomes the support for Policy E7.

It is not proposed to modify the Plan based upon the above.

### **Policy E7: Waste Management**

#### **Objection**

**James Whyteside (Ref 82/16)**

The Council is required by SPP (CD/@@) to facilitate sustainable development, an element of which is support for sustainable waste management. A key principle is the proximity principle that waste is dealt with as close as is possible to where it is produced.

It is considered that the criteria set out in this policy, including the case of small scale waste management facilities, are appropriate.

It is not proposed to modify the Plan based upon the above.

### **Policy E7.3 East Capellie, Neilston**

#### **Objection**

**Julie Gerc, SEPA (Ref 70/55)**

This is a long established waste management facility with planning consent.

When viewed against SEPA Indicative Flood Risk Map, it is noted that this site does not fall within an identified area and therefore a Flood Risk assessment would not be required. Sections 7.4 – 7.7 and Policies E3: Water Environment, E4: Flooding and E5: Surface Water Drainage and Water Quality of the LDP adequately address the water environment requirements of all development proposals.

It is not proposed to modify the Plan based upon the above.

## **ISSUE 17 - TECHNICAL DOCUMENTS**

### **(a) Action Programme (CD/@@)**

#### **Support**

##### **Ross Johnston, Scottish Natural Heritage (Ref 88/14)**

The Council welcomes the supportive comments in relation the information presented and layout of the Action Programme. The Council also acknowledge the commitment to involvement to the Masterplan process and associated application of the Green Infrastructure and Network.

SNH also suggested revised wording for Policy SG3 regarding temporary greening on stalled sites. This matter is adequately addressed under Strategic Policy 2 criteria 10 and the Green Network and Environmental Management SPG.

It is not proposed to modify the Plan based upon the above.

#### **General**

##### **Adele Gallagher, Scottish Water (Ref 256/10)**

The Council welcomes Scottish Water's continued commitment to working in partnership with the Council and particularly through bi-annual review meetings.

It is not proposed to modify the Plan based upon the above.

##### **Carol A. Gilbert, SPT (Ref 969/6)**

The Council appreciates that by nature the Action Programme is a snap-shot in time and that for various reasons timescales can change. The action programme will be reviewed and updated on an on-going basis with formal publication every two years as required by planning regulations. The action programme is considered a live document which will adapt to changing circumstances.

Note the detailed comments in relation to certain projects. Timeframes have been consistently referenced throughout the document as follows Short-term (0-5 yrs.), Medium Term (5-10 yrs.), Long-term (10+ yrs.), these time frames are referenced throughout the Action Programme. Consequently there is a reasonable degree of flexibility in relation to timeframes, for instance projects which are considered to be completed in excess of 2 years would still be considered as short- term.

Continued support for both bi-annual meetings with Key agencies and participation in the Developers Forum acknowledged and welcomed.

Bus and rail transport options are integral to a Sustainable Transport Strategy for Barrhead South. This issue is further addressed under Issue 3.4 and the Development Framework.

The process of monitoring and enforcement of Travel Plans will continue to be investigated.

The approval by SPT of significant funding for core paths, walking & cycling is acknowledged, welcomed and appreciated.

The Council acknowledge the commitment of funding by SPT in relation to transport opportunities at Springfield, Barrhead. However it is acknowledged that the ultimate decision on progression of a Rail Halt is a matter for Transport Scotland.

The SPT approval of significant funding for Neilston Park & Ride is acknowledged, welcomed and appreciated. This site now has the benefit of planning consent.

Where relevant the confirmation of the detailed amendments and updating of current information and clarification of particular projects within the Action Plan will be updated and adjusted accordingly in light of the comments made. This process will run in close tandem with the LDP as presented at examination.

Modification in tandem with LDP

### **(b) Equalities and Human Rights Impact Assessment (CD/@@)**

#### **Objection**

#### **Nicola Livingston, Glasgow Jewish Representative Council (Ref 722/1)**

The timeframe for consultation on (EQ&HRI) necessitated that it be undertaken in tandem with the consultation on the Proposed LDP.

The Development Plan Scheme (2013) was used as a basis for how the Council will engage with local people and other stakeholders in the development plan process and is updated annually. The Council acknowledges that it did not directly contact the Glasgow Jewish Representative Council (GJRC) on the Proposed Plan and (EQ&HRI) as it was not on the consultee listing within the DPS and as (GJRC) had not made any previous representation locally relating to the LDP at any of the previous stages. Now that the Jewish Council has made a representation both on LDP and (E&HRIA) their details will be placed within the (DPS) in 2014. The neutral score for religious groups was considered appropriate as no groups were considered to be disadvantaged by the Proposed LDP.

It is not proposed to modify the Plan based upon the above.

### **(c) Monitoring Statement (CD/@@)**

#### **General**

#### **Adele Gallagher, Scottish Water (Ref 256/9)**

It is clear that Scottish Water is funded to provide upgrades at treatment works where the 5 growth criteria have been met. Lack of capacity should not be seen as a barrier to development. The Council will continue to work in close partnership with Scottish Water through the preparation of the LDP and Development Management process.

It is not proposed to modify the Plan based upon the above.

**Carol A. Gilbert, SPT (Ref 969/7)**

Bus and rail transport options are integral to a Sustainable Transport Strategy for Barrhead South. This issue is further addressed under Issue 3.4 and the Development Framework.

The recognition of the comments on the removal and the scale of certain proposals are acknowledged.

It is not proposed to modify the Plan based upon the above.

**Objection**

**Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/6)**

Acknowledge the statement of fact that the SDP does not contain a Strategic Economic Investment Location (SEIL) within East Renfrewshire and that the High Amenity Site at Pollock Ryatt is no longer a site identified in the national interest. The High Amenity Site at Pollock Ryatt was previously safeguarded as a direct result of SPP and subsequent Structure Plan policy. This is no longer the case. The High Amenity Designation was removed in preparation of the Proposed Plan.

Each of the levels of the strategic policy framework are summarised under Para 1.5 to 1.6 of the Plan and Appendix A of the Monitoring Statement. The Plan and Monitoring Statement clearly demonstrate compliance with the SDP and how strategic issues are addressed.

It is not proposed to modify the Plan based upon the above.

**(d) Strategic Environmental Assessment (CD/@@)**

**Support**

**Julie Gerc, SEPA (Ref 70/5), Scottish Government on behalf of Historic Scotland (Ref 961/2)**

The Council acknowledges and welcomes the support for the SEA.

It is not proposed to modify the Plan based upon the above.

**General**

**Arthur Keller, Scottish Natural Heritage (Ref 964/2)**

The Council welcomes the comments on how the SEA has evolved positively since MIR stage.

Preparation of the Development Frameworks have benefitted from close liaison with SNH and been closely informed by the SEA in consideration of and provision of evidence of mitigation. Points of detailed response include:-

The Review of SINC's was just being finalised at time of writing SEA.

Noted and agreed that further connection with Central Scotland Green Network (CSGN) could have been made and will be incorporated within future SEA's.

Agreed that the trends for priority habitats & species within the LBAP could have linked to SEA, this will remain a challenge in the absence of a Bio-Diversity Officer.

Noted that reference to Local Landscape character can be made more explicit within future SEA's.

Further SEA's will be informed by these comments.

### **Objection**

#### **Ian Kelly, Graham+Sibbald on behalf of Save the East Renfrewshire Green Belt (Newton Mearns) (Ref 463/7)**

The SEA undertaken at MIR stage and the various Site Evaluation assessments and green belt reviews have all considered a range of sites. The results of these studies have informed the selection of preferred sites for the Proposed Plan. All potential options have therefore been carefully considered.

The SEA assesses the sites put forward within the Proposed Plan. It is not for the SEA to provide justification for the sites being assessed - this is provided for within the Proposed Plan.

Master plans have incorporated the points raised within the SEA and provided evidence that issues were considered and mitigation provided.

It is not proposed to modify the Plan based upon the above.

## APPENDIX 2: ALTERNATIVE PROPOSALS SUBMITTED BY DEVELOPERS

Proposed Plan Consultation Ref	Site Evaluation Ref 2012	Address 1	Address 2	Capacity (where supplied)	Developer/ Owner	Proposed Use
*775a	LDP28	Ryatt Linn	Newton Mearns	350	Holder Planning on behalf of Greenlaw Park Ltd	Mixed Use Development
*751	LDP28	Ryatt Farm	Newton Mearns	250-300	Mackay Planning on behalf of Borders Eco Estates	Housing
*500a	LDP08	Barrance Farm/ Waterfoot Road	Newton Mearns	130	Stewart Milne	Housing
*500b	LDP10	Barrance Farm/ Kirkhill Road	Newton Mearns	185	Stewart Milne	Housing
*773	LDP24A	Barcapel	Newton Mearns	175 (Phase 2)	Persimmon	Housing – extension of allocated site in Proposed Plan. Phase 2.
*776	LDP25	Patterton Farm	Newton Mearns	250	GVA on behalf of Patterton SPV	Mixed Use Development
*394	LDP03	Humbie Road/ Mearns Road	Newton Mearns	200	Taylor Wimpey	Housing
*78	NEW	Red House (between A77/M77)	Newton Mearns	4	Keppie on behalf Phillip Smith	Housing
*138	LDP04	Humbie Road/ Waterfoot Road	Newton Mearns	60-65	Bett Homes	Housing
*881	LDP09 (part)	Humbie Bridge	Newton Mearns	3-5	Mr Clifford	Housing
*703a	NEW	Waterfoot Road	Newton Mearns	-	Mac & Mic	Primary School



775b	formerly LDP27	Greenlaw Business Park	Newton Mearns	-	Holder Planning on behalf of Greenlaw Park Ltd	Mixed use
775c	NEW	Greenlaw Place	Newton Mearns	-	Holder Planning on behalf of Greenlaw Park Ltd	Mixed use
755	NEW	Capelrig Road	Newton Mearns	-	ER Mosque & Community Centre	Muslim Religious/Community Facility
*703b	LDP13	Flenders Farm	Clarkston	450	Mac & Mic	Housing
76	NEW	Drumby Crescent	Clarkston	-	Hargest Planning on behalf of LIDL UK	Retail
703c	NEW	Beechlands Drive	Clarkston	1-2	Mac & Mic	Housing
*414	LDP40B	Humbie Road	Eaglesham	86	Cala	Housing
*60	LDP78	Waulkers Farm	Eaglesham	24-30	Keppie on Behalf of George Strang and Sons	Housing
*662	LDP34	Alwick Drive	Eaglesham	35	Lambert Smith Hampton on behalf of Scottish Water	Housing
*936	LDP20A	Easterton Avenue	Busby	150	Taylor Wimpey	Housing
*91	LDP17 (part)	Wester farm	Busby	21 est	Mr Casey	Housing
*703d	LDP88	Land at Waterfoot Bridge	Waterfoot	50	Mac & Mic	Housing
*979	LDP15A	West of Glasgow Road	Waterfoot	200	Colliers on behalf of Baird and Family	Housing

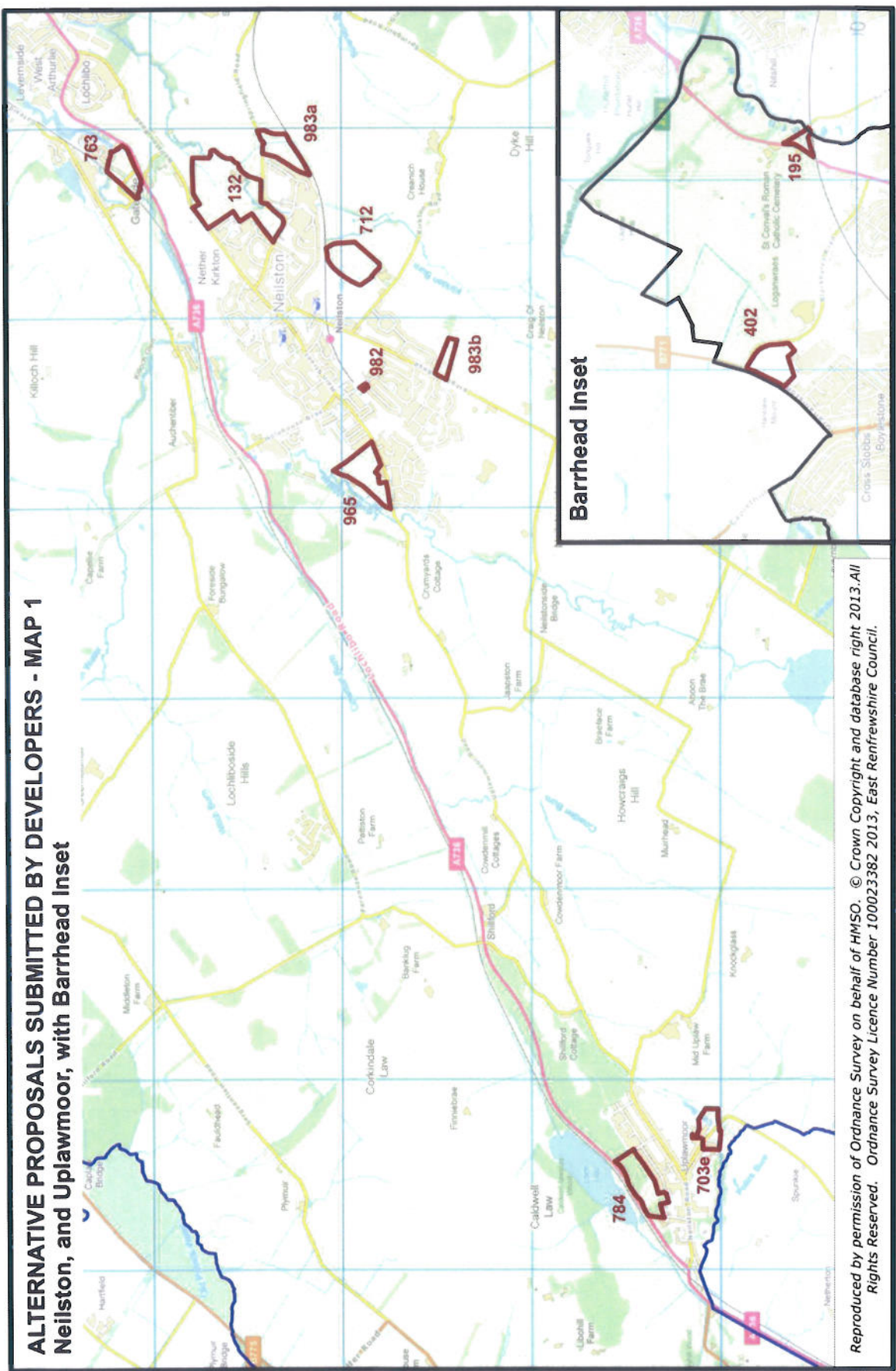
*763	LDP48	Fereneze Garden Centre	Barrhead	50-60	Persimmon /Ron Murray	Housing
402	LDP53	Bunzl	Barrhead	50-70 (including live/work units)	McCafferty Associates on behalf of Bunzl plc	Mixed Use Development
*195	LDP55B	The Hurlet	Barrhead	30	Planning and Design Services on behalf of L Mackay and R Saurin	Housing
*965	LDP66	Uplawmoor Road	Neilston	81	Lynch Homes – Geddes	Housing
*132	LDP58/59	Nether Kirkton Farm	Neilston	120-150	Mac & Mic	Housing
*712	LDP60A+B	North Kirkton Road	Neilston	150 units (total including allocated site)	Dawn Homes	Housing – extension of allocated site in Proposed Plan.
*983a	LDP86	Springfield Road	Neilston	19 est	Bryce Associates	Housing
*983b	LDP62B	East Kingston Road	Neilston	30 est	Bryce Associates	Housing
982	NEW	Double Hedges Road	Neilston	1	Mohammed Siddique	Housing
*784	LDP74	Libo Avenue	Uplawmoor	1-3	Mr Smith	Housing
*703e	LDP73	Uplawmoor West	Uplawmoor	25	Mac & Mic	Housing

Notes - \* green belt sites

#### Maps:

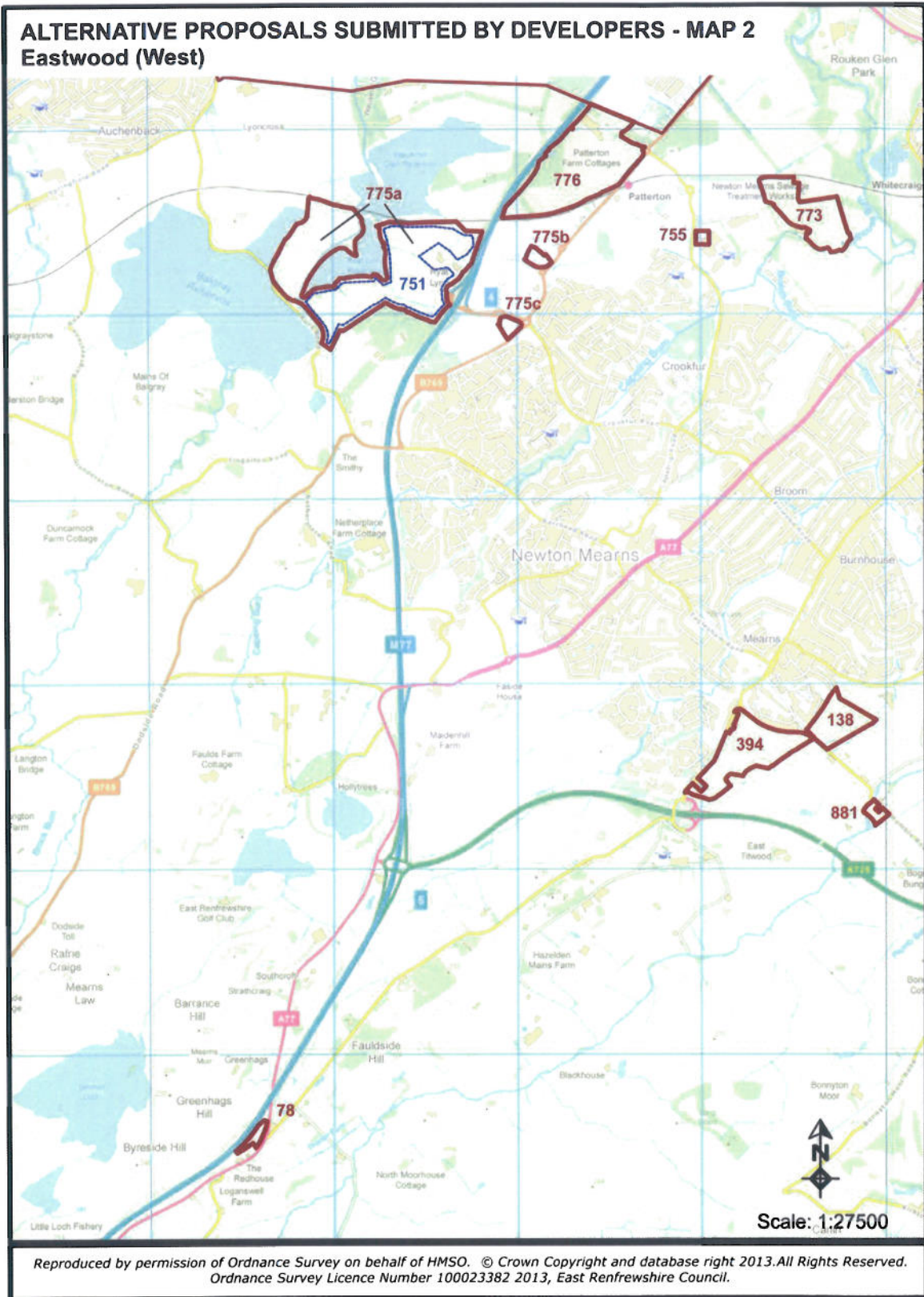
- **Map 1** - Neilston and Uplawmoor with Barrhead Inset
- **Map 2** - Eastwood (West)
- **Map 3** - Eastwood (East)

**ALTERNATIVE PROPOSALS SUBMITTED BY DEVELOPERS - MAP 1  
Neilston, and Uplawmoor, with Barrhead Inset**



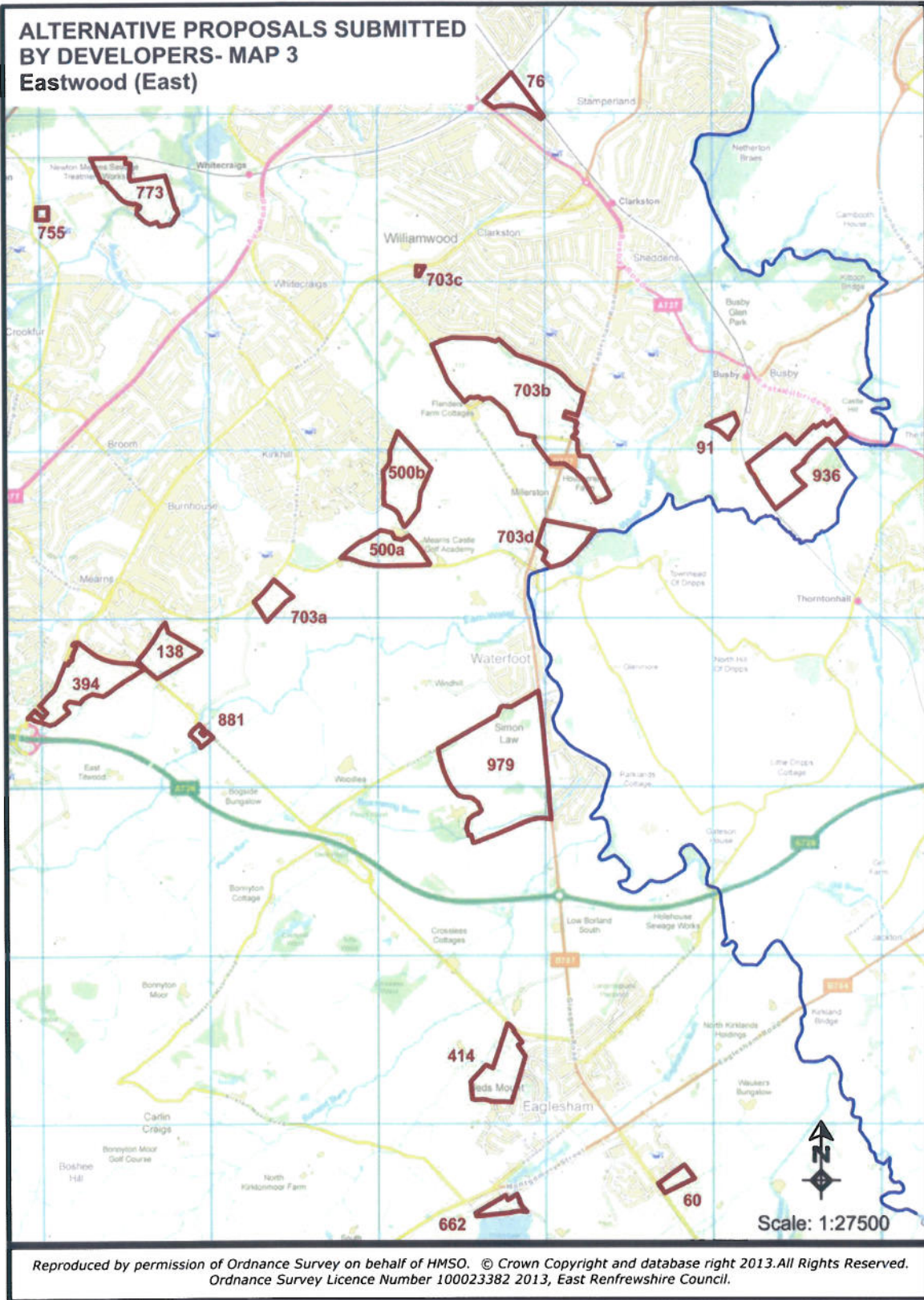
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**ALTERNATIVE PROPOSALS SUBMITTED BY DEVELOPERS - MAP 2  
Eastwood (West)**



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**ALTERNATIVE PROPOSALS SUBMITTED  
BY DEVELOPERS- MAP 3  
Eastwood (East)**



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