

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

Draft index of applications under the above acts to be considered by Planning Applications Committee on
2nd April 2014.

Reference No: 2013/0737/TP

Ward: 2

Applicant:

East Renfrewshire Council
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank, Glasgow
G46 8NG

Agent:

BDP Ltd
15 Exchange Place
Glasgow
G1 3AN

Site: Barrhead High School 25 Aurs Road Barrhead East Renfrewshire G78 2SJ

Description: Erection of replacement high school with associated parking, accesses and landscaping; formation of synthetic playing field and running track with erection of six 15 metre high floodlights

REPORT OF HANDLING

Reference: 2013/0737/TP

Date Registered: 18th December 2013

Application Type: Full Planning Permission

This application is a Major Development

Ward: 2 -Barrhead

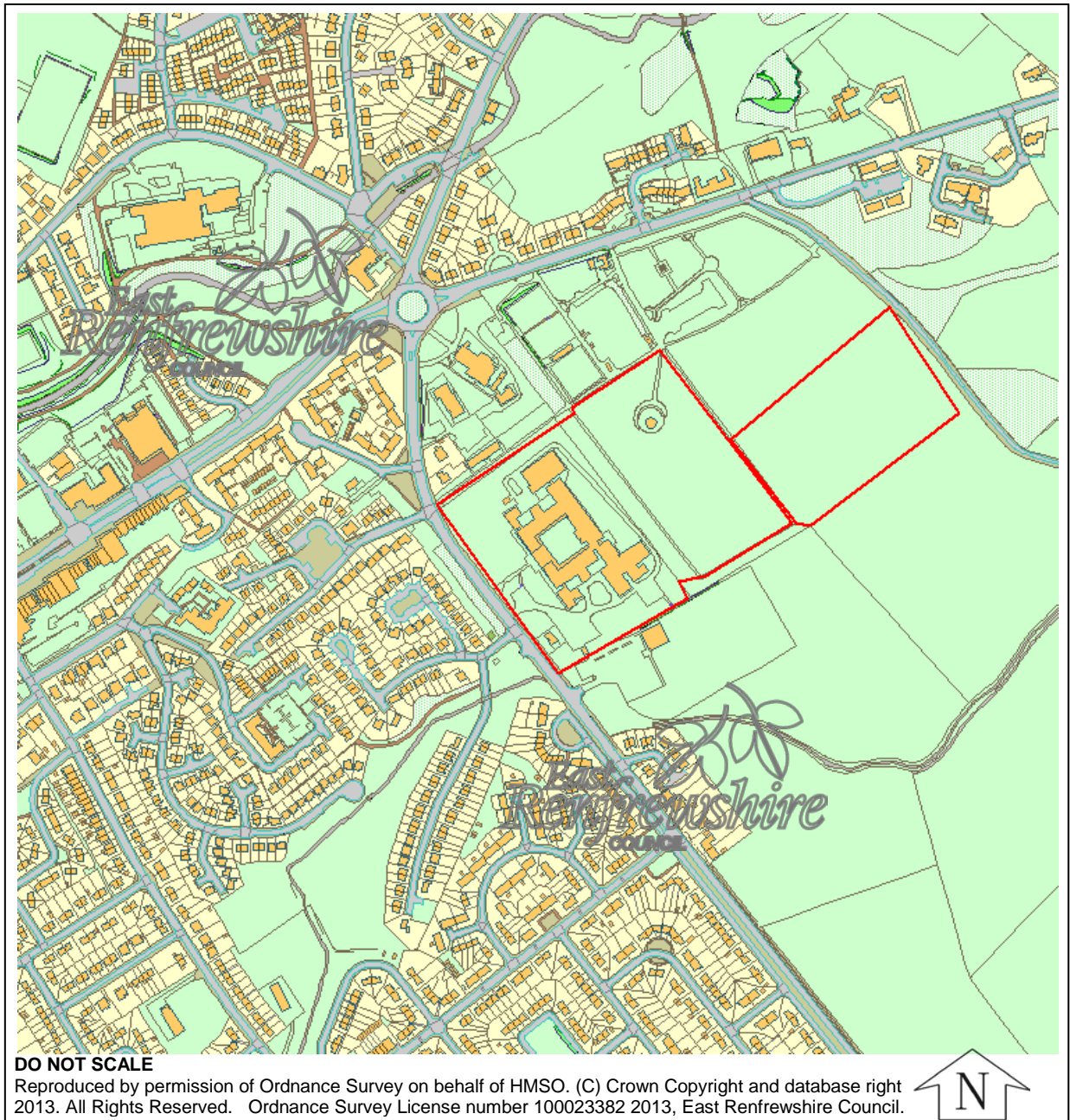
Co-ordinates: 250894/:659049

Applicant/Agent: Applicant:
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Proposal: Erection of replacement high school with associated parking, accesses and landscaping; formation of synthetic playing field and running track with erection of six 15 metre high floodlights

Location: Barrhead High School
25 Aurs Road, Barrhead, G78 2SJ



CONSULTATIONS/COMMENTS:

Sportscotland	No objections subject to conditions.
Scottish Environment Protection Agency (SEPA)	No objections.
Scottish Natural Heritage (SNH)	No comments.
Scottish Water	No objections.
Barrhead Community Council	No response at time of writing.
East Renfrewshire Council Roads And Transportation Service	No objections subject to conditions.
East Renfrewshire Council Environmental Health Service	No objections subject to conditions.

PUBLICITY:

10.01.2014 Barrhead News Expiry date 24.01.2014

SITE NOTICES: None

SITE HISTORY:

2007/0849/TP	Re-cladding and installation of replacement windows	Granted	28.11.2007
2010/0593/TP	Installation of replacement windows and cladding	Granted	06.10.2010
2011/0224/TP	Installation of replacement windows and cladding panels	Granted	11.05.2011

REPRESENTATIONS:

9 representations (in support of the application) have been received from:

Mrs Alyson Connell, 102 Paisley Road, Barrhead, G78 1NW
Mrs Claire Hendry, 31 Gleniffer Drive, Barrhead, G78 1JA
Mrs Amanda Carlton, 1 John Smith Gate, Barrhead, G78 1GG
Mrs Joan Grassie, 33 Gleniffer Drive, Barrhead, G78 1JA
Mr Martin Murphy, 1 Deanston Avenue, Barrhead, G78 2BP
Mrs Alison Cairns, 409 Aurs Glen, Barrhead, G78 2LJ
Mr David McArthur, 90 Aurs Glen, Barrhead, G78 2LJ
Mrs Anne Walker, 43 Neilston Road, Neilston, G78 3NT
Mrs Julie Cameron, 8 Victoria Grove, Barrhead, G78 1GE

Representations can be summarised as follows:

Support has been expressed for the new school and the new/upgraded sports facilities and park and the benefits these will bring to Barrhead.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design and Access Statement	This Statement explains the design context relating to the proposed development and its relationship to its surroundings. The Statement also explains the design concept and organisation of the proposed building.
Flood Risk Assessment	Considers the risks of various sources of flooding to the site and any potential risk of flooding downstream from the proposed developed. Concludes the site is located in an area at low risk of flooding and the proposed development will not increase flood risk downstream.
Geotechnical Interpretative Report	Investigates the underlying ground conditions to advise on the geotechnical design and a contaminated land assessment for the feasibility of the development. The Report concludes there are no significant sources of contamination and recommends additional ground gas monitoring is required.
Phase 1 Habitat Survey	A desk based survey to obtain and review ecological information at this site and surrounding area. The survey indicates that there are no significant habitats or protected species at this location that would be affected by the development.
Pre-application consultation report	This report summarises the statutory pre-application consultation carried out by the developer with the community.
Transport Assessment	This assesses the traffic to be generated by the development and its impact on the local roads network.
Tree Survey	Surveys the trees at this location and indicates in general the trees to be in reasonable condition for their age and species. The survey recommends the removal of six trees.
Drainage Strategy Report	Indicates the strategy for dealing with the drainage from foul and surface water from the development and where it is to discharge to including the provision of attenuation for the surface water drainage.

ASSESSMENT:

This is a Major Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and the Council owns the site. As a consequence the application has to be presented to the Planning Applications Committee for determination.

Although the location of the new school building is in Cowan Park which is identified in the adopted East Renfrewshire Local Plan as important urban greenspace it is not considered that this proposal is a significant departure from the Development Plan. As a consequence the application does not have to be the subject of a pre-determination hearing by the Planning Applications Committee before being determined by the full Council.

The site includes the existing Barrhead High School and its grounds as well as land at the rear which is in Cowan Park. The overall application site area extends to approximately 6.5 Ha.

It is proposed to construct the new high school at the rear of the existing school building and thereafter the existing school building will be demolished. The new school building will be approximately 70 m from the existing school building and is to sit parallel to it on a general north-west to south-east alignment.

The proposed building is to have a three storey teaching block on one side of its main entrance and a two storey PE block on the other side. The building is to be approximately 147 m long, 42 m at its widest and 14 m at its highest point which is over the teaching block. The PE block is to be approximately 10.6 m high. The front elevation of the proposed building will be located

approximately 190 m from Aurs Road. The main external materials are to be a combination of stone and metal cladding panels with facing brick on the walls and cladding panels on the roof.

The ground levels in the area where the new school building is to be constructed are to be altered. At the north part of the site the levels are to be reduced by approximately 2.4m and at the south part the ground levels are to be raised by approximately 2m.

There are to be areas of hard surfacing around the exterior of the new school building that will function as circulation space and seating areas. The area at the rear of the new building will be fenced off.

The proposed vehicular entrance to the school is to be off Aurs Road in a similar position to the existing entrance and this will lead to the car parking area that is to have 115 spaces as well as a drop-off area. The parking and drop off area are to be parallel and adjacent to the Johnny Kelly Pavilion. A pedestrian footpath is to be constructed up to the main entrance into the school building with its access point on Aurs Road in a similar position to the existing pedestrian access.

A service area is to be located on the north-west side of the school building with access to it taken via the road and parking area located adjacent to the Soccer Sevens Pavilion. A single storey free-standing materials store is to be constructed within the service yard.

The area to the front of the new school is to be landscaped and planted when the existing school building and the former janitor's house are demolished. This area is intended to function as the landscape setting for the new school as well as parkland and will be brought back into park use. The area within Cowan Park over which the new school is to be constructed is approximately 1.96 Ha. The new parkland area to be created is approximately 2.7 Ha.

This new parkland area at the front of the new school building is to incorporate a free-standing performance pavilion that is to be approximately 65m from Aurs Road. This pavilion is shown as octagonal in shape approximately 10m by 10m and 4m high. The planting is to be a combination of grass and shrubs with trees planted mainly at the perimeter of the site and adjacent to the vehicular access.

Three games courts are to be constructed to the immediate rear of the PE block with a synthetic pitch and running track to be constructed at the rear where existing grass pitches are located. This pitch and running track is to be floodlit with six individual floodlighting columns installed. There are to be three columns on each side of the pitch/running track and each of these is to be 15m high. The existing ground levels are between 37.5m and 38.5m Above Ordnance Datum (AOD) and it is proposed to raise the levels to 39m AOD. The greatest extent of the ground raising is to occur along the south part of the pitch/running track.

The formation of the synthetic pitch and running track is in an area where there are six 7-a-side grass pitches. The proposed synthetic pitch can accommodate three 7-a-side pitches across its width and two out of the three grass pitches on the north side of the proposed pitch can be re-orientated within the existing area. It has been indicated by the applicant that it is the intention for up to three 7-a-side pitches to be formed within the current blaes area of Cowan Park. This does not form part of the current planning application and is intended to be dealt with under a separate planning application.

Sportscotland has been consulted on the planning application and has not raised any objections to the change in the provision of pitches in Cowan Park. Sportscotland supports the re-orientation of the pitches and has requested a condition be attached if planning permission is approved relating to the re-orientation of the 7-a-side pitches to the north of the proposed synthetic pitch. Sportscotland has also indicated that they have no comments to make at this time regarding the intention to provide further 7-a-side pitches in Cowan Park in the future and will do so if a future planning application is submitted.

The application has to be assessed against the development plan as well as any material planning considerations. The site of the existing Barrhead High itself is identified as being in the general urban area covered by Policy E1 of the adopted East Renfrewshire Local Plan whereas

the school grounds are covered by Policy L1. Policy L1 aims to safeguard important urban green spaces and will resist development which would prejudice their continued leisure and recreational use or amenity or wildlife value. Development will only be acceptable in such areas only in very exceptional circumstances, where the benefits outweigh the cost of loss of greenspace and provided that the leisure, recreational use, amenity or wildlife value is not significantly prejudiced. It should be noted that Policy L1 also covers a wider area outwith the school in Cowan Park. Proposal L7.3 of the adopted Local Plan also identifies Cowan Park as a possible location for the re-location of Arthurlie Juniors.

In the proposed Local Development Plan (LDP) the existing school building is again identified as being in the general urban area and covered by Policy D2 with Policy D13.4 indicating support for a replacement school at this location. A minor technical modification to the proposed Local Development Plan (Modification 3) to clarify the current planning position and site boundary of the replacement Barrhead High School was issued for consultation from 9 October 2013 to 20 November 2013. As a consequence the proposal is not considered to be a significant departure from the LDP.

The remainder of the school grounds are again identified as important urban greenspace covered by Policy D5. Policy D5 again indicates that urban greenspace will be safeguarded. Proposals which would result in the loss of important urban greenspace will be resisted unless it can be demonstrated that there is no significant adverse impact on the landscape character and amenity of the site and surrounding area; there will be no loss of public access; there will be no or limited impact on nature conservation; the loss will result in a community use, the benefit of which would outweigh the loss. Policy D13.9 relates to improvements in Cowan Park to include a community sports hub and further park and recreational improvements. Cowan Park is also identified as part of the Dams to Darnley Country Park and Policy D10.1 supports improvements to the park.

A report on responses to representations to the LDP was presented to the full Council on 29 January 2014. It was agreed by the Full Council that the LDP can be submitted to the Scottish Government for examination.

Although the proposed replacement school and associated playing field is to be constructed on part of Cowan Park which is identified in the adopted Local Plan as important urban greenspace, the development will result in a reconfiguration of buildings and open space at this location. The end result will be a new school building with associated sports facilities and upgraded parkland to the front of the new school. The development will therefore not result in an overall permanent loss of the urban greenspace.

The redevelopment of the school at this location as well as the synthetic pitch/running track accords in general with the policies referred to above. The proposed development will provide new and improved facilities both in terms of a new school building and upgraded sports facilities. The upgraded sports facilities will also be available for use by the community outwith school hours which is a benefit for the community.

The existing school building is mainly two storeys high however at its south side there is a water tank and a chimney that protrude above the highest roof level. The change in position of the school building combined with the design and appearance of the proposed building will inevitably result in a change in the visual impact at this location. However it has to be considered whether this will result in adverse visual impacts.

The existing school building is considered to be visually prominent at this location because of its scale and position both in relation to Aurs Road and when viewed from Cowan Park. There is little in the way of visual mitigation because of the generally open nature and views across Cowan Park. The area in which the new school is to be constructed is unremarkable visually as it is predominantly an area of grass. Following demolition of the existing school the area at the front of the new school will have enhanced landscaping and planting which will add visual interest at this location. The proposed development will have a visual impact because of the design of the new building, the proposed storey heights and its new position. It is the extent of these changes that has to be assessed.

Cowan Park is in itself an expansive area of ground that has the visual capacity to accommodate larger buildings. The new position of the proposed school is not considered to result in a significant change in visual impact when considered in the context of the expansive area of open space at this location. In addition the change in the building design is not considered to result in a significant adverse visual impact because of the expansive nature of Cowan Park.

The synthetic pitch and running track will also have a visual impact because of where they are proposed to be located. The greatest visual impact will be as a result of the proposed floodlights although they are relatively slimline in appearance. However the visual impact of the pitch and running track in association with the floodlights has to be again considered in terms of the expanse of Cowan Park. This aspect of the development will be most noticeable when the floodlights are on. However it is not considered that the pitch and floodlights will have a significant impact on the nearest residential properties because they are some distance away.

Similar to other pitches that have been applied for recently, the proposed pitch and running track are intended to be available for community use after school hours. At this time the intended times of use outwith school hours has not been given however the hours of use of the existing synthetic pitch behind the Johnny Kelly Pavilion (approved under 2011/0640/TP) are restricted to 10pm. The aforementioned pitch is closer to residential properties than the proposed new pitch and as a consequence it is considered that noise disturbance is less likely to occur. However in order to be consistent with the decision on the existing pitch the hours of use should also be restricted to 10pm.

Conclusion

Although the proposed replacement school and associated playing field is to be constructed on part of Cowan Park and is technically a departure from the development plan, the development will result in a reconfiguration of buildings and open space at this location. An assessment of the visual impact of these changes has been given above and is considered to be acceptable. The proposed redevelopment would provide a new and modern school building and facilities. The development is considered to strike a balance between the characteristics of the site and providing a new school building with associated facilities.

Taking all of the above into account it is considered that this is an acceptable development at this location.

RECOMMENDATION: Approve Subject to Conditions

PLANNING OBLIGATIONS: None

CONDITION(S):

1. Prior to commencement of work on site full details of the phasing of the development shall be submitted and approved in writing by the Head of Environment (Planning, Property and Regeneration). The phasing details shall include the temporary diversion of pedestrian routes/footpaths during construction, the location of the construction access and when the performance pavilion at the front of the school is to be constructed. Following approval, the development shall be implemented in accordance with the approved phasing scheme.

Reason: In order to ensure a properly programmed development.

2. Prior to work commencing on site samples of materials to be used on all external surfaces of the building and hard surfaces shall be submitted and approved in writing by the Head of Environment (Planning, Property and Regeneration).

Reason: To ensure the development is satisfactory in appearance.

3. Prior to work commencing on site details and location of all walls (including retaining walls) and fences to be erected on the site shall be submitted and approved in writing by the Head of Environment (Planning, Property and Regeneration).

Reason: To ensure the development is satisfactory in appearance.

4. Prior to works commencing on site a scheme of hard and soft landscaping works shall be submitted and approved in writing by the Head of Environment (Planning, Property and Regeneration). Details of the scheme shall include (as appropriate):-
 - i) Details of any earth mounding, hard landscaping, grass seeding and turfing
 - ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted
 - iii) Details of the phasing of these works
 - iv) Proposed levels
 - v) Schedule of maintenance.

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

5. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Details of the surface water management and SUDS proposals shall be submitted and approved in writing by the Head of Environment (Planning, Property and Regeneration) prior to the commencement of work on site and thereafter implemented as approved. The maximum site surface runoff shall be 8 litres per second per hectare.

Reason: In the interests of sustainable development.

6. Prior to work commencing on site a further round of gas monitoring on site shall be carried out and the results submitted for the approval in writing by the Head of Environment (Planning, Property and Regeneration).

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

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

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

8. Noise from the proposed development must not exceed residential Noise Rating Curve 25, (described in BS 8233 1999), as measured from any neighbouring property.

Reason: To prevent noise nuisance to the surrounding area.

9. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays without the prior written approval of the Head of Environment (Property, Planning and Regeneration).

Reason: To prevent noise nuisance to the surrounding area.

10. Details of all external lighting (including details of the lighting units, the angle and intensity of illumination and hours of operation) shall be submitted and approved in writing by the Head of Environment (Planning, Property and Regeneration) prior to the commencement of work on site.

Reason: In order to ensure that the lighting is acceptable at this location and to protect the amenity of the surrounding area.

11. Prior to the commencement of work on site a site waste management plan shall be submitted for the approval in writing of the Head of Environment (Planning, Property and Regeneration). The plan shall provide for the re-use on-site of waste material arising from the construction of the development and demolition of the existing school to be used as part of the development. The agreed site waste management plan shall thereafter be fully implemented.

Reason: To ensure that as much as possible of site construction and demolition waste is re-used as part of the development and to reduce the amount of material that has to be deposited at land-fill.

12. The pitch and associated floodlights shall not be used after 10pm unless agreed in writing by the Head of Environment (Planning, Property and Regeneration).

Reason: In the interests of amenity and to avoid disturbance to nearby residential properties.

13. Prior to the demolition of the existing school building, plans and elevations of the performance pavilion to be constructed at the front of the site shall be submitted for the further approval in writing by the Head of Environment (Planning, Property and Regeneration).

Reason: To ensure this building/pavilion is acceptable in appearance.

14. Prior to work commencing on site scaled drawings showing the proposed widening of the footway at the front of the site shall be submitted for the further approval in writing by the Head of Environment (Planning, Property and Regeneration). Thereafter the footway shall be widened as agreed prior to the opening of the new school building.

Reason: In the interests of pedestrian safety.

15. Wheel washing facilities must be provided within the site during construction and demolition operations.

Reason: To prevent mud deposits and deleterious materials being carried onto the public road.

16. Prior to work commencing on site a scaled plan shall be submitted for the further approval in writing by the Head of Environment (Planning, Property and Regeneration) showing the location of pedestrian crossing facilities along Aurs Road. Thereafter the pedestrian crossings shall be formed as agreed prior to the opening of the new school building.

Reason: In the interests of pedestrian safety and to ensure the number and location of the crossings is acceptable.

17. Visibility splays of 2.5 metres by 90 metres by 1.05 metres shall be provided and maintained in both directions at the junction of the new vehicular access with Aurs Road and at the existing junction adjacent to the north west part of the site.

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

18. Prior to work commencing on site a scaled plan shall be submitted for the further approval in writing by the Head of Environment (Planning, Property and Regeneration) showing an alternative alignment of the proposed footpath(s) at the south east corner of the site adjacent to the Johnny Pavilion car park. Thereafter the footpath(s) shall be formed as agreed prior to the opening of the new school building.

Reason: In the interests of roads safety.

19. Prior to work commencing on site a scaled plan shall be submitted for the further approval in writing by the Head of Environment (Planning, Property and Regeneration) showing the re-orientation of 7-a-side pitches in the area to the north of the proposed synthetic pitch and running track together with details of the phasing of these works. Thereafter the pitches shall be re-orientated in accordance with the agreed phasing timescale.

Reason: To ensure 7-a-side grass pitches are provided at this location.

20. The synthetic pitch hereby approved shall be surfaced with a 3G synthetic surface to be designed and constructed by a recognised (eg The Sports and Play Construction Association) specialist pitch contractor. Prior to work commencing on the pitch details of the contractor and the specification of the pitch shall be submitted for the approval in writing by the Head of Environment (Planning, Property and Regeneration).

Reason: To ensure a 3G surface synthetic pitch is formed at this location.

ADDITIONAL NOTES:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

The discharge of surface water must comply with the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). Further information on this matter can be found on SEPA's website at http://www.sepa.org.uk/water/water_publications.aspx.

Construction/demolition works associated with the development of the site must be carried out with due regard to the guidelines on avoidance of pollution. Reference should be made to the relevant Pollution Prevention Guidance (PPG) Notes available on SEPA's website at www.sepa.org.uk and to the CIRIA publication C651 "Environmental Good Practice Pocket Book"

Any waste materials imported to the site during construction must be stored and used only in accordance with a waste management licence or exemption under the Waste Management Licensing (Scotland) Regulations 2011. Similarly, any waste materials removed from the site must be disposed of at a suitably licensed or exempt waste management facility in accordance with these Regulations.

The applicant should note that the site investigation report (Ramboll, September 2013) notes that "slightly elevated PAHs were found in localised areas which may pose a source of risk to water supply pipes should they be laid through these areas". Further assessment will be required once the route of the water supply pipes is known.

The applicant is reminded that a Road Opening Permit under Section 56 of the Roads (Scotland) Act 1984 is required.

The applicant is advised that a Section 96 agreement under the Roads (Scotland) Act 1984 is required in relation to the condition of the public road.

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

BACKGROUND PAPERS:

Any background papers referred to in this report can be viewed at www.ercplanning.eastrenfrewshire.gov.uk/eplanning, where you can enter the Reference Number listed below. Any further information can be obtained from Mr Sean McDaid on 0141 577 3339.

Ref. No.: 2013/0737/TP
(SEMC)

DATE: 26th March 2014

DIRECTOR OF ENVIRONMENT

2013/0737/TP - APPENDIX 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

East Renfrewshire Local Plan (Adopted 14th February 2011)

Policy E1

General Urban Areas

Within the general urban area, as shown on the Proposals Map, there will be a presumption against significant new development or change of use not compatible with the character and amenity of the locality and its surrounding land uses.

Policy L1

The Council will safeguard the important urban Greenspaces and wider green network identified on the Proposals Map and will resist development which would prejudice their continued leisure and recreational use or amenity or wildlife value.

Proposal L7

New and Improved Facilities

The Council will seek the implementation of the following major leisure and recreation schemes identified on the Proposals Map:

Schedule L7

Ref	Location	Description
L7.3	Barrhead Dunterlie Park, Carlibar Road; Centenary Park; Cowan Park	Relocation of Arthurlie Juniors (two alternative locations are under consideration at Centenary Park and Cowan Park)

See also
Proposals,
H1.5 and Strat 4.1.1

Proposed Local Development Plan

The Proposed Local Development Plan (LDP) is to be sent shortly for Examination to the Scottish Government. The LDP outlines the Council's most up to date statement of planning policy.

Policy D2

General Urban Areas

Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Proposed Plan.

Policy D5

Protection of Urban Greenspace

Urban greenspace, 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:

- There is no significant adverse impact on the landscape character and amenity of the site and surrounding area;
- There will be no loss of public access;

- There will be no or limited impact on nature conservation and any loss would be mitigated through enhanced provision elsewhere in the vicinity;
- The proposed loss would result in a community use, the benefit of which would outweigh the loss of urban greenspace.

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

Policy D13 Community, Leisure and Educational Facilities

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

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

- Appropriate alternative local provision of at least equivalent suitability and accessibility, will be provided; or
- That the existing use is no longer required/viable; or
- There is no demand and the facility is incapable of being made viable or adapted for other community, leisure or educational uses.

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

Policy D10 Environmental Projects

The Council will continue to support Dams to Darnley Country Park (D10.1) and Whitelee Access Project (D10.2), as shown on the Proposals Map and Schedule 1, and the implementation of agreed priorities set out in the relevant management/access plans for each project.

The Council will also support and promote plans and projects at Rouken Glen Park (D10.3) as shown on the Proposals Map and Schedule 1, as part of the Heritage Lottery Fund.

The Council will seek improvements to Dams to Darnley Country Park through Policies M2 and Policies M2.1 and M2.2. Future Supplementary Planning Guidance will be prepared for the Country Park to reflect the aspirations of Policies M2 and M2.1 and 2.2.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on Flooding and Drainage indicates that development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere should not be permitted.

Scottish Planning Policy on Open Space and Physical Activity indicates that local development plans or supplementary guidance should set out specific requirements for the provision of open space as part of new development and make clear how much, of what type and quality and what the accessibility requirements are. On and off site provision should be considered depending on the specific site circumstances. Open spaces should be accessible, safe, welcoming, appealing, distinctive and well connected.