

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

Index of applications under the above acts to be considered by Planning Applications Committee on
09.09.2015

Reference No: 2014/0453/TP

Ward: 1

Applicant:

Mactaggart And Mickel Homes
1 Atlantic Quay
1 Robertson Street
Glasgow
G2 8JB

Agent:

Muir Smith Evans
203 Bath Street
Glasgow
G2 4HZ

Site: Land at Malletsheugh (bounded by Ayr Road, Hunter Drive and Malletsheugh Road), Newton Mearns, East Renfrewshire

Description: Erection of residential development, formation of accesses and associated works (planning permission in principle)

REPORT OF HANDLING

Reference: 2014/0453/TP

Date Registered: 30th June 2014

Application Type: Planning Permission in Principle This application is a Major Development

Ward: 1 Neilston Newton Mearns North Uplawmoor

Co-ordinates: 252746/:655215

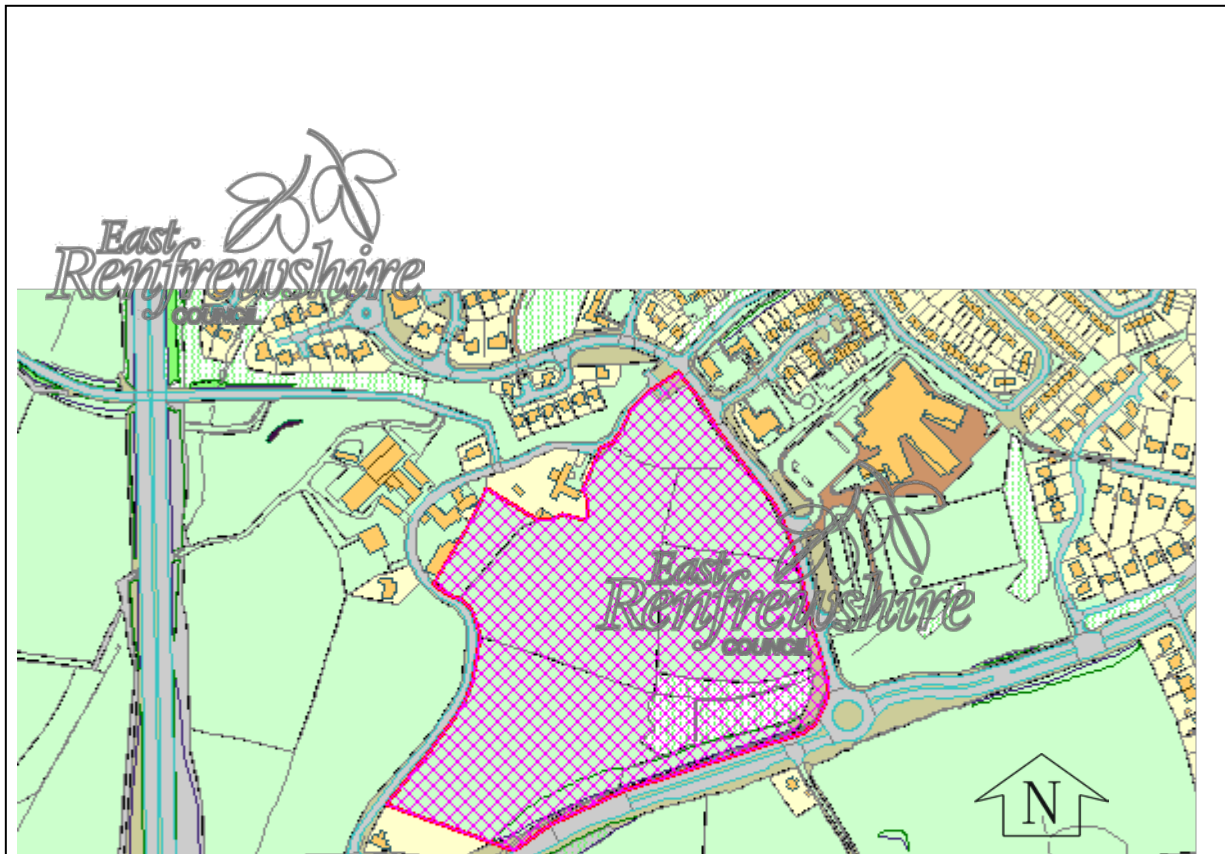
Applicant/Agent:

Applicant:
Mactaggart And Mickel Homes
1 Atlantic Quay
1 Robertson Street
Glasgow
G2 8JB

Agent:
Muir Smith Evans
203 Bath Street
Glasgow
G2 4HZ

Proposal: Erection of residential development, formation of accesses and associated works (planning permission in principle)

Location: Land at Malletsheugh
(bounded by Ayr Road, Hunter Drive and Malletsheugh Road)
Newton Mearns
East Renfrewshire



DO NOT SCALE

Reproduced by permission of Ordnance Survey on behalf of HMSO. (C) Crown Copyright and database right 2015. All Rights Reserved. Ordnance Survey License number 100023382 2015, East Renfrewshire Council

CONSULTATIONS/COMMENTS:

East Renfrewshire Council Outdoor Access Officer	No objections.
East Renfrewshire Council Affordable Housing and Development Contributions Officer	No objections subject to securing agreement for adequate on site affordable housing and development contributions.
Glasgow Airport	No objections subject to conditions.
East Renfrewshire Council Environmental Health Service	No objections subject to cognisance of the acoustic report.
Newton Mearns Community Council	No response at time of writing.
East Renfrewshire Council Roads and Transportation Service	No objections subject to conditions.
Scottish Natural Heritage	No response at time of writing.
Transport Scotland	No objections.
West Of Scotland Archaeology Services	No objections subject to conditions.
Scottish Water	No objections
Scottish Environment Protection Agency	No objections

PUBLICITY:

18.07.2014 Glasgow and Southside Extra Expiry date 01.08.2014

SITE NOTICES: None.

SITE HISTORY:

2005/0568/TP	Infilling of land	Approved subject to conditions	27.06.2006
2013/0174/TP	Infilling of land	Approved subject to conditions	27.08.2013

REPRESENTATIONS:

2 representations have been received:

Representations can be summarised as follows:

Impact on privacy

Traffic safety

Density of housing is in considerable excess to the density of housing on the edges of the site
Ignores the requirement within the Local Development Plan for new housing schemes to include amenity areas such as allotments or community gardens.

Potential 2 storey buildings are not in keeping with the surrounding area

Impact on primary school capacity

This area is poorly served by public transport

Light pollution

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Malletsheugh Master Plan	This document supports the application and presents broad appraisal of the application across a number of considerations. It summarises a number of matters that have been considered to date including landscape and visual impact, archaeology, ecology, flood risk, accessibility and noise impact.
Road Traffic Noise Assessment	Considers the potential impact of noise from the adjacent roads network on the site and the proposed development. It identifies the areas where potential mitigation measures will be required.
Air Quality Assessment	Considers the potential of the construction programme to impact on the air quality in the local area, through dust and vehicle exhausts. The assessment notes the potential impacts but also identifies a number of standard mitigation measures that will be implemented and accordingly it concludes any air quality impacts will be negligible.
Archaeological Evaluation	This document refers to an older investigation initially carried out over a much larger site owned by the applicant. Much of the larger site has now been developed for housing. The investigations on this particular site (West Acres Residue) did not give rise to any potential archaeological resources.
Design Statement	This Statement explains the design context, process, principles and proposals for the delivery of a low density, high amenity residential development with the aim of creating a form of development that is responsive to the topographic and landscape features on the site as well as being connected to surrounding development and the countryside.
Pre-Application Consultation Report	This Report summarises the statutory pre-application consultation with the community carried out by the developer.
Flood Risk Assessment and Drainage Strategy	This considers the potential for flooding on site from a range of sources and the implications of the development . The report confirms that the site will incorporate SUDS and also concludes that there will be no increased off-site flood risk as a result of the development. The surface water runoff will be managed in a sustainable manner to ensure that discharge rates do not exceed the pre-development greenfield rate.
Planning Statement	Considers the development against national and local planning policies as well as material planning considerations. It refer to the partnership approach undertaken to date in progressing the development of the entire Maidenhil SDO and concludes that the development accords substantially with its aspirations as set out in the LDP.
Engineering Assessment Study (Site Condition Survey)	Presents an assessment of the ground conditions of the site and likely issues that will require to be addressed including the potential for historic contamination and flood risk.
Transport Assessment	Assesses the impact of the traffic generated by the development and the accessibility of the site by car and non-car transport modes. It concludes that the site is well located in relation to existing walking, cycling and public transport facilities and the potential traffic generated by the development can be accommodated within the existing highway infrastructure.
Ecology Report	This document assesses the potential impact the proposal will have on the area and where appropriate recommends mitigation measures.

Tree Survey Report

This document identifies the number and quality of trees on the application site. This information is cross referenced with the relevant chapter and plan in the Master Plan Document referred to above.

ASSESSMENT:

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

Planning Permission in Principle is being sought for residential development on a site to the south of Newton Mearns. The site extends to approximately 9Ha of land to the north of Ayr Road and between Malletsheugh Road on its western side and Hunter Drive to the east. Its northern portions are bound by residential and farm related buildings and a semi abandoned section of Netherplace Road that is physically truncated by Hunter Drive. On its south side the site is bound by the rear boundary of land associated with Treeside Cottage and the A77.

The site is predominantly grazing land in character although an area directly accessed off Malletsheugh Road has been utilised by the applicant as a temporary depository for soil/material from the nearby housing sites at the southern parts of West Acres. Planning permission has been approved for this under 2005/0568/TP and 2013/0174/TP. The existing urban area of Newton Mearns is located to the north and north-east of the site. There is a distinct lower level running broadly east to west through the southern section of the site. The land rises from this area sharply to the south where it abuts the A77 and more gently toward the boundary with Treeside Cottage in its south west corner opposite the former Malletsheugh Inn.

There are several groupings of trees in the site and given its existing nature there are also significant sections of hedging both framing and traversing the site.

The application is required to be assessed against the Development Plan. In this instance the Development Plan comprises the Strategic Development Plan and the recently adopted East Renfrewshire Council Local Development Plan (LDP). This application site is identified for residential development within a larger Strategic Development Opportunity (SDO). Policy M1 and M2.1 specifically refers to this SDO area identified as Malletsheugh/Maidenhill. Refer to Appendix 1 for relevant Strategic and Local Development Plan Policies.

The Council undertook a programme to assist and guide the development of this area and in partnership with relevant parties including landowners, developers, key agencies, and consulted with the public and produced a Master Plan. The Master Plan is now formally adopted as Supplementary Planning Guidance: Maidenhill Master Plan (June 2015) (SPG) Part of the LDP and therefore under s25 of the 1997 Act, any determination of the application has to have regard to the development plan and unless material considerations indicate otherwise the decision is to be made in accordance with that plan.

The entire Malletsheugh/Maidenhill SDO area is large and the Master Plan identifies a number of constituent elements to be developed over the next ten to fifteen years. These include:

The development of over 1000 new homes areas across mixed tenures and house types; neighbourhood retail centres; education facilities; community and leisure facilities; business and employment opportunities; and a high quality landscaped environment.

The applicant in this case is among a number of developers who were party to the preparation of the Master plan and associated documents.

The application site is identified as being one of the first phase developments in the larger SDO area. These first phases are anticipated to be able to accommodate 450 homes by 2025. More specifically the LDP under Policy SG2.9 identifies this particular site as being capable of accommodating up to 160 residential units of a mixed nature in a landscaped setting. This application however is an application for Planning Permission in Principle and no firm numbers of

houses are shown on the plans. Further applications will be submitted in connection with the details of the residential development.

The applicant has submitted a selection of supporting information and this broadly reflects the LDP including the Master Plan SPG and Development Framework referred to above. It includes a site specific Master Plan Document derived from the more strategic work undertaken to date.

An indicative layout plan has been submitted with the application and shows two principle vehicular accesses, one from Malletsheugh Road and the other from Hunter Drive. The general location of housing within the application site is indicated as is the establishment of two main areas of public amenity space/parks. These latter areas are identified as a large area of the lower section close to the southern boundary and a further area on the highest part of the site opposite Newton Mearns Primary School.

In combination the application site, indicative layout and supporting information all broadly reflect the principles of the SPG in terms of the indicative a).number of homes, b).the landscaped setting and c).points of access.

The development is also subject to the Council's affordable housing and development contributions policies as detailed in Policy SG5 and Strategic Policy 3 and associated SPG's, all of which form part of the adopted LDP. The developer is aware of the specific master plan requirements in terms of affordable housing. 25% on-site provision (with a minimum 20% being for social rent) will be required which will mean a provision of more than 30 new affordable units,(assuming 120 homes are to be built).

The exact number of affordable houses is at this stage not finalised. This will only be confirmed at a later stage when applications are received seeking approval for matters specified in conditions (AMSIC). However the required housing mix (including specific types, sizes and tenures) their distribution and provision on site, is reflected in the Master Plan SPG and will require to be managed and secured by means of a legal agreement.

The development contributions required in accordance with Strategic Policy 3 have also been determined and again these will be secured by means of a legal agreement. The agreed development contributions are to be used towards education, community facilities (community halls, libraries and sports), parks and open space, green network and access, and roads and transportation, (including sustainable transport and off site road improvements).

The matter of new school provision and its timing relative to the completion and occupation of new housing has been the subject of lengthy and prolonged exchanges with all the interested developers in the Malletsheugh/Maidenhill SDO area. Policy M2.1 includes a cumulative requirement for two new primary schools. The first of these schools (a denominational primary school was originally to be provided on this application site, however this was changed through a modification to the then Proposed LDP. The adopted LDP (June 2015) now allows for this school to be delivered (under Proposal D13.22) at South Waterfoot Road, Newton Mearns. The applicant is now in the process of entering into an agreement for the transfer of ownership of this site to the Council and a planning application for this new school has been submitted and will be reported to Committee in due course. This school (Primary School1) requires to be open for term beginning in August 2017.

The second new (non-denominational) primary school is to be provided within a different site in the Malletsheugh /Maidenhill SDO area and is again directly required to meet the educational demand of all development sites (including this site) in the SDO area. This school, (Primary School 2) is to be open by start of terms in August 2019.

These 2 new primary schools along with a combination of other measures, including development contributions and a revision of local school catchments, are considered an appropriate mechanism to meet the demands of the enlarged school population anticipated from this planning application and the larger urban development of the SDO.

Phasing the new residential development in line with the availability of school places will require to be managed. No occupation of any residential units within the SDO area will be allowed prior to Primary School 1 being operational which is anticipated in August 2017. Following this school being operational, it is anticipated that the very limited capacity of existing non-denominational primary school places is such that prior to the availability of the new non-denominational primary school, (Primary School 2), the number of house occupations (above 2 apartments), will require to be limited to 19 on each development housing site. This will be controlled by means of legal agreements and appropriate planning conditions. All the developers involved in the Malletsheugh/Maidenhill SDO are aware of the educational requirements of these sites and limits on house numbers will be necessary to manage the existing schools availability.

The submissions from the applicant are listed previously and summarised below and are considered to support the proposal according to the new Local Development Plan. In summary they refer as below:

The Ecology Report does not record any significant species that require, management. No evidence of Protected Species was found. This is noted however an updated survey will require to be submitted with any subsequent AMSIC application.

The Archaeological Evaluation does not raise any significant issues but further investigation is required for parts of the site not surveyed. The area recorded as having a potential to flood in the south east corner of the site is not due to be developed.

The site condition survey does not raise any significant issues.

The Road Noise Impact Assessment confirms likely impacts from traffic on Ayr Road and identifies areas where mitigation in terms of house design/orientation to the road or the introduction of acoustic screening will have to be investigated. Proposed Condition 1 will control the submission and approval of this aspect.

The Tree Survey Report information is noted and it is anticipated that the significant individual trees or groups will be incorporated in any subsequent design. These will be augmented by new landscaping details as required by the LDP. Condition 4 will control the submission and approval of this aspect

The Flood Risk Assessment has been considered and SEPA has not raised any objection to the proposal. There is a small watercourse and associated flood plain which is shown on the plan as a Nature Park. As such no development will be undertaken within the recognised flood plain in compliance with Scottish Planning Policy.

Accordingly it is considered that this application accords with the Development Plan.

In respect of the material considerations, the consultation responses received do not raise any objection to the application. A number of matters that have been raised by consultees will require to be addressed within the subsequent AMSIC stages.

The Council's Roads Service has commented on a number of aspects including access points, visibility splays traffic/pedestrian connectivity within and outwith the site. These comments in some instance refer to and recommend aspects that do not fully accord with the content of the SPG which in accordance with Government advice is seeking a more pedestrian oriented less car dominated development. For example the SPG recommends a limited alteration to Malletsheugh Road retaining its existing alignment and rural character. Pedestrian footways are to be sited behind retained and augmented hedgerows on that side of the site. These matters will be considered in more detail at the AMSIC stage. Confirmation and provision of sightlines/visibility splays will be secured by means of conditions.

In addition to commenting on traffic related matters the Roads Service in their remit as flooding authority have also advised on several matters. Again these matters will be considered in more detail at the AMSIC stage.

In addition in their capacity as flooding authority the Roads Service have considered the proposal and supporting flood risk assessment and also made recommendations in terms of the management of surface water arising from the site. These extend to improvement works to the culvert that runs east for the site under Hunter Drive. Full confirmation of this aspect can be requested at the later AMSIC stage with a full drainage plan and SUDS scheme.

In terms of the representations received they have been noted but relate to speculation on detailed matters such as number and details of house types, areas of open space, parking and access arrangements, drainage arrangements. These matters will be considered in more detail at the AMSIC stage.

More general comment has also been made in respect of the change in the character of the area and the level of suburbanisation that will result if the site is developed. As indicated above the application site forms part of a larger Master Plan/urban expansion area in the adopted LDP.

Overall conclusion

The site is identified in the recently adopted East Renfrewshire Local Development Plan as a housing development site. Although this application is for the principle of residential development on the site the adopted Local Development Plan now establishes the principle of this development. As a consequence the development is considered to accord with the relevant development plan policies and, as there are no material considerations that would indicate otherwise, should therefore be approved.

RECOMMENDATION: Disposed to Grant Planning Permission in Principle subject to conditions and a legal agreement(s) to secure the delivery of on site affordable housing contributions and developer contributions; and also subject to the conclusion of and registering of the transfer of ownership of the school site at South Waterfoot Road to the Council.

PLANNING OBLIGATIONS: Legal agreement(s) relating to on site affordable housing contributions; and developer contributions towards community facilities, (schools, community halls and libraries), parks and open space, and green network.

CONDITION(S):

1. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of all buildings, roads, means of access, footpaths, parking areas (distinguishing, where appropriate, between private and public spaces), and vehicular turning areas. The layout shall be informed by the results of the submitted Road Traffic Noise Assessment (dated 5th June 2014.) carried out by RMP consultants. The site layout plan shall show the development level of 148.1 AOD in compliance with Flood Risk Assessment dated January 2013.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the Council has the necessary information to determine the application and to ensure the matters are acceptable at this location.

2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Head of Environment (Planning, Property and Regeneration) relating to the proposed floor plans and elevations of all buildings and shall show dimensions as well as the type and colour of all external materials.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the Council has the necessary information to determine the application and to ensure the matters are acceptable at this location.

3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to all walls (including retaining walls) and fences to be erected on site.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the Council has the necessary information to determine the application and to ensure the matters are acceptable at this location.

4. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the trees that have been surveyed on site. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees which are proposed to be felled or removed shall be separately identified.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the Council has the necessary information to determine the application and to ensure the matters are acceptable at this location.

5. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the siting of the new accesses with the existing road and associated visibility splays to be provided in both directions at the new site access junctions on to Malletsheugh Road and Hunter Drive. Said details shall provide for:

A visibility splay of 4.5m x 70m x 1.05m at the sites junction with Hunter Drive to be sited a minimum of 25m north of the Newton Mearns Primary school.

A visibility splay of 4.5m x 70m x 1.05m at the sites junction with Malletsheugh Road.

Sited in accordance with the terms of the SPG and Development Framework.

A visibility splay of 4.5 x 120 x 1.05m shall be demonstrated at the Junction of Malletsheugh Road and Ayr Road.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the Council has the necessary information to determine the application and to ensure the matters are acceptable at this location.

6. Development shall not commence until details of the phasing of the development have been submitted to and approved in writing by the Planning Authority. The phasing scheme shall include the requirement that there shall be no occupation of any residential unit prior to the completion of Primary School 1 at South Waterfoot Road and thereafter the phasing shall limit development to a maximum of 19 residential units greater than 2 apartments in size per year (unless otherwise agreed in writing by the planning authority) prior to the completion of Primary School 2, in the Maidenhill SDO and the delivery of the affordable housing. Thereafter the development shall be implemented in accordance with the approved phasing scheme.

Reason: In order to ensure a properly programmed development in accordance with the SPG requirements.

7. Details are to be submitted in pursuance of condition 1 of full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:

- the species, number and spacing of trees and shrubs
- details of any water features
- drainage details including SUDS - Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS)

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

8. Details are to be submitted and approved in writing by the Planning Authority in pursuance of Condition 1 above shall accord with the Development Framework (revised January 2015) within the applicant's Malletsheugh Master Plan Document dated June 2014 including the provision of an extended footway from Ayr Road to the new vehicular access Malletsheugh Road.

Reason: To ensure compliance with the Councils Master Plan SPG framework for Maidenhill and in the interests of road safety.

9. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the Council has the necessary information to determine the application and to ensure the matters are acceptable at this location.

10. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the existing and proposed ground levels throughout the site and proposed location, height and finished floor levels of buildings and structures in relation to a fixed datum point.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: Development exceeding 155.5m AOD would penetrate the Obstacle Limitation Surface (OLS) surrounding Glasgow Airport and could endanger aircraft movements and the safe operation of the aerodrome.

11. Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals to comply with the Flood Risk Assessment dated January 2013. Said details shall include full details of the improvements to the culvert under Hunter Drive.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the Council has the necessary information to determine the application and to ensure the matters are acceptable at this location.

12. Details are to be submitted and approved in writing by the Planning Authority in pursuance of Condition 12 above shall extend to a CCTV survey of the culverted watercourse downstream for the site and ensure that the post development Greenfield runoff Rate shall not exceed 8.0l/sec/ha.

Reason: In the interest of sustainable development.

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

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

14. Development shall not commence until an application for approval of the following matters has been submitted to and approved in writing by the planning authority relating to the proposed landscaping at the site. Details of the scheme shall accord with the principles of the adopted Maidenhill Master Plan SPG and Development Framework and include (as appropriate):

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

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

ADDITIONAL NOTES:

The applicant is advised to contact Scottish Water, Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU, prior to commencing any works on site.

The applicant is required to comply with the European Council's Directive 92/43/EEC on the Conservation of Natural Habitats, the Wildlife and Countryside Act 1981 (as amended) and the Nature Conservation (Scotland) Act 2004 which provide full protection for certain plant and animal special and European Protected Species. It is illegal to capture, kill, disturb any such animal, damage or destroy breeding or nesting sites or eggs or deliberately or recklessly pick, collect, cut, uproot or destroy European Protected Species of wild plant. In addition, where it is proposed to carry out works which will affect European Protected Special or their shelter/breeding places, a licence is required from the Scottish Executive. Further information on these matters can be sought at Scottish Executive Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh or from Scottish Natural Heritage.

The applicant is requested to comply with the requirements of Scottish Environment Protection Agency (SEPA).

ADDED VALUE:

Protection of natural features, trees, habitats and/or flora or fauna have been achieved during the processing of the application to ensure the proposal complies with the Council's Local Plan policies.

The provision for affordable housing has been achieved during the processing of the application in accordance with the Council's Local Plan policies.

The provision for community, environmental and/or economic benefit has been achieved during the processing of the application in accordance with the Council's Local Plan policies.

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

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 Ian Walker on 0141 577 3042.

Ref. No.: 2014/0453/TP
(IAWA)

DATE: 2nd September 2015

DIRECTOR OF ENVIRONMENT

2014/0453/TP - APPENDIX 1

DEVELOPMENT PLAN:

Strategic Development Plan

Strategy Support Measure 10 indicates that Local Authorities should continue to audit their housing land supply in light of prevailing market conditions and other changing circumstances, with a view to maintaining a five years effective housing land supply across all tenures throughout the period to 2020. Where the supply needs to be augmented, priority should be given to bringing forward for earlier development any sites which have been allocated in the LDP for construction in the period 2020 to 2025. The SDP indicates that if further sites are needed, their identification should be guided by criteria to find the most suitable locations; that there are no insurmountable infrastructure constraints or funding; the site is of a scale capable of being completed in the next five years; the vision and planning principles of the SDP and LDP.

Adopted East Renfrewshire Local Development Plan

Policy M1

Master Plans

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

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

Policy SG2

Distribution of New Housing

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

Policy 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 Plan.

Policy D4

Green Network

The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green networks shown on the Proposals Map.

Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be discouraged.

Where proposals are likely to adversely impact upon the green network, appropriate mitigation will be required.

The provision of the green network will be a core component of any master plan.

Further detailed information and guidance, which all proposals require to reflect, is set out in the Green Network and Environmental Management Supplementary Guidance.

Policy M2.1

M77 Strategic Development Opportunity - Malletsheugh/Maidenhill Newton Mearns

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

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

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

In addition the master plan will have to address the following requirements:

Integration of Maidenhill/Malletsheugh as a sustainable urban expansion with Newton Mearns accommodating:

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

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

Neighbourhood scale retail;

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

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

Provision for a sustainable transport strategy comprising:

Public transport upgrades;

Upgrades to Aurs Road,; and

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

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

Policy Strat3

Regeneration and Consolidation of Communities

The Council's broad strategy for the future planning of the area is based on the regeneration and consolidation of existing communities and the protection and enhancement of important urban greenspace, the Green Belt and Countryside Around Towns (CAT). There are a number of key components to this strategy as illustrated in Diagram 2 - Strategic Context.

These include:

- * Supporting sustainable local economic growth.
- * Regeneration and renewal of existing town and neighbourhood centres;
- * Completion of Established Urban Expansion Areas;

- * Provision of additional private housing in the Levern Valley area to meet the requirements of the Structure Plan;
- * Provision of Affordable Housing;
- * Seeking the most efficient use of Council assets;
- * Rationalisation of business and industrial land supply throughout the area;
- * Promotion of Barrhead as a Strategic Industrial and Business Location;
- * Improvement of Junction 4 on the M77 and new road link between Barrhead, M77 and Newton Mearns;
- * Motorway Service Area;
- * Protection and enhancement of important urban greenspace;
- * Protection and enhancement of the Green Belt and CAT area;
- * Dams to Darnley Country Park;
- * Whitelee Access Project;
- * Potential for Renewable Energy;
- * Improved community facilities; and
- * Improved access and transportation facilities.

Policy SG2

Distribution of New Housing

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

GOVERNMENT GUIDANCE:

Scottish Planning Policy on the Delivery of New Homes indicates the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times; enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.

Scottish Planning Policy on Affordable Housing indicates that local development plans should clearly set out the scale and distribution of the affordable housing requirement for their area. Where the HNDA and local housing strategy process identify a shortage of affordable housing, the plan should set out the role that planning will take in addressing this. Planning authorities should consider whether it is appropriate to allocate some small sites specifically for affordable housing. Where affordable housing is required, this should generally be for a specified proportion of the serviced land within a development site to be made available for affordable housing. Planning authorities should consider the level of affordable housing contribution which is likely to be deliverable in the current economic climate, as part of a viable housing development. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses. Consideration should also be given to the nature of the affordable housing required and the extent to which this can be met by proposals capable of development with little or no public subsidy. In rural areas, where significant unmet local need for affordable housing has been shown, it may be appropriate to introduce a 'rural exceptions' policy which allows planning permission to be granted for affordable housing on small sites that would not normally be used for housing, for example because they lie outwith the adjacent built-up area and are subject to policies of restraint.