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Local Development Plan 2
EAST RENFREWSHIRE COUNCIL



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INTRODUCTION

1



What is the Local Development Plan?

Welcome to the **Local Development Plan 2** (LDP2) for East Renfrewshire. The Local Development Plan is the Council's key **strategic land use planning** document and aligns with and supports the vision and objectives of the Council's Corporate and Community Plans. The key purpose of the LDP is to set out a long term strategy and a policy framework to guide future development, sustainable and inclusive economic growth and regeneration.

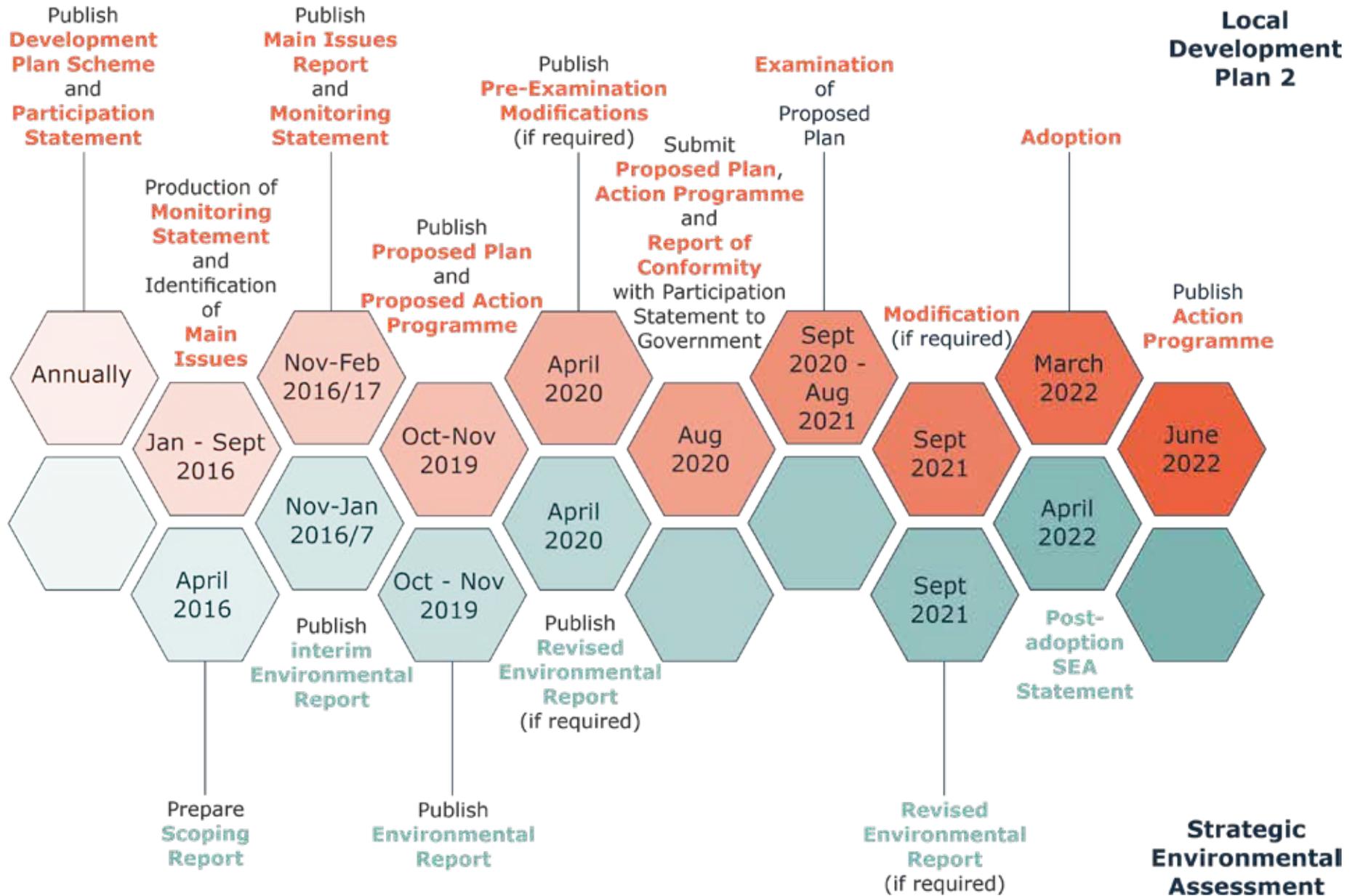
The LDP provides the opportunity to plan for and deliver the priorities and needs of those who live, work, visit or want to invest in the area. It will help to shape the kind of place that East Renfrewshire will be in the future, balancing the needs of residents, businesses and future generations. The LDP aims to **create thriving, attractive and sustainable places and neighbourhoods** that provide for the younger generation, so they can live and work in the area they grew up in, provide homes and facilities for families and individuals moving into the area and enable older people to live independently in their own homes for longer.

This LDP builds upon the strategy and momentum created by the Adopted Local Development Plan (LDP1) (June 2015) and seeks to provide a mix and range of housing, improved connectivity, new infrastructure, jobs and investment and a move towards a low carbon place and economy. The LDP will continue to promote a brownfield first approach in the urban areas with a continued focus upon the availability of infrastructure and the deliverability of sites, in particular the three key master plan areas and the City Deal infrastructure projects. This approach can provide lasting benefits through the efficient use of land, resources, infrastructure, facilities and services and ensure residents are healthy and active and have the skills for learning, life and work. The LDP also seeks to protect our communities from unplanned and unsustainable development.

LDP1 has already been successful in delivering new housing, green networks, schools and other infrastructure. To demonstrate commitment to the delivery of this strategy, the LDP is supported by a detailed Action Programme that will be updated regularly to monitor progress with the Plan.

The Council wants communities to be at the heart of the plan-making process. Increasing involvement in the planning system will provide communities and other groups with a central role in the creation of our future places.

Figure 1: Timetable and Main Stages for Producing the LDP2 and SEA



Main Public Stages and Timetable for Producing the LDP2

The LDP has been produced after extensive stakeholder engagement and wider consultation. It has been informed by responses and feedback that were received during earlier consultation on the Main Issues Report (2016), the Proposed Plan (2019) as well as reflecting evidence gathered and set out in the Strategic Environmental Assessment, Action Programme, Monitoring Statement and other technical reports and building upon the current strategy, policies and proposals of LDP1. LDP2 will cover the period 2021 up-to 2031 and beyond.

Figure 1 sets out the stages in the Local Development Plan process. Full details are set out in the Development Plan Scheme.

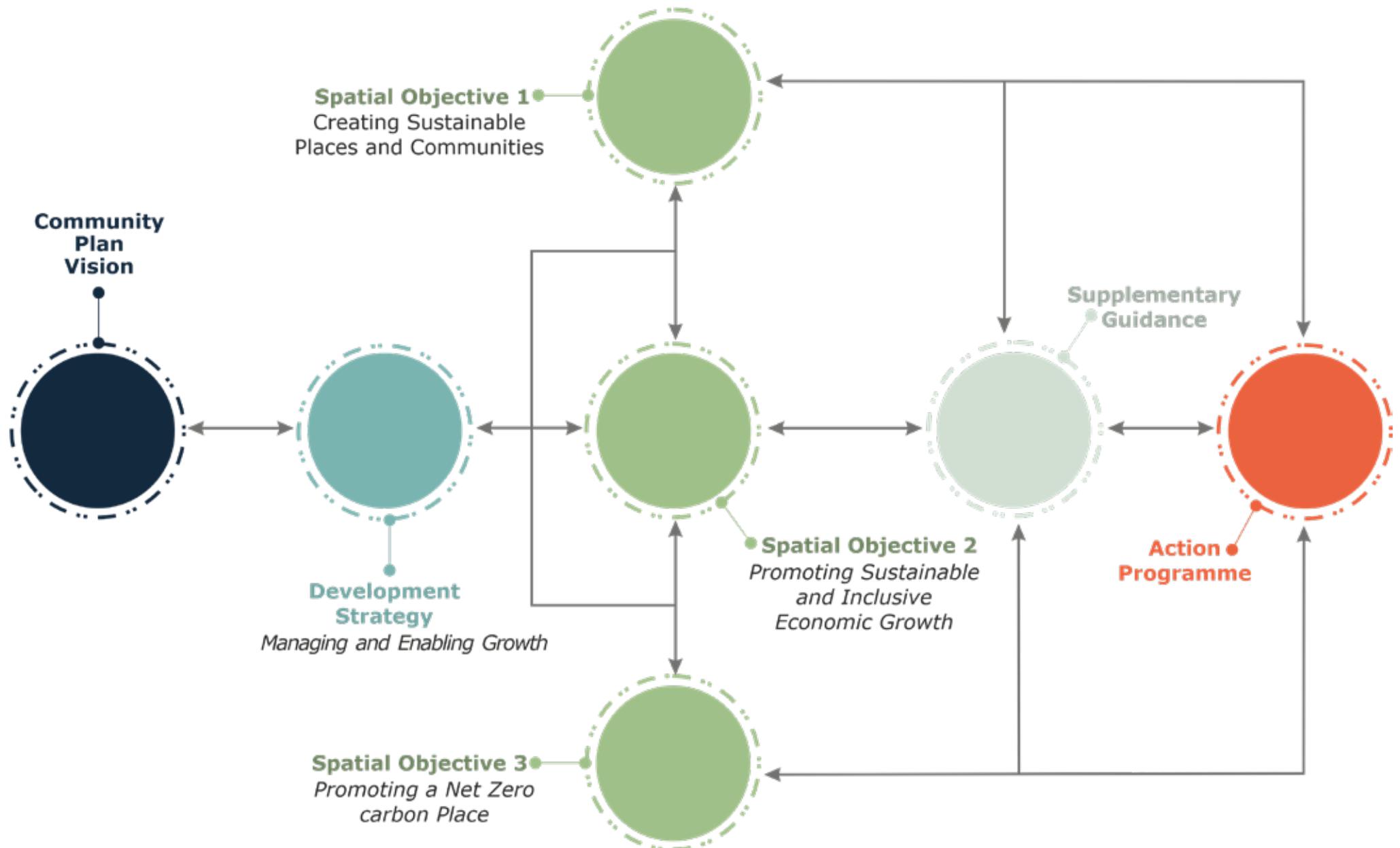
Structure of the LDP

Section 2 'Development Strategy' sets out the Council's view on the future use of land across East Renfrewshire. The Council's vision is set out in the Community Plan (2018) and the development strategy, policies and proposals of this LDP work together to deliver this vision.

Three spatial objectives support the development strategy and these are further supported by a number of strategic and development management policies which provide direction and contribute to the delivery of the strategy. Site allocations and designations are shown on an OS based Proposals Map. A Glossary is also included to explain specialist terms used in this LDP.

Each of the Policies within this LDP is supported by explanatory text. All of the policies in the LDP will be afforded equal weight in the determination of planning applications so the Plan must be carefully considered as a whole. Reference should also be made to appropriate Supplementary Guidance. The structure of the LDP is set out in Figure 2.

Figure 2: Structure of the LDP



Supporting Technical Documents

The LDP is supported by a number of accompanying documents which are as shown below. Their purpose and role is summarised in Appendix 1.

1. Strategic Environmental Assessment (SEA)
2. Action Programme
3. Equalities and Human Rights Impact Assessment (EHRIA)
4. Site Evaluation
5. Supplementary Guidance (SG)
6. Schedule of Council Land Ownership
7. Background Reports:
 - a. Housing;
 - b. Green Belt Landscape Character Assessment;
 - c. Transport Appraisal; and
 - d. Education.



Habitats Regulations

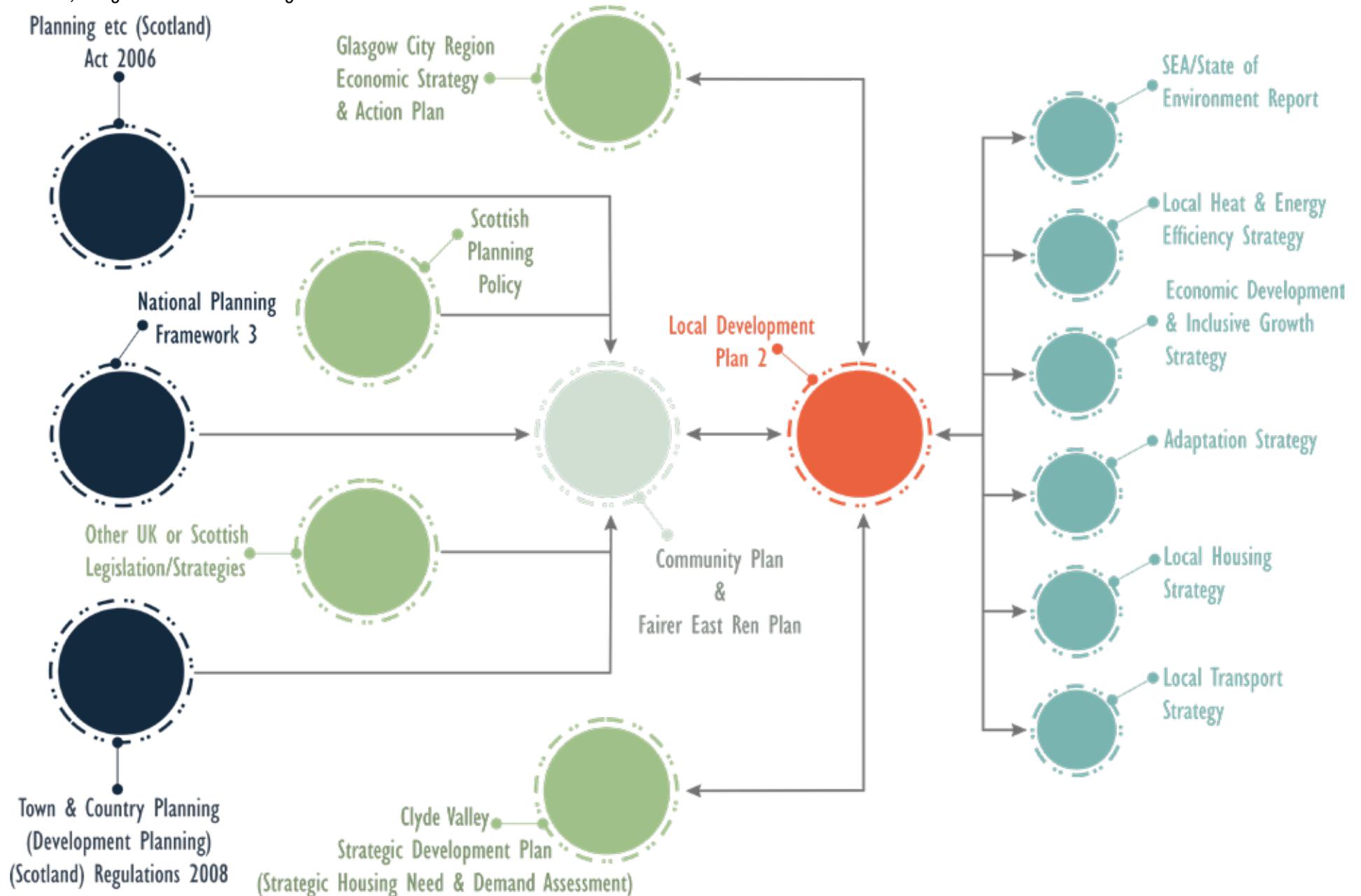
A Habitats Regulations Appraisal (HRA) determines whether a plan or project should be subject to appraisal. The screening stage of the HRA screens the plan for likely significant effects on European Sites. The Council has determined that, in the area covered by the Local Development Plan, there are no 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.

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.

Policy Context

National, regional and local policy documents have a major influence on the LDP as shown in Figure 3. The Development Strategy and objectives of the LDP are based upon and link in with the approach taken by these supporting plans and documents. Key documents are discussed in the following sections.

Figure 3: Plans, Programmes and Strategies



National Policy

National Planning Framework 3

The National Planning Framework 3 (NPF3) sets out the Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside. A revised National Planning Framework will be published within the lifetime of this plan and will form part of the development plan.

Scottish Planning Policy

Scottish Planning Policy (SPP) sets out 4 key planning outcomes that will underpin the strategic approach detailed within the LDP namely:

- **a successful, sustainable place;**
- **a low carbon place;**
- **a natural, resilient place; and**
- **a more connected place.**

SPP aims to increase sustainable economic growth; contribute to sustainable development; support climate change mitigation and adaptation; and support the creation and maintenance of high quality places and developments. SPP also has a presumption in favour of development that contributes to sustainable development and encourages high quality places by taking a design-led approach.

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.

Regional Policy

Clydeplan

The Development Plan for East Renfrewshire consists of:

- Approved Glasgow and Clyde Valley Strategic Development Plan (SDP); and
- Adopted Local Development Plan (LDP2).



The SDP, now referred to as ‘Clydeplan’, covers land use and strategic infrastructure issues at the regional level (Glasgow and the Clyde Valley) to help deliver sustainable economic growth and good quality places. Clydeplan was approved in July 2017. East Renfrewshire is one of the 8 Local Authorities which make up Clydeplan. The LDP is required to be consistent with Clydeplan.

A key evidence base for the LDP and the Local Housing Strategy (LHS) is the Strategic Housing Need and Demand Assessment 2 (SHNDA 2015) produced to support Clydeplan. The SHNDA estimates current and future housing need and demand; identifies any unmet needs; and considers the number of homes required in the affordable and private housing sectors to meet this need. Our targets and requirements are set out under Strategic Policy 1 and Policy SG1.

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 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.

Glasgow City Region and City Deal

The Glasgow City Region Economic Strategy and Action Plan (2017) aims to promote sustained and inclusive economic growth across the region and links in with each Council’s City Deal projects. These key strategic documents will also inform this LDP.

The Council will continue to work in partnership with our neighbouring authorities to ensure that opportunities for economic growth and the creation of sustainable patterns of development and infrastructure needs, such as major new roads infrastructure and green networks are planned for collaboratively across boundaries to deliver inclusive growth that will be shared throughout all our places and communities.



Local Policy

Community Plan

The Community Plan is the overarching plan for East Renfrewshire. It sets out the high level ambitions for all age groups and communities in East Renfrewshire for the next 10 years. The refreshed Community Plan was approved in May 2018. The Community Plan's vision is:

“East Renfrewshire is an attractive and thriving place to grow up, work, visit, raise a family and enjoy later life”.

The Community Plan is structured around 5 strategic priority areas:

- All children in East Renfrewshire experience a stable and secure childhood and succeed;
- East Renfrewshire residents are healthy and active and have the skills for learning, life and work;
- East Renfrewshire is a thriving, attractive and sustainable place for residents and businesses;
- East Renfrewshire residents are safe and live in supportive communities; and
- Older people and people with long-term conditions in East Renfrewshire are valued; their voices are heard; and they enjoy full and positive lives.

The Community Empowerment Act (2015) introduced the requirement for Councils to prepare:

- A Local Outcomes Improvement Plan (LOIP) known as the 'Fairer East Ren' Plan; and
- Locality Plans (Policy M5 and Schedule 2).

The Fairer East Ren Plan is the part of the Community Plan that focuses on actions to reduce inequality in the area, supported in turn by more detailed Locality Plans focused upon local communities.

To deliver on these five priority areas and to meet future challenges the Council also developed five capabilities:

- Prevention;
- Empowering Communities;
- Use Data, Evidence and Benchmarking;
- Modernising How We Work; and
- Digital.



The Strategy Team will continue to work closely with the Community Planning Team to integrate spatial and land use planning with community planning, to deliver against the Councils overall vision, five priority areas and five capabilities. It should however be recognised that some of the aspirations and outcomes of the Community Plan, Fairer East Ren Plan and Locality Plans go beyond the land use scope of the LDP.

Local Housing Strategy (LHS) (2017-22)

The Local Housing Strategy (LHS) is the key housing plan for the area. The LHS sets the Council's vision for what we want to achieve locally to improve housing across all tenures (i.e. social and private rent and owner occupation), and in turn how we are going to tackle these issues over a 5-year period. The LHS sets out how we will ensure we have the right homes in the right places to meet housing needs.

The vision of the LHS is:

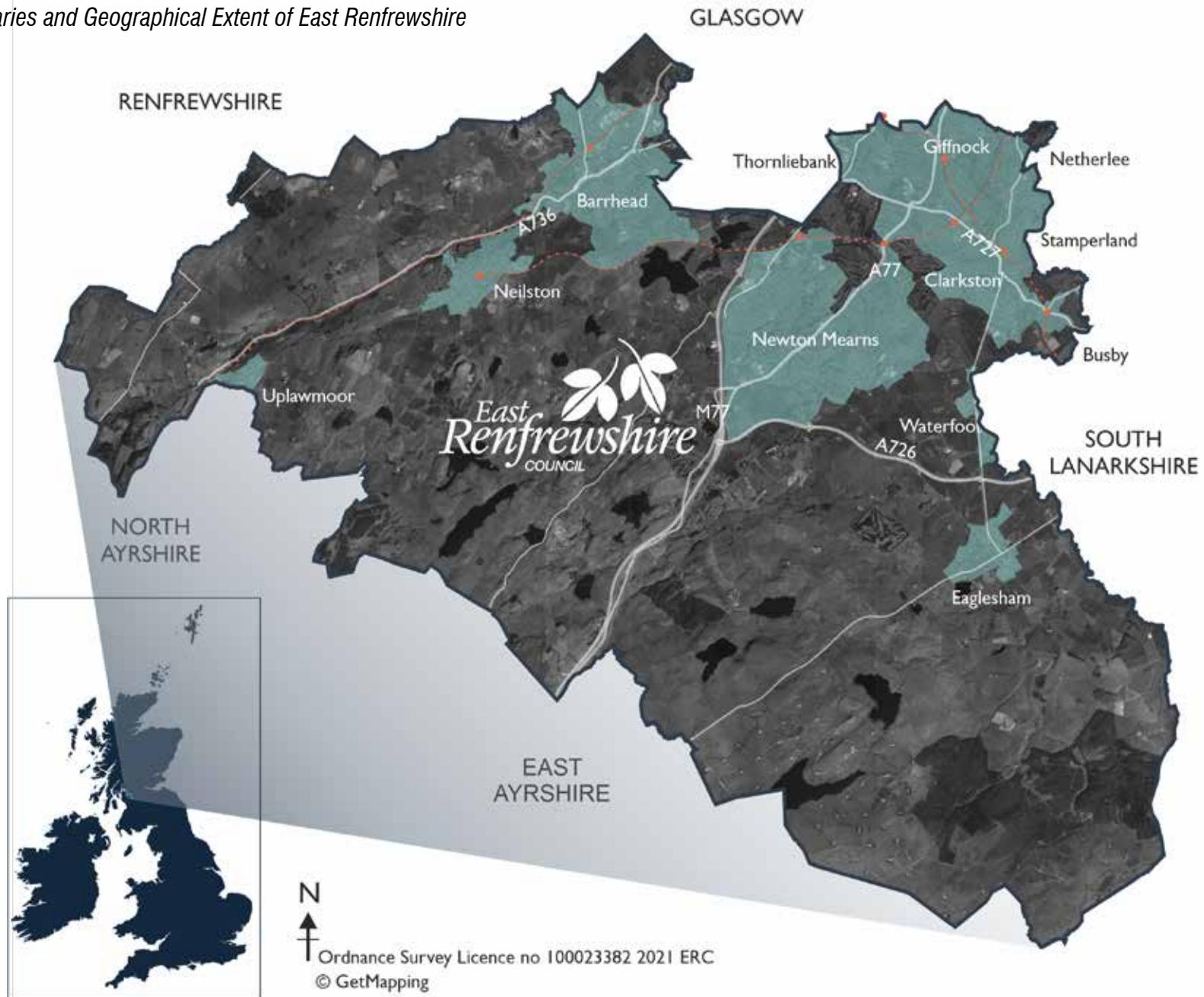
“Good quality and affordable housing opportunities are available to all our residents, within safe and attractive neighbourhoods”.

To achieve this the LHS identifies four strategic priorities for housing:

- Increase Access to Housing;
- Thriving, Attractive and Sustainable Neighbourhoods;
- Facilitate Independent Living; and
- Improve Access and Participation.



Figure 4: Boundaries and Geographical Extent of East Renfrewshire



Spatial Portrait: East Renfrewshire as a Place

East Renfrewshire forms part of the wider Glasgow and Clyde Valley City Region. This is Scotland's largest city region and covers an area which contains a third of Scotland's total population and which generates a third of Scotland's economic output. The LDP's strategy will ensure that future growth and development in East Renfrewshire contributes to and is consistent with the wider Clydeplan planning strategy for the Glasgow and Clyde Valley City Region.

East Renfrewshire covers an area of approximately 67 square miles (174 km²) and exhibits a diverse range of environments. As shown in Figure 4, the north of the area comprises the urban areas of Giffnock, Newton Mearns, Clarkston, Busby, Thornliebank and Barrhead. There is also an extensive rural hinterland to the south which provides an attractive setting for the urban areas and within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located.

The proximity of East Renfrewshire to Glasgow, coupled with its attractive setting, mean that the area is viewed as a highly desirable place to live, work and visit. East Renfrewshire is an area of rich environmental quality in terms of both the built and natural environment, with a network of important local urban greenspaces that contribute positively to local amenity and which provide leisure and recreation opportunities. Need and demand for housing is high and there is significant pressure for new housing including private, affordable and homes for older people.

East Renfrewshire is well placed in respect of the national transport network with the M77 motorway and the Glasgow Southern Orbital (GSO) passing through the area and with good accessibility to Glasgow and beyond by public transport routes. Glasgow airport is around a 30min drive and Edinburgh airport is around an hour's drive away. However, there remain limitations with public transport routes in certain parts of the Council area. Being within easy commuting distance of Glasgow and other areas also provides local communities with a wide choice of job opportunities, however this can also lead to out-commuting which places increasing demands on public transport and the road network.

East Renfrewshire residents enjoy a good quality of life and as such health in the area is relatively good. The 2018 Citizens Panel reveals that people view the overall quality of life in East Renfrewshire to be high. East Renfrewshire's good reputation, good educational opportunities and safety were the most common reasons for living in the area.

Analysis of the Scottish Index of Multiple Deprivation shows that deprivation rates in East Renfrewshire as a whole are relatively low compared to national averages. However, pockets of the most deprived datazones are located in Barrhead and Neilston with 5% of the population amongst the 15% most deprived in Scotland.

A series of key facts and characteristics are shown in Figure 5.

Figure 5: Key Facts

Population



Since 2011, population has grown by 4.3% to 94,760 in 2017. Population is increasing and is expected to rise to 110,044 by 2041.

Both our youngest and oldest populations are increasing. High life expectancy - males (80.5) and females (83.7).



Increasing pattern of more people settling in East Renfrewshire than are leaving

Increasing ageing population. By 2041, almost one quarter projected to be aged 65 or over.



27.3% of residents in East Renfrewshire have a long-term health condition or disability.

Increasing demand on care services - People over 80 are the greatest users of hospital and community health services and social care.



Education



Schools are consistently amongst the highest performing in Scotland. Schools within the Eastwood area have increasingly high occupancy levels.

From 2011-17 the number of children under 5 increased by 8.2%; 5-9 year olds increased by 16.3%; and 10-14 year olds increased by 2.4%.

Economic



Only 18% of residents live and work in East Renfrewshire. The majority work in Glasgow (52%).

Approx. 51% of residents are in managerial, professional and technical professions.



4 Town centres - Expenditure leakage to larger centres a longstanding challenge. 23 Neighbourhood centres.

Rouken Glen Park: During the extensive 4 year restoration project (2012-2016) visitor numbers have increased from approx. 406,000 (2011) to 942,000 (2016). From April to March (2018-19) visitor numbers were 950,163.



Dams to Darnley: est. 90,000 visitors per annum.



Whitelee Windfarm: est. 100,000 visitors per annum.

Transport

Between 40-60% of all journeys in East Renfrewshire are under 5km (2014- 2017 Scottish Household Survey).



3 rail lines serving 9 stations. 89% of residents live within 400m of a bus stop and 46% within 800m of a train station.

High car ownership – 89% of households own at least 1 car.

Higher proportion of residents travel to work by car when compared to regional and Scottish averages: 64% ER compared to 56% Scottish/SPT area average.



Lower proportion of residents travel to work using active travel modes when compared to regional and Scottish averages: 4% ER compare to 9% SPT area and 11% Scotland.

42.5% of East Renfrewshire pupils usually walk or cycle to school and around a half are driven to school.



Environment



Rich and varied environment: 6 sites of Special Scientific Interest (SSSI), 1 Local Nature Reserve, 5 conservation areas, 137 listed buildings and 2 gardens and designed landscapes.

424HAs of greenspace accounting for 15% of the urban area. 77% of residential properties are within 200m of greenspace.



Volume of waste recycled has increased since 2013 and approaching target of 60% by 2020.



The level of air pollution is low.

Housing

From 2011 to 2017, the number of households has risen by 4.3 per cent to 38,899.

Owner occupation is the dominant form of tenure - 82% of all housing stock.



Increasing single person households - 32 % in 2017 and by 2041 this is expected to grow to 39%.

House prices in the Eastwood area remain amongst the most expensive in Scotland.



Buoyant housing market with strong developer interest.



Increasing demand for private sector rental market in Eastwood area. Social Rented homes comprise 6% of all homes in Eastwood and 27% in Levern Valley. Rising number of private sector rental properties.

Spatial Objectives

The Plan's Development Strategy will be achieved by meeting the following objectives:

1. Creating Sustainable Places and Communities

- 1.1. To apply a placemaking approach to deliver safer, accessible, well designed sustainable places and environments that support healthy lifestyles and contribute to well-being.
- 1.2. To safeguard and enhance the historic, built and natural environment.
- 1.3. To protect the green belt and protect and enhance landscape character and setting.
- 1.4. To safeguard and promote the provision of greenspaces, green networks (including multifunctional green infrastructure), biodiversity and habitat networks as well as soil, water and air quality.
- 1.5. To locate development on sites which can be accessed sustainably and contribute to the active travel network; reducing the proportion of journeys made by private car by making sustainable transport such as walking, cycling and public transport more attractive and accessible.
- 1.6. To safeguard and encourage the provision of accessible community, cultural, leisure, health, sport and educational facilities.
- 1.7. To encourage social inclusion through promoting equal opportunities to learning and community engagement for all sectors of the community.

2. Promoting Sustainable and Inclusive Economic Growth

- 2.1. To encourage inward investment, employability, business development, tourism, diversification and sustainable and inclusive growth of the economy.
- 2.2. To recognise that East Renfrewshire forms part of the wider Glasgow and Clyde Valley Region and has a significant role in accommodating and providing economic, population and household growth at the regional and local levels.
- 2.3. To ensure that all development is capable of being served by physical, social and environmental infrastructure or that additional capacity will be provided.
- 2.4. To provide new homes across all tenures which meet the needs of the local community.
- 2.5. To improve the provision of and access to digital infrastructure and networks.
- 2.6. To strengthen the role of town and neighbourhood centres as active, attractive and accessible places and to support their vitality and viability, in accordance with the town centre first principle.

3. Promoting a Net Zero Carbon Place

- 3.1. To prioritise the reuse of existing buildings and the use of vacant and brownfield land.
- 3.2. To promote sustainable design to provide for energy conservation and generation, ensuring a reduction in carbon emissions and the move towards a net zero carbon place and economy.
- 3.3. To achieve the area's full potential for electricity and heat from renewable sources, in line with national climate change targets.
- 3.4. To reduce emissions through prioritisation of low zero carbon and sustainable transport.
- 3.5. To minimise the risk of flooding.
- 3.6. To minimise the impacts on the water environment.
- 3.7. To facilitate the sustainable use of waste and minerals.

MANAGING & ENABLING GROWTH

2

The Development Strategy provides the framework for managing change and shaping how the area will develop in the future. The focus is on regeneration and consolidation of our urban areas and enhancing existing places.

When, where and how development will be provided is vital to the success of **East Renfrewshire** as a **vibrant, healthy, economically** and **culturally diverse** and **inclusive place** where social interaction, physical activity and sense of place are promoted and supported.



Development Strategy

Scottish Planning Policy (SPP) requires Development Plans to set out a long term settlement strategy to guide the distribution and timing of future development. It is the role of the Local Development Plan to plan for the sustainable growth of the area to meet the needs of those who live, work, invest and visit, recognising environmental and infrastructural constraints and balancing competing demands for land.

This will be achieved by ensuring that future development is focused on sustainable locations; safeguarding and maintaining the green belt and countryside; and by making efficient use of land and buildings in urban areas.

The LDP promotes a pattern of development to meet the vision and objectives of the Councils Community Plan through a compact strategy of consolidation and regeneration of the urban areas focused upon delivering the 3 objectives of:

1. Creating Sustainable Places and Communities;
2. Promoting Sustainable and Inclusive Economic Growth; and
3. Promoting a Net Zero Carbon Place.

A key consideration is how the Development Strategy contributes to placemaking objectives at the strategic and site specific level. The LDP places a high priority on the protection and enhancement of the built and natural environment and ensuring that they are capable of being adapted to meet the expected impacts of climate

change. The challenge now and for the future will be to restore and protect the natural environment; minimise the impacts of the built environment; and building in resilience to manage the effects of climate change to ensure a better quality of life for future generations.

The LDP aims to raise the quality of new development with proposals required to allow ease of movement as part of a clear movement hierarchy and active travel network. In accordance with ‘Designing Street’s principles, proposals are required to be energy efficient, incorporate integrated green infrastructure and provide a positive sense of place and identity.

There are strong linkages between mental and physical ill health, well-being and land use and community planning. The Council will work with a range of stakeholders to increase awareness of health and well-being, focusing on prevention and early intervention. The LDP provides the opportunity to ensure health and well-being are recognised as a core component of the Development Strategy, so that residents can live healthy and active lives. Parts of the Council area are affected by social and economic deprivation. The strategy focuses upon tackling and addressing these issues and inequalities including through delivery of the land use outcomes and local priorities of the ‘Fairer East Ren’ Plan and its supporting Locality Plans.

The LDP also seeks to deliver sustainable attractive neighbourhoods and places where people want to live, supported by high quality infrastructure and access

Strategic Policies

- Strategic Policy 1: Development Strategy
- Strategic Policy 2: Development Contributions
- Strategic Policy 3: City Deal

Areas for Change – Spatial Delivery of Growth

- Policy M1: Master Plans
- Policy M2: M77 Strategic Development Opportunity
- Policy M2.1: M77 Strategic Development Opportunity – Maidenhill/ Malletsheugh, Newton Mearns
- Policy M2.2: M77 Strategic Development Opportunity - Barrhead South – Springhill, Springfield, Lyoncross
- Policy M3: Barrhead North - Strategic Development Opportunity –Shanks/Glasgow Road, Barrhead
- Policy M4: Braidbar Quarry, Giffnock
- Policy M5: Locality Plans

to services, including schools; shops; leisure and recreation; open space; and community and health and care facilities (including the wider community offer as promoted within the Health and Social Care Partnership (HSCP) Community Led Support model). To promote equality and inclusion the LDP seeks to ensure that all communities have access to these opportunities and facilities.

Central to the LDP's overall approach is ensuring that development is managed, phased and monitored to assess the impact upon existing infrastructure and to ensure infrastructure is in place or will be provided in accordance with Strategic Policy 2 and where necessary, be delivered in advance of development. Improvements to existing and delivery of new infrastructure will be fundamental to achieving our ambitions up to 2031 and to cater for a growing and changing population. The Council will work in partnership with a range of stakeholders to co-ordinate delivery and investment in the area's infrastructure

The provision of new homes is one of the most important elements of the LDP. Clydeplan sets out our housing requirements to 2031 across all tenures. The Council is required to provide the housing land requirement shown in table 1 during the period 2012-31.

The strategic housing analysis and monitoring, as shown in the Housing Background Report, has clearly demonstrated that there is a sufficient and generous housing land supply within East Renfrewshire to meet the housing requirements of SPP and Clydeplan up to 2031. As a result the LDP directs development to

the urban area with a focus upon brownfield or vacant sites and a continued emphasis on regeneration and consolidation of existing places and communities.

Alongside this, the LDP retains a focus upon delivering the three key master plan areas namely: Maidenhill; Barrhead South; and Barrhead North which will provide approximately 2500 new homes during and beyond the plan period. The urban areas and master planned sites are the most sustainable locations for development, benefitting from a wide range of existing local facilities, services and jobs, sustainable transport options and infrastructure. Together these sites will continue to play a significant role in achieving the LDP's strategy and objectives.

There is significant residential development underway across the Council area and the long term strategic education, demographic and housing analysis has shown that further housing releases would have major impacts upon both the existing education and health infrastructure. Further information is set out in the Education Background Report. The provision of a sufficient number of pupil places is a statutory requirement and a key priority for this and future Plans. There is a need to ensure that the education estate and supporting infrastructure can accommodate additional pupils arising from new developments, inward migration and the 2nd hand housing and rental market. Health and care facilities are also under pressure from, amongst other things, recently completed and current residential developments across East Renfrewshire. Any future land release could also impact existing NHS facilities. Therefore another priority for this and future Local

Development Plans will be to ensure that the capacity required to support this demand is fully considered in partnership with relevant organisations.

As the LDP provides a generous housing land supply no further housing sites are identified for release in this Plan. Notwithstanding this, the strategy will continue to provide a well-balanced housing market and deliver a mix of new homes throughout the plan period to meet need and demand for the private, affordable and particular needs sectors. The LDP will also strongly align with the aims and objectives of the Local Housing Strategy (LHS). In addition to new affordable homes that will be delivered as part of private housing sites, the Council's own house building programme will deliver new affordable housing for local communities and is a key priority during the plan period.

The remediation and redevelopment of vacant and derelict land and buildings is a priority for the Council and is a key theme in the overall strategy. Bringing vacant sites back into productive use will support regeneration, improve the surrounding environment and reduce the need for developing greenfield sites.

The Development Strategy also incorporates our key employment locations and network of town and neighbourhood centres which are drivers for economic growth across the Council area. The strategy will seek to deliver significant inward investment, with a stronger more competitive economy providing a greater range of job opportunities for local people and promoting the area as a place to do business. Improving inclusive economic outcomes is also a key element of the

Council's health prevention agenda.

There will be a strong focus upon delivering the key City Deal infrastructure projects and other major infrastructure programmes. These will contribute to the implementation of the LDP's strategy; act as a catalyst for regeneration and inclusive economic growth; improve tourism potential; and enhance connectivity across the Council area.

It is important that town centres are protected from inappropriate uses which could have an adverse impact upon their vitality and viability. The LDP will seek to increase the diversity of uses in the town centres, boosting the cultural, leisure and retail offer; promote a Town Centre First approach for significant footfall generating uses; and encourage investment to revitalise and regenerate them.

High quality digital and full fibre broadband infrastructure and networks are also vital for homes and businesses in both the urban and rural areas. To improve coverage across the area new developments should aim to provide digital infrastructure, in consultation with service providers, as an integral part of development proposals at the outset.

Central to the implementation of the Development Strategy is ensuring that people and places are well connected to jobs, services and facilities and encouraging people to live, work and spend time in the area. A key priority of the LDP is to ensure that where appropriate, new developments provide safe high quality active travel routes, improve public transport options

and enhance existing path and cycle networks across the area to improve access to schools, employment, community and leisure facilities for users of all ages. This will result in positive impacts on people's health and well-being, improve social cohesion, through increased activity and social interaction, and help achieve wider sustainability objectives, such as reduced car use. The City Deal projects and ongoing partnership work with Strathclyde Partnership for Transport (SPT) will assist with delivering on this aim.

The green belt and countryside of East Renfrewshire is a valuable natural asset. The green belt boundary was reviewed during the preparation of LDP1. It set out a sustainable, robust and defensible boundary, providing a defence to unplanned growth and reflecting a long term settlement strategy. The green belt boundary will continue to be maintained and protected with only minor amendments made in this Plan. The strategy will seek to ensure that the green belt continues to protect the character, identify and setting of the urban areas. Within the green belt and countryside, limited development will only be permitted and should complement and protect the rural character. There will be continued emphasis on protecting rural communities and diversifying the rural economy.

Across the area, the network of rural settlements, Neilston, Waterfoot, Eaglesham and Uplawmoor, perform a valuable role providing services and facilities for their local communities. The LDP promotes infill development compatible with local character and function within these settlements. This approach will help to maintain or enhance existing services and

facilities so communities can continue to enjoy these benefits and reduce the need to travel. A range of house types and tenures will be encouraged in all rural settlements to allow residents to age within their neighbourhoods rather than having to move away from their local community and support system.

The green network is a core component of the Development Strategy, ensuring that important open spaces, biodiversity and green corridors are protected, connected, enhanced and provided in new developments. The LDP seeks to increase the amount and quality of greenspaces; ensure an integrated and multifunctional approach to green infrastructure; improve connectivity between green network components; and optimise the health and well-being benefits of our natural environment. The LDP retains a strong focus upon protecting existing areas of open space from development.

There will be a continued focus on protecting and enhancing our leisure, recreation, cultural and tourism opportunities such as Whitelee Windfarm; Rouken Glen Park; Greenbank House and Gardens; Dams to Darnley Country Park; the existing network of green spaces; and the surrounding attractive countryside and rural areas. These resources enhance the quality of life for residents and visitors and East Renfrewshire is an attractive and desirable place to stay. Improving the facilities and accessibility of the Dams to Darnley Country Park is a key priority of the Council supported by a number of City Deal projects.

Strategic Policies

Taking forward the LDP's strategy, a number of strategic and development management policies have been formulated. These policies set out the Council's approach to delivering sustainable development across East Renfrewshire. The strategy and supporting policies will also ensure development in East Renfrewshire delivers on the planning outcomes of Scottish Planning Policy (SPP) and Clydeplan. Strategic Policy 1 sets out the Council's approach to development.

When considering development proposals the Council will take a positive approach to development that supports the LDPs Development Strategy and objectives and will work proactively with applicants to find solutions to bring forward sites that will ensure the best sustainable outcomes and benefits for the area and local communities. Where necessary the Council will use its Compulsory Purchase Powers (CPO) to facilitate proposals and unblock barriers to delivery.

Applicants are strongly encouraged to engage in early pre-application discussions with the Council and relevant infrastructure providers to ensure a coordinated approach as set out under Policy D1.

Where applicable, the Council will require the submission of a range of supporting technical studies and assessments such as a Design Statement; Environmental Impact Assessment; Transport Assessment; Flood Risk Assessment; Drainage Impact Assessment; Energy and Carbon Footprint Statement; Contamination Assessment; Air Quality Assessment; and Landscape Visual Impact Assessment. These documents will assist with determining the net developable area of a site and help to inform the overall layout and design of a proposal.

Key Diagram

The key diagram (Figure 6) illustrates the Development Strategy and broad locations identified for development over the plan period. The symbols on the key diagram are indicative and do not represent precise locations or sites. A detailed OS based Proposals Map that accompanies the LDP shows in detail particular site allocations.

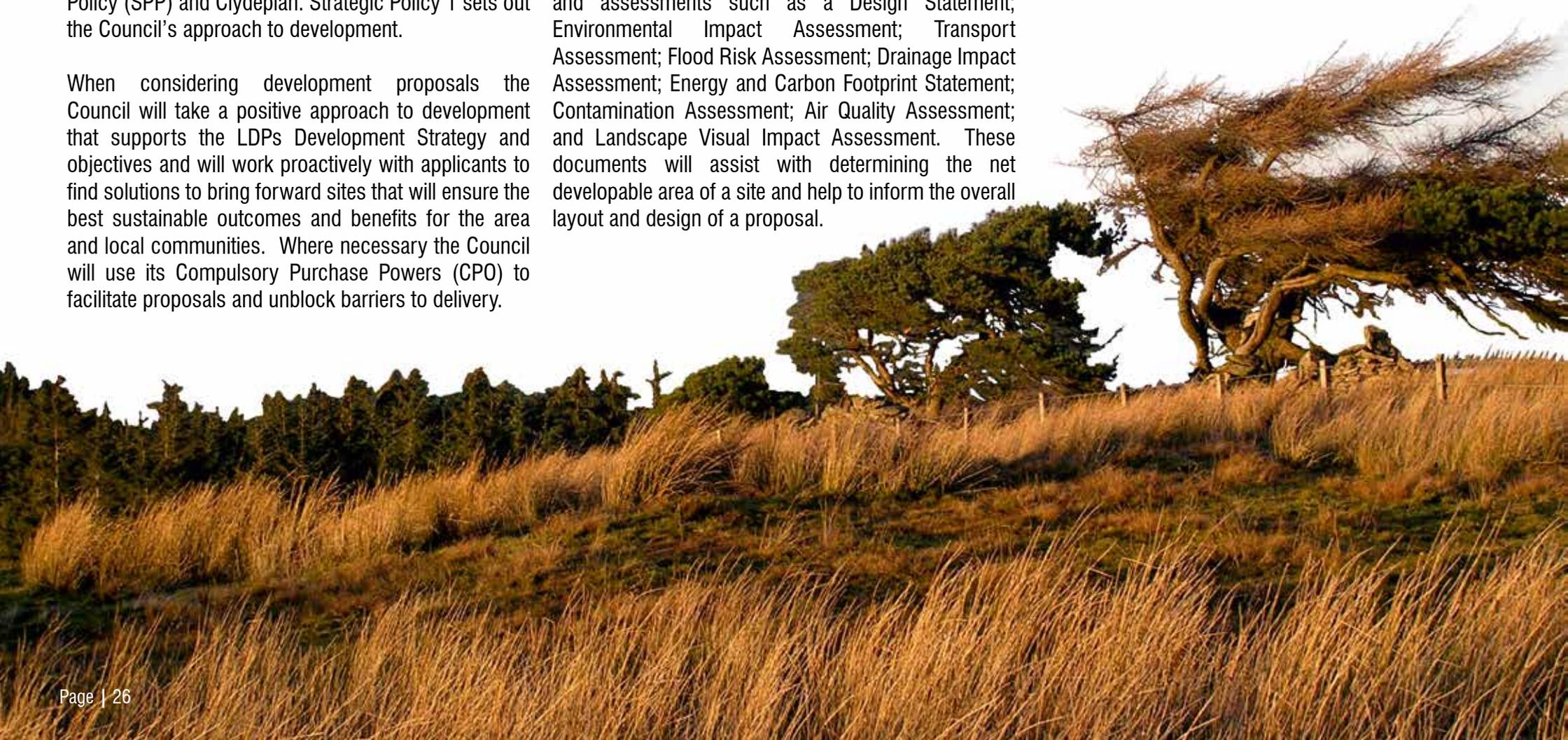
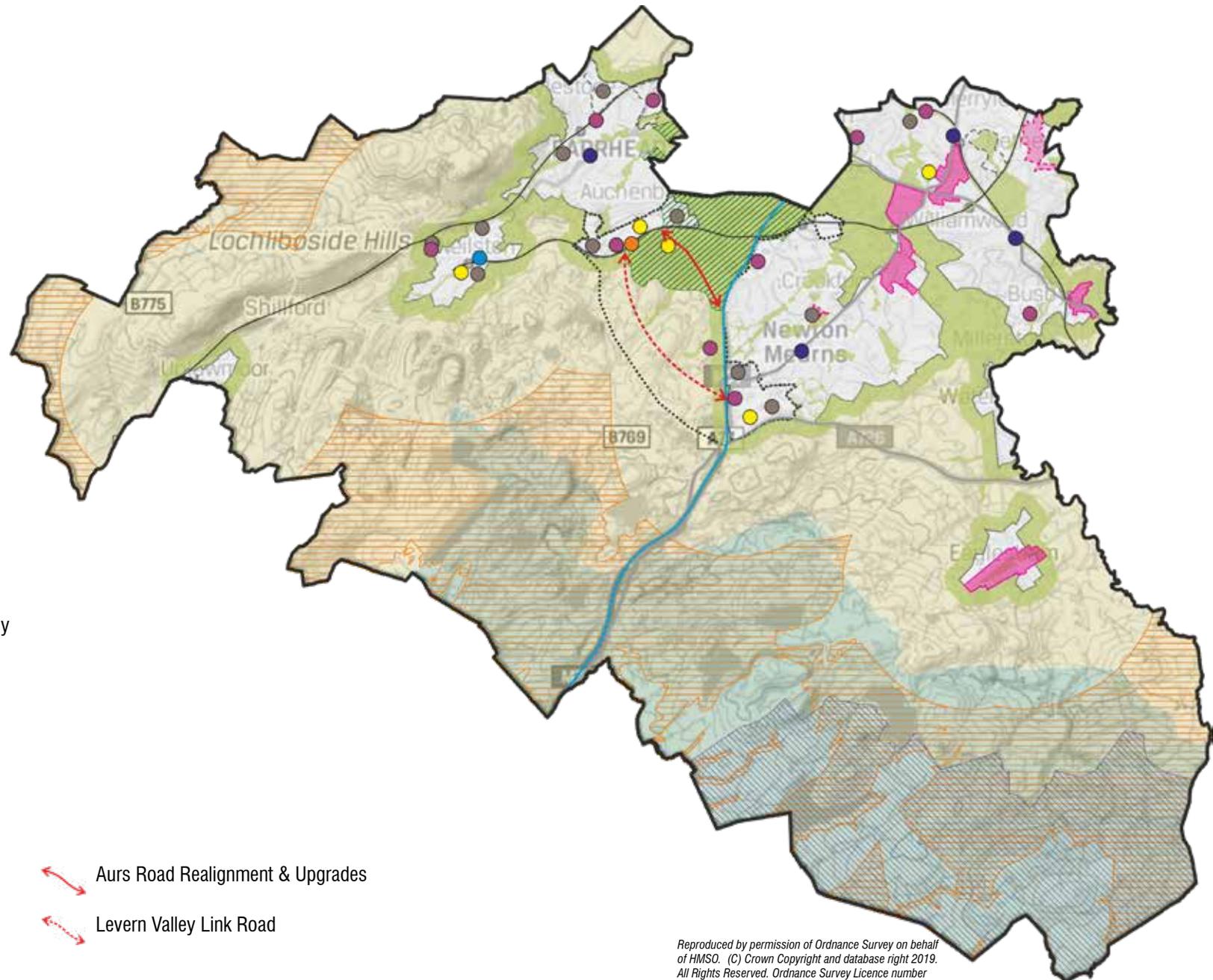


Figure 6: Key Diagram

- Town Centres
- Business & Employment
- Housing
- Community facilities
- Proposed Railway Station & Bus Interchange
- Conservation Area
- Proposed Conservation Area
- Master Plan Area
- M77 Master Plan Area
- Dams to Darnley Country Park
- Whitelee Access Project
- Spatial Framework for Wind Energy
- Green Network
- Green Belt
- Countryside Around Town
- Roads
- Motorway
- Rail Link
- Aurs Road Realignment & Upgrades
- Levern Valley Link Road



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Strategic Policy 1: Development Strategy

Proposals will be required to meet the objectives of the LDP and contribute to the delivery of the Development Strategy in order to create sustainable, well designed, connected, healthy, safe and mixed communities and places. Proposals should be designed to promote the health and wellbeing benefits of the development for people of all ages, abilities and backgrounds and demonstrate economic, social and environmental benefits. Proposals should not result in a significant adverse loss of character or amenity to the surrounding area.

The Council's approach to development is as follows:

1. Regeneration, consolidation and environmental enhancement of the urban areas through the provision of an efficient and sustainable use of land, buildings and infrastructure that encourages the re-use of brownfield and vacant sites, in keeping with a sequential approach and in accordance with other relevant policies of the LDP;
2. Master planned approach to development at the following Strategic Development Opportunity locations:
 - a. Maidenhill/Malletsheugh, Newton Mearns (Policy M2.1);
 - b. Barrhead South – Springhill, Springfield, Lyoncross (Policy M2.2);
 - c. Barrhead North – Shanks/Glasgow Road, Barrhead (Policy M3);
3. Infill development within the rural settlements compatible with the character, amenity and settlement pattern;
4. Phased release of sites to make efficient use of existing infrastructure and ensure the coordinated delivery of new infrastructure and investment, including schools; green infrastructure; transport infrastructure; community and leisure facilities; and health and care facilities all in accordance with Strategic Policy 2. Proposals for windfall sites will be required to provide the required infrastructure resulting from development in accordance with Strategic Policy 2 and not prejudice the delivery of allocated sites. Where infrastructure constraints cannot be overcome, including any impacts of additional residential development upon education infrastructure, proposals will not be supported;
5. Implementation of City Deal strategic infrastructure projects set out in Strategic Policy 3 and Schedule 1 and other major infrastructure programmes;
6. Protection and enhancement of the green belt and landscape character and setting and the distinct identity of towns and villages in accordance with Policies D2 and D3;
7. Protection, creation and enhancement of an integrated multi-functional green network and connected green spaces within and around the urban areas which actively contribute to local amenity, recreation, active travel and biodiversity objectives in accordance with Policies D4 and D6;
8. Protection and enhancement of the built, historic and natural environment in accordance with Policies D7 and D14 to D20;
9. Provision of homes to meet the all tenure housing requirements of Clydeplan (Table 1) in accordance with Policies SG1, SG2 and SG4. The sites listed in Schedules 15 and 16 will provide a range and choice of housing sizes, types and tenures across the Council area to meet these requirements in accordance with the Strategic Housing Need and Demand Assessment and the Council's Local Housing Strategy;
10. Sustainable and inclusive economic growth and community benefits, including the creation of new employment opportunities through the provision of a range of sites and areas to provide a strong and diverse economy in both the urban and rural areas, in accordance with Policies SG5, SG6 and SG7;
11. Maintaining and enhancing the vitality and viability of the town and neighbourhood centres by adopting a town centre first approach that directs development and investment to town and neighbourhood centre locations in accordance with Policies SG10 and SG11; and
12. The contribution to energy reduction and sustainable development in accordance with Policies E1 and E2.



Making it Happen – Infrastructure, Services and Development Contributions

The provision of functional, serviceable, safe and maintainable infrastructure to support existing and future development is a key element in delivering successful sustainable communities. Across the Council area there are networks of existing infrastructure which are important to safeguard, maintain and where necessary improve.

Multi-agency partnership and collaborative working with Key Agencies, infrastructure and utility companies, education providers, the development industry, community organisations and other technical bodies and stakeholders, will also assist with delivering the LDP's Development Strategy. This includes schools; early learning and childcare facilities; open spaces; transportation infrastructure and services (including road, rail, bus, active travel etc.); utilities; green network linkages; digital infrastructure; and community and health and care facilities. Partnership working can also support the alignment of knowledge, expertise and resources to deliver more efficiently and effectively against shared goals.

The Council will continue to work closely with our neighbouring authorities through Clydeplan and other regional strategies, to ensure that opportunities for inclusive economic growth and the creation of sustainable patterns of development and infrastructure needs are planned for collaboratively across boundaries.

The City Deal strategic infrastructure projects and other major infrastructure programmes will also assist with delivering the infrastructure required to support and enhance the LDP's strategy and land use aspirations.

The LDP will continue to seek, through Strategic Policy 2 and its supporting Supplementary Guidance, the provision of necessary new and improved infrastructure and services in order to harness the benefits of growth and ensure that any negative impacts of development can be mitigated.

Strategic Policy 2 is considered to set a realistic and achievable framework that will maximise provision to meet identified needs without threatening the viability of sites. This approach has created a transparent, fair and efficient process of securing development contributions and provides more certainty to the development industry early in the planning process. A key priority for this and future plans, will be to ensure that all necessary future infrastructure requirements are addressed by Strategic Policy 2. For example further analysis will be carried out with our community planning partners to consider the capacity required to support future demand for healthcare infrastructure.

The Action Programme also identifies and prioritises key infrastructure and other investment needed over the short, medium and long-term. It also sets out the ways in which this will be provided and when; the delivery mechanisms; possible funding sources; and phasing. The Action Programme is a live document that will be kept under review to measure and report on progress and actions. Over the lifetime of the LDP it is likely that new initiatives, partnerships and sources of funding will emerge that will assist with implementing proposals.



Strategic Policy 2: Development Contributions

New development must be accompanied by the appropriate infrastructure and services required to support new or expanded communities.

Where new developments individually or cumulatively generate a future need for new or enhanced infrastructure provision, services or facilities, the Council will require the development to meet or proportionately contribute to the cost of providing or improving such infrastructure. Development contributions will fairly and reasonably relate in scale to the proposed development and will be required in order to make the proposed development acceptable in planning terms, all in accordance with the

policy tests of Circular 3/2012: Planning Obligations and Good Neighbour Agreements.

Planning permission will only be granted where the identified level and range of supporting infrastructure and services required to meet the needs of the new development, are already available or will be available in accordance with agreed timescales.

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.

Future analysis will be carried out with our community planning partners to consider the capacity required to support future demand for healthcare infrastructure.

Further detailed information and guidance is provided in the Development Contributions Supplementary Guidance. The guidance contains details of how impacts will be assessed and how contributions will be calculated. This policy should be read in conjunction with Policy SG4: Affordable Housing.

City Deal

In August 2014 the Council confirmed participation within the £1.13billion Glasgow City Region City Deal initiative. City Deal has enabled and will continue to play a key role in enabling the Council to carry out £44m of major infrastructure projects.

The City Deal programme aims to drive innovation and sustainable and inclusive economic growth, bringing new employment opportunities to East Renfrewshire. The programme will support and accelerate investment and development activity within a number of strategic locations within the M77 corridor. City Deal funding will assist with unlocking the development potential of key sites and will deliver the infrastructure to support and enhance the LDP's Development Strategy, improve the economic and tourism potential of the area and enhance connectivity.

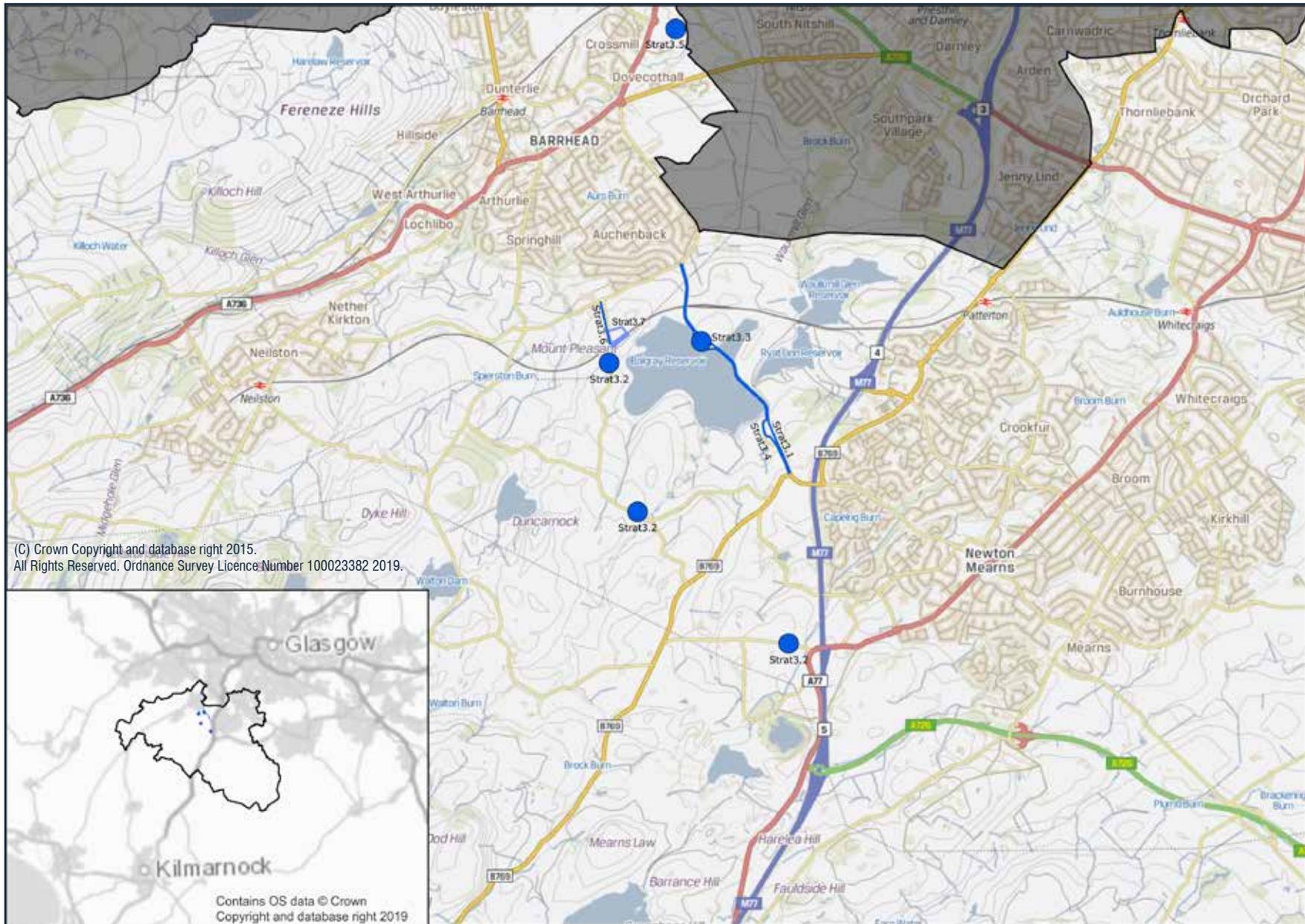


Investment will support the development of new recreational, tourism and leisure opportunities at the Dams to Darnley Country Park; new business infrastructure and development; employment; an enhanced road network; and a new rail station, subject to the outcome of the Barrhead South Accessibility Appraisal being undertaken in line with Scottish Transport Appraisal Guidance and subsequent business case studies.

The Council will also continue to explore opportunities to identify projects that that will deliver additional economic and commercial opportunities and transport infrastructure, as a core component of its long term strategic approach (should additional funding become available from a further round of City Deal and through future reviews of the Plan).

Progress on each of the City Deal projects is set out in the Action Programme.

Figure 7: City Deal Proposals



Strategic Policy 3: City Deal

In line with the Development Strategy the Council will support the implementation of the City Deal strategic infrastructure proposals listed in Schedule 1 and shown on the Proposals Map.

Site Ref	Location	Description
Strat 3.1	Aurs Road	Realignment and upgrades of Aurs Road to improve safety and access to the Dams to Darnley Country Park and to provide access to the Proposed Visitor Centre (Proposal Strat 3.3).
Strat 3.2	Levern Valley link road	To facilitate improved access between the Levern Valley and Eastwood areas of East Renfrewshire.
Strat 3.3	Dams to Darnley Country Park – Proposed Visitor Centre	Proposed Visitor centre, car park, cable wakeboarding facility (Proposal D9.3 non city deal funded project) and other ancillary facilities that complement the visitor experience.
Strat 3.4	Dams to Darnley Country Park – Balgray Reservoir	Active travel link creating improved accessibility from and to Barrhead, Newton Mearns and Dams to Darnley Country Park.
Strat 3.5 *	Former Nestle factory, Barrhead (SG5.2, SG6.2 and SG11.2)	Mixed use retail (Neighbourhood Centre) / commercial / economic development (Policy M3 Barrhead North SDO – Glasgow Road East).
Strat 3.6	Balgraystone Road, Barrhead	Realignment and upgrades to serve the new railway station (Proposal Strat 3.7), improve access to the Dams to Darnley Country Park (including a new active travel walking and cycling route) and provide access to Barrhead South SDO (Policy M2.2).
Strat 3.7 **	Barrhead South Train Station, Barrhead	Barrhead South Accessibility Appraisal. This appraisal is being 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.
Notes to Schedule 1:		
* Flood Risk Assessment will be required to determine the developable extent of the site and to ensure that the proposal is consistent with SPP.		
** Consideration of the impact on the Local Biodiversity Site (LBS) within the wider site will be given in the design and location of the proposal.		

Areas for Change - Spatial Delivery of Growth

To deliver the Development Strategy as defined in Strategic Policy 1 significant change and development is being promoted in particular parts of East Renfrewshire. Master plans have been prepared as Supplementary Guidance to set the planning context for the three key master plan areas promoted through LDP1 namely: Maidenhill; Barrhead South; and Barrhead North. These sites provide a long term supply of land for residential development up to 2031 and beyond, provide for other mixed uses and remain a core strategic component of this new LDP. In addition the City Deal proposals will assist with delivering the strategic infrastructure required to support these proposals. Progress on each of the master plans and City Deal projects is set out in the Action Programme.



Policy M1: Master Plans

All major developments will require the submission of a master plan for the entire allocated site. Master plans must be submitted prior to or as part of an application for planning permission.

Proposals for the development of sites that are subject to a master plan adopted by the Council, must conform to the relevant master plan and other relevant policies of the LDP. 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.

M77 Master Plan Strategic Development Opportunity

The key focus for current master planned development is the M77 area. This area spans Junctions 4 and 5 of the motorway, including the urban edges of Barrhead and Newton Mearns and the area of green belt between both settlements, much of which is within the Dams to Darnley Country Park.

Within this wider area, two Strategic Development Opportunity areas have been identified and expanded under Policies M2.1 and M2.2. The growth proposed in these areas has been informed by:

1. The supply of good quality, well-contained development sites that form natural extensions to the urban area. Development sites have been directed to areas of less environmental quality and sensitivity and will provide long term defensible green belt boundaries;
2. Access to the strategic transport network;
3. The ability to bring significant environmental, social and economic benefits to both Barrhead and Newton Mearns; and
4. The potential to enhance Dams to Darnley Country Park, which is one of the area's most important leisure and recreational opportunities.

Although the areas adjacent to Newton Mearns and Barrhead are identified as separate master planned areas, they are viewed as complementary and able to provide cross benefits that will assist with the overall delivery of the LDP's Strategy.

Those parts of the M77 area not contained within the urban expansion areas will remain as green belt.

Policy M2: M77 Strategic Development Opportunity

The Council supports the master planned growth of Barrhead and Newton Mearns, shown on the Proposals Map, in accordance with Policy M1 and Policies M2.1 and M2.2. Any future proposals within the master planned areas not specifically identified under these policies will be required to contribute to the overall aims set out under Policies M2.1 and M2.2. Land not within the two master planned areas is designated green belt.

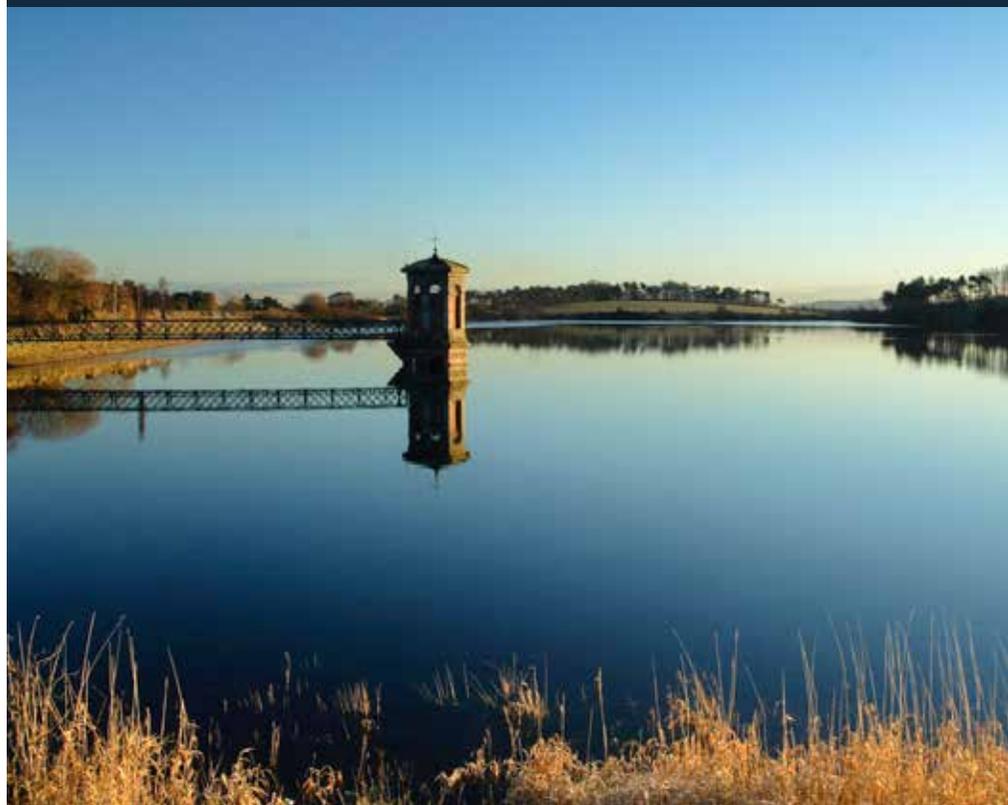
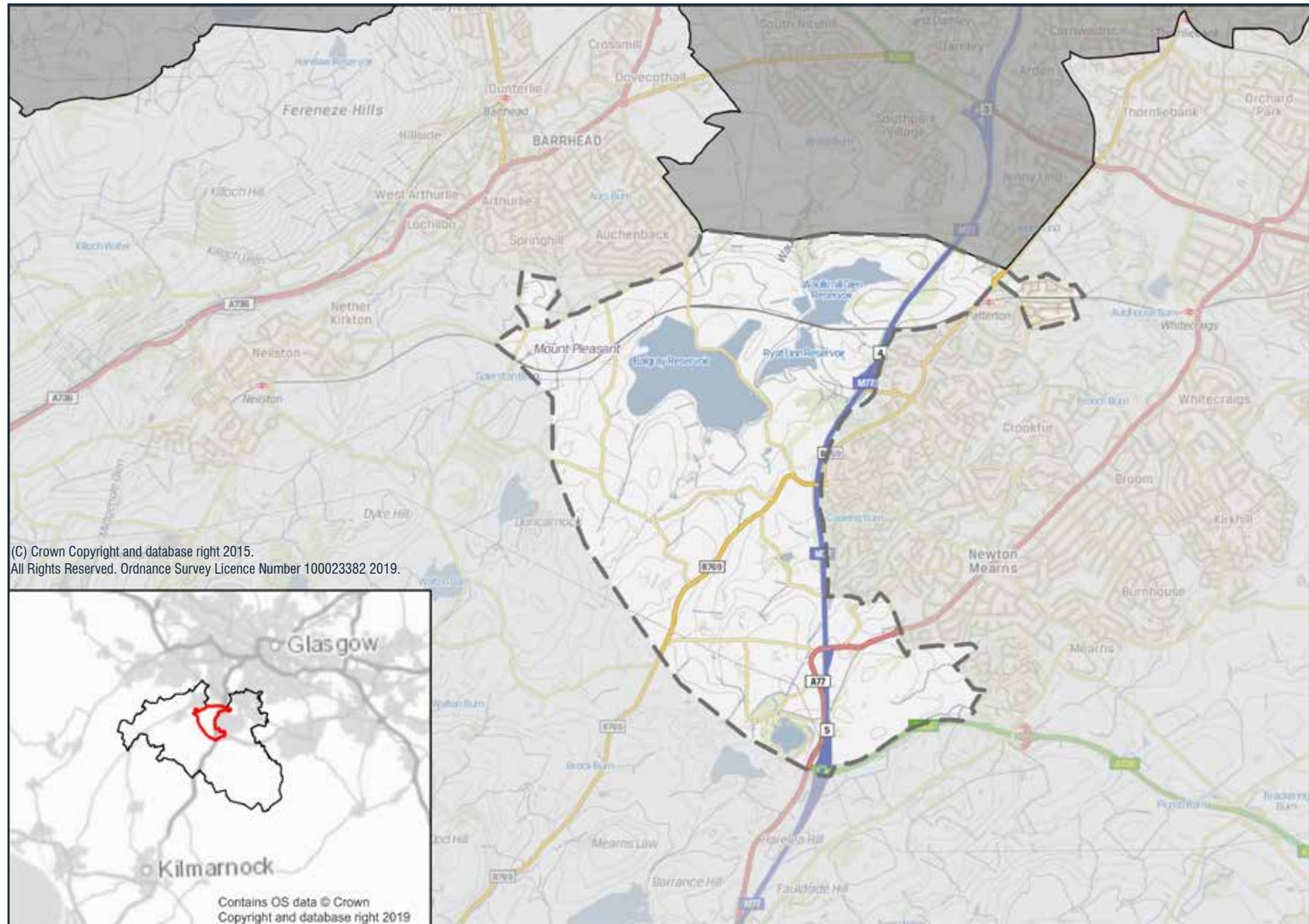


Figure 8: Policy M2, M77 Strategic Development Opportunity



Policy M2.1: M77 Strategic Development Opportunity – Maidenhill/Malletsheugh, Newton Mearns

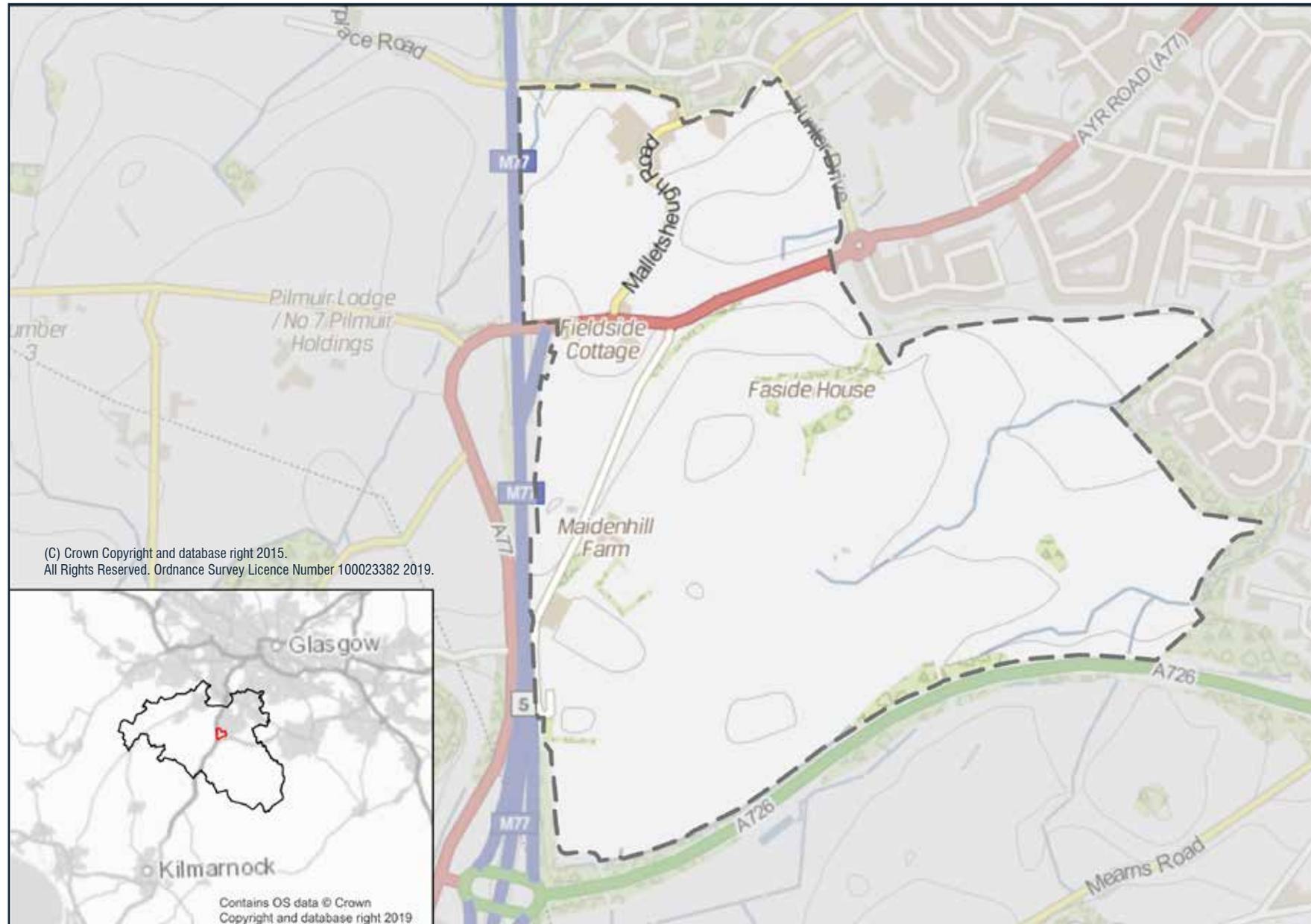
Development within the Maidenhill/Malletsheugh SDO, shown on the Proposals Map, will be acceptable in principle in accordance with Policy M1 and M2, and its supporting master plan which sets out a comprehensive approach to the delivery and phasing of sites.

The master plan addresses the following requirements:

1. Integration of Maidenhill/ Malletsheugh as a sustainable urban expansion with Newton Mearns accommodating:
 - a. Mixed housing, comprising a range of house types and tenures including private, affordable and particular needs, with phased release of sites up-to 2031 and beyond as shown in Schedules 15 and 16 and the Housing Land Audit;
 - b. A landscape framework that will promote and enhance a multi-functional and accessible green network of connected green infrastructure, active travel routes and open space throughout the site and with the wider green network;
 - c. Neighbourhood Centre - Mixed use retail/commercial development (SG10.5);
 - d. Opportunity for home working through live/work homes; and
 - e. Community/leisure facilities including a new Primary School, religious facility and communal growing spaces.
2. Provision of a sustainable roads, access and transport strategy, including improved connections to surrounding road, foot and cycle path networks, public transport upgrades and roads and transportation improvements, including the Lavern Valley link road (Strat 3.2); and
3. Enhancement of the Dams to Darnley Country Park including improved facilities, access improvements, tourism activity and the encouragement of appropriate commercial and leisure opportunities on key sites within the Park, as set out in Schedules 6 and 8.

A Flood Risk and Drainage Assessment must be submitted with each Planning Application to demonstrate the site can be developed with no adverse flooding or drainage issues.

Figure 9: Policy M2.1: M77 Strategic Development Opportunity – Maidenhill/Malletsheugh, Newton Mearns



Policy M2.2: M77 Strategic Development Opportunity - Barrhead South – Springhill, Springfield, Lyoncross

Development within the Barrhead South SDO, shown on the Proposals Map, will be acceptable in principle in accordance with Policy M1 and M2, and its supporting master plan which sets out a comprehensive approach to the delivery and phasing of sites.

The master plan addresses the following requirements:

1. Integration of areas at Springhill, Springfield and Lyoncross as a sustainable urban expansion with Barrhead accommodating:
 - a. Mixed housing, comprising a range of house types and tenures including private, affordable and particular needs, with phased release of sites up-to 2031 and beyond as shown in Schedules 15 and 16 and the Housing Land Audit;
 - b. A landscape framework that will promote and enhance a multi-functional and accessible green network of connected green infrastructure, active travel routes and open space throughout the site and with the wider green network;
 - c. Neighbourhood Centre - Mixed use retail/commercial development (SG10.1);
 - d. Opportunity for home working through live/work homes; and
 - e. Community/leisure facilities
 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 the Lavern Valley link road (Strat 3.2); and
 3. Enhancement of the Dams to Darnley Country Park including improved facilities, access improvements, tourism activity and the encouragement of appropriate commercial and leisure opportunities on key sites within the Park, as set out in Schedules 6 and 8.
- A Flood Risk and Drainage Assessment must be submitted with each Planning Application to demonstrate the site can be developed with no adverse flooding or drainage issues.

Figure 10: Policy M2.2, M77 Strategic Development Opportunity - Barrhead South – Springhill, Springfield, and Lyoncross

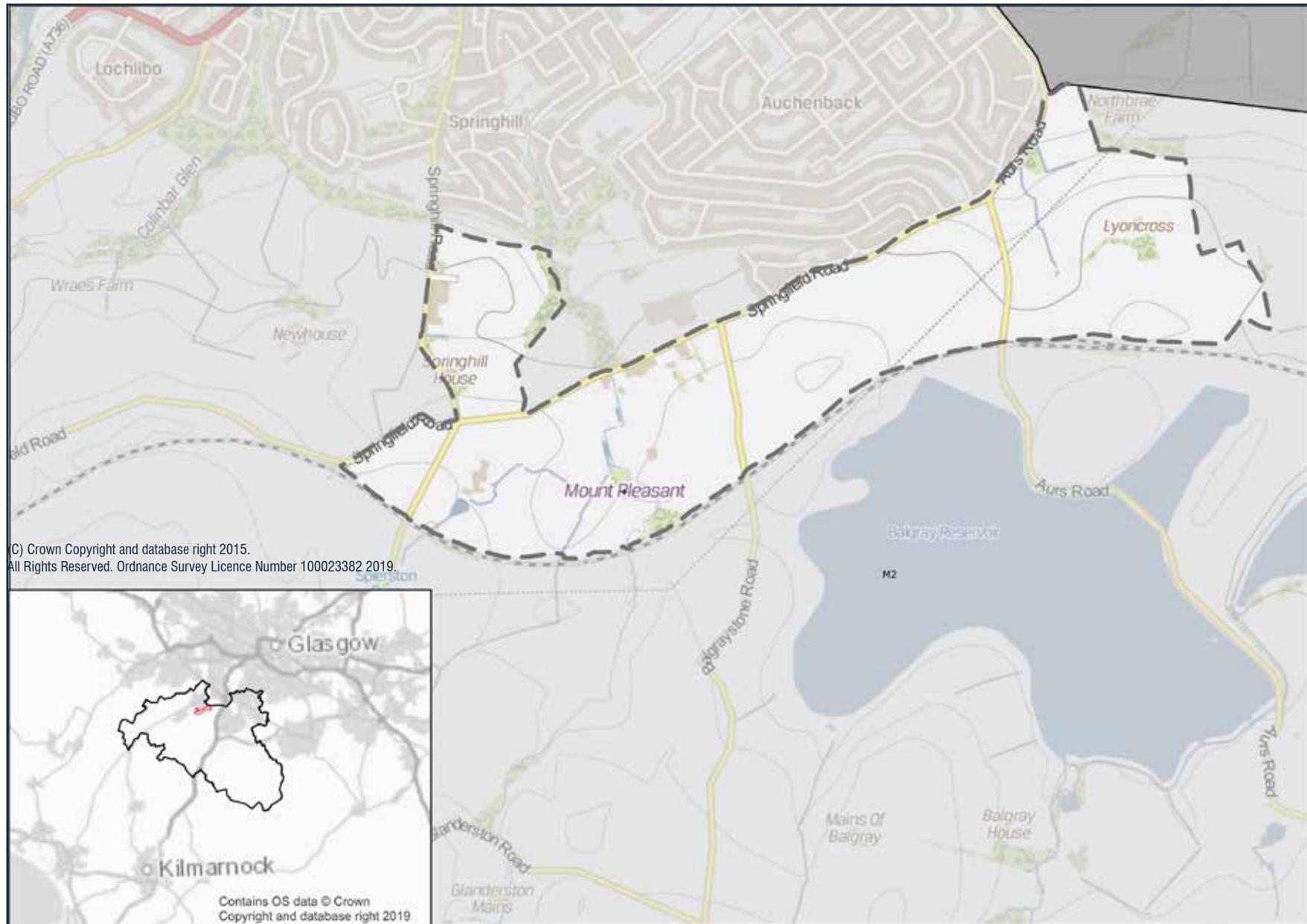
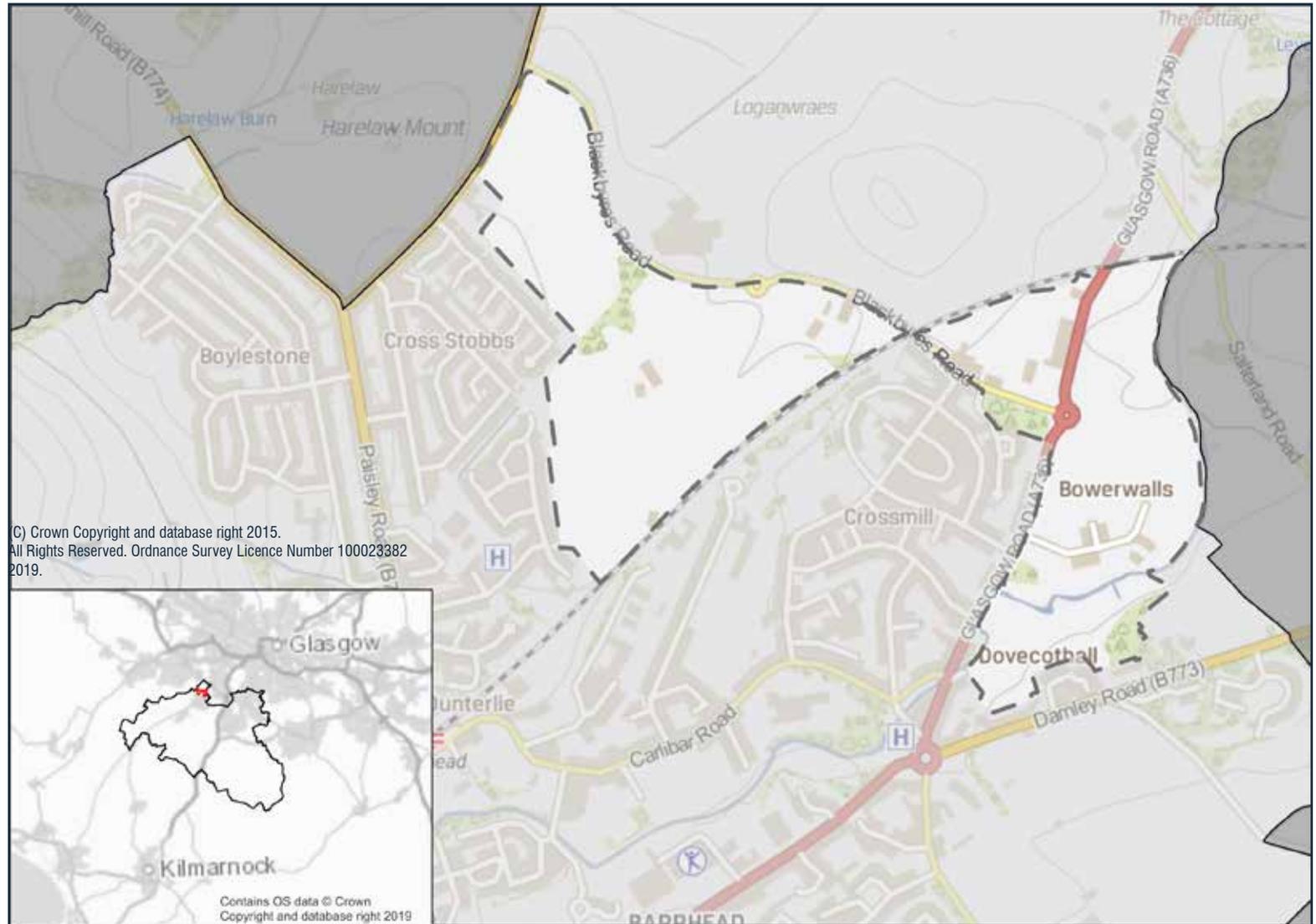


Figure 11: Policy M3: Strategic Development Opportunity - Shanks/Glasgow Road Barrhead

Barrhead North - Shanks/ Glasgow Road, Barrhead

The Shanks/Glasgow Road master plan area is located immediately to the north of Barrhead town centre. It is centred around the former Shanks industrial park, Blackbyres Road, and Glasgow Road. Glasgow Road is a strategic location linking Barrhead to Renfrewshire, Ayrshire and Glasgow, whilst the Shanks area contains a significant area of derelict and contaminated land.



Policy M3: Barrhead North - Strategic Development Opportunity - Shanks/Glasgow Road, Barrhead

Development within Barrhead North - Shanks/Glasgow Road SDO, shown on the Proposals Map, will be acceptable in principle in accordance with Policy M1, and its supporting master plan which sets out a comprehensive approach to the delivery and phasing of sites.

The master plan addresses the following requirements:

1. **Green Network:** Provision of a multi-functional and accessible green network of connected green infrastructure, active travel routes and open space, throughout the site and with the wider green network. Opportunity to deculvert the Bridgebar Burn will continue to be investigated, ensuring this is integrated with green networks, open space and SUDS within Glasgow Road sites.
 2. **Transport Strategy:** Provision of a sustainable roads, access and transport strategy including improved connections to surrounding road, foot and cycle path networks, public transport upgrades and roads and transportation improvements;
 3. **Former Shanks industrial site (SG1.10):**
 - a. Mixed housing comprising a range of house types and tenures, including private, affordable and particular needs, phased to deliver approximately 400 housing units by 2031 and beyond, as shown in Schedule 15 and the Housing Land Audit;
 - b. Implementation of a comprehensive remediation strategy to address any contamination of the entire Shanks site; and
 4. **Glasgow Road:**
 - a. Mixed use retail/commercial/economic development to the east of Glasgow Road, centred around the former Nestle factory site (Strat 3.5) and the Bowerwalls business area;
 - b. Community/leisure facilities;
 - c. Release of smaller scale sites along Glasgow Road for housing development opportunities:
 - i. Blackbyres Court – 22 Social Rent housing units phased by 2031 as shown in Schedule 16 and the Housing Land Audit, to be delivered via the Council new build programme; and
 - ii. North Darnley Road – 60 housing units phased beyond 2031 as shown in Schedule 15 and the Housing Land Audit.
 5. **Grahamston Road/Blackbyres Road:**
 - a. Redevelopment of former 'Bunzyl' site for 84 housing units phased by 2031 as shown in Schedule 15 and the Housing Land Audit; and
 - b. Redevelopment of former 'Cargo' site for 96 housing units phased by 2031 as shown in Schedule 15 and the Housing Land Audit.
- A Flood Risk and Drainage Assessment must be submitted with each Planning Application to demonstrate the site can be developed with no adverse flooding or drainage issues.

Braidbar Quarry, Giffnock

Braidbar Quarry lies to the north east of Giffnock town centre and is currently open space with associated woodland areas and sports facilities. The remediation of the site remains a priority for the Council and options, including housing and other uses, will continue to be investigated.



Policy M4: Braidbar Quarry, Giffnock

The site will be retained as protected open space under Policy D5 and identified as a longer term development opportunity, shown on the Proposals Map, until both an appropriate comprehensive remediation strategy covering the entire site and an appropriate solution to meeting education needs can be agreed and fully implemented.

Proposals are required to ensure the provision of a multi-functional and accessible green network of connected green infrastructure and open space throughout the site and with the wider green network.

A Flood Risk and Drainage Assessment must be submitted with each Planning Application to demonstrate the site can be developed with no adverse flooding or drainage issues.

Proposals for development at Huntly Park will not be supported. Huntly Park will continue to be protected as open space and as a recreational resource under Policy D5.

A development brief will be prepared to guide future proposals.

Figure 12: Policy M4: Braidbar Quarry



Locality Plans

The Council wants communities to be at the heart of the plan-making process. Increasing involvement in the planning system will provide communities and other groups with a central role in the creation of future places, identifying how areas can be enhanced and helping to raise wider awareness, interest and participation in the planning process. The Local Development Plan and locality planning provide the opportunity for local communities to develop, shape and become actively involved in enhancing their places.

Locality Plans are focused on tackling those inequalities within a specific geographical community. Locality plans have been developed for the two localities (Arthurlie, Dunterlie and Dovecothall and Auchenback) that have areas within the 20% most deprived areas in Scotland, with significantly poorer outcomes in health, education, housing and employment. Each plan has a set of priorities that reflect the unique needs of that locality.

The Council will continue to use the Place Standard as a tool for engagement to inform plan preparation and project development.

Policy M5: Locality Plans

The Council will continue to support the existing Locality Plans and support the establishment of other Locality Plans as listed in Schedule 2 and shown on the Proposals Map.

Schedule 2: Locality Plans

Site Ref	Location	Description
M5.1	Arthurlie, Dunterlie and Dovecothall, Barrhead	Existing Locality Plan
M5.2	Auchenback, Barrhead	Existing Locality Plan
M5.3	Neilston	Future Locality Plan
M5.4	Thornliebank	Future Locality Plan



Detailed Policies

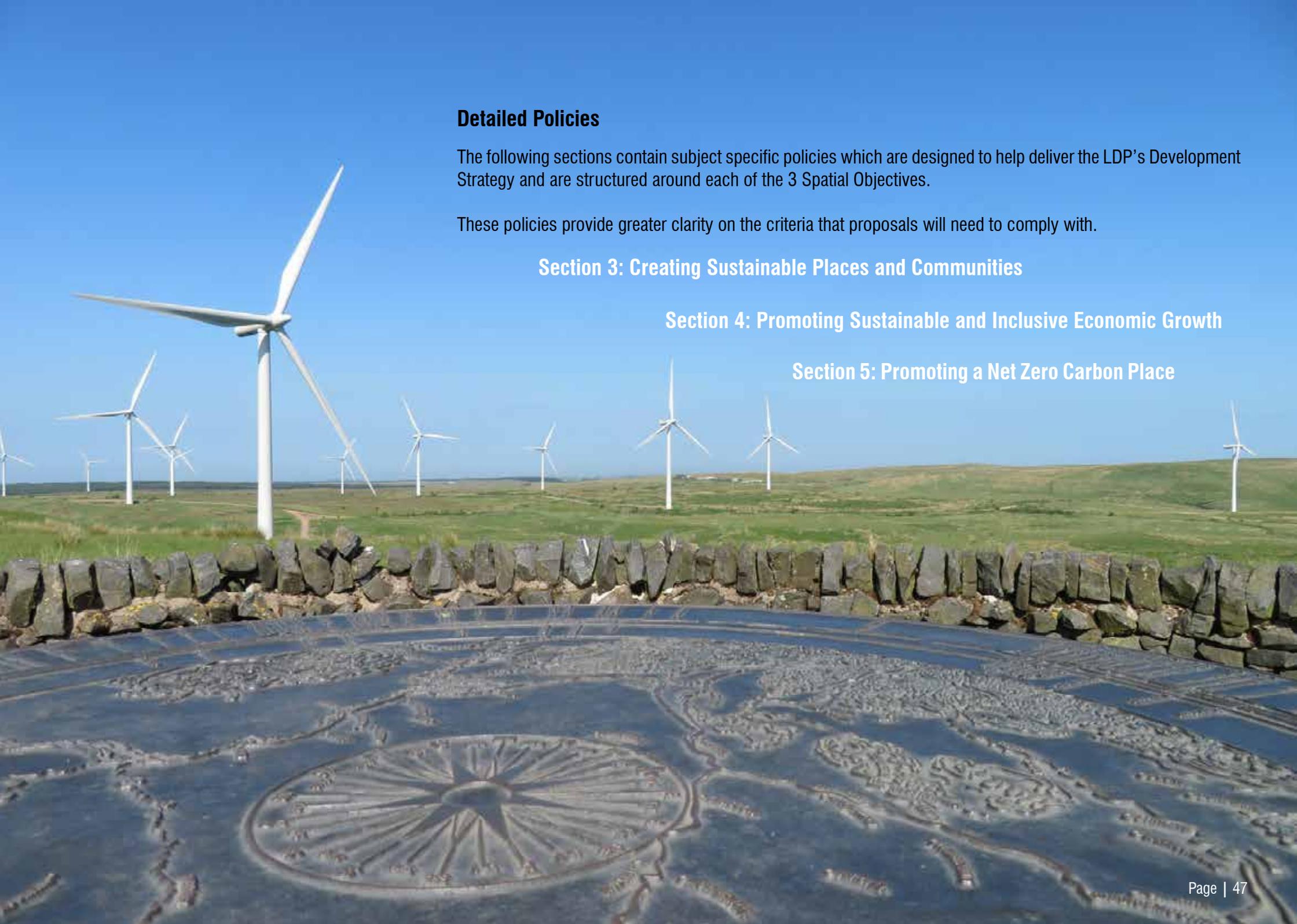
The following sections contain subject specific policies which are designed to help deliver the LDP's Development Strategy and are structured around each of the 3 Spatial Objectives.

These policies provide greater clarity on the criteria that proposals will need to comply with.

Section 3: Creating Sustainable Places and Communities

Section 4: Promoting Sustainable and Inclusive Economic Growth

Section 5: Promoting a Net Zero Carbon Place



CREATING SUSTAINABLE PLACES & COMMUNITIES

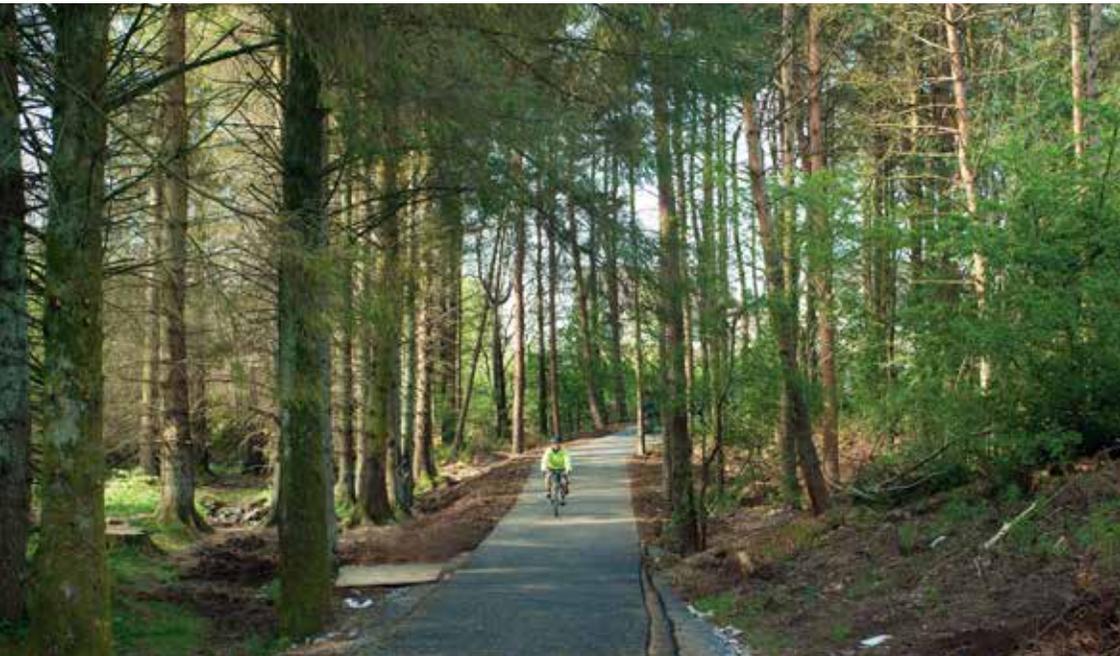
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To reflect Spatial Objective 1 the LDP sets out key policies for **placemaking** and design; green belt and rural areas; built and natural environment; sustainable transport; **community**; **education** and **sports** facilities; and **green networks**, infrastructure and open space.



The Local Development Plan prioritises the importance of **design** and **placemaking** in order to protect and enhance East Renfrewshire's existing **built** and **natural environment, cultural heritage, biodiversity** and to make places more **attractive, sustainable, safer** and **well connected** through access to a range of active travel options and transport networks.

Good design can help tackle climate change, help transition to a low carbon place and promote equal access to facilities services, jobs and opportunities with increased social interaction.



Policies

- Policy D1: Placemaking and Design
- Policy D1.1: Extensions and Alterations to Existing Buildings for Residential Purposes
- Policy D1.2: Residential Sub-division and Replacement
- Policy D2: General Urban Areas
- Policy D3: Green Belt and Countryside around Towns (CAT)
- Policy D3.1: Conversion of Rural Buildings
- Policy D3.2: Replacement Dwellings
- Policy D3.3: New Build Housing
- Policy D4: Green Networks and Infrastructure
- Policy D5: Protection of Urban Greenspace
- Policy D6: Open Space Requirements
- Policy D7: Natural Environment Features
- Policy D8: Sustainable Transport Networks
- Policy D9: Access
- Policy D10: Transport Impact
- Policy D11: Electric Charging Infrastructure
- Policy D12: Community and Education Facilities and Infrastructure
- Policy D13: Outdoor Sports Facilities
- Policy D14: Management and Protection of the Built Heritage
- Policy D15: Listed Buildings
- Policy D16: Conservation Areas
- Policy D17: Gardens and Designed Landscapes
- Policy D18: Scheduled Monuments and Archaeological Sites
- Policy D19: Proposed Conservation Areas
- Policy D20: Environmental Protection Projects
- Policy D21: Advertisements
- Policy D22: Airport Safeguarding

Placemaking and Design

The LDP sets out a strategy for East Renfrewshire to be a great place to live, work, visit and invest and where there is a strong sense of community and social connections, aligning with the aims and objectives of the Council's Community Plan. East Renfrewshire has a varied and attractive built and natural environment, the protection and enhancement of which is integral to both meeting the strategy and objectives of the LDP and delivering the Council's ambitions for sustainable and inclusive growth. The location and quality of development directly affects all our communities by influencing the quality of our environment and how it can be used now and in the future.

This LDP has a strong focus on raising the quality and standards of design. Establishing high standards of design in new development is key to successful placemaking. Proposals should be based upon a design led approach and deliver on the 6 qualities of a successful place, as outlined in Scottish Planning Policy (SPP) and the Scottish Government's Policy Statement Designing Streets, which is summarised in Figure 13.

The six qualities of successful places are set out as:

- Distinctive;
- Safe and pleasant;
- Easy to move around;
- Welcoming;
- Adaptable; and
- Resource efficient.

gain a better understanding of a place and how new development can best respond to this. Different design approaches and solutions will be required based upon the particular proposal and the character of the local area. Securing a high quality development is the responsibility of everyone in the planning and development process. The design approach for all proposals must therefore adopt a multidisciplinary collaborative approach.

To achieve this aim applicants are strongly encouraged to firstly familiarise themselves with the relevant Council planning policies and procedures; and thereafter to engage in early pre-application discussions with the Council and relevant infrastructure providers and conclude these discussions before the submission of any subsequent planning application. These discussions should facilitate improvements to schemes prior to submission of formal applications and result in a higher quality development.

The design, quality and character of new places is key in shaping our urban and rural areas for many generations to come. New development should seek to preserve and enhance the character, function and quality of the built environment, townscapes and natural landscapes, by promoting buildings, accessible open spaces, green networks and green infrastructure which are integrated, resilient and relate to surrounding places. The design of new development should be informed by

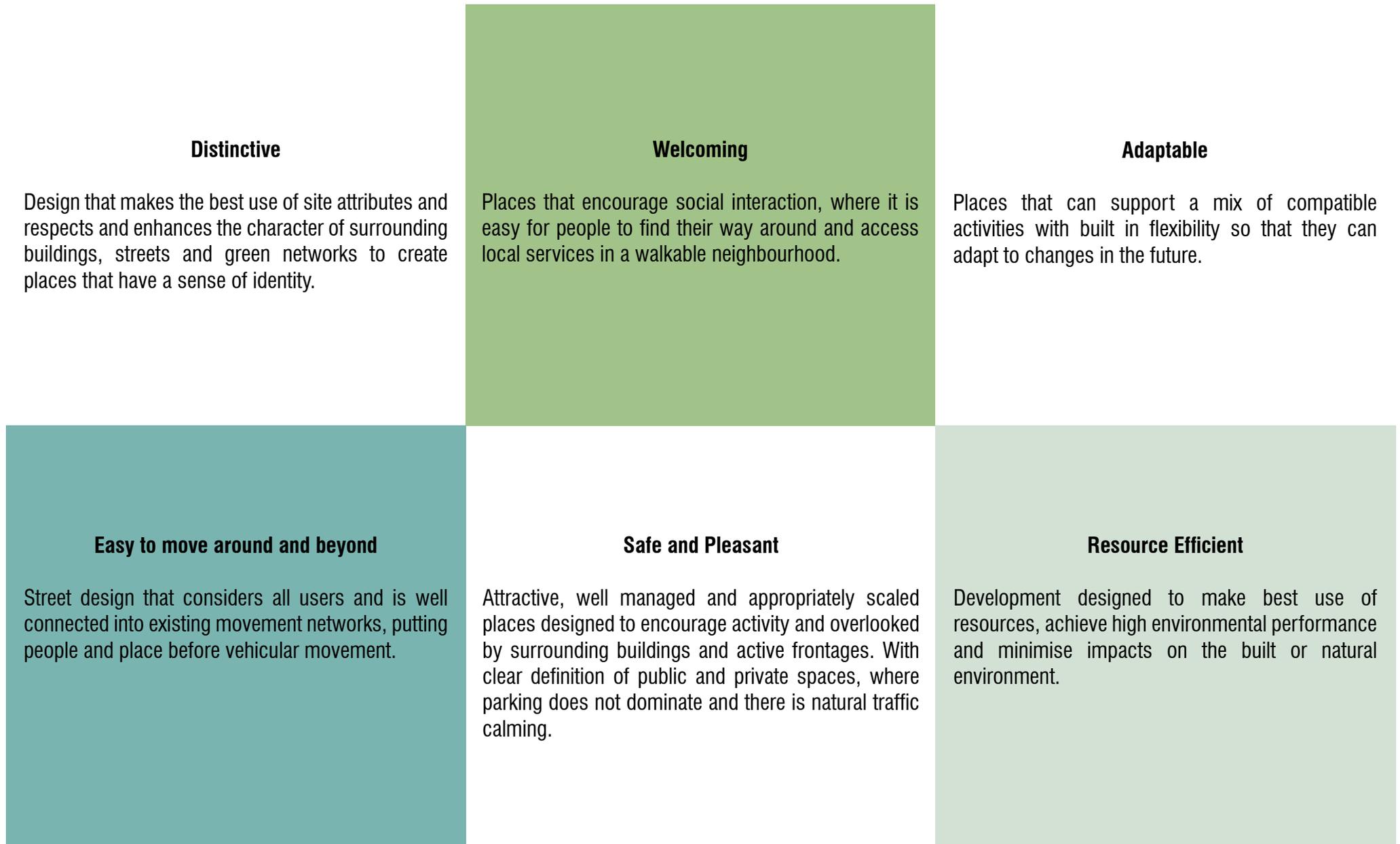
local characteristics including topography, setting and landscape features.

Proposals should aim to deliver the principles outlined in Designing Streets and the Design and Placemaking Supplementary Guidance. This includes clear connectivity to allow easy movement to key services and facilities as part of a movement hierarchy, so that the movement needs of pedestrians and cyclists take priority over cars in respect of layout and design as part of an active travel network. Proposals must also demonstrate an integrated and multifunctional approach to green infrastructure as an integral part of the design process from the outset.

Consideration must be given to how a development's resource consumption and carbon footprint can be minimised and offset, including through the layout, design and materials used for buildings, as well as their relationship to one another and the landscape of an area.

The Council has adopted a number of development briefs for sites allocated in this LDP. It may prepare additional development briefs to set the planning and design objectives and requirements for the development of allocated sites as appropriate.

Figure 13: 6 Qualities of a Successful Place



Policy D1: Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing, density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt, landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 – D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;

12. Unless justified, there will be a general presumption against landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

Policy D1.1: Extensions and alterations to existing buildings for residential purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
4. Should not create an unbroken or terraced appearance;
5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

Further detailed information and guidance will be set out in the Householder Design Guide Supplementary Guidance.

Extensions, Alterations and Redevelopment of Existing Buildings for Residential Purposes

Proposals for alterations and extensions to existing buildings including the erection of outbuildings and garages; raised decking and balconies; dormers; canopies; rooflights; and front porches will be considered against Policy D1.1. Sub division and replacement of residential properties, will be considered against Policy D1.2.

Extensions and alterations must be well designed, be in proportion and not detrimentally impact upon the character of the existing building, privacy or amenity of neighbouring properties, or the character of the local environment.

Extensions to dwellings can provide valuable additional living space for a family, which can improve their quality of life, allow adaptation to accommodate additional children, older relatives or needs resulting from disability, and prevent the need to move house. The extension should be proportionate and take the form of a physical extension to the principal dwelling, not be self-contained and should not be capable of being used as an independent dwelling house.

There is also concern that the stock of smaller, more affordable homes are being lost as a result of extensions or annexes that significantly increase the size of the original dwelling and the demolition and replacement of existing smaller houses by much larger homes. This trend adds to the affordability problem, increases pressure on education infrastructure and can also erode the character and amenity of our existing neighbourhoods and places. To begin to address this issue Policy SG2 has been developed which requires developers to provide a mix of house sizes and types including 1 and 2 bedroom homes.

Policy D1.2: Residential Sub-division and Replacement

Proposals will be assessed against the following criteria:

1. Reflect the scale and character of the surrounding residences and the established pattern of development in the area;
2. Should be of a size and shape capable of accommodating a residential property and compatible with the locality;
3. There should be sufficient land to provide garden ground that is of a scale and character compatible with the locality for the proposed and donor properties;
4. Provide safe vehicular access and parking for the proposed and donor properties;
5. Not adversely impact upon the setting of the donor property; and
6. Respect existing building lines.



Policy D2: General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the LDP.

Green Belt and Rural Areas

The Green belt provides a landscape setting for the urban areas and rural settlements and important access opportunities for outdoor recreation, health and well-being, education and tourism. The purpose of the green belt is to direct planned growth to the most appropriate locations and support regeneration; protect and enhance the quality, character, landscape setting and identity of urban areas; and to protect and give access to open space within and around urban areas.

The green belt and rural areas of East Renfrewshire are valued by our communities and visitors for their natural beauty, diverse landscapes and biodiversity value. Rural areas which extend beyond the green belt are designated as 'Countryside Around Towns' (CAT). Further information on the green belt boundaries and landscape areas is set out in the Council's Green Belt Landscape Character Assessment (LCA) (2016) and summarised in the Green Belt and Landscape Character Background Report. The green belt boundary will continue to be maintained and protected with only minor amendments made in this LDP.

While the LDP promotes a strategy of consolidation and regeneration of the urban areas, as referred to under Strategic Policy 1, it also seeks to support the diversification of the rural economy and the ongoing sustainability of the countryside.

Policy D3 seeks to restrict development in the green belt and countryside around towns to appropriate uses.

The main pressure within the green belt and countryside comes largely from the desire for new homes in a rural setting and from those who wish to work and live in the countryside. Pressure for new housing development is greatest at the urban fringe. There are also circumstances where a new house is required for a person employed in a rural business where the nature of the business requires someone to live close by or where 24 hour on-site supervision is required. Applicants will be required to demonstrate why on site supervision requires to be in the form of a new build dwelling or whether on site supervision could be adequately met through for example office accommodation.

Rural buildings can make a significant contribution to the character of an area. The stock of traditional and historic buildings is however a finite resource and repair or restoration of the existing building will be preferable to the erection of new or replacement buildings. To encourage the diversification of the rural economy, proposals for the re-use of suitable rural buildings for tourism and economic development, including for home working, farm shops, riding stables, visitor facilities and rural visitor accommodation will be considered against Policy D3. Conversions provide the opportunity to retain and enhance the architectural quality and character of the building and its setting provided they are structurally sound and capable of conversion. However, to preserve the character and landscape of rural areas all proposals will be strongly controlled.

Policy D3: Green Belt and Countryside around Towns (CAT)

Development in the green belt and Countryside around Towns (CAT), shown on the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location. Proposals will require to demonstrate that they are appropriate in terms of scale, size, design, layout and materials, to their rural location and compatible with adjoining and neighbouring uses.

Proposals should be designed to complement the surrounding landscape ensuring that there are no significant adverse landscape or visual impacts, seek to ensure that the integrity of the landscape character and setting is maintained or enhanced as informed by the Council's Green Belt Landscape Character Assessment (LCA). Proposals should not be suburban in character or scale and should have no significant adverse impacts upon the amenity of the surrounding rural area.

Development within the green belt or countryside around towns, including changes of use or conversions of existing buildings, will be supported in principle where it is for agriculture; forestry; equestrian; countryside recreation and active travel; outdoor leisure and tourism, including holiday accommodation; economic and farm diversification; and renewable energy and infrastructure such as minerals, digital communications infrastructure and electricity grid connections that have a site specific and operational need for a rural location, subject to compliance with other relevant policies of the LDP. 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.

Proposals should make use of existing or replacement buildings whenever possible. Where it is demonstrated that this is not achievable and where a new building, structure or dwelling is proposed it should be commensurate with the functional requirement of the business, should be sited adjacent to other existing buildings and within the boundary of the established use. Any proposal that involves a business which requires a new building will also have to demonstrate that it is established and/or viable for a minimum period of 3 years at that location.

Further detailed guidance and information will be set out in the Rural Development and the Placemaking and Design Supplementary Guidance.



Policy D3.1 Conversion of Rural Buildings

Proposals for the conversion of rural buildings for Residential or other uses within the green belt or countryside around towns will be required to demonstrate that:

- The building is a traditional stone built building;
- The building is surplus to requirements for agriculture or other rural uses;
- The building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding with the exterior walls and roof intact. This should be supported by a structural survey; and
- The alterations maintain the character of the building and any extension does not dominate the original building.

The above criteria will not apply to substantially derelict or demolished buildings. In such circumstances proposals will be considered as new buildings and assessed against Policy D3.3.



Policy D3.2 Replacement Dwelling(s)

Proposals for replacement dwelling(s) within the green belt or countryside around towns will be required to demonstrate that:

- A dwelling has suffered serious accidental damage to the extent that its re-instatement is unviable;
- It is shown, by means of a structural survey that refurbishment of an existing dwelling to tolerable standards is not achievable, due to condition, cost, age and form of construction;
- The replacement dwelling(s) should be of a similar scale, footprint, character, height and massing to the dwellings being replaced. Only the footprint of the dwelling being replaced will be counted and outbuildings won't be included in this calculation; and
- The number of new dwellings is no more than the number of dwellings to be demolished and replaced. Additional dwellings will not be permitted.

The above criteria will not apply to substantially derelict or demolished properties. In such circumstances proposals will be considered as new houses and assessed against Policy D3.3

Policy D3.3 New Build Housing

Proposals for new build housing within the green belt or countryside around towns will only be permitted where it can be demonstrated that the development is justified against the following criteria:

- There is no available existing house or no existing traditional building suitable for conversion to a house in accordance with Policy D3.1; and
- For workers engaged in existing rural businesses and uses as supported under Policy D3, it has been demonstrated that there is a direct operational requirement for 24 hour on-site supervision and that this requires to be in the form of a new build dwelling. The need for a dwelling should be supported by additional supporting information where appropriate, such as a business case or an agricultural report, prepared by an appropriately qualified person.

The new dwelling should be commensurate with the functional requirement of the business, should be sited adjacent to other existing buildings and within the boundary of the established use.



Green Networks and the Natural Environment

Green Networks

East Renfrewshire's green network forms part of the Central Scotland Green Network, a national development identified in National Planning Framework 3 and the Glasgow and Clyde Valley Green Network.

The principle functions of the green network are to provide:

- An Access Network – facilitating the movement of people between communities through greenspace and active travel networks; and
- A Habitat Network – facilitating the movement of wildlife and habitats.

The East Renfrewshire green network is a local network of natural, semi natural and manmade greenspace; parks and gardens; active travel and recreational routes; playing fields; sports pitches; watercourses; trees; woodland; and other habitats. It is centred in and around the urban area and provides connectivity to the surrounding green belt and countryside as identified under Policy D3 and links habitat through the protection of a network of sites.

The natural environment connected with well-planned and designed green networks is a fundamental component of successful placemaking. Such networks can improve health and wellbeing and help deliver better, more sustainable places.

Green networks can provide a wide range of benefits including opportunities for outdoor recreation; education opportunities; active travel; amenity space for communities; biodiversity; SUDs; and carbon storage as well as having an important role in the mitigation of climate change. They also provide an attractive setting for new development and can encourage economic investment. Additionally, linkages to blue networks such as rivers are beneficial as functional wildlife corridors, biodiversity assets and natural flood management features.

The LDP will continue to protect the natural environment and the green network from inappropriate development and will support proposals which enhance these assets. The LDP has a focus upon improving access to open space and connections between spaces and places.

The provision and distribution of green networks and greenspace should be integrated into the design at the outset and tailored to individual site characteristics. The Council will also encourage designs which require either minimal maintenance or are self-maintaining. The creation of natural play spaces, utilising elements of nature such as wildflower meadows, water, earth mounds or bunds, boulders and logs will also be encouraged.

A Green Network Strategy (including open space audit) will be prepared as part of the Green Network Supplementary Guidance to support the delivery of green network priorities.

Policy D4: Green Networks and Infrastructure

The Council will protect, promote and enhance a multi-functional and accessible green network across the Council area, as shown on the Proposals Map, which contributes to healthy lifestyles and wellbeing and links to the wider green network across the Clydeplan region.

Proposals will be required to protect and enhance the green and blue network, its value and multiple functions including wildlife, biodiversity, recreational, landscape and access. Proposals should also meet the requirement of Policy D7.

The provision of a green network will be required to form a core component of any master plan or development brief.

Where a proposal impacts adversely on the character or function of the green network, proposals will be required to contribute to enhancing any remaining, or create new green infrastructure and green network, in accordance with Strategic Policy 2 and D6.

The Council will support the implementation of the proposals listed in Schedule 3.

Further detailed guidance and information will be set out in the Green Network Supplementary.



Schedule 3: Green Networks and Projects

Site Ref	Location	Description
D4.1	Dams to Darnley Country Park	An enhanced green network incorporating biodiversity and landscape improvements, paths and open space and play provision.
D4.2	Barrhead South SDO, Barrhead	An enhanced green network incorporating biodiversity and landscape improvements, paths and open space and play provision.
D4.3 *	Barrhead Water Works, Barrhead	Improvements to include natural play, access network enhancements and potential for interpretation or activity centre (Policy M3 Barrhead North SDO).
D4.4	Carlibar Park, Barrhead	Consolidation and enhancement of existing greenspaces including access network enhancements
D4.5	Cowan Park, Barrhead	Improvements to community, greenspace and recreational facilities, improve biodiversity, upgrade path networks and longer term create a walking and cycling link to Dams to Darnley Country Park.
D4.6 *	Dunterlie, Barrhead	Improvements to community, greenspace and recreational facilities including opportunities to replace and renew facilities surrounding the Dunterlie Resource Centre.
D4.7 */**/**	Rouken Glen Park, Giffnock	Park improvement works.
D4.8 ****	Cowdenhall adj. to Crofthead Mill, Neilston	Access and woodland planting management Protection of woodland area and enhancement, including planting of native tree species, where appropriate.
D4.9	Netherlee master plan	Improvements to public realm, access and quality of local greenspace and. active travel networks including provision of links between Netherlee and Stamperland with Linn Park, Netherlee Primary School and wider green network.
D4.10	White Cart Valley Greenspace	Enhanced community, greenspace and recreational facilities as well as improved recreational path networks and biodiversity enhancements at Busby Glen, Overlee Park, White Cart Walkway, Netherlee and Cathcart Cemetery. Improved connections to Linn Park, Cathcart, Castlemilk and Cathkin Braes to support future Glasgow City Council 'Castlemilk to Cart' access aspirations.
D4.11	Maidenhill/ Malletsheugh, SDO, Newton Mearns	An enhanced green network incorporating biodiversity and landscape improvements, paths and open space and play provision.
D4.12	Newton Mearns Greenspace	Enhanced community, greenspace and recreational facilities as well as improved recreational path networks and biodiversity enhancements at Mearns Park, Crookfur Park, Broom Park and Shawwood greenspace
D4.13 *****	Whitelee Windfarm	An enhanced green network incorporating biodiversity and landscape and path improvements and recreation/leisure facilities.

Notes to Schedule 3:

- * Flood Risk Assessment will be required to determine the developable extent of the site and to ensure that the proposal is consistent with SPP.
- ** Site falls within or adjacent to a Site of Special Scientific Interest
- *** Site is safeguarded as a garden and designed landscape (Proposal D17.2).
- **** A section of the site is identified as ancient woodland.
- ***** Majority of the site covered by a Local Biodiversity Site.

Greenspace and Open Space Provision

Open space is defined as an area within a development that is designed to be multi-functional and accessible, for activities such as play, sitting, informal sports and community gatherings and which also provides visual amenity value. The LDP seeks to protect, enhance and promote the provision of new open space and play provision. A network and hierarchy of open space should be provided to create a structured and legible framework for development.

The loss of areas of open space that have significant amenity or recreational value will be resisted, unless their function is not adversely affected by the proposal or appropriate alternative provision can be made locally. The enhancement of existing open spaces is supported where this would address need in an area or lead to them becoming more multifunctional.

The Proposals Map identifies protected green space under Policy D5 and where this contributes to the green network. However, it has not been possible to identify all areas that have very local value, either as areas for informal recreation or play, or as a setting for development. Where an area with recreational, amenity or landscape open space potential (not designated as such by Policy D5) is proposed for development, the Council will consider its value as open space, based on the open space audit which will be included in the wider Green Network Strategy, and its contribution to the amenity of the area.

All development proposals should meet the open space requirements set out in Schedule 4. Incidental landscaped areas or areas of planting will not count towards a development's open space requirement. SUDs areas and structural landscaping that are designed to be publically accessible can contribute towards the required area of open space. Open space is typically green but where the streetscape satisfies Designing Streets principles, these areas may be considered as contributing to the open space requirement. All developments should ensure there is a usable and accessible open space within 250 metres of each proposed property.

Further guidance and information about the open space specifications for new development will be provided in the Green Network Supplementary Guidance. The required area of open space in a residential development is determined by the total number of habitable rooms in that development.

In all other proposals there will be a requirement to provide open space, landscaping, and enhance green networks and contribute to the 6 qualities of a successful place as outlined in Designing Streets. This will be assessed on a case by case basis.



Policy D5: Protection of Urban Greenspace

The Council will protect and support a diverse and multi-functional network of urban greenspace, including outdoor sports facilities, shown on the Proposals Map.

Proposals for the loss of outdoor sports will be assessed against Policy D13.

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 nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;
- The loss of a part of the land would not affect its recreational, amenity or landscape function; and
- 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.

Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.

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



Policy D6: Open Space Requirements in New Development

Proposals will be required to incorporate multi-functional, integrated and accessible on-site green networks and green infrastructure, including open space provision, wildlife habitats and landscaping.

Proposals will be required to meet the following criteria:

1. Demonstrate that the provision and distribution of open space and green infrastructure has been integrated into the design approach from the outset and has been informed by the context and characteristics of the site using key natural and physical features. Proposals should be designed to accommodate users of all age groups, and levels of agility and mobility;
2. Provide a network and hierarchy of open space to create a structured and legible framework for development, which clearly distinguishes public space, semi-public space and private space using appropriate boundary treatments. Design and layout of proposals should encourage species dispersal through improving connectivity and the availability of habitats. New planting must promote and enhance the biodiversity of the area and incorporate native trees where appropriate;
3. Complement, extend and connect existing open spaces and provide links to the wider green network;
4. Make provision for the long-term management and maintenance of open space. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements;
5. Integrate Sustainable Urban Drainage Systems (SUDs) features with open space and active travel networks as part of a multifunctional approach to landscape design. SUDs may form part of open spaces subject to their design, provided they are accessible and contribute to the amenity value of the wider open space; and
6. Meet the minimum open space requirements set out in Schedule 4.



Schedule 4: Open Space Requirements

Development Type	Open Space Requirements
Residential Proposals	10 sq. m of open space per habitable room
All other proposals	Provision of open space and contribution to the enhancement of green networks will be assessed on a site by site basis.

Further detailed guidance and information will be set out in the Green Network Supplementary Guidance.

Policy D7: Natural Environment Features

The Council will protect and enhance the natural environment features set out in Schedule 5, and shown on the Proposals Map, and seek to increase the quantity and quality of the areas biodiversity.

1. There will be a strong presumption against development on or adjacent to Natural Features where it would compromise their overall integrity, including Local Biodiversity Sites, Local Nature Reserves, Tree Preservation Orders and ancient and long established woodland sites. Adverse effects on species and habitats should be avoided with mitigation measures provided wherever this is not possible.
2. Development that affects a Site of Special Scientific Interest (SSSIs) will only be permitted where:
 - a. The objectives of designation and the overall integrity of the area will not be compromised; or
 - b. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental, community or economic benefits of national importance to the satisfaction of Scottish Ministers and measures are provided to mitigate harmful impacts.
3. Development affecting trees, groups of trees or areas of woodland will only be permitted where:
 - a. Any tree, group of trees or woodland that makes a significant positive contribution to the setting, amenity and character of the area has been incorporated into the development through design and layout; or
 - b. In the case of woodland:
 - i. its loss is essential to facilitate development that would achieve significant and clearly defined additional public benefits, in line with the Scottish Government's Policy on Control of Woodland Removal; or
 - ii. in the case of individual trees or groups of trees, their loss is essential to facilitate development and is clearly outweighed by social, environmental, community or economic benefits.

Where woodland is removed in association with development, developers will be required to provide compensatory planting which enhances the biodiversity of the area and demonstrates a net gain.

The loss of ancient or semi-natural woodland, or trees covered by Tree Preservation Orders will not be supported. Ancient woodland is an irreplaceable resource and should be protected from adverse impacts arising from development.

4. Where there is likely to be an adverse impact on natural features or biodiversity an ecological appraisal will be required. This appraisal should identify measures adequate to mitigate any impacts that are identified.

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

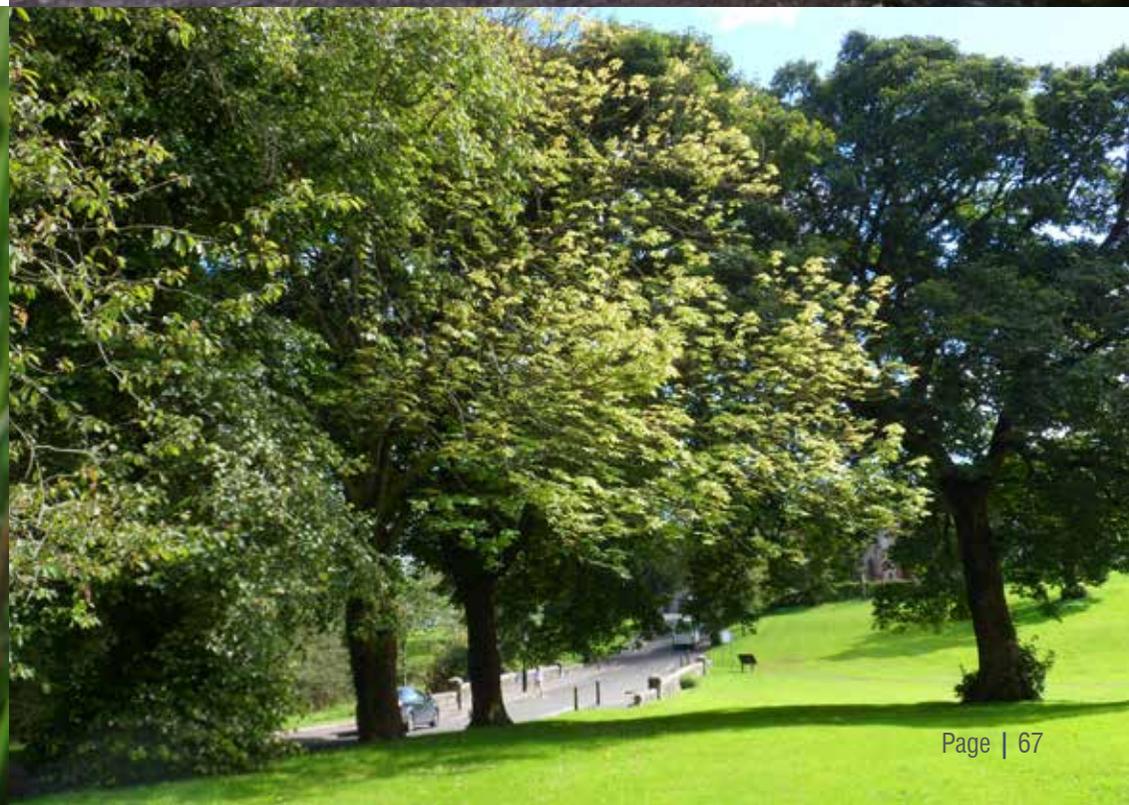
Natural Environment Features

East Renfrewshire benefits from a rich and varied natural and semi-natural environment including a network of greenspaces, several Sites of Special Scientific Interest (SSSIs) which are of national importance, Local Biodiversity Sites (LBSs) and trees and woodland covered by Tree Preservation Orders (TPOs). Natural heritage makes an important contribution to the local character, identity and quality of an area.

The Scottish Government's Control of Woodland Removal policy sets out national policy on woodland removal and replacement planting. Its aims include support for the maintenance and expansion of forest cover in Scotland and achieving an appropriate balance between forested and non-forested land. It contains a strong presumption in favour of protecting Scotland's woodland resources. Developers are encouraged to engage early with Scottish Forestry to investigate opportunities that could be facilitated through its Forestry Grant Scheme

Schedule 5: Natural Environment

Site Ref	Location	Description
D7.1	Council area wide	Sites of Special Scientific Interest
D7.2	Council area wide	Tree Preservation Orders
D7.3	Council area wide	Local Biodiversity Sites
D7.4	Waulkmill Glen	Local Nature Reserve



Sustainable Transport Network and Active Travel

The provision of a safe, efficient and sustainable transport system which facilitates access to homes, employment, education, recreational facilities, to the town centres and across the Council area is essential in realising future growth and social inclusion, as well as delivering sustainability and health and wellbeing objectives.

The location of new development has a major impact on transport systems and how people travel. In order to help facilitate this, Strategic Policy 1 seeks to direct new development to sustainable locations accessible by walking, cycling and public transport and aims to reduce dependency on cars.

The LDP seeks to maintain and improve connectivity both within East Renfrewshire and promote high quality transport and digital links and networks to the wider Clydesdale Region and beyond, in order to attract investment and support access to jobs and services and to address any deficiencies in provision.

The Council will continue to work closely with partners such as Transport Scotland, Strathclyde Partnership for Transport (SPT), Sustrans and neighbouring authorities to help protect and improve existing bus and rail services and routes, improve roads, public transport and active travel opportunities and ensure that infrastructure needs are planned for collaboratively across boundaries. 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 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. The LDP also reflects the aims of the Council's Local Transport Strategy (LTS). A revised LTS and Active Travel Action Plan is scheduled to be completed during 2020.

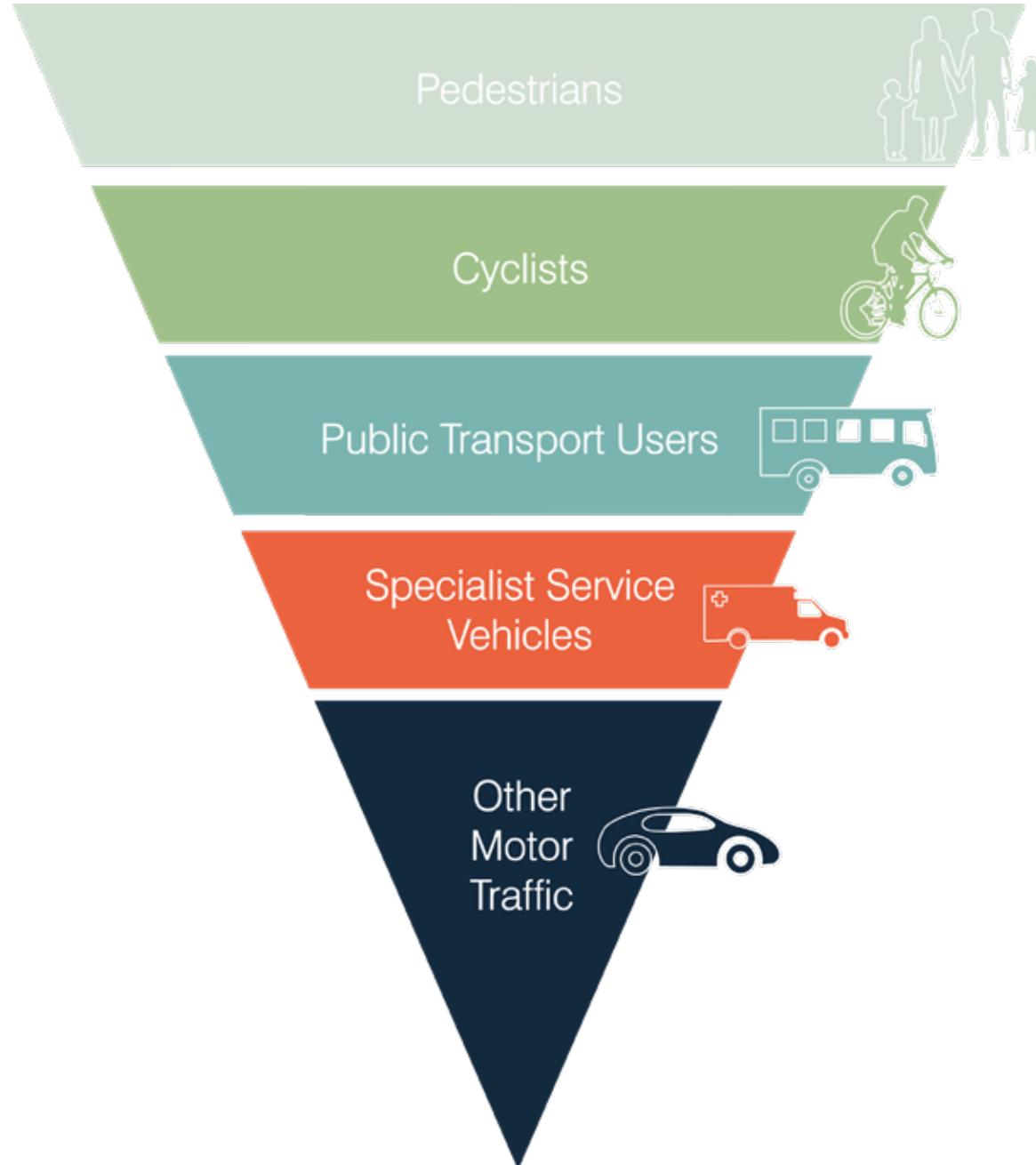
The Council supports the principles outlined in the Scottish Government's long term vision for active travel in Scotland (2030) that communities are shaped around people, with walking or cycling the most popular choice for shorter everyday journeys. This helps people make healthy living choices and assists in delivering places that are happier, more inclusive and equal, and more prosperous.

Travel plans will be required as part of any major proposal, to promote sustainable travel and healthy lifestyles for new residents and new employees and include measures to discourage private car use. School travel plans will be required for new school proposals, in accordance with Policy D12, with the aim of delivering safer walking and cycling routes to schools; reducing congestion and pollution around the school; and with the added benefits of healthier more active pupils and families. The Council supports measures to increase active school travel and minimise car use as much as practically possible.

Outdoor access and informal recreation opportunities have a key role to play in encouraging regular exercise and social inclusion and also play a key role for everyday life, such as journeys to school, work and shopping etc. The Council's Core Paths Plan promotes a network of key routes across East Renfrewshire which complements other local walking and cycling provision. In addition, Dams to Darnley Country Park, Rouken Glen Park and the Whitelee Access Project provide a range of walking, cycling and orienteering routes. The LDP will seek to protect existing and proposed active travel routes and networks, integrate these into proposed future networks and address known gaps in provision through the LTS, projects listed in Schedule 6 and new proposals. Improving walking and cycling networks as well as changing residents travel habits will be delivered through the Council's Active Travel Plan.

The use of electric vehicles is a key measure in reducing carbon emissions and therefore the provision of infrastructure to facilitate and stimulate this change is essential. The LDP will require that all major proposals include adequate provision for charging infrastructure and encourage all other proposals to consider the use of electric charging infrastructure as a key part of their proposal. The Council will also continue to facilitate the introduction of charging points in public places and has also introduced a fleet of electric pool cars for staff usage.

Figure 14: Sustainable Transport Hierachy



Policy D8: Sustainable Transport Networks

The Council will support the development of a sustainable and integrated transport network which strengthens East Renfrewshire's connectivity to the wider Clydeplan Region and beyond; delivers a modal shift to active travel and public transport; and reduces carbon emissions. Development should be directed to sustainable locations where the need to travel is reduced and active travel and public transport infrastructure already exists.

Proposals will be required to align with relevant National, Regional and Local Transport Strategies including the development of local strategic active travel network plans.

Proposals will be required to prioritise active travel and to demonstrate a clear sustainable movement hierarchy favouring walking, then cycling, public transport then the private car in accordance with Designing Streets. 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.

Proposals will be required to prioritise improvements to public transport networks and infrastructure, including the need for enhancements to bus and rail infrastructure and services to maintain or increase patronage within the area. Where public transport services are not currently available the Council will encourage applicants to work with transport providers to provide subsidised bus services until a sustainable service is achievable.

The Council will support the implementation of the proposals listed in Schedules 6 and 7.

The Council will support investment in the strategic transport network and delivery of the City Deal strategic transport infrastructure proposals set out in Schedule 1.



Schedule 6: Sustainable Transport Networks and Access Projects

Site Ref	Location	Description
D8.1	Council area wide	Core Paths
D8.2	Council area wide	Rights of way
D8.3	Council area wide	Strategic cycle Corridors: a. Barrhead to Uplawmoor b. Giffnock to Newton Mearns c. Netherlee to Eaglesham and Whitelee Windfarm d. Busby to Barrhead e. Eaglesham to Barrhead
D8.4 * **	Council area wide	Levern Walkway route
D8.5	Barrhead South SDO, Barrhead	Access enhancements and new path networks
D8.6	Dams to Darnley Country Park, Lyoncross, Barrhead	New car park to serve Dams to Darnley Country Park
D8.7 ***	Dams to Darnley Country Park, Lyoncross, Barrhead	A new path link to Waulkmill Glen Reservoir from Lyoncross
D8.8	Blackbyres Road / Grahamston Road, Barrhead	Junction improvements
D8.9	Busby Railway Station to Williamwood High School	Improvements to core path and local access network
D8.10 ****	Busby Glen/Overlee Park, Clarkston	Extension of White Cart Walkway and associated green network improvements
D8.11	Eaglesham-Darvel	Long distance/cycling and walking route
D8.12	Davieland Road, Giffnock	Improvements to provide safer pedestrian, cycling, parking, streetscape improvements and associated links with Rouken Glen Park
D8.13	Netherlee to Giffnock	Potential for feasibility study for access across railway line for pedestrians and cyclists
D8.14	Double Hedges Road and Glen Shee Avenue, Neilston	Path improvements and allotments
D8.15	Neilston Uplawmoor Active Travel link	Proposed active travel link along former rail corridor between Neilston and Uplawmoor
D8.16	Dams to Darnley Country Park, Newton Mearns	New path links between Patterton Train Station and Darnley Mains to Waulkmill Glen Reservoir
D8.17	Waterfoot - Eaglesham	Longer term potential for improvements to Glasgow Road footpath/cycleway

Notes to Schedule 6:

- * Flood Risk Assessment will be required to determine the developable extent of the site and to ensure that the proposal is consistent with SPP.
- ** Site falls within or adjacent to a Local Biodiversity Site
- *** Proposals will have to be planned in order to be sensitive to areas of Ancient Woodland, Local Biodiversity Site, Local Nature Reserve and Site of Special Scientific Interest.
- **** Proposals will have to be planned in order to be sensitive to areas of Ancient Woodland, Local Biodiversity Site and Site of Special Scientific Interest.



Policy D9: Access

The Council will continue to protect, enhance and extend existing and proposed active travel and outdoor access networks including core paths, rights of way, strategic cycle corridors and green networks, shown on the Proposals Map and Schedule 6, and ensure that new development does not adversely impact upon them. The solums of any former railway lines will be safeguarded as future access routes.

The council will support proposals which enhance, extend and create new integrated walking and cycling routes. New and improved routes should be planned at the outset of the design process; should accommodate users for all age groups, and levels of agility and mobility; should link with existing and proposed active travel routes; and contribute to the wider active travel and green networks across the area.

Any future access proposals will be required to satisfy core active travel design principles of safety, coherence, directness, comfort and attractiveness.

There will be a strong presumption against proposals which have an adverse impact upon outdoor access unless a satisfactory alternative route is provided.

The Council will continue to support Dams to Darnley Country Park (D9.1) and Whitelee Access Project (D9.2), shown on the Proposals Map, and the implementation of the relevant management/ access plans for each project.

Schedule 7: Environmental Projects

Site Ref	Location	Description
D9.1	Dams to Darnley Country Park	Implementation of management / access plans including: <ul style="list-style-type: none"> • Realignment and upgrades of Aurs Road – Proposal Strat3.1 • Proposed Visitor Centre, car park and cable wakeboard facility – Proposals Strat3.3 and D12.3 • Pedestrian/cycle boardwalk – Proposal Strat3.4 • Realignment and upgrades of Balgraystone Road - Proposal Strat 3.6 • Enhanced green network – Proposal D4.1 • New car park – Proposal D8.6 • New path networks – Proposals D8.7 and D8.16 • Environmental education ranger base – Proposal D12.2 • Play park and associated facilities – Proposal D12.4
D9.2	Whitelee Access Project	Implementation of management / access plans including: <ul style="list-style-type: none"> • Proposal D4.13– An enhanced green network incorporating biodiversity and landscape and path improvements and recreation/leisure facilities.

Notes to Schedule 7:

Individual proposals described further under relevant schedules.

Policy D10: Transport Impact

Proposals will be required to comply with the principles of Designing Streets and demonstrate that they will have no significant adverse impact on the following, as evidenced through the submission of a Transport Assessment:

- Road safety;
- The convenience, safety and attractiveness of walking and cycling in the surrounding area;
- Public transport operations in the surrounding area, both existing and planned, including convenience of access to these and their travel times;
- The capacity of the surrounding road network; and
- Residential amenity as a consequence of any resulting increase in motorised traffic.

Proposals should ensure that the required upgrades to infrastructure resulting from development are provided in accordance with Strategic Policy 2. Where appropriate, mitigation, through the provision or upgrades of walking and cycling infrastructure, public transport or road improvements, will be required to address any adverse transport impacts resulting from the proposal.





Policy D11: Electric Charging Infrastructure

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. Where residential dwellings do not have parking within their curtilage, provision should be made for charging points on-street or within communal parking spaces.

All other non-residential major developments, including employment, community or retail proposals should incorporate electric vehicle charging points within parking areas.

Proposals below this threshold will be encouraged to incorporate charging points and infrastructure as a core component of their proposal.

All new car parks should be designed to incorporate electric charging points.

Community Facilities and Infrastructure

Across the Council area there are a range of community facilities including halls, health facilities, schools, libraries, gyms, sports grounds and clubs including tennis, bowling and golf clubs and other facilities, which provide community, cultural and recreational opportunities. Grass football pitches in East Renfrewshire are renowned for their quality throughout the West of Scotland.

Community, leisure and sports facilities are an important element in creating sustainable healthy communities; improving the quality of life and opportunities for social interaction; providing physical and mental health benefits; and providing vibrant places and neighbourhoods.

Anticipated demographic changes and new housing development in the area will generate demand for education, community, leisure and health and social care services and for provision of additional capacity. In order to accommodate these demands the LDP seeks the expansion or enhancement of facilities and the provision of new ones (so that service delivery can be maintained) and seeks to guard against any unnecessary losses through Policy D9. The Council will continue to work closely with partners such as Sport Scotland, the East Renfrewshire Culture and Leisure Trust, Health Boards, Health and Social Care Partnership (HSCP), other Council Departments and with the voluntary and private sectors, to identify capacity issues and opportunities for new facilities. In partnership with the Culture and Leisure Trust, the Council is committed to delivering Leisure Centre improvements in the Eastwood area.

Where appropriate new facilities should be located in town centres and urban areas, where they are accessible for a variety of age groups and users by walking, cycling and public transport. Sustainable access to community and sports facilities is critical for both urban and rural communities. With an ageing population access to local services by sustainable options will become increasingly important.

Educational facilities are also valuable community assets and their dual use will be encouraged as meeting spaces or for sports use. Multi-purpose community facilities within the same building will also be encouraged. This will help improve accessibility for the wider community and make better use of existing resources.

Proposals for the loss of outdoor sports will be strictly controlled in accordance with Policy D13 and the Council's Sports Pitch Strategy. Proposals for new outdoor leisure or sports facilities in rural areas must accord with Policy D3.





Education Infrastructure

East Renfrewshire is recognised throughout Scotland for the quality of its education provision and the high performance of its schools and such success has contributed to a subsequent growth in the number of pupils in schools and children in early years facilities. The quality of Education provided within East Renfrewshire contributes significantly to its desirability as a place to live, and in turn is a key contributor to the marketability of new homes in the area. High quality education and training are vital for supporting people into employment, reducing social inequalities and enhancing the economic potential of the area. It is important that schools also have strong links with their local communities and enable wider community use of their facilities outwith school hours.

In the authority the number of East Renfrewshire resident pupils has risen by 12% from 2012 to 2018; and based on the National Records of Scotland projections the school age population is expected to grow by a further 5.4% by 2025. Accordingly, many educational establishments have high occupancy levels and increasingly so within the Eastwood area; however places in the Levern Valley area are also now starting to face pressure.

New build housing is in part facilitating this increase; however pupil numbers are also increasing in more established residential areas due to a buoyant rental market and changing demographics as houses in established communities change ownership (second hand market). Recent analysis carried out by the Education Department has shown a marked increase in pupils for the primary sector in the east of the authority and early years across East Renfrewshire. As well as this growth in demand from a resident population, schools attract a significant number placing requests from families outwith the authority which we must accept within the legislative framework.

In managing provision the authority must plan to have sufficient pupil places for its resident population, a legislative duty. This has accorded high priority over the years and is under close monitoring and review; indeed it has been a main driver for change in the school estate since the inception of the Council. This is evident through the significant investment in the education estate over recent years including extensions to existing schools, a new build replacement Barrhead High School, a new faith schools' joint campus (St Clare's and Calderwood Lodge primary schools), new build replacement Arthurlie Family Centre and more recently the new Maidenhill Primary School and Nursery Class in Newton Mearns which opened for academic session 2019/20.

The Expansion of Early Learning and Childcare in Scotland is a relatively new legislative duty that requires Councils to provide 1140 hours per year of free early learning and childcare (ELC) for all 3 and 4 year olds and eligible 2 year olds by 2020. This effectively doubles the current entitlement (600 hours) to free ELC and consequently the required provision. As part of this expansion, East Renfrewshire is taking forward new build and extended early year's provision, comprising 2 minor extensions to existing nurseries and 6 new centres or new build larger replacements, a number of which are now built and operational, in addition to the new ELC places being established at the new nursery classes at St Cadoc's primary and at Maidenhill primary for operation in August 2019. These are shown in Schedule 9.

East Renfrewshire's educational estate has been developed in a planned and phased way to ensure sufficient places are available to meet increasing demand (for early learning and childcare establishments, primary and secondary schools and additional support needs), taking into account planned new residential development allocated in the Local Development Plan and factoring in potential windfall sites coming forward.

The Education and Environment Departments closely monitor the provision of school places and regularly undertake an assessment of pupil product ratios i.e. the anticipated propensity of residential units to generate children of school age. This ongoing partnership work allows the Council to take a long term strategic approach to planning for education provision. Further information is set out in the Education Background Report.

The Education Estate has experienced increased demand as a result of the cumulative effect of significant residential development and increased inward migration. Consequently, until further planned expansion of the Education Estate is realised, no new housing sites are identified for release in this LDP. Further housing proposals will not be supported in locations where this would exacerbate capacity issues. Policy SG1 and phasing conditions will be used to control the annual rate of completions on housing sites to ensure there are adequate educational places available.

In order to ensure there are sufficient educational places to meet current and future demands there will be a requirement for further investment in our existing educational estate through new build and remodelling; and those currently known as required are shown in Schedule 9. Additional classroom accommodation at St Ninian's High School has been developed to provide a temporary increase in the school's planning capacity to support the transitional implementation period of the Admissions and Transfer Policy.

The need to continue to monitor the demand for education places, future school infrastructure requirements and future needs for all sectors and to bring forward workable solutions remains a key priority for the Council. The Education and Environment Departments will continue to work in close collaboration to agree a strategic approach to the requirements for residential development whilst fully addressing future educational needs for residents in a coordinated and planned way for this and future Local Development Plans. Investment and funding will be considered and taken forward through the Council's Capital Investment Strategy. Development contributions will actively be sought to support the delivery of this additional capacity.

Policy D12: Community and Education Facilities and Infrastructure

The Council will support the protection and enhancement of existing community, cultural, leisure, health, sports and education facilities.

Proposals for the development of new or enhancements to existing facilities will be supported where:

1. The site is appropriate in terms of its location, scale and is compatible with adjoining and neighbouring uses; and
2. The site is accessible by public transport, walking or cycling routes.

Proposals for new schools must also provide a school travel plan and incorporate safe drop off and pick up provision. Proposals should link to existing footpath and cycle networks or create new links to create safe and healthy routes to schools, to encourage walking and cycling and provide appropriate cycle parking and facilities.

Proposals which would result in the loss of existing facilities will only be supported where it can be clearly shown that in consultation with the relevant organisation including Health Boards, HSCP, the Council's Education Service or the Culture and Leisure Trust, where appropriate, that:

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

Proposals involving the loss of outdoor sports facilities will be assessed against Policy D13.

The Council will encourage multi-use community facilities and the shared use of facilities to maximise the extended or multiple use of buildings or facilities for community, leisure and recreational use where appropriate.

The Council will support the implementation of the proposals listed in Schedules 8 and 9.





Policy D13: Outdoor Sports Facilities

Proposals involving the loss of outdoor sports facilities will only be supported in the following exceptional circumstances:

1. It is ancillary to the principal use of the site as outdoor sports facility; or
2. It involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training. In addition proposals must demonstrate economic, social or environmental benefits and would need to provide the required infrastructure in accordance with Strategic Policy 2. Where infrastructure constraints cannot be satisfactorily addressed, in particular any impacts of additional residential development upon education infrastructure, proposals will not be supported; or
3. The outdoor sports facility which would be lost, would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
4. There is a clear excess of provision to meet current and anticipated demand in the area and that the site would be developed without detriment to the overall quality of provision as informed by a relevant strategy prepared in consultation with Sport Scotland.

Schedule 8: Community Facilities

Site Ref	Location	Description
D12.1	Barrhead South SDO, Barrhead	Community/leisure facilities (Policy M2.2)
D12.2	Dams to Darnley Country Park, Lyoncross, Barrhead	Environmental education ranger base
D12.3	Dams to Darnley Country Park, Barrhead	Cable wakeboard facility (in association with Visitor Centre Proposal Strat 3.3). Opportunities for other watersports including open water swimming will continue to be investigated.
D12.4	Dams to Darnley Country Park - Balgraystone Road	Play park and associated facilities
D12.5 *	Eastwood Park, Giffnock	Master plan to inform the following uses: <ul style="list-style-type: none"> • Improved leisure centre and facilities; and • Remodelling of wider park uses.
D12.6 *	Huntly Park, Giffnock	Improvement of football pitches and new build pavilion potentially facilitated by longer term proposals at Braidbar Quarry (Policy M4).
D12.7	Neilston Village Centre	Community Hub - Redevelopment of Library and Leisure Centre, improvements to health facilities and commercial development.
D12.8	Maidenhill/Malletsheugh, Newton Mearns SDO, Newton Mearns	Community Religious Facility

Notes to Schedule 8:

* Proposal falls within or adjacent to a Local Biodiversity Site.

Schedule 9: Education Facilities

Site Ref	Location	Description
D12.9	Busby Primary School, Busby	Extension
D12.10	Eaglesham Primary School, Eaglesham	Extension
D12.11	Neilston Primary School, Neilston	New joint campus: learning and leisure in Neilston (Madras Family Centre, Neilston Primary, and St Thomas' Primary) 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.
D12.12	Crookfur Primary School, Newton Mearns	Extension

Notes to Schedule 9:

The education department will continue to monitor, evaluate and respond to the evolving requirements of our resident population for statutory places throughout the education estate including to the specialist requirements of our Additional Support Needs sector.

Schedule 9 shows planned changes to educational provision that have been identified based on LDP1 and windfall sites as currently known. This list is subject to change to ensure the Council can meet its education statutory obligations now and in the future.

Management and Protection of the Built Heritage

East Renfrewshire is an area of rich environmental quality in terms of both the natural and built environment. This brings many social, cultural, educational and economic benefits to our communities; contributing to our history and education, local distinctiveness, placemaking and quality of life and helps to support the growth of tourism and leisure. The built heritage also contributes to sustainable development and regeneration through adaptation and reuse of buildings.

There are currently 5 conservation areas in East Renfrewshire. Eaglesham was Scotland's first conservation area. Parts of Busby, Giffnock, and Upper and Lower Whitecraigs, also have conservation area status, with Crookfur and Netherlee identified as proposed conservation areas. Conservation Area Appraisals will be prepared for these areas which provide the basis for future guidance, specifically relating to design and enhancement. Given the importance of assessing design matters, outline planning applications will not normally be considered appropriate for developments in conservation areas.

Both Greenbank House and Rouken Glen Park are included in Historic Environment Scotland's 'Inventory of Gardens and Designed Landscapes', and the area is also home to many listed buildings, including 5 Category A listed buildings which are of national importance. East Renfrewshire also contains many important archaeological remains, with a number of both nationally and locally important sites, including scheduled monuments.

In seeking to achieve a high-quality built environment the LDP seeks to ensure that the area's historic environment is sustainably managed, enhanced and protected, while supporting appropriate and sensitively managed development that respects and promotes the distinctive local heritage and will retain its special character. Securing high quality design is very important to conserving, enhancing and enriching the unique heritage and local identity of the area. New developments should respect the local character, massing, and scale of the area. For both contemporary and traditional design solutions, a focus on achieving quality, sense of place and local distinctiveness will be essential in order to be supported in heritage sensitive contexts.

The Council recognises that the structure of some listed buildings, particularly those that are disused, are under threat. The LDP supports the best viable use that is compatible with the fabric, setting and character of the historic environment, with the aim of finding new economic uses that are viable over the long term with minimum impact on the special architectural and historic interest of the building or area. It should be noted that the setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place; how it was intended to fit into the landscape or townscape; the view from it; or how it is seen from around, or areas that are important to the protection of the place, site or building. Further information is available within the Historic Environment Scotland Managing Change Guidance Notes on the Use and Adaptation of Listed Buildings and the Demolition of Listed Buildings.

Proposals to alter a listed building will be required to be supported by sufficient information to allow the proposed works and their impact upon the building's character to be understood. The amount of information required will depend on the nature and significance of the building and the level of intervention proposed.

Policy D14: Management and Protection of the Built Heritage

The Council will seek to positively manage the historic built environment through engagement with landowners and other organisations to ensure that heritage assets are safeguarded, preserved and enhanced, have appropriate viable uses and have a sustainable future for the benefit of future generations. Development likely to adversely affect these assets will not be supported.

All proposals should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.

Proposals involving the sensitive introduction of energy efficiency measures and/or micro-renewables installations to listed buildings and in conservation areas will be supported, where the proposals ensure that the character and appearance of the listed building, conservation area and their settings are preserved or enhanced.

Further guidance and information will be set out in the Placemaking and Design Supplementary Guidance.

Policy D15: Listed Buildings

The layout, design, materials, scale, siting and use of any development affecting a listed building shall be appropriate to the character and appearance of the listed building and its setting.

There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

No listed building should be demolished unless it can be clearly demonstrated that:

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair of the building is not economically viable and that it has been marketed, at a price reflecting its location and condition, to potential restoring purchasers.

To enable features to be recorded, Historic Environment Scotland shall be formally notified of all proposals where consent is granted to demolish listed buildings.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

Proposals that conserve and enhance assets on the Buildings at Risk register will be encouraged.

Policy D16: Conservation Areas

Development and demolition within a conservation area as listed in Schedule 10 or affecting its setting shall preserve or enhance its character and be consistent with any relevant conservation area appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the planning authority to contribute to character and appearance shall be retained.

When considering the demolition of any unlisted building, within a conservation area, no building should be demolished unless it can be clearly demonstrated that:

- The building is of little townscape value and does not contribute to the character of the conservation area; or
- The repair of the building is not economically viable; or
- The form or location of the building makes its re-use extremely difficult; and
- The replacement scheme will preserve and enhance the special character of the conservation area.

A detailed planning application for the replacement scheme would require to be submitted. Demolition shall not begin until evidence is given of contracts let for an approved replacement development.



Schedule 10: Conservation Areas

Site Ref	Location
D16.1	Busby Conservation Area
D16.2	Eaglesham Conservation Area
D16.3	Giffnock Conservation Area
D16.4	Lower Whitecraigs Conservation Area
D16.5	Upper Whitecraigs Conservation Area

Schedule 11: Inventory of Gardens and Designed Landscapes

Site Ref	Location
D17.1	Greenbank House Garden, Clarkston
D17.2	Rouken Glen Park, Giffnock

Policy D17: Gardens and Designed Landscapes

Development affecting the gardens and designed landscapes listed in Schedule 11 shall protect, preserve and enhance such places and shall not impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value.

Policy D18: Scheduled Monuments and Archaeological Sites

Scheduled ancient monuments listed in Schedule 12 and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances. Any works that would demolish, destroy, damage, remove, repair, alter or add to a monument, or to carry out any flooding or tipping on a scheduled monument would require prior written consent from Historic Environment Scotland in the form of Scheduled Monument Consent.

All other significant archaeological resources shall be preserved in situ wherever feasible. The planning authority will weigh the significance of the archaeological resources and of any impacts upon them and their settings against other merits of the development proposals in the determination of planning applications. The applicant may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis, publication and archiving, in advance of development.

Schedule 12: Scheduled Monuments

Site Ref	Location	Description
D18.1	Arthurlie Cross, Springhill Road, Barrhead	Crosses and Carved stones
D18.2	Duncarnock Fort, South of Barrhead	Hillfort, Prehistoric domestic & defensive
D18.3	Polnoon Castle, near Eaglesham	Remains, Secular
D18.4	Cairn 330m South West of North Kirktonmuir, near Eaglesham	Prehistoric Ritual & Funerary
D18.5	Deils Wood, Cairn 350m East of Bonnyton	Prehistoric Ritual & Funerary
D18.6	Dunwan Hill, Fort	Prehistoric domestic & defensive
D18.7	Hut Circle and enclosure, 540m West South West of Middleton	Prehistoric domestic & defensive
D18.8	Hut Circle 965m West North West of Bannerbank	Prehistoric domestic & defensive
D18.9	Cairn 930m East of Moyne, near Neilston	Prehistoric Ritual & Funerary
D18.10	East Revoch, cairn 420m N of and cup-marked stone 485m N of	Prehistoric Ritual & Funerary
D18.11	Busby Upper Mill, Cotton Mill, 60m N of 1 Cartview Court	Industrial: mill, factory; textiles; weir / dam / sluice

Policy D19: Proposed Conservation Areas

The Council will promote the designation of the following new conservation areas as listed in Schedule 13 and shown on the Proposals map:

- Netherlee Conservation Area
- Crookfur Cottage Homes Conservation Area

Schedule 13: Proposed Conservation Areas

Site Ref	Location
D19.1	Netherlee Conservation Area
D19.2	Crookfur Cottage Homes Conservation Area

Schedule 14: Environmental Protection Projects

Site Ref	Location	Description
D20.1 * **	Crofthead Mill, Neilston	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

Notes to Schedule 14:

- * Flood Risk Assessment will be required to determine the developable extent of the site and to ensure that the proposal is consistent with SPP.
- ** Site falls within or adjacent to a Local Biodiversity Site.

Policy D20: Environmental Protection Projects

The Council will support the implementation of the environmental protection projects shown in Schedule 14 and shown on the Proposals map.

Advertisements

The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 allow planning authorities to exercise control over the display of advertisements but only in the interests of amenity and public safety.

Policy D21: Advertisements

The Council will support proposals for the display of advertisements, including shopfronts and signs where they do not detract from the visual amenity of the locale or adversely affect public safety. Proposals should take into account design, scale, siting and location. Regard should also be given to the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended).



Airport Safeguarding

All of East Renfrewshire lies within safeguarded areas for the operations of airports. Accordingly in line with Circular 2/2003 the Council is required to take into account the potential impact of proposals on the safe operation of nearby airports.

Policy D22: Airport Safeguarding

The Council supports the requirement to protect safeguarded areas for Glasgow and Prestwick Airports and will consult BAA or NATS as appropriate on proposals in line with Circular 2/2003, to ensure that development proposals do not adversely impact on the safe and efficient operation of the airports. Proposals which interfere with visual and electronic navigational aids of airports and/or increase bird hazard risk will be resisted unless accompanied by specific and agreed mitigation measures, including a hazard management plan.



PROMOTING SUSTAINABLE & INCLUSIVE ECONOMIC GROWTH

4



To reflect Spatial Objective 2 the LDP sets out key policies for meeting **housing needs, economic development, town centres, digital connectivity** and **tourism**.

Economic growth should be **sustained**, **inclusive** and **sustainable** in order to deliver homes, business, jobs, infrastructure and thriving connected local places, and to help create a **successful** and **sustainable economic future** for East Renfrewshire.



Policies

- Policy SG1: Housing Supply, Delivery and Phasing
- Policy SG2: Housing Mix
- Policy SG3: Specialist Residential and Supported Accommodation
- Policy SG4: Affordable Housing
- Policy SG5: Economic Development
- Policy SG6: Business Proposals
- Policy SG7: Local employment and skills
- Policy SG8: Digital Communications Infrastructure
- Policy SG9: Tourism and Visitor Economy
- Policy SG10: Town and Neighbourhood Centre Uses
- Policy SG11: Town and Neighbourhood Centre Proposals
- Policy SG12: Business Improvement Districts (BIDs)

Meeting Housing Needs

The Local Development Plan supports the delivery of a range of housing types that can accommodate people of different **ages**, incomes, **family structures** and **physical** and **social needs** within sustainable attractive neighbourhoods.

To achieve this aim the LDP sets out a clear framework for delivering the **location**, **scale** and **type** of housing to meet local needs over the plan period. The development of new homes is critical in delivering and sustaining inclusive economic growth.

Context

East Renfrewshire is a highly desirable place to live with high quality schools and leisure opportunities. This drives a particular set of housing challenges. There is a very high rate of owner occupation, with very small private and social rented sectors and also some of the highest house prices in Scotland. Young people, families and 1st time buyers in particular struggle to find a home because of high demand and housing costs.

The area is covered by two distinct housing sub-market areas (HMAs), Renfrewshire, which covers the Lovern Valley area, and Greater Glasgow South, which covers the Eastwood part of the Council area. The housing issues faced within these areas are quite diverse and each requires different approaches to delivering homes and meeting needs.

With the population expected to increase in the coming years, the Council will face great challenges including meeting the needs of our elderly residents; an increase in the number of households as more people live alone; and meeting the needs of households living with a disability or long-term illness, including the provision of wheelchair accessible housing. There is also an ongoing need to provide affordable housing across the area.

It is critical that the Council plans ahead to meet these future challenges. Planning for, and responding to, the housing and support needs of these groups requires a joint approach between the Council, the development industry, housing providers, Health and Social Care Partnership (HSCP) and other partners. The Local Housing Strategy (LHS) also has a key role in directing the housing mix particularly for affordable housing and to meet the accommodation and support needs of a range of households.

How Many New Homes are Needed by 2031?

In preparing LDP2 the Housing Land Requirements for each Local Authority across the Clydeplan region have been reassessed. A revised Strategic Housing Need and Demand Assessment (HNDA 2015) provides housing estimates up to 2029 for each Local Authority. From these estimates Housing Supply Targets (HSTs) have been prepared. These targets are also set out in the Council's Local Housing Strategy (LHS).

To accord with Scottish Planning Policy (SPP), 15% generosity has then been added to the HSTs at the Clydeplan level to produce the Housing Land Requirement for each Local Authority. The outcomes of this assessment replace the current housing targets set out in Strategic Development Plan 1 (SDP1) and LDP1. Our requirements are set out in Table 1.

The LDP are required to ensure that a continuous 5 year effective housing land supply is maintained throughout the plan period and to allocate land on a range of sites which is effective up to year 10 from the predicted year of adoption to meet the requirements of Scottish Planning Policy (SPP). Further information is set out in the Housing Background Report.

Housing Supply, Delivery and Phasing

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. The Background Report also clearly demonstrates a generous 5 year effective land supply and a 10 year land supply in accordance with SPP. Furthermore, as referred to under the Development Strategy and Education section of this LDP, considerable detailed research and analysis has been undertaken to inform long term planning of educational infrastructure and requirements. This analysis has shown that further housing releases would have major impacts upon the existing education and health infrastructure and as the Plan provides a generous housing land supply, no further housing sites are identified for release in this LDP.

Delivery of the LDP's strategy and housing requirements will therefore be achieved through a continued focus upon development within the urban areas, together with the established housing sites within the land supply including the master plan areas. These housing sites will provide a distribution and generous housing land supply and mix of homes of different sizes, types and tenures to meet the requirements of SPP and Clydeplan. No allowance has been made for windfall sites, i.e. sites not allocated for residential development in this LDP, which may come forward in the plan period which will add to the supply once gaining consent.

The phasing and programming of sites is a critical

element of the LDP's approach to ensure land comes forward in a planned way; to provide a consistent supply of land over the plan period; to ensure that any infrastructure requirements are delivered, in particular management of impact upon education infrastructure; and to ensure that a 5-year effective land supply is maintained at all times. For each allocated site future programming is shown in the Housing Land Audit (HLA), Action Programme and Housing Background Report. Delivery, however, ultimately depends upon external factors such as performance of the national economy; finance availability; house builders build rates; mortgage availability for purchasers; and landowners aspirations. Delivery is also linked to the availability of funding for affordable housing through the Strategic Housing Investment Plan (SHIP), in particular there is uncertainty to the levels of funding that will be available to local authorities beyond 2021.

Strategic Policy 1 and Policy SG1 set out the overall housing requirement over the plan period. All housing proposals will be assessed against these criteria and other relevant policies of the LDP. Policy SG1 also sets out the criteria against which proposals will be assessed where the Housing Land Audit (HLA) identifies a shortfall in the 5 year effective land supply. If a shortfall exists, applicants will be required to demonstrate that the site is effective and capable of delivering completions in the next five years, as demonstrated through supporting evidence in accordance with Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits.

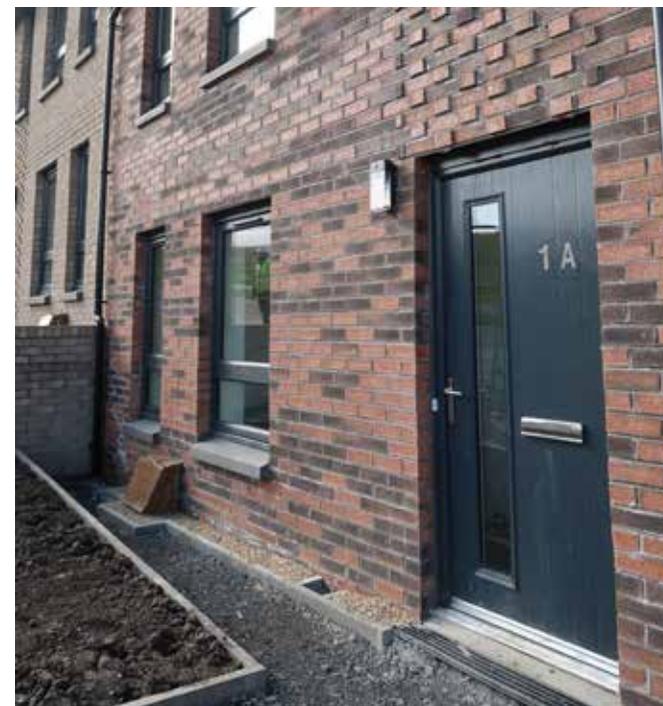


Table 1: East Renfrewshire housing land supply 2012-2031

	2012-2024			2014-2029			2029-2031		
	All tenure	Private	Social*	All tenure	Private	Social*	All tenure	Private	Social*
a) HST	2,810	2,270	540	980	750	230	392	300	92
b) HLR	3,230	2,610	620	1,120	860	260	452	346	106
c) Completions	1,812	1,507	305	0	0	0	0	0	0
d) Outstanding HLR (b-c)	1,418	1,103	315	1,120	860	260	452	346	106
e) Established Supply	1,954	1,608	346*	1,420	1282	138*	162	162	0
+/-	+536	+505	+31	+300	+422	-122	-290	-183	-106
Clydeplan period 2012-2029	+836 all tenure / +927 private / -91 social								
LDP period 2012-2031	+546 all tenure / +743 private / -197 social								

Source: Clydeplan (2017) and ERC Housing Land Audit (2019)

Notes to Table 1:

a) Housing Supply Targets (HST) (Schedule 7 Clydeplan).

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).

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.

* Comprises sites allocated for 100% social rent/below market rent under schedule 16 and where social sector capacity known for sites with planning consent.

Policy SG1: Housing Supply, Delivery and Phasing

To deliver housing needs across all tenures up to 2031 the LDP 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.

The land supply will be monitored annually through the Housing Land Audit, Housing Trajectory and the Action Programme. Sites will be subject to phased release to ensure that a minimum of a 5 year continuous effective land supply is maintained at all times and to manage impact upon infrastructure and services.

Proposals for housing development on both allocated housing sites listed in Schedule 15 and shown on the Proposals Map, and on windfall sites not identified for housing development will require to comply with Strategic Policy 1, Strategic Policy 2, Policy D1 and any other relevant policies of the LDP.

Sites listed in Schedule 16 and shown on the Proposals Map, are allocated exclusively for affordable housing, including housing for particular needs. Proposals for private/market housing on these sites will not be supported.

If the Housing Land Audit identifies a shortfall in the 5 year effective housing land supply, and this cannot be addressed through the early release of sites within the established housing land supply, the Council will then only consider housing proposals which:

1. Are consistent with Strategic Policy 1, Policy D1 and Policy 8 and Diagram 10 of Clydeplan with preference for brownfield sites within the urban areas. Sites within the green belt will only be considered where it has been demonstrated that a suitable site does not exist within the urban area and where all other criteria can be met. Proposals will be required to provide a defensible green belt boundary;
2. Are appropriate to the scale and character of the specific settlement and local area;
3. Demonstrate positive social, economic and environmental benefits;
4. Would not prejudice delivery of allocated housing sites listed in Schedule 15;
5. Are effective and capable of delivering completions in the next 5 years as demonstrated through supporting evidence in accordance with PAN 2/2010. Details of the phasing of development is required to be submitted with any application; and
6. Can provide the required infrastructure resulting from development in accordance with Strategic Policy 2. Where infrastructure constraints cannot be overcome, including impacts upon education infrastructure, proposals will not be supported.

Affordable and Particular Needs Housing

Housing Mix

The Council wants to develop sustainable mixed communities that respond to the needs of all residents, including the most vulnerable. Neighbourhoods and places with a mix of housing tenures, types and sizes will be more able to meet the changing needs and requirements of its residents over time. Providing greater housing choice across all tenures increases the opportunities for households to remain within their communities and promotes social equality and inclusion, independence and wellbeing for older people or people with a disability. The Council supports the principle of adaptations to dwellings to facilitate more independent living. The approach towards adaptations of Council stock across all tenures will be taken forward through the Local Housing Strategy (LHS).

The provision of suitable homes for older people could also help to free up much needed family housing to the market, as older people seek to downsize to meet current needs. However, there is strong competition between those looking to downsize and 1st time buyers for similar smaller more affordable homes.

It is important that all new proposals include a mix of house types, sizes and tenures, to meet a range of accommodation needs and accord with the most up-to-date Local Housing Strategy (LHS) (2017-22) and Strategic Housing Need and Demand Assessment (SHNDA 2015). The mix should reflect site characteristics, housing needs, character of the area and scale of proposal and include homes built

to adaptable and accessible standards. This mix is in addition to affordable housing contributions required under Policy SG4. The LHS and the use of the SHNDA and local needs information is also critical to the delivery of housing mix on sites.

If these ambitions are to be realised the LDP needs to deliver the right homes in the right locations. In particular there are requirements for smaller 1 and 2 bedroom homes that meet the needs of 1st time buyers and downsizers; family sized homes; bungalows and single storey own door properties; and new homes across all tenures which are built to wheelchair-accessible standards. It is important that a proportion of new homes are suitable for wheelchair users to provide the opportunity for households with disabilities to move and to remain within the area. There is also growing concern over the loss of existing smaller homes as a result of extensions or replacement with larger homes. The loss of these smaller properties is also adding to the local affordability issue and impacting upon the school infrastructure as addressed through Policies D1.1 and D1.2.

For all proposals viability will be a key consideration when determining the final mix, type and tenure of homes. Applicants will be required to provide sufficient evidence to support their proposals and justify any departure from policy requirements.

Despite the desire to help older people remain at home and, as our population continue to age, the demand for care home and nursing home places will continue to increase. This places many demands on our local services including GPs and out of hours services.

Specialist residential and supported accommodation housing will be considered where it accords with Policy SG3. This covers all housing types with an element of care and support such as, extra care housing, housing for people with learning disabilities and nursing homes, sheltered housing and residential care homes with on-site home and medical care. Proposals should be located within the urban area with easy access to services and facilities and public transport, allowing residents to lead an independent lifestyle and socialise easily with other residents.

Policy SG2: Housing Mix

The Council will require residential proposals to provide a mix and choice of dwelling types, sizes and tenures to meet housing needs, including for people with a disability, older people, families and individuals, to widen housing choice and contribute towards the creation of sustainable mixed communities. The different types and sizes of housing are required to be well integrated throughout the development.

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

Proposals should be informed by the most up-to-date SHNDA and the Council's LHS and demonstrate how proposals will meet standards for accessibility and adaptability and meet the needs of older and people with a disability.

Further detailed information and guidance will be set out in the Housing Mix Supplementary Guidance.

Policy SG3: Specialist Residential and Supported Accommodation

Proposals for new specialist residential and supported accommodation will be permitted where the following criteria are met:

1. There is a proven need for such specialist accommodation which can be evidenced by an appropriate business plan or statement and supported by the Health and Social Care Partnership;
2. The proposal is located within the urban area and is accessible to active travel and public transport networks and other services and facilities;
3. The proposal would not be detrimental to the character or amenity of the surrounding area or result in the over concentration of similar specialist housing uses;
4. The design should focus on ease of access for those with mobility, physical or sensory disabilities and provide appropriate landscaping and amenity space; and
5. Can provide the required infrastructure resulting from development in accordance with Strategic Policy 2.

Applications that result in the loss of specialist residential and supported accommodation will only be supported where it is clearly demonstrated that there is no longer an established need for this type of accommodation or adequate replacement accommodation will be provided.

Affordable Housing Needs

There is significant pressure for new affordable housing throughout the Council area. House prices have risen significantly, making home ownership less attainable or not affordable for many residents, especially older people, one person households and young families. The current strategic HNDA (2015) estimates that in East Renfrewshire there is a total need for 880 affordable homes during the period 2012 up-to 2031 (Table 1), although this does not always have to be from new build homes. Both the LHS and this LDP will continue to address this issue.

Policy SG4 aims to help address this situation by requiring private sector housing developments to make provision for an element of affordable housing, thereby increasing the supply throughout East Renfrewshire. It seeks to improve housing choice and deliver affordable housing in compliance with SPP and Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits. The Council will also deliver its own affordable housing through a Council new build programme.

The Council will continue to apply a flexible policy approach to the provision of affordable housing and work actively with developers to find and apply appropriate solutions to affordable housing delivery on a case by case basis. The Council will also continue to work closely with affordable housing providers to provide new affordable homes throughout the Council area. The main requirement is for new social rented housing of every type and size in Eastwood, with a mix of types and sizes required in Levern Valley. There is also need for affordable homes to buy for first time buyers and older people. These priorities are also reflected in the LHS and SHIP.

The Policy is considered to set a realistic and achievable framework that will maximise provision to meet identified local housing need without threatening the viability of sites or the delivery of affordable and private housing in general.

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.

Policy SG4: Affordable Housing

The Council will require residential proposals of 4 or more dwellings, including conversions, to provide a minimum 25% affordable housing contribution. This contribution may be made on site; or by means of a commuted sum payment; or off site. The affordable housing must be well integrated into the overall development. All proposals will require to comply with Strategic Policy 2 and Policy D1.

Further detailed information and guidance is provided in the Affordable Housing Supplementary Guidance.

The Council will support the implementation of the affordable housing sites listed in Schedule 16.

Schedule 15: Housing Sites

Site Ref	Location	Housing Market Area (HMA)	Type	Remaining Capacity	Established Land Supply 2019-31	Land Supply Post 2031	Notes
SG1.1	Barnes Street/ Cogan Street/ Robertson Street, Barrhead	LV	B	50	0	50	FRA The Lavern Water borders the site. This is subject to morphological (including soft bank reinforcement) pressures in this location. These pressures should be assessed, and removed if appropriate, as part of any development of the site
SG1.2	Chappellefield, Barrhead	LV	B/G	120	40	80	FRA LBS The Lavern Water borders the site. This is subject to morphological (including soft bank reinforcement) pressures in this location. These pressures should be assessed, and removed if appropriate, as part of any development of the site.
SG1.3	Dealston Road, Barrhead	LV	B	35	35	0	
SG1.4	Glen Street /Walton Street, Barrhead	LV	B	35	35	0	FRA The watercourse that borders the site is subject to morphological pressure in this location; there is a partial realignment of the watercourse which runs for 783m. Opportunities to mitigate, improve or remove this pressure should be assessed as part of any development of the site.
SG1.5	Lyoncross, Barrhead	LV	G	158 (14 INT) (12 SR)	158	0	Policy M2.2 LBS D2D Country Park
SG1.6	Springfield Road/Springhill Road, Barrhead	LV	G	303	303	0	Policy M2.2 FRA

Site Ref	Location	Housing Market Area (HMA)	Type	Remaining Capacity	Established Land Supply 2019-31	Land Supply Post 2031	Notes
SG1.7	Springfield Road/ Balgraystone Road, Barrhead	LV	G	117 (39 SR CH)	117	0	Policy M2.2 FRA
SG1.8	Springhill Road Barrhead	LV	G	101 (14 INT)	101	0	Policy M2.2
SG1.9	Springfield Road, Barrhead	LV	G	280	192	88	Policy M2.2 LBS FRA
SG1.10	Shanks Park, Barrhead	LV	B	400 (34 INT) (32 SR)	400	40	Policy M3 FRA The development of this site represents an opportunity to open up the Bridgebar Burn which is culverted through the site. Implementation of a comprehensive remediation strategy to address any contamination of the entire Shanks site.
SG1.11	North Darnley Road, Barrhead	LV	G	60	0	60	Policy M3 Entire Site allocated post 2031. FRA Policy D8
SG1.12	Grahamstone Road/ Blackbyres Road, Barrhead	LV	B	84	84	0	
SG1.13	501 Blackbyres Road, Barrhead	LV	B	87 (12 INT)	87	0	Policy M3
SG1.14	Drumby Crescent Playing Fields, Clarkston	EW	G	20	20	0	

Site Ref	Location	Housing Market Area (HMA)	Type	Remaining Capacity	Established Land Supply 2019-31	Land Supply Post 2031	Notes
SG1.15	Robslee Drive, Giffnock	EW	B	126	126	0	FRA LBS 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.
SG1.16	Holehouse Brae, Neilston	LV	G	65	65	0	Entire Site allocated post 2025
SG1.17	Neilston Road, Neilston	LV	G	149 (3 INT) (12 SR)	149	0	LBS
SG1.18	North Kirkton Road, Neilston	LV	G	98	98	0	Capacity and phasing subject to consideration of current planning application.
SG1.19	Little Broom, Newton Mearns	EW	G	12	12	0	
SG1.20	Broom Road East/ Waterfoot Road, Newton Mearns	EW	G	26	26	0	
SG1.21	Broom Park Drive/Windsor Avenue, Newton Mearns	EW	G	5	5	0	FRA *
SG1.22	42 Stewarton Road, Newton Mearns	EW	B	18	18	0	
SG1.23	Maidenhill, Newton Mearns	EW	G	672 (22 INT)	672	0	Policy M2.1 SG4.6
SG1.24	Maidenhill West Newton Mearns	EW	G	58	58	0	Policy M2.1
SG1.25	Malletsheugh East, Newton Mearns	EW	G	114 (28 SR)	114	0	Policy M2.1
SG1.26	Malletsheugh West, Newton Mearns	EW	G	165 (42 SR)	165	0	Policy M2.1

Site Ref	Location	Housing Market Area (HMA)	Type	Remaining Capacity	Established Land Supply 2019-31	Land Supply Post 2031	Notes
SG1.27	Crookfur Cottage Homes, Newton Mearns	EW	B	30	30	0	Cons Area
SG1.28	Crookfur Cottage Homes, Newton Mearns	EW	B	136 (41 net)	136 (41 net)	0	Proposal involves the demolition of existing units with a net increase of 41 new units. This is reflected in the HLA. Cons Area
SG1.29	North Capelrig Road, Newton Mearns	EW	G	21	21	0	
SG1.30	Kirkview Crescent, Newton Mearns	EW	B	6	6	0	
SG1.31	Whitecraigs Bowling Club-Broom Road, Newton Mearns	EW	B	6	6	0	
SG1.32	Pollick Avenue, Uplawmoor	LV	G	5	5	0	

Source: ERC Housing Land Audit (2019)

Schedule 16: Affordable Housing and Housing for Particular Needs

Site Ref	Location	HMA	Type	Remaining Capacity	Established Land Supply 2019-31	Land Supply Post 2031	Notes
SG4.1	Blackbyres Court, Barrhead	LV	B	22	22	0	Policy M3 CH
SG4.2	Easterton Avenue, Busby	EW	G	20	20	0	**
SG4.3	Main Street, Busby	EW	B	20	20	0	
SG4.4	Burnfield Road, Giffnock	EW	B	20	20	0	
SG4.5	Barrhead Road, Newton Mearns	EW	B	20	20	0	
SG4.6	Maidenhill, Newton Mearns	EW	G	182	182	0	Policy M2.1

Source: ERC Housing Land Audit (2019)



Notes to Schedules 15 and 16:

Schedule 15 comprises sites allocated for affordable housing and the known affordable housing contribution from Private sector site with planning consent. Schedule 16 comprises sites allocated exclusively for affordable housing, including housing for particular needs.

SR: Social Rented

INT: Intermediate Tenure

HMA: Housing Market Area
LV: Levern Valley
EW: Eastwood

Type: B: Brownfield
G: Greenfield

Remaining Capacity: the remaining capacity for a site based upon known capacity where a planning permission has been granted or a notional capacity. Where capacity is notional this may change following further site investigations and studies and assessment at planning application stage to determine the net developable area.

FRA: Flood Risk Assessment will be required to determine the developable extent of the site and to ensure that the proposal is consistent with SPP

CH: Council House Build Programme

LBS: Site falls within or adjacent to a Local Biodiversity Site

Cons Area: Site falls within or adjacent to a conservation area or proposed new conservation area

LB: Listed Building

* The vast majority of the site is within the 1 in 200 year fluvial flood extent of the Broom Burn. Development proposals will require to be subject to a Flood Risk Assessment and should provide an area of urban greenspace at least equal to that of the former playing field that forms the southern part of the site

** Green belt release exclusively for affordable housing. The green belt designation will be retained until an appropriate affordable housing development is implemented

Economic Opportunities and Town Centres

The LDP seeks to set out a **clear economic vision** which delivers **sustainable** and **inclusive economic growth**, positively encourages inward investment, supports new businesses and enterprises to grow and expand and to maximise employment opportunities and training for local people.

The LDP aims to strengthen the role of town and neighbourhood centres as **active, attractive** and **accessible places**, support their vitality and viability and to offer choice for the benefit of local communities.

Delivering on these priorities will ensure the area is attractive to new and existing residents, tourists and potential investors.



Promoting a Successful Economy

The LDP and the Council's emerging Economic Development and Inclusive Growth Strategy will seek to create a more positive business climate. Both strategies will build upon the area's core strengths, including our high quality natural environment, high performing schools, highly skilled workforce and a well-educated population, to plan for the long term prosperity of the area and creation of sustainable communities. This will help to ensure East Renfrewshire remains a strong and effective presence within the wider Glasgow and Clyde Valley City Region and that economic, infrastructure and employment needs are planned for collaboratively across local authority boundaries. The strategies will also aim to address any skills gaps or employment shortages such as meeting the needs for additional social care staff in response to an increasingly elderly population.

The LDP retains a strong focus upon delivering the key City Deal infrastructure projects and other major infrastructure programmes, to significantly enhance connectivity and economic development opportunities. The Council will also continue to explore opportunities to identify projects that that will deliver additional economic and commercial opportunities and transport infrastructure, as a core component of its long term strategic approach (should additional funding become available from a further round of City Deal and through future reviews of the Plan).

East Renfrewshire benefits from a wide range of businesses, from those based in the town centres, to

larger multi-national organisations. There are a large proportion of micro-businesses with many of these based at home. The area has a large number of public sector jobs with the Council being the largest employer. The area also has a high number of residents who commute outside of the Council area for high paying positions. The Council will aim to help reduce this out-commuting of the workforce by providing more skilled employment opportunities within the area and providing more affordable housing options for local people. The LDP also seeks to improve the quality of the retail, leisure and tourism offer and the vitality and viability of the town centres.

The LDP provides sites and land that will allow employment growth and contribute to a balanced economy over the plan period. The LDP will continue to protect and safeguard the existing business and employment locations and focus new employment and investment primarily into these locations, such as purpose built modern flexible office and business accommodation; conference facilities; business incubator space; flexible start up and serviced business units; and live/work homes. These sites provide a range of size, location and quality across the Council area, plays a pivotal role in driving innovation and growth and meeting local employment needs. It is also important that land with continued potential for employment use is not lost to other forms of development. Proposals for non-employment generating uses on allocated employment sites will be considered against Policy SG5.

The Council is seeking the widest possible community benefits from all proposals. Community benefits include the availability of jobs and training for local people. The Council will work with the private sector, the local business community, relevant agencies, our Community Planning Partners, Education Services and other stakeholders to tackle inequalities and long term unemployment, promote education and training opportunities including apprenticeships for local people and maximise job opportunities for local people from new development through Policy SG7.

The quality of education provision and the high performance of our schools is one of the main reasons many people relocate to East Renfrewshire, which in turn helps support the strong housing market in the area. Residential developments also make an important contribution to the local economy through the creation of short term employment for construction workers; longer term skills development associated with the development industry; contract opportunities for the local small to medium-sized enterprises (SME) supply chain and also generates increased retail expenditure in the local community.

The potential to expand leisure and tourism at a range of locations, such as Dams to Darnley Country Park, Rouken Glen Park and Whitelee Wind Farm, will also assist with growing the local economy. The sustainability of the rural economy is also important, and the Council will seek to support appropriate development in the green belt and rural areas under Policy D3.

Policy SG5: Economic Development

The Council will support the development of a strong and competitive local economy and the creation of a skilled workforce. Proposals will be required to demonstrate the net economic benefits for the area.

This will be achieved by:

1. Safeguarding and enhancing the quality of business and employment areas, shown on the Proposals Map and listed in Schedule 17, in order to maintain the supply of employment land to meet the current and future needs of existing and new businesses. The Council will monitor changes to this land supply through the annual Business and Employment Land Audit;
2. Supporting employment generating uses at the locations listed in Schedules 17 and 18;
3. Supporting the relocation of industrial and business uses to the safeguarded business and employment areas listed in Schedule 17;
4. Supporting the implementation of major infrastructure programmes and City Deal projects in accordance with Strategic Policy 3;
5. Supporting new retail, office, commercial and leisure proposals in the town centres to support their continued vitality and viability in accordance with Policy SG10;
6. Promoting the established Business Improvement Districts (BIDs) and supporting initiatives to establish BIDs for the other town centres as shown in Schedule 21;
7. Supporting the appropriate development of tourism facilities in accordance with Policy SG10;
8. Supporting the diversification of the rural economy in accordance with Policy D3;
9. Supporting waste management proposals where they accord with the Scottish Government's current Zero Waste Plan as well as demonstrating that it will not have an adverse impact upon amenity or operation of other uses; and
10. Supporting the provision of digital infrastructure, where appropriate, to new homes, businesses and public sector properties as an integral part of development in accordance with Policy SG8.

Proposals for non-employment generating development including housing on the safeguarded business and employment areas will not be supported, except where:

1. It can be proven that there is no current or likely future demand for employment uses on the land; and
2. It can be demonstrated that the site or premises are not reasonably capable of being used or redeveloped for employment purposes and continued use of the site or premises has been shown to be unviable, having been actively marketed for a minimum period of 24 months; and
3. Where development would bring wider economic, environmental, community or amenity benefits.

Schedule 17: Safeguarded Business and Employment Areas

Site Ref	Location
SG5.1	Crossmill Business Park, Barrhead
SG5.2	Glasgow Road East, Barrhead
SG5.3	Glasgow Road West, Barrhead
SG5.4	Muriel Street, Barrhead
SG5.5	Field Road, Busby
SG5.6	Burnfield Road, Giffnock
SG5.7	Crofthead Mill, Neilston
SG5.8	Greenlaw Business Park, Newton Mearns
SG5.9	Kirkhill House, Newton Mearns
SG5.10	Netherplace Works, Newton Mearns
SG5.11	Spiersbridge Business Park, Thornliebank

Policy SG6: Business Proposals

The Council will support employment generating uses at the locations listed in Schedules 17 and 18 and as shown on the Proposals Map. Proposals should demonstrate that the type of use, mix and scale of the development is appropriate for the site and wider area and would not detrimentally impact upon local amenity.

Notes for Schedule 18:

- * Flood Risk Assessment will be required to determine the developable extent of the site and to ensure that the proposal is consistent with SPP.
- ** The watercourse passes through the site via 143m of box culvert. This pressure should be assessed, and removed if appropriate, as part of any development of the site.
- *** The watercourse passes through the site. Any future development may offer the opportunity to renaturalise this feature. This should be assessed as part of any development of the site.
- **** There is a fish barrier (Spiersbridge old masonry wall mill weird) present within the allocation. There are also several morphological (including a partial burn realignment and hard bank reinforcement) pressures within the business park. These pressures should be assessed, and removed if appropriate, as part of any development of the site.
- ***** Site falls within or adjacent to a Local Biodiversity Site.

Schedule 18: Business Proposals

Site Ref	Location	Description
SG6.1 *	Barrhead South SDO, Barrhead	New Neighbourhood Centre - Mixed use retail/commercial development. (Policy M2.2 and SG11.2). Potential for live/work homes.
SG6.2 *	Former Nestle factory, Barrhead	Proposal Strat 3.5 Mixed use retail (Neighbourhood Centre)/ commercial/ economic development (Policy M3 Barrhead North SDO – Glasgow Road East and SG11.3)
SG6.3	Dams to Darnley Country Park – Aurs Road	Commercial uses including a hotel to be informed by a future master plan and business case. Uses should complement the Country Park Proposed Visitor Centre (Proposal Strat 3.3).
SG6.4 * ** *****	Crofthead Mill, Neilston	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
SG6.5 * ***	Netherplace Works, Newton Mearns	Redevelopment for employment generating uses.
SG6.6 *	Maidenhill/Malletsheugh, Newton Mearns SDO, Newton Mearns	New Neighbourhood Centre - Mixed use retail/commercial development. (Policy M2.1 and SG11.10). Potential for live/work homes.
SG6.7 * **** *****	Spiersbridge Business Park, Thornliebank	Employment generating uses

Policy SG7: Local Employment and Skills

The Council will require major development proposals to contribute to inclusive economic and social growth by providing employment, skills development, apprenticeships, and other education and training opportunities, in both the construction, supply chain and end-use phases, targeted for local people.

The Council will facilitate and support this process through employment and skills plans and agreements between the Council and the Development industry, via Community Benefits and through Council employability schemes, primarily led by the Work EastRen team, and employment and training resulting from Council capital projects.



Digital and Communications Networks

High quality digital and full fibre broadband infrastructure and networks are an increasingly important facility for business and residents. They are transforming our working, learning and leisure environments, and providing opportunities for homeworking, which in turn has the benefit of helping reduce the need to travel and a reduction in emissions.

In order to deliver sustainable and inclusive economic growth and reduce the areas carbon footprint it is important that new developments provide access to a high quality digital infrastructure. To improve coverage across the Council area applicants should look to provide digital infrastructure, in consultation with service providers, as an integral part of the development scheme. This is particularly important for larger master plan developments. High quality digital infrastructure should be provided alongside the conventional gas, electricity and water infrastructure at the outset.

However, the installation of certain types of infrastructure, such as telecommunications masts to support the delivery of digital infrastructure, can impact upon the landscape and general amenity of the local area. The LDP therefore seeks to minimise such impacts.

Policy SG8: Digital Communications Infrastructure

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.

To improve coverage across the Council area the Council encourages developers to explore opportunities for the provision of new, or connections to, existing digital infrastructure, as an integral part of development at the outset. This should be done in consultation with service providers so that appropriate and future-proofed digital infrastructure, that will meet both existing and future communication needs and increasing demands, is installed and utilised.

Proposals for communications and digital infrastructure developments should demonstrate that the following criteria have been considered, and, where appropriate, met:

- Mast or site sharing;
- Installation on buildings or other existing structures;
- Installing the smallest suitable equipment, commensurate with technological requirements;
- Concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and
- Installation of ground-based masts.

Applicants should also provide the following supporting information, where relevant:

- An explanation of how the proposed equipment fits into the wider network;
- A description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the proposed solution;
- Details of the design, including height, materials and all components of the proposal;
- Details of any proposed landscaping and screen planting, where appropriate;
- An assessment of the cumulative effects of the proposed development in combination with existing equipment in the area;
- A declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation;
- An assessment of visual impact, if relevant.

Should any communications installations become operationally redundant, the Council will require their immediate removal and the restoration of the site to an acceptable condition in accordance with the licence.

Tourism and the Visitor Economy

Tourism and cultural facilities help to enrich the quality of life of residents, workers and visitors to East Renfrewshire; increase the vibrancy of the area; support the provision of local services and facilities; and generate economic activity and support jobs. Tourism is a dynamic sector of the economy and is subject to the changing preferences of visitors and external influences. While East Renfrewshire's tourism offer may be less than some other better known locations in Scotland, tourism still plays an important economic and social role for the area.

East Renfrewshire has a wealth of established cultural, recreational and leisure attractions including Rouken Glen Park; Dams to Darnley Country Park; Whitelee Windfarm; Greenbank Gardens; Eastwood Leisure Complex and Theatre; and Barrhead Foundry. Dams to Darnley Country Park and the Whitelee Access Project provide a range of walking, cycling and orienteering routes together with well-established events programmes run by the Countryside Ranger Service, which aim to increase activity levels and environmental knowledge. Rouken Glen is also an award winning Green Flag accredited park.

The area's rich and varied natural environment and countryside, range of other community, leisure and sports grounds and facilities, including a range of high quality golf courses and equestrian centres, also provide wider tourism potential.

The LDP and the Council's emerging Economic Development and Inclusive Growth Strategy will aim to establish the area as a key day visitor destination and increase the number of visitors as well as the number of overnight stays. The Council will aim to provide high quality visitor experiences (and maximise the economic benefits they can bring) and will continue to protect existing visitor facilities whilst promoting a sustainable expansion and enhancement of this sector.

Alongside this, the Council will seek additional investment in the visitor economy and employment opportunities in visitor related facilities. A proposed Visitor Centre and other transport and infrastructure improvements at the Dams to Darnley Country Park, will be delivered as part of the City Deal project as set out in Schedule 1. Further visitor facilities such as a new Wake Park facility combined with the potential for open water swimming, and other potential commercial opportunities, will also continue to be explored. The Council will also support appropriate outdoor tourism and leisure developments in rural areas in accordance with Policy D3. It is important that the area has a diverse mix of facilities that are attractive to a range of audiences.

By maintaining and improving facilities and transport

infrastructure, including improvements to the green network, communities and visitors will be better able to access leisure and tourist opportunities by a range of sustainable transport options. Raising the standards of design in all new development, including improvements to the public realm across our town centres, urban areas and open spaces, will also help to enhance the visitor experience of the area and encourage repeat visits. The provision of visitor accommodation, ranging from hotels to B&Bs, is also important to both businesses, supported by the presence of conference and exhibition space, as well as those visiting the area for leisure purposes.

The Council will also aim to improve the quality of the retail and leisure offer in the town centres to attract further investment, encourage a greater length of stay and higher spend.

Supporting our Town and Neighbourhood Centres

East Renfrewshire's town and neighbourhood centres make an important contribution to sustainable and inclusive economic growth, provide a source of employment and services for local communities, businesses and visitors and are hubs for a range of activities.

East Renfrewshire is well served by a network of centres ranging from its four town centres of Newton Mearns, Barrhead, Clarkston and Giffnock to local neighbourhood centres that serve an important function for local residents. The network of centres is shown within Schedule 19. Barrhead and Newton Mearns are recognised as Strategic Centres within Clydeplan.

The LDP promotes the 'town centres first' approach, as advocated by SPP. It seeks to increase the diversity of uses in the town centres to include uses which generate significant footfall and promote vitality, whilst protecting existing Class 1 retail uses where appropriate. Encouraging a more varied mix of uses and increased footfall will help to create livelier town centres; reduce the need to travel; help to reduce expenditure leakage to competing larger centres; address challenges from changing trends and customer habits; and competition from online shopping. Encouraging more office space and housing; improving public realm, streetscapes, and green spaces; and raising design standards are also key factors in attracting further inward investment. All of which helps to increase footfall, the use and demand for services and facilities, and social interaction.

The LDP will also seek to prevent the over provision and concentration of similar uses, such as hot food takeaways which may impact upon local residential amenity. The Council will monitor the mix and change of uses through its Retail Monitoring Audit to ensure that there is an appropriate mix and diversity of retail and non-retail uses within the town and neighbourhood centres.

To establish the health of East Renfrewshire's centres and understand their role and function, audits for the 4 town centres and key neighbourhood centres of Busby, Thornliebank, Neilston and Eaglesham have been undertaken. To support the delivery of the LDP, Town Centre Strategies and Action Programmes will be prepared for each centre identifying their issues, functions, key strengths and weaknesses and identifying how improvements can be achieved.

The Council will also continue to promote the Business Improvement District (BID) model throughout its town centres. The overall performance of established BIDs has been positive, with a high level of buy in from local businesses resulting in investment and improvements to these centres.

Policy SG10: Town and Neighbourhood Centre Uses

1. The network of town and neighbourhood centres, shown on the Proposals Map and listed in Schedule 19 are the preferred locations for significant footfall generating uses, including retail, leisure, entertainment, office, residential and community and cultural facilities.
2. A sequential 'town centre first' approach will be applied to proposals that would attract significant footfall. Proposals will be assessed against the following criteria:
 - a. Demonstrate a sequential approach has been undertaken to site selection in the following order of preference, as set out in SPP, and why more sequentially preferable options have been discounted as unsuitable or unavailable:
 - i. Town centres (including neighbourhood centres);
 - ii. Edge of town centre;
 - iii. Commercial centres;
 - iv. Out of centre locations that are, or can be, made easily accessible by a choice of transport modes.
 - b. Demonstrate that the proposal is of an appropriate scale and does not significantly impact upon the role and function of the centre, adjacent uses or the character and amenity of the surrounding area;
 - c. Demonstrate that the proposal will help to meet proven qualitative and quantitative deficiencies;
 - d. Demonstrate that there will be no significant adverse effect on the vitality and viability of existing town centres; and
 - e. Demonstrate that the proposal is accessible by a choice of sustainable transport modes.
3. Proposals over 2,500m² (gross) floorspace out-with a town centre will require a retail impact assessment to be carried out. This should include a quantitative assessment of retail impact and capacity, and the qualitative impacts of the proposal. The cumulative effect of recently implemented or consented retail developments in nearby locations should also be taken into account.
4. Residential developments on the upper floors of existing buildings within the town and neighbourhood will be supported subject to compliance with other relevant policies of the LDP.
5. Proposals for changes of use at street level away from Class 1 retail use within the town and neighbourhood centres will be required to:
 - a. Demonstrate that there is no current or likely future demand for Class 1 retail use. Proposals will be required to demonstrate that the unit has been actively marketed for solely Class 1 retail use for a minimum of 6 months; and
 - b. Should not have an adverse impact on the mix and diversity of uses in the centre.
6. Proposals for hot food takeaways within the town and neighbourhood centres will be required to meet the following criteria:
 - a. Meet the requirements of criteria 5 where the proposal is for change of use away from Class 1 retail;
 - b. Avoid the concentration, including cumulatively, with other existing hot food takeaways in the area; and
 - c. Not result in a detrimental impact on the overall character and amenity of the centre, including the amenity of residential properties situated adjacent to or above existing premises, by virtue of noise, disturbance or odour.
7. There will be a strong presumption against hot food takeaways out-with the town and neighbourhood centres. Proposals out-with the town and neighbourhood centres should not result in a detrimental impact on the overall character and amenity of the area and will be assessed against the criteria of Policy D1.

Schedule 19: Network of Town and Neighbourhood Centres

Town Centres

Site Ref	Location
SG10.1	Barrhead Town Centre
SG10.2	Clarkston Town Centre
SG10.3	Giffnock Town Centre
SG10.4	Newton Mearns Town Centre



Neighbourhood Centres

Site Ref	Location
SG10.5	Aurs Drive, Barrhead
SG10.6	Newton Avenue, Barrhead
SG10.7	Main Street, Busby
SG10.8	Seres Road / Cathkin Drive, Clarkston
SG10.9	Seres Road / Vardar Avenue, Clarkston
SG10.10	Sheddens, Eaglesham Road, Clarkston
SG10.11	Stamperland Crescent, Clarkston
SG10.12	Glasgow Road, Eaglesham
SG10.13	Braidholm Road, Giffnock
SG10.14	Eastwoodmains Road, Giffnock
SG10.15	Fenwick Place, Giffnock
SG10.16	Fenwick Road, Merrylee, Giffnock
SG10.17	Orchard Park Avenue, Giffnock
SG10.18	Main Street, Neilston
SG10.19	Clarkston Road / McLaren Place, Netherlee
SG10.20	Clarkston Road / Muirend, Netherlee
SG10.21	Clarkston Road / Netherburn Ave, Netherlee
SG10.22	Ayr Road, Newton Mearns
SG10.23	Broom Road East, Newton Mearns
SG10.24	Greenlaw, Newton Mearns
SG10.25	Harvie Avenue, Newton Mearns
SG10.26	Mearns Road, Newton Mearns
SG10.27	Main Street / Carnwadric Road, Thornliebank

Policy SG11: Town and Neighbourhood Centre Proposals

The Council will support the implementation of proposals at the locations listed in Schedule 20 and shown on the Proposals Map.



Schedule 20: Town and Neighbourhood Centre Proposals

Site Ref	Location	Description
SG11.1	Barrhead Town Centre	Preparation of Town Centre Strategy and Action Programme
SG11.2	Barrhead South SDO, Barrhead	New Neighbourhood Centre - Mixed use retail/commercial development (Policy M2.2 and SG6.1)
SG11.3	Former Nestle factory, Barrhead	Proposal Strat 3.5 Mixed use retail (Neighbourhood Centre)/ commercial/ economic development (Policy M3 Barrhead North SDO – Glasgow Road East and SG5.2 and SG6.2)
SG11.4	Busby Neighbourhood Centre	Preparation of Neighbourhood Centre Strategy and Action Programme
SG11.5	Clarkston Town Centre	Preparation of Town Centre Strategy and Action Programme
SG11.6	Eaglesham Neighbourhood Centre	Preparation of Neighbourhood Centre Strategy and Action Programme
SG11.7	Giffnock Town Centre	Preparation of Town Centre Strategy and Action Programme
SG11.8	Neilston Neighbourhood Centre	Preparation of Neighbourhood Centre Strategy and Action Programme
SG11.9	Newton Mearns Town Centre	Preparation of Town Centre Strategy and Action Programme
SG11.10	Maidenhill/Malletsheugh SDO, Newton Mearns	New Neighbourhood Centre - Mixed use retail/commercial development (Policy M2.1 and SG6.6)
SG11.11	Thornliebank Neighbourhood Centre	Preparation of Neighbourhood Centre Strategy and Action Programme

Policy SG12: Business Improvement Districts (BIDs)

The Council will continue to support the Business Improvement Districts (BIDs) and support the establishment of other BIDs as listed in Schedule 21 and shown on the Proposals Map.



Schedule 21: Business Improvement Districts (BIDs)

Site Ref	Location	Description
SG12.1	Barrhead Town Centre	Existing BID
SG12.2	Clarkston Town Centre	Existing BID
SG12.3	Giffnock Town Centre	Existing BID
SG12.4	Newton Mearns Town Centre	Potential Future BID



PROMOTING A NET ZERO CARBON PLACE

5



To reflect Spatial Objective 3 the LDP sets out key policies for **reducing carbon emissions** **adapting** to **climate change, flooding, water, noise, air, soil, waste** and **minerals**.

The LDP promotes sustainable patterns of development that contribute towards **reducing the areas carbon footprint, energy consumption and facilitating the transition to a low carbon economy and low carbon living.**

A net zero carbon place which is resilient to the effects of climate change will ensure East Renfrewshire continues to be an attractive place to live, work and visit.



Policies

- Policy E1: Sustainable Design
- Policy E2: Renewable Energy
- Policy E3: Protecting Air Quality
- Policy E4: Protecting Soil Quality
- Policy E5: Noise
- Policy E6: Water Environment
- Policy E7: Flooding
- Policy E8: Water Management
- Policy E9: Waste Water Treatment
- Policy E10: Vacant, Derelict, Contaminated and Unstable Land
- Policy E11: Waste Management
- Policy E12: Minerals

Sustainable Development and Tackling Climate Change

Context

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. The policies in this plan make a significant contribution to this aim.

Scottish Planning Policy (SPP) requires Councils to contribute to national targets to reduce greenhouse gas emissions (climate change mitigation) and help adapt to the effects of climate change (climate change adaptation), by ensuring that our economy, infrastructure and society are resilient to the impacts of a changing climate. The response to climate change is a cross-cutting issue that all policies and proposals of the LDP should contribute towards.



The Scottish Government has set ambitious targets to meet the equivalent of 100% of electricity demand from renewables by 2020 (including deriving 11% of non-electrical heat demand from renewable sources). The Scottish Government also seeks to deliver heat through renewable sources, as set out in the Energy Strategy which sets new targets for the Scottish energy system by 2030 (including the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to be supplied from renewable sources). A further priority is to significantly increase recycling and reduce waste to landfill.

This transition is vital to maximising Scotland's sustainable growth, and therefore securing jobs and investment; solving a number of current social issues including energy poverty; improving health and wellbeing; and supporting the achievement of climate change targets.



The Council's State of the Environment report together with the SEA, which accompanies and runs in tandem with this LDP, identifies and assesses significant environmental effects which influences both where and how development is progressed within East Renfrewshire and the role that mitigation can play.

The Need to Adapt to a Changing Climate

The annual economic cost of climate change in the Glasgow City Region is estimated to be £400 million each year by the 2050s; around 1% of current GVA (Climate Ready Clyde November 2018).

Delivering a low carbon future is central to the LDP's Development Strategy. The overall aim is to ensure any unacceptable effects upon the environment are avoided or mitigated. The LDP also seeks to protect and enhance urban and natural environments, so that they are capable of being adapted to meet the expected impacts and challenges of climate change. The Council's Climate Change Adaptation Strategy will specify how the Council will strengthen the natural and built environment of the area to withstand the long term changes to the climate.

The Council will seek to ensure that the area's potential to accommodate renewable energy technologies is realised and optimised, giving careful consideration to relevant environmental, community and cumulative impacts of proposals. Whilst wind energy is likely to make the most substantial contribution to renewable energy targets, the Council is also supportive of the development of electricity generation from a range of renewable energy technologies such as solar, geothermal, biomass, anaerobic digestion, district heating or hydroelectric if targets are to be met. All renewable energy proposals will be assessed against the environmental, community and cumulative impact considerations set out in SPP.

Low carbon developments and energy consumption should be a fundamental consideration for developers and designers. Proposals should ensure that buildings are designed and constructed to be energy efficient and make use of low and zero carbon generating technology to minimise demands for heating, cooling, lighting and ventilation. This can also be achieved through good layout, materials, insulation, positioning and orientation of the building, whole house ventilation systems and high performance windows.

The LDP sets out a range of other policies which contribute to tackling climate change through encouraging sustainable site selection; sustainable travel; integrated green infrastructure, reducing waste and pollution; encouraging recycling; promoting sustainable drainage and flood management; and the regeneration of vacant and derelict land. The LDP also seeks to protect and enhance soils (including peat and carbon rich soils), air and water quality as a key element of this approach.

The LDP will expect developers to look at options for providing combined heat and power (CHP) and district heating in new developments. Proposals should consider district heating at the outset of the design process, consider where heat sources are available and consider if sites can be linked to make heat networks viable. Scotland's Heat Map should be used by applicants to help identify potential options for district heating schemes. Heat networks offer the opportunity for a more efficient and sustainable means

of generating heat and move away from reliance on carbon fuels. In addition to this, the Council will prepare a Local Heat and Energy Efficiency Strategy (LHEES) that will review the potential for all sectors to improve the energy efficiency of current buildings and the potential to implement local heat networks. Creation and implementation of the LHEES will help the Council in meeting potential responsibilities under the Energy Efficient Scotland programme, which will provide a route map to making Scotland's homes, businesses and public buildings warmer, greener and more efficient by 2040.

Supplementary Guidance on Low and Zero Carbon Delivery, that will cover Sustainable Design and Renewable Energy proposals, will be prepared to provide further detail and guidance on these issues.

Policy E1: Sustainable Design

To contribute to the aims of sustainable design and reducing greenhouse gas emissions, proposals will be required to demonstrate that the following criteria have been considered, and, where appropriate, met:

1. Make efficient and sustainable use of existing land, buildings and infrastructure within the urban areas, including the conversion and re-use of existing buildings and retro-fitting appropriate adaptations to the current building stock and infrastructure;
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 to:
 - a. alterations and extensions to buildings
 - b. change of use or conversion of buildings
 - c. ancillary buildings that stand alone and cover an area less than 50 square metres
 - d. buildings which will not be heated or cooled, other than by heating provided solely for frost protection
 - e. buildings which have an intended life of less than two years.
3. Seek to use locally sourced and energy efficient building materials; and
4. Prioritise active travel and demonstrate a clear sustainable movement hierarchy favouring walking, then cycling, public transport then the private car, in accordance with Designing Streets.

Major development will be required to provide an energy and carbon footprint assessment to demonstrate their contribution towards achieving sustainable development, reducing energy use and how the proposal will offset the overall carbon footprint of their development, during and post construction.

Further detailed guidance and information will be set out in the Supplementary Guidance on Low and Zero Carbon Delivery.



Spatial Framework for Wind Energy Development

SPP requires planning authorities to set a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms. In East Renfrewshire, all wind energy proposals containing turbines greater than 50 metres will be considered against the spatial framework.

SPP identifies three groupings of areas to provide a clear and consistent approach regarding the location of wind and in developing the spatial framework. The three groupings are:

- Group 1: Areas where wind farms will not be acceptable;
- Group 2: Areas of significant protection where wind farms may be appropriate in some circumstances; and
- Group 3: Areas which may have potential for wind farm development subject to detailed consideration against identified policy criteria.

The Council's Spatial Framework for Wind Energy Development is shown in Figure 15. There are no Group 1 designations in East Renfrewshire. There is a large Group 2 area (where significant protection would

be required). Beyond the Group 2 area, the remaining part of East Renfrewshire is Group 3 (which may have potential for wind farm development). 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.

The Council has taken a positive approach to accommodating wind energy development. A substantial number of developments, including at Whitelee Windfarm, have taken place, making a significant contribution to meeting the Scottish Government's targets. This has resulted in a significant reduction in the remaining capacity for onshore wind energy development in East Renfrewshire.

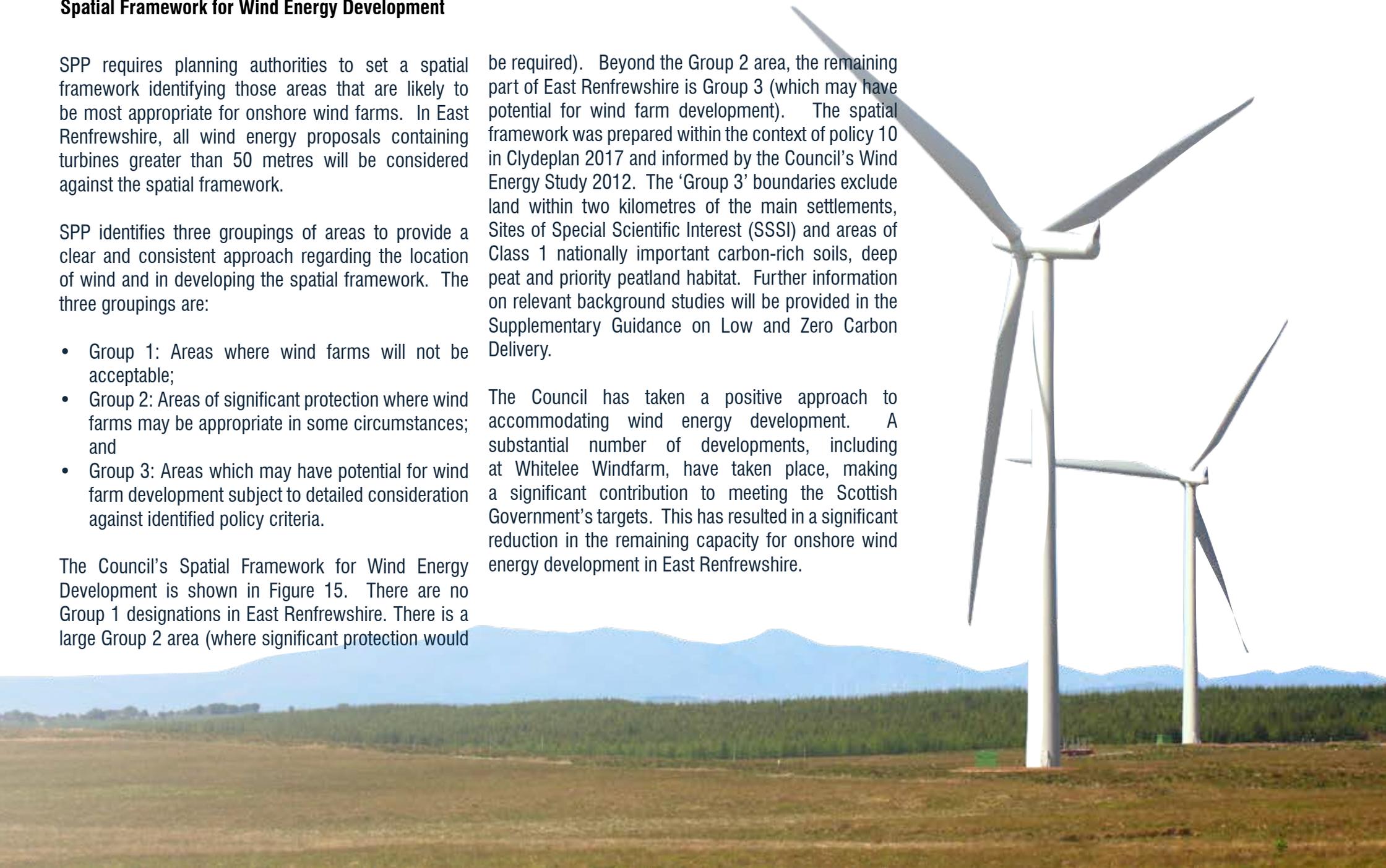
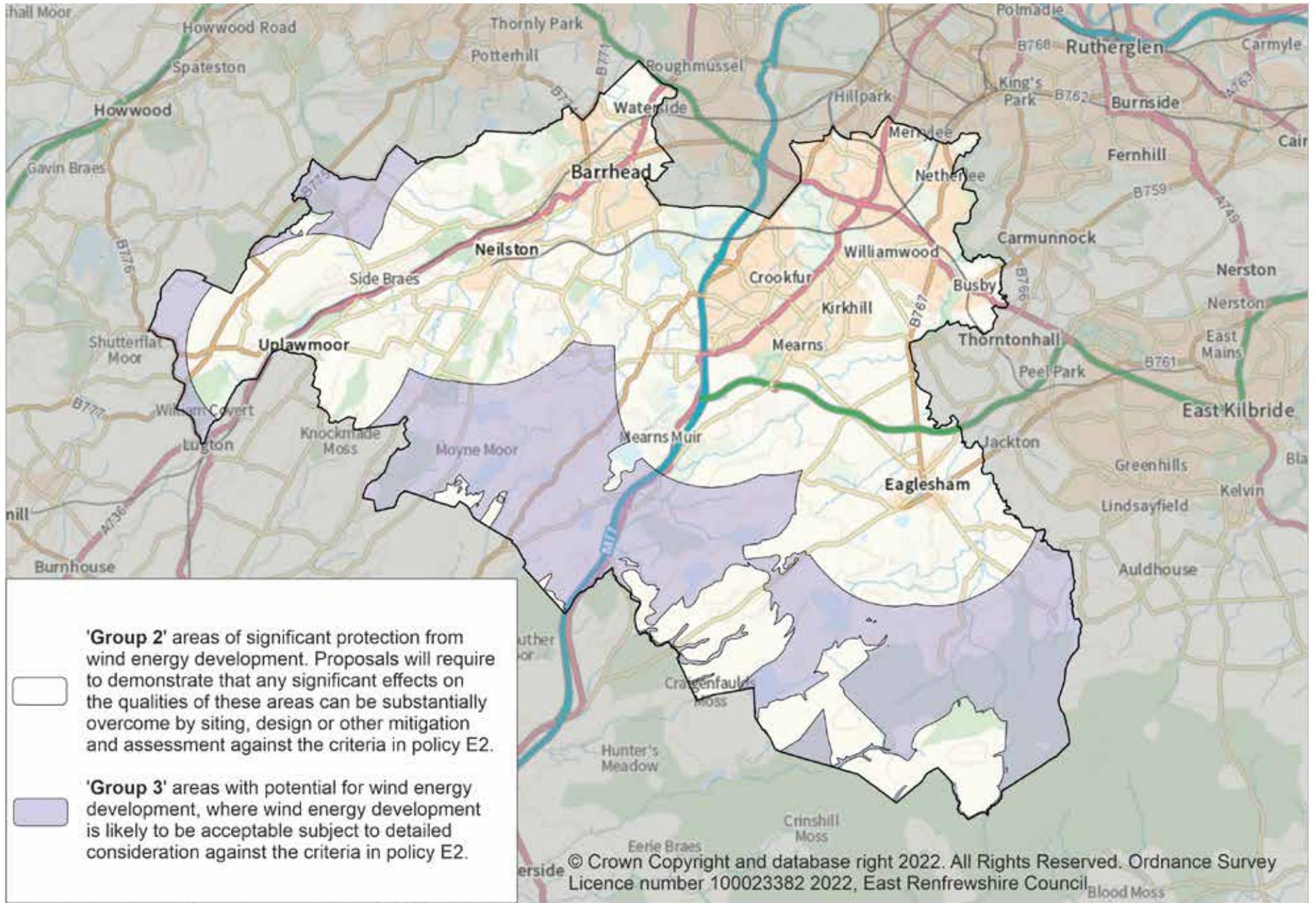


Figure 15: Spatial Framework for Wind Energy Development



Policy E2: Renewable Energy

The Council supports low and zero carbon renewable energy proposals in the form of new build development, infrastructure or the retrofitting of projects that contribute to reducing greenhouse gas emissions and overall energy use.

Proposals for solar energy; wind farm developments; hydroelectric; biomass; district heating; and energy from waste technologies will be supported in principle. Proposals will be required to demonstrate that they do not result in unacceptable significant adverse effects giving due regard to relevant environmental, community and cumulative impact considerations. Where appropriate, applications will be required to demonstrate satisfactory mitigation measures to alleviate any unacceptable adverse effects.

All proposals for low and zero carbon and renewable energy developments, including extensions and repowering of existing wind farms, will be assessed against the spatial framework for wind development (Figure 15) and heat maps (where appropriate), the Low and Zero Carbon Delivery Supplementary Guidance and the following criteria:

1. Net economic impact;
2. The scale of contribution to renewable energy generation targets;
3. Effect on greenhouse gas emissions;
4. Cumulative impacts - recognising that in some areas the cumulative impact of existing and consented energy development may limit the capacity for further development;
5. Impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker;
6. Landscape and visual impacts, including effects on wild land;
7. Effects on the natural heritage, including birds;
8. Impacts on carbon rich soils;
9. Public access, including impact on long distance walking and cycling routes;
10. Impacts on the historic environment, including scheduled monuments, listed buildings and their settings;
11. Impacts on tourism and recreation;
12. Impacts on aviation and defence interests and seismological recording;
13. Impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;
14. Transport Impacts;
15. Effects on hydrology, the water environment and flood risk;
16. The need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration; and
17. Opportunities for energy storage.

Proposals adjacent to existing or proposed heat networks should be designed to be capable of connecting to the heat network or, for major developments, provide a new heat network within the site. This includes safeguarding sufficient capacity within the sites infrastructure to allow pipework to be connected. Land required for the heat network infrastructure, including for energy centres, should be protected. Scotland's Heat Map should be used to help identify the potential for co-locating developments with a high heat demand with sources of heat supply.

Further detailed guidance and information will be set out in the Supplementary Guidance on Low and Zero Carbon Delivery.

Protecting Air Quality

Air quality is an important element in creating a pleasant place, contributing to health and well-being, as well as providing environmental protection. It is important that new development and associated road traffic does not exacerbate or lead to deterioration in air quality.

Air Quality Assessments will be required for certain types of development. Applicants are encouraged to contact the Council at an early stage to confirm whether an Air Quality Assessment will be required as part of their proposal.

Policy E3: Protecting Air Quality

Proposals will be required to ensure that local air quality is protected. An Air Quality Assessment may be required where the proposed development may cause or exacerbate a breach of National Air Quality Standards.

Development proposals that would result in a significant increase in concentrations of air pollution will not be supported unless appropriate mitigation measures can be put in place.

Policy E4: Protecting Soil Quality

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.

Proposals must be supported by appropriate surveys, assessments and management plans and where necessary provide appropriate mitigation measures.

In the case of carbon rich soils, in order that the Council may assess the merits of the proposal, applicants must demonstrate the effect it would have on CO2 emissions as a result of its construction.

Protecting Soil Quality

Soils have a role in absorbing contaminants, storing carbon, retaining water and reducing its overland flow. They are also a source of minerals and contain varied biodiversity. Pressures on soils include climate change and loss of soil organic matter. Disturbance of carbon rich soils, including through development, can lead to the release of CO2, adding to climate change risk. The Council aims to reduce adverse impacts on soils, avoid where possible development on prime agricultural land, and consider climate changes impacts of developing certain soil types.

Noise Impacts

Noise can adversely affect amenity, public health and environmental quality. By guiding development to the right locations and where necessary, specifying design and layout issues, the LDP can help to prevent and minimise the consequences of noise. Developments which are likely to generate a significant level of noise do not generally make good neighbours with noise sensitive land uses such as housing, hospitals, educational establishments, offices, places of worship and nursing homes.

Noise impacts will be required to be mitigated in new development. Applicants are encouraged to contact the Council at an early stage to confirm whether a Noise Impact Assessment will be required as part of their proposal.

Policy E5: Noise Impacts

The impact of noise will be taken into account when assessing relevant development proposals, particularly those that are close to or could become a source of noise. A noise impact assessment may be required where the proposed development may cause or exacerbate existing noise levels or be sensitive to levels of existing noise in the area.

Where it is not possible to separate noise generating uses and noise sensitive land uses, developers will be required to incorporate good acoustic design.

Where areas already have an unacceptable noise level it may not be possible to mitigate the adverse effects of noise. In such circumstances noise sensitive development, such as new residential development, may not be appropriate.

Development proposals that would either result in or be subject to unacceptable levels of noise will not be supported unless appropriate measures can be put in place that reduce, control and mitigate the noise impact.

Flooding and Drainage

The Water Framework Directive seeks to improve the condition of the water environment and protect it from deterioration. Protecting and enhancing the quality of the water environment can also contribute to wider benefits including sustainable flood risk management; climate change adaptation and mitigation; the creation of blue and green corridors; protecting and enhancing biodiversity; and improving health and well-being. Appropriate and well managed recreational uses including fishing and boating activities will be encouraged. Water based activities such as cable wakeboarding and open water swimming are being promoted through the City Deal infrastructure projects set out in Schedules 1 and 8 at Dams to Darnley Country Park.

The Flood Risk Management (Scotland) Act 2009 sets out a co-ordinated, plan-led approach to the management of flood risk in Scotland. The Council will take a precautionary approach to flood risk from all sources and will promote flood avoidance in the first instance. Generally development should avoid functional flood plains and undeveloped areas of medium to high flood risk and should not lead to a significant increase in the flood risk elsewhere.

Proposals should refer to the most up-to-date Scottish Environment Protection Agency (SEPA's) Indicative River and Coastal Flood Maps. Developers should also be mindful that other local features may have an impact on their site and that the SEPA's indicative plans contain only high level information. Consideration should also

be given to other features such as proximity to culverts and small watercourses.

Proposals will be assessed against the Flood Risk Framework (Para 263 of SPP) and SEPA's Flood Risk and Land Use Vulnerability Guidance which includes flood risk from all sources. The Flood Risk Framework identifies 3 categories of risk:

- Little or No Risk: Annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years);
- Low to Medium Risk: Annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 to 1:200 years); and
- Medium to High Risk: Annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years).

The Council will protect existing land uses that provide or have the potential to provide natural flood management. The Council will also encourage new flood management measures, including flood protection schemes, restoring natural features, enhancing flood storage capacity and the use of Sustainable Urban Drainage Systems (SUDs). SUDs make an important contribution to limiting surface water run-off and limiting off-site flood risk and help to improve the water quality. SUDs can also be designed to enhance the natural environment, streetscape and the wider green network. SUDs will be required to meet the specifications as detailed in the current edition of Sewers for Scotland.

Policy E6: Water Environment

Proposals should seek to protect and where possible maximise opportunities to enhance the water environment in terms of its ecological status, green networks and biodiversity. Proposals should ensure that buffer strips are provided between a development and any water course. Proposals should not result in a significant impact on water quality in adjacent watercourses or areas downstream. Proposals that would have a detrimental impact on the water environment will not be supported.

Development should not compromise the objectives of the Water Framework Directive and the Flood Risk Management (Scotland) Act 2009. Proposals will be assessed against the Flood Risk Framework set out at Para 263 of SPP, SEPA's Flood Risk and Land Use Vulnerability Guidance, the relevant River Basin Management Plan for the Scotland River Basin District, Clyde and Loch Lomond Local Plan District and Ayrshire Local Plan District Management Plans and the White Cart Water Flood Risk Management Strategy.

The Council will encourage access to lochs, reservoirs and other waterways, including for recreation, except where this would adversely affect the operational use of any facility or negatively impact upon habitat networks or protected species.



Policy E7: Flooding

The Council will take a precautionary approach to flood risk from all sources, including water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted effects of climate change. At all times avoidance will be the first principle of sustainable flood management. Proposals will be assessed in line with the Flood Risk Framework of SPP and SEPAs Flood Risk and Land Use Vulnerability Guidance.

There will be a general presumption against proposals for built development or landraising on a functional flood plain and in areas where there is a significant probability of flooding, or where the proposal would increase the probability of flooding elsewhere. A Flood Risk Assessment (FRA) will be required for any development within the functional flood plain or medium to high category of flood risk. The FRA should identify any appropriate land for development and inform the use and design of projects.

Land raising should only be considered in exceptional circumstances and where it is shown to have a neutral or better impact on flood risk outside the raised area. Proposals should not result in additional surface water run off to adjacent land, properties and public road network.

The Council will safeguard the storage capacity of the functional flood plain and protect land with the potential to contribute to managing flood risk, for instance through natural flood management or green network creation. Water attenuation areas are designed to reduce the incidence of flooding in other locations and there will be a presumption against development within these areas. Proposals for new flood management measures, including flood protection schemes, will be supported subject to compliance with other policies of the LDP.

Policy E8: Water Management

Development proposals, with the exception of smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), are required to integrate well-designed and naturalised Sustainable Urban Drainage Systems (SUDs) features, to manage drainage and water quality, and in line with the current Sewers for Scotland. This will moderate surface water run-off from the site and mitigate any impacts on water quality.

Applicants should demonstrate how the design and layout of SUDs reflects and responds to the site circumstance and local landscape character. Proposed arrangements for SUDs should be adequate for the development and appropriate long-term maintenance arrangements should be put in place.

Applicants are expected to integrate SUDs proposals with green infrastructure and active travel proposals, as part of a multi-functional approach, which should be delivered and integrated as part of a green network in accordance with Policy D4. Where integration is not proposed, applicants must provide evidence as to why it is not possible.

Where SUDs are part of open space provision, they should be safe and accessible and enhance local character and amenity. Further detailed guidance and information will be set out in the Green Network Supplementary Guidance.

There will be a general presumption against the culverting of watercourses as part of new development. Culverts may be acceptable as part of a grant aided flood prevention scheme or where they are necessary to carry water under a road or railway. Culverts should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements in place. Further advice can be obtained from SEPA.

The Council will encourage the adoption of an ecological approach to surface water management through habitat creation or enhancement by, for example, forming wetlands or ponds and opening up culverted watercourses. New planting must be with native species. Invasive non-native species should not be introduced and their removal is encouraged.

Any proposed discharge of surface water to the water environment requires to be in accordance with the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) and treated in accordance with the principles of the SUDs Manual (C753).





Policy E9: Waste Water Treatment

Connection to the public sewerage system is required for all new development proposals. The only exceptions are:

1. In rural areas where no public sewerage system exists and connection into a public sewerage system is not physically or economically viable;
2. If a development cannot connect to an available public drainage infrastructure directly (possibly through a lack of capacity or through the timing of completion of works) planning permission may be granted on the basis that the development will be served by a private treatment plant on a temporary basis, but will be required to connect to the public drainage infrastructure when capacity becomes available;
3. Proposed development should be effectively served by the foul sewerage network and where possible discharge to the public system. A private system will only be acceptable in exceptional circumstances and, in this instance, SEPA's guidelines and policies must be adhered to; and
4. In all circumstances the proposals should not pose or add to an environmental risk as a result of cumulative development.

Vacant, Derelict, Contaminated and Unstable Land

The remediation and redevelopment of vacant and derelict land and buildings is a priority for the Council and is a key theme in the overall strategy. Bringing vacant sites back into productive use will support regeneration, improve the surrounding environment and reduce the need for developing greenfield sites. The Council has been proactive in promoting vacant and derelict sites. The majority of sites (approximately 92%) are identified for development or have a current planning consent and are therefore already counted as part of the existing housing and employment land supplies. The Council is also supportive of the temporary greening of vacant and derelict sites to bring about environmental improvements, site regeneration and decontamination 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.

Policy E10: Vacant, Derelict, Contaminated and Unstable Land

Proposals will be required to optimise the remediation and redevelopment of vacant, derelict and contaminated and unstable land and buildings where appropriate.

Where contamination of a development site is identified, applicants will be required to submit a contaminated land survey alongside 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.

Where there is known or potential contaminated land, gases or ground instability on a site, any development should take account of this in both its design and the type of use proposed. Should the development be approved, conditions may require to be attached to the consent to ensure that the necessary remediation action will be undertaken to prevent unacceptable risks to human health or the environment before the development proceeds.

Any proposals to redevelop brownfield and vacant sites must be accompanied by protected species surveys. The design of the development should be informed by the results of these surveys in order to try to maximise the opportunity for these sites to retain their biodiversity assets.

Temporary greening of sites will be encouraged. Consideration will be given to whether the greening of a site could bring about positive environmental benefits and improvements to the overall amenity of the area, for example by assisting with the regeneration of the area; site decontamination; or improving existing green infrastructure and green network provision. The biodiversity value of these sites will be required to be assessed through protected species surveys. Proposals should not prejudice the long term development potential of the site.

Opportunities for redevelopment and take up of vacant and derelict land will be monitored through the annual Vacant and Derelict Land Audit.

Policy E11: Waste Management

All proposals will be required to minimise waste at source during construction. Where appropriate all waste material arising from construction of the development should be retained on-site and recycled for use as part of the new development.

All proposals will be required to incorporate provision for the recycling, storage, collection and composting of waste materials. Provision for the collection and storage of waste should be conveniently sited for both the user and the waste collection authority.

Existing waste management facilities, shown on the Proposals Map and listed in Schedule 22 shall be safeguarded for waste management use and any development on, or adjacent to, these sites, which would adversely affect the operation of the use concerned, will not be considered favourably.

Proposals for new and extended waste management facilities will be considered against the following criteria:

Proposals:

1. Accord with the objectives of SPP, the Scottish Government's current Zero Waste Plan including the waste hierarchy;
2. Can be accommodated within the business/employment areas identified under Schedule 17; or can be located beside an existing (or on the site of a previous) waste management facility; or are on contaminated or Brownfield land, and are consistent with other policies of the LDP;
3. Enable, where appropriate, energy from waste and/or reuse of waste heat (for example being designed to be capable of connection to a new or existing district heating network) through the preparation of a heat plan;
4. In the case of small scale waste management facilities:
 - are located close to the source of the waste arising and such waste can be accommodated without detriment to residential or environmental amenity, including the green network;
 - are not in proximity to a potentially conflicting use; and
 - have potential to provide a local energy source.
5. Include amongst other elements, decommissioning, site restoration arrangements and environmental improvements to be implemented following cessation of the use. Where appropriate, planning permission will only be granted following the securing of a financial bond and/or conclusion of a Section 75 obligation.

Waste Management

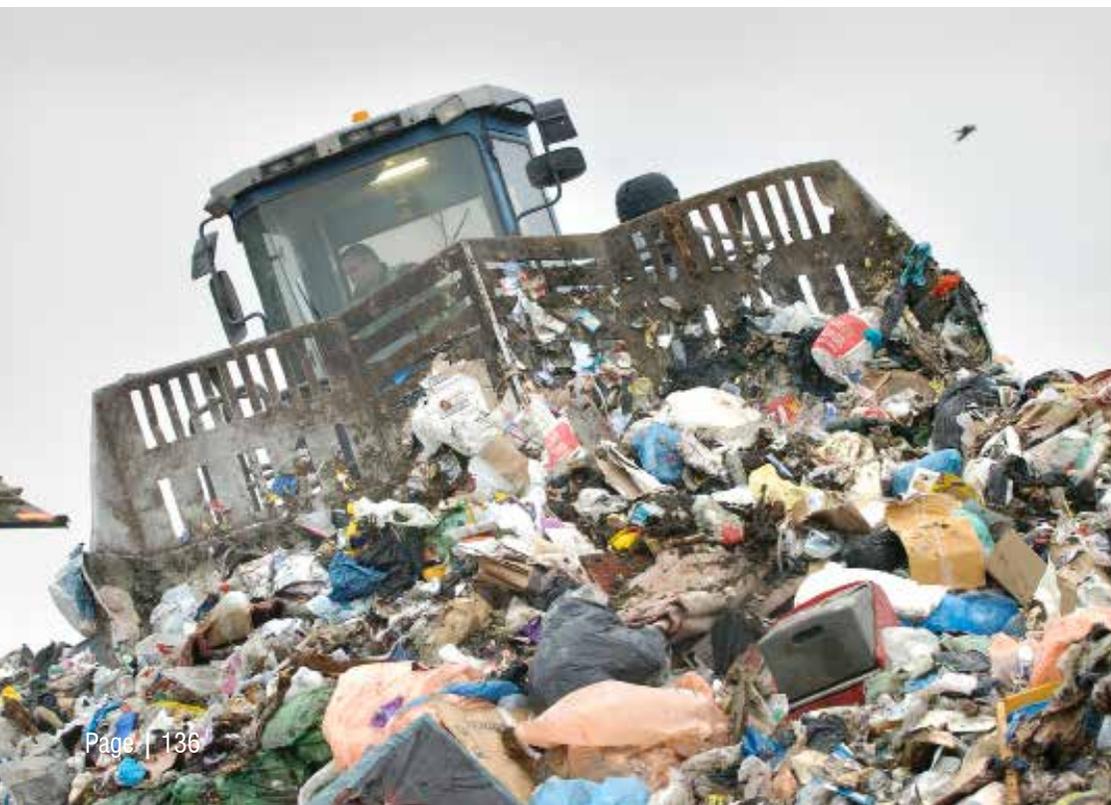
The Scottish Government's Zero Waste Plan sets out the Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource; through application of a waste hierarchy which ensures prevention, reuse, recycling and recovery before considering waste disposal to landfill. The Zero Waste Plan sets out a target of 70% recycling and a maximum 5% to landfill for all Scotland's waste by 2025. Achieving zero waste will make a positive contribution to Scotland's climate change and renewable energy targets. Proposals should accord with the Zero Waste Plan and SEPA's position statement on Planning, Energy and Climate change.

The LDP seeks to safeguard and promote new waste management facilities and to maximise opportunities to recover heat from the thermal treatment of waste proposals. It also seeks to minimise the impact that new and emerging waste facilities have on the public and the environment, ensuring that land provision supports the move towards sustainable waste management.

The Waste Strategy for New Developments Planning Guidance seeks to ensure waste targets are met and to ensure a holistic approach is taken at the outset of the design process when planning for waste in new developments.

Schedule 22: Waste Management Facilities

Site Ref	Location	Description
E11.1	Carlibar Road, Barrhead	Waste transfer station and household waste recycling centre
E11.2	Greenhags, Newton Mearns	Waste transfer station and household waste recycling centre



Minerals

Local Development Plans are required to safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development. Clydeplan sets out a strategy on minerals, and defines broad search areas for new workable reserves. While no search areas were identified within East Renfrewshire, the Council will take into account the potential benefits of protecting known mineral deposits when considering development proposals that could affect such deposits. Where proposals for mineral extraction are put forward, the Council will apply 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.

Policy E12: Minerals

Proposals which would sterilise workable mineral resources which are of economic or conservation value will not be supported, unless there are significant benefits which outweigh those of protecting the resources for the future.

Proposals for new and/or extended mineral extraction will be required to demonstrate that there would be no significant negative impact, either individually or cumulatively, against the following criteria:

1. Disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;
2. Impacts on local communities, individual houses and the operation of other businesses;
3. Benefits to the local and national economy;
4. Cumulative impact with other mineral and landfill sites in the area;
5. Effects on natural heritage, habitats and the historic environment;
6. The green network including path and cycle networks;
7. Landscape and visual impacts, including cumulative effects;
8. Transport impacts; and
9. Restoration and aftercare (including any benefits in terms of the remediation of existing areas of dereliction or instability).

A financial bond or Section 75 obligation may be required to ensure appropriate decommissioning and site restoration arrangements are secured.

Glossary

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	Term	Description
A	Active travel	Travelling actively for everyday journeys such as to work, by walking, cycling, jogging etc. a way of increasing physical activity and reducing car use.
	Affordable Housing	Housing of a reasonable quality that is affordable to people on modest incomes.
	Amenity	In general relates to positive elements that contribute to the overall character and/or enjoyment of a site and surrounding area. It also includes borrowed amenity and agent of change principle. The 'Agent of Change' principle places the responsibility of mitigating detrimental impact of noise on neighbours with those carrying out the new development or operations. Borrowed amenity is where a new development borrows amenity from adjacent land, for example where the majority of overshadowing occurs on the neighbouring land or over reliance on adjacent open amenity space instead of meeting on site provision.
	Ancient Woodland	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, 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.
B	Background Report	Report that provides further detail on particular topic to inform the Local Development Plan.
	Backland	Development without a road frontage.
	Biodiversity	The range and extent of animal and plant species within an area.
	Biomass	Biomass is biological material derived from living, or recently living organisms. It can be used directly or converted into energy products such as bio-fuel.
	Blue network	A linkage of watercourses, river banks, drainage routes, ponds, wetlands and floodplains which are interlinked and connected to embankments, grass verges, paths, open space and amenity space which facilitate biodiversity and provide species dispersal.
	Business and Employment Land Audit	The annual survey of Business and Employment Land progress.
	Brownfield	Land which has previously been developed. The term may cover vacant or derelict land; land occupied by redundant or unused building; and developed land within the settlement boundary where further intensification of use is considered acceptable.

	Term	Description
C	Carbon emissions	The release of carbon into the atmosphere.
	Climate change adaptation	The adjustment in economic, social or natural systems in response to actual or expected climatic change, to limit harmful consequences and exploit beneficial opportunities.
	Climate change mitigation	Reducing the amount of greenhouse gases in the atmosphere and reducing activities which emit greenhouse gases, to help slow down or make less severe the impacts of future climate change.
	Consolidation	Opportunities for making better use of existing urban infrastructure by encouraging development within existing urban areas.
C	Combined heat and power	System that involves the recovery of waste energy in order to produce electricity and thermal energy in a single integrated structure.
	Community Plan	The overarching plan for East Renfrewshire setting out the high level ambitions for all age groups and communities in East Renfrewshire for the next 10 years.
	Conservation area	An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.
	Core path network	Core paths comprise many different kinds of path, cater for all types of user and provide links to the wider path networks and countryside. Each authority has a duty to draw up a plan of core paths in their area.
D	Development brief	A document which sets out guidelines and requirements for the development of a site.
	Development contributions	Financial contributions for infrastructure and other community benefits that may be sought by the Council from applicants seeking planning permission.
	District heating	A district heating network is the distribution of heat from a central source to multiple customers.

	Term	Description
E	Eastwood	Area covering Busby, Clarkston, Eaglesham, Giffnock, Netherlee, Newton Mearns, Thornliebank.
	Economic benefit	The net beneficial consequence of development over its economic life in terms of the economy of the area or community concerned, particularly in terms of employment.
	Effective housing land supply	The part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration and will therefore be available for the construction of housing.
	Energy centre	A stand-alone building or part of an existing or proposed building where heat or combined heat and electricity generating plant can be installed to service a district network.
	Established housing land supply	The total housing land supply - including both unconstrained and constrained sites.
F	Flood Risk Management Strategies	A requirement of the Flood Risk Management (Scotland) Act 2009 to foster sustainable flood management in areas identified by the Scottish Environment Protection Agency as being potentially vulnerable to flooding.
	Functional floodplain	These store and convey flood water during times of flood. These functions are important in the wider flood management system. For planning purposes the functional floodplain will generally have a greater than 0.5% (1:200) probability of flooding in any year.
G	Generous housing land supply	Identification of sufficient supply of land to meet identified housing requirements across all tenures, including affordable housing.
	Glasgow and the Clyde Valley	Refers to the City of Glasgow and the 7 adjoining local authority areas including East Renfrewshire.

	Term	Description
G	Green belt	A policy designation used to protect the countryside around urban areas from development pressure and urban sprawl. It assists in maintaining the identity and landscape setting of urban areas. It may also provide opportunities for outdoor recreation.
	Green infrastructure	Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, hedges, verges and gardens. Blue Network: This includes Sustainable Urban Drainage, swales, wetlands, rivers and canals, and their banks and other water courses.
	Green network	Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.
	Green technologies	A means of energy production that is less harmful to the environment than more traditional ways of generating energy, such as burning fossil fuels.
	Greenfield	Sites which have never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry.
	Greenspace	Those parts of the urban area which are generally not developed with buildings, hardstanding and other structures. They include areas of open space, parklands, woodlands, watercourses, playing fields and other open land.
H	Habitable room	A room used, or intended to be used, for dwelling purposes, but not a bathroom including on-suite, kitchen, utility room or garage.
	Housing Land Audit	The annual survey of housing land progress.
	Housing Land Requirement	The amount of housing land required to be allocated to meet the identified housing requirement of the Strategic Development Plan.

	Term	Description
H	Housing Need and Demand Assessment	Identifies housing needs and demands across the functional housing market area in order to provide robust evidence on which to base planning and housing policy interventions. Prepared to inform the Strategic and Local Development Plans.
	Housing sub-market area	Geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home. Within East Renfrewshire, the area is split into two distinct housing sub-market areas, Eastwood and the Levern Valley.
	Housing Supply Target	The total number of homes across all tenures that require to be delivered to meet the requirements of the Strategic Development Plan.
I	Inclusive growth	Economic growth that is distributed fairly across society and creates opportunities for all.
K	Key Agencies	Scottish Natural Heritage (SNH), Scottish Environment Protection Agency (SEPA), Scottish Water, Scottish Enterprise, Historic Environment Scotland, Strathclyde Partnership for Transport (SPT), Forestry Commission Scotland, Health Boards and Transport Scotland
L	Landscape capacity	The extent to which a particular landscape type is able to accept a specific kind of change (e.g. mining, forestry, wind farms) without significant effects on its character.
	Landscape character	The distinct, recognisable and consistent pattern of elements in the landscape.
	Levern Valley	Area covering Barrhead, Neilston and Uplawmoor.
	Lifetime homes	Homes which are easily adaptable for lifetime use.
	Listed buildings	A building which because of its special architectural or historic interest is included in a list prepared by the Scottish Ministers and afforded statutory protection.
	Local Outcomes Improvement Plan (LOIP)	This reiterates the strategic direction, priorities and outcomes which have been agreed for delivery with community planning partners.
	Locality Plans	Focused on tackling those inequalities that are concentrated within a specific geographical community.
	Local Biodiversity Site (LBS)	Provide important wildlife refuges and biodiversity sources for future Living Landscapes and also act as 'stepping stones' in the local ecological network.
	Local Housing Strategy	Refers to the housing issues and priorities for East Renfrewshire, and provides a strategic framework for future investment and management.
	Local Nature Reserve	Places with special local natural interest, designated and managed by local authorities to give people better opportunities to learn about and enjoy nature close to where they live.

	Term	Description
L	Local Transport Strategy	The Local Transport Strategy (LTS) sets out the Council's vision for transport and the policies it wants to put into action.
M	Master plan	A planning tool that provides detailed guidance for the comprehensive development of a specific area such as the Strategic Development Opportunities (SDOs).
	Mitigation	Means to prevent, reduce or control adverse environmental effects of a proposal and include restitution for any damage to the environment caused by those effects through replacement, restoration, compensation or any other means.
N	Neighbourhood centre	A shopping centre, normally predominantly convenience shops, serving a local catchment.
O	Open space	Space within and on the edge of settlements comprising green infrastructure and/or civic areas such as squares, market places and other paved or hard landscaped areas with a function.
P	Particular needs housing	Refers to a wide range of housing, including affordable, amenity, sheltered, etc.
	Placemaking	An approach to planning and design which considers the built environment, the communities within East Renfrewshire and the quality of life that comes from the interaction of people and their surroundings.
	Place Standard Tool	An interactive tool developed to assist communities and professionals to assess the quality of places.
R	Renewable energy	The generation of energy using renewable sources, most commonly including technologies such as wind power, hydro-electric and biomass schemes.
S	Sequential approach	Principle that seeks to identify, allocate or develop certain types or locations of land before others.
	Scottish Planning Policy (2014)	The statement of the Scottish Government's policy on nationally important land use planning matters.
	Sites of Special Scientific Interest (SSSIs)	Sites of Special Scientific Interest represent the best of Scotland's natural heritage and are nationally important sites which are afforded a high level of importance. Sites of Special Scientific Interest are a statutory designation made by Scottish Natural Heritage (SNH) under the Nature Conservation (Scotland) Act 2004. Sites of Special Scientific Interest are those areas of land and water that SNH considers to best represent our natural heritage - its diversity of plants, animals and habitats, rocks and landforms, or a combination of such features.
	Strategic Development Opportunity	The most significant projects at Maidenhill, Barrhead North and Barrhead South.
	Strategic Development Plan	Now referred to as 'Clydeplan', covers land use and strategic infrastructure issues at the regional level (Glasgow and the Clyde Valley).
	Strategic Housing Investment Plan (SHIP)	Sets out East Renfrewshire Council's approach to delivering on the key investment priorities for affordable housing and achieving the outcomes set out in the Local Housing Strategy (LHS) 2017-2022.

	Term	Description
S	Supplementary Planning Guidance or Supplementary Guidance	Documents that provide further detail and guidance on certain policies and proposals in the Local Development Plan.
	Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
	Sustainable economic growth	Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too.
	Sustainable Urban Drainage Systems (SUDs)	A range of techniques to manage the flow of water runoff from a site by allowing water control and treatment on-site, reducing the impact on existing drainage systems.
T	Town centre	A centre which provides a range of facilities and services and which fulfils a function as a focus for both the community and public transport (excluding retail parks, neighbourhood centres and small parades of shops).
	Transport Assessment	A study to assess the transport effects of a development proposal.
	Tree Preservation Orders (TPOs)	Used to protect individual and groups of trees considered important for amenity, or because of their cultural or historical significance.
U	Urban expansion	Outward expansion of urban areas into the countryside.
V	Vacant and Derelict Land Audit	The annual survey of Vacant and Derelict Land progress.
	Vitality and Viability	Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract on-going investment for maintenance, improvement and adaptation to changing needs.
W	Windfall	Sites not allocated for development in the Local Development Plan which become available for development unexpectedly during the life of the plan.

Supporting Technical Documents

A2



The LDP is supported by a number of accompanying documents:

1. **Strategic Environmental Assessment (SEA)**
A systematic approach to the identification of the significant environmental effects of development planning policies and proposals and has been a key influence on the LDP.
2. **Action Programme**
The Action Programme indicates how the policies and proposals will be delivered and implemented. It includes a list of actions and the timescales for carrying out each action to ensure the Local Development Plan is delivery focused and all parties know their respective roles.
3. **Equalities and Human Rights Impact Assessment**
An Equalities and Human Rights Impact Assessment assesses the impact of policies and functions of the LDP on particular identified equality groups, identifying negative and positive impacts.
4. **Site Evaluation**
In addition to the SEA, the site evaluation objectively assesses site specific land use proposals against a range of criteria.
5. **Supplementary Guidance (SG)**
Provides more detailed information on particular policies or proposals and which form part of the LDP.
6. **Schedule of Council Land Ownership**
A schedule of land owned by the Council and affected by any of the policies or proposals within the LDP.
7. **Background Reports**
 - a. **Housing**
Monitoring and analysis of the housing land supply against our Housing Supply Targets and Housing Land Requirements of Clydeplan and SPP.
 - b. **Green Belt Landscape Character Assessment**
Summary of landscape areas is set out in the Green Belt Landscape Character Assessment (LCA) (2016).
 - c. **Transport**
An analysis of transport matters in relation to the existing and anticipated potential impacts upon the transport network.
 - d. **Education**
A summary of education analysis and research and approach for the LDP.



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