

**Proposed East Renfrewshire Local Development Plan 2 Examination  
Report to East Renfrewshire Council – 12 August 2021  
Recommendations by Issue Number**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
1 - General	<p>Modify the proposed plan by:</p> <p>1. Replacing the heading and section entitled “Habitats Directive” on page 11 with:</p> <p><b>“Habitats Regulations</b></p> <p>A Habitats Regulations Appraisal (HRA) determines whether a plan or project should be subject to appraisal. The screening stage of the HRA screens the plan for likely significant effects on European Sites. The Council has determined that, in the area covered by the Local Development Plan, there are no Special Areas of Conservation or Special Protection Areas and there are no other European Sites located outwith the East Renfrewshire area which are likely to be affected by the strategies, policies or proposals in the Plan. As a result a HRA is not required.</p> <p>Any future proposals or changes to the Plan which have the potential to have an adverse effect on the integrity of any European Sites will be subject to a HRA in accordance with the Habitats Regulations.”.</p> <p>2. Inserting a definition for “Ancient Woodland” after “Amenity” in the Glossary on page 139 as follows:</p> <p>“Ancient woodland is a woodland area which has been continuously wooded for hundreds of years, or has had a very short break in woodland cover. Mapping evidence for these types of woodlands in Scotland exists since the 1750s. To determine the antiquity of woodland a range of data should be consulted such as the Ancient Woodland Inventory, the Native Woodland Survey for Scotland,</p>	16

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	<p>historic Ordnance Survey maps at six inches to the mile available on the National Library of Scotland website, as well as site surveys where there needs to be further confirmation.”.</p> <p>3. Inserting a second sentence in the first paragraph under the heading “<u>National Planning Framework 3</u>” on page 14 as follows:</p> <p>“A revised National Planning Framework will be published within the lifetime of this plan and will form part of the development plan.”.</p> <p>4. Replacing the final paragraph on page 14 with the following:</p> <p>“The Planning (Scotland) Act 2019 introduces a significant number of changes to legislation, spatial planning and development management processes. As part of planning reform Scottish Planning Policy will be incorporated into the National Planning Framework. The requirement to produce Strategic Development Plans will be removed and Regional Spatial Strategies are to be introduced to provide long-term spatial strategies for regions. The Council will continue to monitor the progress with this review and emerging national policies and objectives responding where necessary.”.</p> <p>5. Introducing a final paragraph in the section entitled “<u>Clydeplan</u>” on page 15 as follows:</p> <p>“The implementation of the Planning (Scotland) Act 2019 means that Clydeplan will not be reviewed. However, a Regional Spatial Strategy (RSS) providing a long-term spatial strategy for the region covering East Renfrewshire will be produced which the Council will monitor and respond to as necessary. The</p>	

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	current 8 Clydeplan local authorities have continued to work together to prepare the first indicative RSS. East Renfrewshire Council will continue to play an active role in the preparation and alignment of a future RSS and Regional Economic Strategy for the Glasgow City region.”.	
2 - Development Strategy	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting the text “, enhanced” between “connected” and “and provided in new developments” in the section referring to green networks on page 25.</li> </ol> <p>[Note: The text should read “...green corridors are protected, connected, enhanced and provided in new developments.”.]</p> <ol style="list-style-type: none"> <li>2. Replacing “low” with “net zero” in the title of spatial objective “3. Promoting a Low Carbon Place” on page 21.</li> <li>3. Replacing “low carbon” with “net zero” in spatial objective 3.2 on page 21.</li> <li>4. Inserting “/zero” after “low” in spatial objective 3.4 on page 21.</li> <li>5. Replacing “low” with “net zero” in the objective “3. Promoting a Low Carbon Place” on page 23.</li> </ol>	30
3 - Development Contributions	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the second sentence in paragraph 2 on page 30 to read: “This includes schools; early learning and childcare facilities; open spaces;</li> </ol>	38

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	<p>transportation infrastructure and services (including road, rail, bus, active travel, etc.); utilities; green network linkages; digital infrastructure; and community and health and care facilities.”.</p> <p>2. Amending paragraph 4 of Strategic Policy 2: Development Contributions on page 31 to read:</p> <p>“Where appropriate, contributions may be sought in relation to Education (including Early Years, Primary, Secondary and Additional Support Needs); Community Facilities (including Community Halls and Libraries and Sports); Healthcare; Parks and Open Space; Transportation Infrastructure; Active Travel; and Green Infrastructure.”.</p>	
4 - City Deal	<p>Modify the proposed local development plan by:</p> <p>1. Amending the wording of the third paragraph on page 32 of the proposed plan to read:</p> <p>“Investment will support the development of new recreational, tourism and leisure opportunities at the Dams to Darnley Country Park; new business infrastructure and development; employment; an enhanced road network; and a new rail station, subject to the outcome of the Barrhead South Accessibility Appraisal being undertaken in line with Scottish Transport Appraisal Guidance and subsequent business case studies.”.</p> <p>2. Amending the last row in the table under Schedule 1: City Deal Proposals on page 34 to read:</p> <p>“3.7. Barrhead South Accessibility Appraisal. This appraisal is being</p>	44

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	undertaken in line with Scottish Transport Appraisal Guidance to determine the optimum transport solutions to identified transport constraints in the area. It will examine a range of options within the Barrhead South area, including the potential for a new rail station. The outcomes of the appraisal will be used to develop a business case for any option or options which are to be taken forward.”.	
5 - Areas for Change	<p>Modify the proposed local development plan by:</p> <p>1. Amending point 2 of Policy M2.2: M77 Strategic Development Opportunity on page 40, in part, to read:</p> <p>“2. Provision of a sustainable roads, access and transport strategy, including: improved connections to the surrounding road, foot and cycle path network and to the Dams to Darnley Country Park; public transport upgrades, and roads and transportation improvements, including the potential for a new railway station (subject to the outcome of the Barrhead South Accessibility Appraisal, being undertaken in line with Scottish Transport Appraisal Guidance), a bus interchange (Strat 3.6), and ...”.</p>	53
6 - Braidbar Quarry	<p>Modify the proposed local development plan by:</p> <p>1. Amending the proposals map to show the true boundary of the Giffnock Scrub Local Biodiversity Site including the woodland in the southern part of Huntly Park. This area should be identified as being covered by the D7.3 ‘Local Biodiversity Site’ designation.</p>	72

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	2. Replacing the description for D12.6 Huntly Park, Giffnock within Schedule 8: Community Facilities on page 82 with "Improvement of football pitches and new build pavilion potentially facilitated by longer term proposals at Braidbar Quarry (Policy M4)".	
7 - Placemaking and Design	<p>Modify the proposed local development plan by:</p> <p>1. Adding the word "layout" to criterion 2 of policy D1 on page 52 to read as follows:</p> <p>"The proposal should be appropriate to its location, be of a high quality and of a size, scale, height, massing, density and layout that is in keeping with the buildings in the locality...".</p> <p>2. Adding the word "setting" to criterion 6 of policy D1 on page 52 to read as follows:</p> <p>"Respond to and complement site topography and not impact adversely upon the green belt, landscape character and setting, green networks...".</p> <p>3. Deleting the first sentence of criterion 12 of policy D1 on page 53 and replacing it with the following sentence:</p> <p>"Unless justified, there will be a general presumption against landraising.".</p> <p>4. Deleting the following sentence from the fourth paragraph of the supporting text on page 54:</p>	129

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	<p>“Proposals for extensions to such properties and replacement dwellings will be strictly controlled.”.</p>	
8 - Green Belt	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding the following additional text to the final sentence of criterion 2. of Policy D6: Open Space Requirements in New Development on page 65:  “and incorporate native trees where appropriate;”.</li> <li>2. Adding the following final sentence to the third paragraph of Policy D3: Green Belt and Countryside around Towns (CAT) on page 57:  “Where there is a shortfall in the 5 year effective housing land supply, as detailed in Policy SG1: Housing Supply, Delivery and Phasing, release of green belt or countryside for housing may be appropriate.”.</li> <li>3. Inserting the word “significant” between “no” and “adverse” to read “no significant adverse” in the first and second sentences of paragraph 2 in Policy D3: Green Belt and Countryside Around Towns (CAT) on page 57.</li> </ol>	140
9 - Green Infrastructure	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the word “may” with “will” in paragraph 4 of policy D4 on page 61.</li> <li>2. Amending the description in schedule 3 on page 62 for D4.8 (Cowdenhall) to read as follows: “Access and woodland planting management. Protection of woodland area and enhancement, including planting of native tree species, where appropriate.”.</li> </ol>	144

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10 - Greenspace and Open Space	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the wording of the third bullet point of paragraph 3 of policy D5: Protection of Urban Greenspace on page 64 with:  “Appropriate mitigation is provided as part of the development for high quality alternative provision within a convenient distance of at least equal biodiversity, community benefit and accessibility.”.</li> </ol>	148
11 - Natural Environment	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding the text “wherever this is not possible” to the end of the final sentence of criterion 1 of policy D7 on page 66.</li> <li>2. Replacing the word “and” with “or” at the end of criterion 2a of policy D7 on page 66.</li> <li>3. Delete the third paragraph of criterion 3 of policy D7 on page 66 and replace it with the following sentence: “The loss of ancient or semi-natural woodland, or</li> </ol>	153



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	<p>trees covered by Tree Preservation Orders will not be supported.”.</p> <p>4. Deleting the first sentence of paragraph 2 of the supporting text on page 66 and adding the following additional sentence to the end of the third paragraph of criterion 3 of policy D7 on page 66: “Ancient woodland is an irreplaceable resource and should be protected from adverse impacts arising from development.”.</p> <p>5. Adding in the following sentence to the end of criterion 4 of policy D7 on page 66: “This appraisal should identify measures adequate to mitigate any impacts that are identified.”.</p>	
<p>12 - Sustainable Transport Networks and Access</p>	<p>Modify the proposed plan by:</p> <p>1. Amending the second sentence in the third paragraph of Policy D8: Sustainable Transport Networks on page 70 to read:</p> <p>“Proposals will require to be accessible and permeable by foot and cycle, providing new and enhanced links which connect to existing and proposed walking, cycling and green networks, as well as to public transport networks.”.</p> <p>2. Amending the second sentence of the fourth paragraph in the ‘Sustainable Transport Network and Active Travel’ section of the plan on page 68 to read:</p> <p>“The City Deal infrastructure project will also assist with delivering a range of strategic transport improvements, including the potential for a new train station subject to the outcome of the Barrhead South Accessibility Appraisal, Sustainable Transport Network and Active Travel at the Barrhead South SDO</p>	<p>172</p>

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	<p>and improvements in the road connections between Barrhead and Newton Mearns to improve access to jobs and services, and to the Dams to Darnley Country Park.”.</p> <p>3. Amending the first sentence of Policy D11: Electric Charging Infrastructure on page 75 to read:</p> <p>“Major residential proposals will be required to incorporate electric vehicle charging points or passive provision for charging points within every dwelling with a garage or driveway, and to make provision within visitor parking or communal parking spaces.”.</p>	
<p>13 - Community and Education Facilities and Infrastructure</p>	<p>Modify the proposed plan by:</p> <p>1. Amending the first sentence of Policy D12: Community and Education Facilities and Infrastructure on page 80 to read:</p> <p>“The Council will support the protection and enhancement of existing community, cultural, leisure, health, sports and education facilities.”.</p> <p>2. Adding to the description column of Schedule 9: Education Facilities on page 83:</p> <p>“Flood risk assessment will be required to determine the developable extent of the site and to ensure that the proposal is consistent with Scottish Planning Policy.”.</p>	<p>202</p>
<p>14 - Housing Supply, Delivery and</p>	<p>Modify the proposed local development plan by:</p>	<p>234</p>

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Phasing	<p>1. Replacing the first paragraph of Policy SG1: Housing Supply, Delivery and Phasing on page 96 as follows:</p> <p>“To deliver housing needs across all tenures up to 2031 the Proposed Plan provides a range and choice of housing sites and supports the delivery of sustainable mixed communities. Provision is made for the housing land requirement (set out in Table 1) and associated infrastructure to be delivered between 2012 to 2031 to comply with Clydeplan, the requirements of Scottish Planning Policy and in accordance with Strategic Policy 1.”.</p> <p>2. Replacing the first sentence within the first paragraph on page 94 with the following:</p> <p>“The Background Report and Table 1 clearly show that there is sufficient land supply to meet the Housing Land Requirement of Clydeplan to 2029 and the extrapolated requirement to 2031.”.</p> <p>3. Replacing references to “2029” with “2031” in:</p> <ul style="list-style-type: none"> <li>• The supporting text on page 24 (paragraphs 2, 3 and 4).</li> <li>• The supporting text on page 35 (paragraph 1).</li> <li>• Policy M2.2: M77 Strategic Development Opportunity – Barrhead South – Springhill, Springfield, Lyoncross on page 40 (criterion 1a).</li> <li>• Policy M3: Barrhead North – Strategic Development Opportunity – Shanks/Glasgow Road, Barrhead on page 43 (criteria 3a, 4ci, 4cii, 5a and 5b).</li> </ul>	

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	<p>4. Replacing the title on page 93 with “How Many New Homes are Needed by 2031?”.</p> <p>5. Deleting the text “(4350 units 2012-29)” from the second paragraph on page 93.</p> <p>6. Removing the word “also”, and replacing the word “is” with “are”, in the first sentence of the third paragraph on page 93.</p> <p>7. Replacing tables 1 and 2 on pages 93 and 95 respectively with the following Table 1:</p> <p><b>Table 1: East Renfrewshire Housing Land Supply 2012-2031</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">2012-2024</th> <th colspan="3">2024-2029</th> <th colspan="2">2029-2031</th> </tr> <tr> <th>All tenure</th> <th>Private</th> <th>Social*</th> <th>All tenure</th> <th>Private</th> <th>Social*</th> <th>All tenure</th> <th>Private</th> </tr> </thead> <tbody> <tr> <td><b>a) HST</b></td> <td>2,810</td> <td>2,270</td> <td>540</td> <td>980</td> <td>750</td> <td>230</td> <td>392</td> <td>300</td> </tr> <tr> <td><b>b) HLR</b></td> <td>3,230</td> <td>2,610</td> <td>620</td> <td>1,120</td> <td>860</td> <td>260</td> <td>452</td> <td>346</td> </tr> <tr> <td><b>c) Completions</b></td> <td>1,812</td> <td>1,507</td> <td>305</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>d) Outstanding HLR (b-c)</b></td> <td>1,418</td> <td>1,103</td> <td>315</td> <td>1,120</td> <td>860</td> <td>260</td> <td>452</td> <td>346</td> </tr> <tr> <td><b>e) Established Supply</b></td> <td>1,954</td> <td>1,608</td> <td>346</td> <td>1,420</td> <td>1,282</td> <td>138</td> <td>162</td> <td>162</td> </tr> <tr> <td><b>+/-</b></td> <td>+536</td> <td>+505</td> <td>+31</td> <td>+300</td> <td>+422</td> <td>-122</td> <td>-290</td> <td>-183</td> </tr> <tr> <td><b>Clydeplan period 2012-2029</b></td> <td colspan="7">+836 all tenure / +927 private / -91 social</td> <td></td> <td></td> </tr> <tr> <td><b>LDP period 2012-2031</b></td> <td colspan="7">+546 all tenure / +743 private / -197 social</td> <td></td> <td></td> </tr> </tbody> </table>		2012-2024			2024-2029			2029-2031		All tenure	Private	Social*	All tenure	Private	Social*	All tenure	Private	<b>a) HST</b>	2,810	2,270	540	980	750	230	392	300	<b>b) HLR</b>	3,230	2,610	620	1,120	860	260	452	346	<b>c) Completions</b>	1,812	1,507	305	0	0	0	0	0	<b>d) Outstanding HLR (b-c)</b>	1,418	1,103	315	1,120	860	260	452	346	<b>e) Established Supply</b>	1,954	1,608	346	1,420	1,282	138	162	162	<b>+/-</b>	+536	+505	+31	+300	+422	-122	-290	-183	<b>Clydeplan period 2012-2029</b>	+836 all tenure / +927 private / -91 social									<b>LDP period 2012-2031</b>	+546 all tenure / +743 private / -197 social									
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	<p>Sources: Clydeplan (2017) and ERC Housing Land Audit (2019)</p> <p><b>Notes to Table 1:</b></p> <p>a) Housing Supply Targets (HST) (Schedule 7 Clydeplan).</p> <p>b) Housing Land Requirement (HLR) (HSTs +15% generosity) (Schedule 8 Clydeplan) and 2029-2031 figures derived from the council's extrapolation method (average of the 2024 to 2029 HLR).</p> <p>e) Established supply as agreed with Homes for Scotland through the annual Housing Land Audit (2019). This comprises those sites deemed effective during the period 2019 to 2026 and council programming of sites 2026 to 2031.</p> <p>* Comprises sites allocated for 100% social rent/below market rent under schedule 16 and where social sector capacity known for sites with planning consent.</p> <p>8. Amending the headings in Schedule 15: Housing Sites on pages 100-103, and Schedule 16: Affordable Housing and Housing for Particular Needs on page 104, to read "Established Land Supply 2019-31" and "Land Supply Post 2031".</p> <p>9. Replacing the Established Land Supply 2019-31 from "144" to "192" and Land Supply Post 2031 from "136" to "88" for site SG1.9 (Springfield Road, Barrhead) in Schedule 15: Housing Sites on page 101.</p> <p>10. Replacing the Established Land Supply 2019-31 from "376" to "400" and Land Supply Post 2031 from "24" to "0" for site SG1.10 (Shanks Park, Barrhead) in Schedule 15: Housing Sites on page 101.</p> <p>11. Replacing the Established Land Supply 2019-31 from "622" to "672" and Land Supply Post 2031 from "50" to "0" for site SG1.25 (Maidenhill, Newton Mearns) in Schedule 15: Housing Sites on page 102.</p>	
15 - Housing Supply Barrhead	Modify the proposed local development plan by:	239

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	1. Adding the words "Policy D8" to the notes column for site reference SG1.11 in schedule 15 (housing sites) on page 101.	
16 - Housing Supply Busby	No modifications.	242
17 - Housing Supply Giffnock	<p>Modify the proposed local development plan by:</p> <p>1. Adjusting the boundary of proposal SG1.15 on the proposals map to align with the site shown as CS030 in the site evaluation report.</p> <p>2. Adding the following sentences to the notes column of SG1.15 in schedule 15 (housing sites) on page 101:</p> <p>"No built development should take place within the 1 in 200 year floodplain, the extent of which will be identified through a detailed flood risk assessment. This may have implications for the overall capacity of the site."</p> <p>3. Adjusting the boundary of proposal SG4.4 on the proposals map to align with the revised site plan provided by the council.</p>	248
18 - Housing Supply Neilston	<p>Modify the proposed local development plan by:</p> <p>1. Deleting proposals SG1.16 (Crofthead Mill, Neilston) and SG1.17 (Neilston Juniors, Neilston) from schedule 15 (housing sites) on page 102 and the proposals map.</p> <p>2. Deleting proposal D12.8 (Kingston Playing Field, Neilston) from schedule 8 (community facilities) on page 82 and the proposals map.</p>	264

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	<p>3. Amending the description column for proposal D20.1 in schedule 14 (environmental protection projects) on page 88 to read: “Restoration of Crofthead Mill with potential for a mixed use development of employment and community use (proposal SG6.4). Housing may also be acceptable as part of a mixed use development, subject to the submission of a flood risk assessment and supporting information in relation to the restoration of the listed mill buildings.”.</p> <p>4. Amending the description column for proposal SG6.4 in schedule 18 (business proposals) on page 109 to read: “Restoration of Crofthead Mill with potential for a mixed use development of employment and community use (proposal D20.1). Housing may also be acceptable as part of a mixed use development, subject to the submission of a flood risk assessment and supporting information in relation to the restoration of the listed mill buildings.”.</p>	
19 - Housing Supply Newton Mearns	<p>Modify the proposed local development plan by:</p> <p>1. Amending the graphics on the proposals map to clarify that housing, urban greenspace and green network allocations apply to the whole of site SG1.23 – Broompark Drive, Newton Mearns.</p>	286
20 - Submitted Housing Supply Barrhead	No modifications.	302
21 - Submitted Housing Supply Busby	No modifications.	314
22 - Submitted Housing Supply Clarkston	No modifications.	320

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23 - Submitted Housing Supply Eaglesham	No modifications.	326
24 - Submitted Housing Supply Newton Mearns	No modifications.	356
25 - Submitted Housing Supply Neilston	No modifications.	362
26 - Submitted Housing Supply Uplawmoor	No modifications.	366
27 - Submitted Housing Supply Waterfoot	No modifications.	376
28 - Housing Mix and Affordable Housing	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting a new final paragraph on page 97 as follows:                       "The Council's LHS confirms that there is currently no demand for sites to be allocated for Gypsy/Travellers and Travelling Showpeople. The Council is committed to working with neighbouring councils to increase our understanding of Gypsy/Traveller needs in the local area and our practice in line with national guidance."</li> <li>2. Replacing the final sentence in the first paragraph of Policy SG2: Housing Mix on page 98 with:                       "The different types and sizes of housing are required to be well integrated throughout the development."</li> <li>3. Replacing the second paragraph of Policy SG2: Housing Mix on page 98 with:</li> </ol>	384



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	<p>“Proposals should include houses which are adaptable and responsive to a lifetime of needs. In addition to the requirements of building standards, due consideration should be given to unit type, internal room sizes and overall plot size to ensure that units are accessible to as wide a range of people as possible, and that there is potential for future adaptation. This requirement is in addition to the requirements of Policy SG4.”.</p>	
29 - Economic Development	<p>Modify the proposed local development plan by:</p> <p>1. Amending the wording of paragraph 1 of Policy SG8: Digital Communications Infrastructure on page 111 to read as follows:</p> <p>“The Council supports the provision and expansion of a digital and communications infrastructure network that provides high speed broadband for residents and businesses, provided they will not result in a detrimental impact, including cumulative, upon the setting, character or visual amenity of an area.”.</p>	390
30 - Town & Neighbourhood Centres	<p>Modify the proposed local development plan by:</p> <p>1. Amending the wording of criterion 2c of policy SG10: Town and Neighbourhood Centres on page 115 to read as follows: “Demonstrate that the proposal will help to meet proven qualitative or quantitative deficiencies;”.</p> <p>2. Amending the wording of criterion 2d of Policy SG10: Town and Neighbourhood Centres on page 115 to read as follows: “Demonstrate that there will be no significant adverse effect on the vitality and viability of existing town centres;”.</p>	393



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31 - Sustainable Design	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the first paragraph of page 122 with the following:             “The Scottish Government’s commitment to energy reduction and responding to climate change is established in the Climate Change (Scotland) Act 2009 as amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019. The council supports the Scottish Government’s targets of net-zero emissions of greenhouse gasses by 2045 and being carbon neutral by 2040. The policies in this plan make a significant contribution to this aim.”.</li> <li>2. Replacing the first sentence of the sixth paragraph on page 123 with the following:             “The Proposed Plan will expect developers to look at options for providing combined heat and power (CHP) and district heating in new developments.”.</li> <li>3. Replacing criterion 2 of policy E1: Sustainable Design on page 124 with the following:             “2. Developments must incorporate sustainable and energy efficient design and construction methods and be built to meet a minimum of silver sustainability standard. All new buildings must be designed to ensure that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low-carbon and zero-carbon generating technologies. A statement will require to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan. This requirement will not apply</li> </ol>	401

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	<p>to:</p> <ul style="list-style-type: none"> <li>• alterations and extensions to buildings</li> <li>• change of use or conversion of buildings</li> <li>• ancillary buildings that stand alone and cover an area less than 50 square metres</li> <li>• buildings which will not be heated or cooled, other than by heating provided solely for frost protection</li> <li>• buildings which have an intended life of less than two years.”.</li> </ul>	
32 - Renewable Energy	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the words “negative impacts” from the second sentence of the second paragraph on page 123 with “unacceptable effects” to read:  “The overall aim is to ensure any unacceptable effects upon the environment are avoided or mitigated.”.</li> <li>2. Replacing the last sentence of the third paragraph on page 125 with the following three sentences:  “The spatial framework was prepared within the context of policy 10 in Clydeplan 2017 and informed by the Council’s Wind Energy Study 2012. The ‘Group 3’ boundaries exclude land within two kilometres of the main settlements, Sites of Special Scientific Interest (SSSI) and areas of Class 1 nationally important carbon-rich soils, deep peat and priority peatland habitat. Further information on relevant background studies will be provided in the Supplementary Guidance on Low and Zero Carbon Delivery.”.</li> </ol>	412

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	<p>3. Replacing the last sentence of the fourth paragraph on page 125 with: “This has resulted in a significant reduction in the remaining capacity for onshore wind energy development in East Renfrewshire.”.</p> <p>4. Adding the following legend to Figure 15 (spatial framework for wind energy development) on page 126:</p> <p>Key</p> <p> (Unshaded areas) ‘Group 2’ areas of significant protection from wind energy development. Proposals will require to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation and assessment against the criteria in policy E2.</p> <p> (Purple shaded areas) ‘Group 3’ areas with potential for wind energy development, where wind energy development is likely to be acceptable subject to detailed consideration against the criteria in policy E2.</p> <p>5. Replacing the words “low carbon and renewable energy proposals” in the first and third paragraph of policy E2 on page 127 with “low and zero carbon renewable energy proposals”.</p> <p>6. Replacing the word “submit” in the last sentence in the second paragraph of policy E2 with “demonstrate” to read:</p> <p>“Where appropriate, applications will be required to demonstrate satisfactory mitigation measures to alleviate any unacceptable adverse effects.”.</p>	

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	<p>7. Adding an additional bullet point to the end of the existing list of 16 criteria in policy E2 on page 127 as follows:</p> <p>“17. Opportunities for energy storage.”.</p>	
33 - Soil and Noise	<p>Modify the proposed local development plan by:</p> <p>1. Replacing the first sentence of policy E4 (protecting soil quality) on page 128 with the following: “Proposals will be required to minimise adverse impacts on soil, avoiding the unnecessary disturbance of peat and other carbon rich soils, and minimise the amount of land that is affected.”.</p>	416
34 - Water Environment and Flooding	No modifications.	421
35 - Vacant Derelict and Contaminated Land	<p>Modify the proposed local development plan by:</p> <p>1. Deleting the first paragraph from Policy E12: Minerals on page 137.</p> <p>2. Adding the following sentence to the end of the supporting text on page 137 (after “the criteria listed in policy E12”.): “The requirement to take account of and mitigate the effects of past mining activity is set out in policy E10.”.</p> <p>3. Adding the word “unstable” to the title of Policy E10 on page 134 to read as follows: “Policy E10: Vacant, Derelict, Contaminated and Unstable Land”.</p> <p>4. Adding the word “unstable” to the first paragraph of Policy E10 on page 134 to read as follows: “Proposals will be required to optimise the remediation and</p>	424

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	<p>redevelopment of vacant, derelict, contaminated and unstable land and buildings, where appropriate.”.</p> <p>5. Adding the following sentence to the second paragraph of Policy E10 on page 134 to form a new second sentence (after “their application”): “Where instability of a development site is identified, including as a result of past mining activity, applicants will be required to submit a ground conditions report or coal mining risk assessment alongside their application.”.</p> <p>6. Adding the word “unstable” to the title of the supporting text on page 134 to read “Vacant, Derelict, Contaminated and Unstable Land”.</p> <p>7. Adding the following text in a new paragraph to the supporting text on page 134 (after “through Policy D4”): “Past coal mining activity can leave a legacy of unstable land, which poses a public safety risk. However, through the submission of supporting technical information and the identification of appropriate mitigation measures and remediation strategies, development provides the opportunity to address mining legacy matters and make unstable land safe for future generations.”.</p>	
36 - Minerals	No modifications.	430