

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

Index of applications under the above acts to be considered by the Planning Applications
Committee on 21.11.2017

Reference No: 2017/0237/TP

Ward: 2

Applicant:

Bellway Homes Ltd
Caird Street
Hamilton Business Park
Hamilton
ML3 0QA

Agent:

Hypostyle Architects
49 St Vincent Crescent
Glasgow
G3 8NG

Site: 501 Blackbyres Road, Barrhead, East Renfrewshire, G78 1TN

Description: Erection of 96 dwellinghouses with associated roads, open space and SUDS area (major)

Recommendation: Disposed to grant subject to conditions following the conclusion of an agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure the delivery of affordable housing and the payment of development contributions

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REPORT OF HANDLING

Reference: 2017/0237/TP

Date Registered: 10th April 2017

Application Type: Full Planning Permission

This application is a Major Development

Ward: 2 -Barrhead

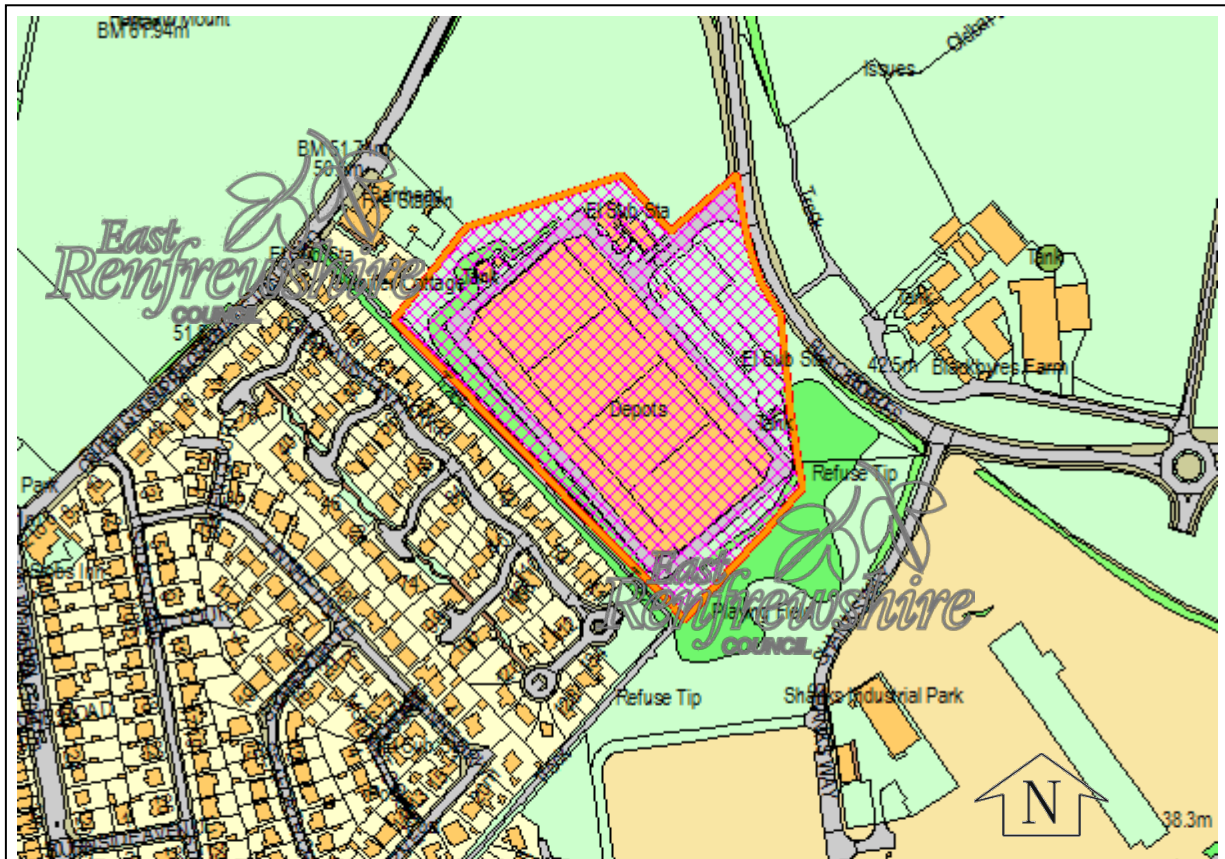
Co-ordinates: 250103/:660181

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CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Network Manager	No objection subject to conditions
East Renfrewshire Council Environmental Health Service	No objection subject to conditions
Scottish Environment Protection Agency	No objection
Barrhead Community Council	No response at time of writing
Coal Authority (Planning And Local Authority Liaison)	The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building warrant application.
East Renfrewshire Council Economic Development Service	No objection
East Renfrewshire Council Affordable Housing and Development Contributions Officer	No objection subject to the satisfactory conclusion of a S75 legal agreement to secure relevant planning obligations (both affordable housing and development contributions).
Scottish Water	No objections
West of Scotland Archaeology Service	Recommends an archaeology condition

PUBLICITY:

21.04.2017 Barrhead News Expiry date 05.05.2017

SITE NOTICES: None.

SITE HISTORY: None

REPRESENTATIONS: 1 representation has been received: Representations can be summarised as follows:

Overlooking
Increase in traffic
Concerns at loss of any trees along track

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design and Access Statement	Indicates the proposal has taken account of relevant national, strategic and local planning policies, guidance and advice. Explains the context of the development and the design principles applied to the development. Concludes the development embraces the design principles of Designing Places and Designing Streets and delivers a strong, robust proposal which will provide vibrant and sustainable homes in a pleasant and safe environment.
Transportation Assessment (June 2017)	Assesses the impact of the traffic generated by the development on the road network/road junctions.
Archaeology Data Structure Report	A desk based assessment of the site to assess evidence of past human use of the area, its archaeological sensitivity, and the potential impact of any development upon the archaeological resource. Concludes there is one known cultural heritage site which consists of two sections of the Paisley to Barrhead branch of the Caledonian Railway at the east of the site. The remainder of the site was agricultural between at least the mid eighteenth century and 1978. Indicates a walkover survey noted the construction of the depot had resulted in the removal of a substantial volume of subsoil rendering most of the proposed development area archaeologically sterile. Indicates an area at the north of the site is largely undisturbed that may have some surviving sub-surface cultural heritage remains.
Coal Mining Risk Assessment	A desk study review of the indicated site geology and the underlying mining conditions with a view to assessing the risk to the proposed development arising from the possible presence of mining. Indicates the development is not at significant risk from previous mining.
Pre-application consultation report	This Report summarises the statutory pre-application consultation with the community carried out by the developer prior to the submission of the planning application.
Planning Statement	Considers the development against national and local planning policies as well as material planning considerations. Concludes the development is fully compliant with policy, is sustainable and will have a significant benefit for the wider locale. Also concludes there will be no adverse impacts that outweigh its benefits.
Preliminary Ecological Appraisal (April 2017)	A survey to identify all broad habitats within the site and to identify any protected species. No evidence of protected species was identified.
Noise Assessment (Revision 1 - April 2017)	A noise assessment to determine the level of road traffic noise at the most exposed parts of the site. Concludes the level of traffic noise from Grahamston Road at the most exposed properties at the northern boundary is predicted to meet the Council's noise criteria. Also concludes at the most exposed property to road traffic noise on Blackbyres Road is significant and recommends an acoustic barrier.
Tree Survey (March 2017)	A survey and assessment of nature/condition of the tree canopy on the site. Indicates the trees within the site are broadleaves and planted as landscape specimens with their overall condition poor. Trees outwith and adjacent to the site are in various conditions and recommends that two trees be removed.

ASSESSMENT:

This is a Major development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

The site is identified in the adopted East Renfrewshire Local Development Plan as being in a safeguarded business and employment area and not identified for proposed residential development. The application is therefore considered to be a significant departure from the development plan and therefore requires a pre-determination hearing by the Planning Applications Committee before being determined by the full Council.

Site

The site is the Barrhead Cargo Centre at Blackbyres Road, Barrhead and is considered to be an urban brownfield site. The site extends to approximately 4.6 hectares and is located at the north side of the built-up area of Barrhead. Shanks Industrial Park is located to the south-east and existing houses are located to the south-west at Grahamston Park. Barrhead Fire Station is located to the north-west. To the north there is a field with farmland further to the north on the opposite side of Blackbyres Road.

A large depot type building occupies the majority of the site and the existing vehicular access is taken from Blackbyres Road. There are smaller buildings on site such as a gatehouse, offices, tanks and a sub-station.

The site is generally level although gently slopes up to the north-east. There is an embankment along the southern edge to a footpath that separates the site from Grahamston Park. The trees along this footpath are covered by a Tree Preservation Order.

Some of the houses in Grahamston Park are elevated above the main level of the site by approximately 4m to 6m although the difference in height decreases towards the south east part of Grahamston Park.

Proposed development

Permission is sought for 96 dwellinghouses comprising 76 two storey detached dwellinghouses, 8 two storey semi-detached dwellinghouses and 12 two storey terraced dwellinghouses. The proposed dwellinghouses are to range in size from 2 to 4 bedrooms. There is to be a single vehicular access from Blackbyres Road and the proposed SUDS area is to be adjacent to this access. There is to be an area of open space with a play area located towards the centre of the site.

A pedestrian access is shown towards the south east corner of the site linking to the Right of Way and at the north of the site an area has been identified as being reserved for a potential link road to the adjacent land.

Ground levels are to be raised at parts of the site by between approximately 2m and 2.5m. The ground raising is mainly to be towards the boundary of the site with the Right of Way.

The roads within the site loop around and interconnect with some as shared surfaces. Visitor parking spaces are distributed throughout the site.

The main external materials on the houses are to be a combination of feature stonework, render and tiles.

No information on the timescale for constructing the development has been given or the intended construction schedule/phasing of the development. However the applicant has indicated that they would accept a direction requiring development to commence within 18 months from the date of planning permission rather than the normal 3 year period to commence development.

Planning status and history

The site is specifically identified as a safeguarded business and employment location and covered by Policy SG6 in the adopted East Renfrewshire Local Development Plan. An assessment against this policy will be done later in this report.

It should be noted that the Main Issues Report November 2016 (MIR) has some, albeit limited, relevance to this application. The MIR is the starting point and the main consultative stage in the preparation of Local Development Plan 2 (LDP2). It is intended to stimulate discussion and concentrates on the key changes that have happened since the adoption of the East Renfrewshire Local Development Plan (LDP). The MIR is about the big ideas and challenges for future development in East Renfrewshire and options for the way they could be addressed.

In terms of the Meeting Housing Needs issue and how many homes are needed by 2029 a revised Regional Housing Need and Demand Assessment has been prepared to support the Strategic Development Plan 2 and LDP2 and replace the current housing targets set out in the adopted LDP. Two development strategy options have been identified to explore how and where future development can be best accommodated. One option does not promote any new development outside the current urban areas (Option 2B - consolidation and regeneration) and the other option promotes limited expansion of settlements through the identification of a number of small-medium scale sites (Option 2A – consolidation and regeneration; and controlled edge of settlement growth).

The MIR indicates the preferred option is Option 2A. The current application site has been identified as a preferred housing site in the MIR, as it is located within the existing urban area, although will be expected to deliver a proportion of live/work units to compensate for loss of the current employment designation.

It should however be emphasised that LDP2 has to be prepared (scheduled for summer 2018), publicised and thereafter examined by the Scottish Government before it can be adopted. Until the designation of the site is potentially changed through LDP2 it remains as a safeguarded business and employment location.

Planning Policy

Scottish Planning Policy

Scottish Planning Policy (SPP) introduces a presumption in favour of development that contributes to sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not to allow development at any cost.

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

Scottish Planning Policy on Affordable Housing indicates that local development plans should clearly set out the scale and distribution of the affordable housing requirement for their area. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses.

Scottish Planning Policy on Placemaking indicates that planning's purpose is to create better places through a design-led approach, with planning supporting development that is designed to a high-quality, which demonstrates the six qualities of successful place: distinctive; safe and pleasant; welcoming; adaptive; resource efficient; and easy to move around. This policy position is reinforced by Scottish Government planning policy document Designing Streets.

Strategic Development Plan (approved July 2017)

The Strategic Development Plan (SDP) indicates that housing plays a fundamental role in the overall economic, social and environmental success of the city region. Housebuilding makes an important contribution to the city region's economy and as well as creating new homes, it delivers wider societal benefits through the generation of employment, and by sustaining and enhancing local community facilities such as schools, shops, recreation facilities and open spaces. The SDP is committed to supporting growth by creating high quality places which deliver the right type of homes in the right locations.

The Vision and Spatial Development Strategy of the SDP supports the provision of high quality and affordable housing in the right location which is central to the creation of a successful, sustainable and growing city region. This will be realised through the prioritisation of regeneration activities, the recycling of previously used land, and higher density development in support of the delivery of the Plan's compact city model. The strategy also includes a range of large scale planned greenfield sites including the Community Growth Areas, released through earlier plans and are either still under development or still to commence, as well as a range and choice of other greenfield and brownfield sites.

The SDP seeks to fully support the housing and development industry to provide homes of the right tenure, quality and in locations which accord with the Vision and Spatial Development Strategy. A key element is to ensure the provision of a generous and effective supply of land for housing.

Policy 7 of the SDP on Joint Action Towards the Delivery of New Homes indicates that in order to enhance housing delivery and contribute to the creation of high quality places, Local Authorities, Community Planning Partners and the housebuilding and development industry will work to ensure the delivery of the homes needed to support the Vision and Spatial Strategy. The joint action should seek to prioritise activities including the allocation of resources and development of innovative mechanisms, which improve housing delivery across all sectors. This should focus on the existing housing land supply and public sector estate whilst bringing forward new opportunities in accordance with Policy 8.

The long term strategic planning for housing in the city region is informed by a Housing Need and Demand Assessment (HNDA) which estimates the number of additional homes required to meet existing and future housing need and demand. The HNDA provides estimates of the amount and likely tenure of additional housing required to meet existing and future need and demand, from a base year of 2012. To accord with Scottish Planning Policy the appropriate time periods are 2024 and 2029 which provide the context for establishing the land requirement for the 5 and 10 year land supplies for Local Development Plan purposes as well as a broad indication of requirements over the longer term of 20 years.

The application site falls within the Renfrewshire central conurbation housing market area.

In order to provide flexibility, support the housebuilding industry and provide for long term growth, a generosity level of 15% has been applied to the Housing Supply Target (Schedules 6 and 8).

Policy 8 of the SDP on Housing Land Requirement indicates that in order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the housing land requirements for each housing sub-market area and for each local authority of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each housing sub-market area and for each local authority;
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Policy 8 also indicates that Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- The development will help to remedy the shortfall which has been identified;
- The development will contribute to sustainable development;
- The development will be in keeping with the character of the settlement and the local area;
- The development will not undermine greenbelt objectives; and
- Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 9 indicates that in order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, local authorities should through appropriate mechanisms:

- Develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the HNDA as well as local evidence and circumstances; and
- Ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

The proposed development is considered to be of a strategic scale as the site area exceeds 2 hectares on a previously developed brownfield site and needs to be assessed against Box 1 of Diagram 10. Box 1 considers whether the proposed development supports the Vision and Spatial Development Strategy and the Placemaking Policy. Any development that fails to meet the relevant criteria in Box 1 will be regarded as a departure from the Strategic Development Plan.

The proposed development is located in the existing urban area and it is considered in general terms to support the Vision and Spatial Development Strategy of the SDP of a compact city region. As a consequence the proposed development is subject to Local Development Plan assessment.

Adopted East Renfrewshire Local Development Plan – June 2015

The adopted East Renfrewshire Local Development Plan (LDP) sets out a visionary and ambitious development strategy comprising two key strands: regeneration and consolidation of urban areas; and controlled urban expansion as set out under Strategic Policy 1. The LDP aims to deliver controlled urban expansion within 3 Strategic Development Opportunities (SDOs) (Maidenhill, Barrhead North and Barrhead South) to provide long term effective land supply beyond 2025 alongside the infrastructure required to support these new communities. Master plans have been prepared for each SDO and adopted as Supplementary Planning Guidance which forms part of the LDP.

The following Local Development Plan (LDP) policies are also related to the assessment of this application.

Strategic Policy 1 sets out a two strand approach to development focusing upon the regeneration and consolidation of urban areas with an emphasis on brownfield sites and controlled growth at three master planned areas (Maidenhill, Barrhead North and Barrhead South). The adopted LDP has a generous housing land supply and in excess of what is required by the Strategic Development Plan. This proposal is for residential development on a brownfield site within the urban area and also falls within the Barrhead North masterplan area and is therefore broadly in line with this policy. This would be considered to be a windfall site and if approved would effectively add further flexibility and generosity to the housing land supply. The Barrhead North Master Plan Supplementary Planning Guidance is a key document that this application must be considered against.

Strategic Policy 2 sets out a series of criteria of which criterion 1, 2, 3, 7 and 13 are particularly relevant. The application would meet the requirements of the sequential approach being a brownfield site within the urban area rather than a greenfield or greenbelt site (criterion 1). A mix of house types and sizes would be required including affordable housing (criterion 2). Community and economic benefits (criterion 3) are discussed further under Policy SG6 below. Criterion 7 deals with impact upon the road network and 13 the cumulative impact of development. This is discussed under Policy M3.

The Shanks/Glasgow Road master plan area (Policy M3) is centred around the redevelopment of the former Shanks industrial area for residential development, employment development centred on Glasgow Road on the former Nestle site, residential and live/work units at the former Bunzl site (which is the field immediately to the north of the application site) and further residential development at Blackbyres Court and North Darnley Road. Critical to the delivery of the masterplan is a sustainable transport strategy. The application site whilst falling within the overall master plan area is not identified for residential development.

The Barrhead North Master Plan is clear that the cumulative impact on the wider road network needs to be considered. A new roundabout has been constructed at the junction of Blackbyres Road/Glasgow Road that has capacity to manage the developments proposed in the Barrhead North master plan area. A traffic impact analysis of the impact of development on the existing road network was carried out to support the master plan. This analysis considered the cumulative impact of proposed development within the Barrhead North master plan area and found that the Blackbyres Road/Grahamston Road junction would be operating at capacity with possible improvement measures being either localised widening or traffic signals. It also highlighted that there are existing capacity issues at the Caplethill Road/Paisley Road/Grahamston Road junction which the additional proposed development will intensify. Possible improvement measures for this junction could be localised widening and the installation of traffic signals, subject to detailed design. However, the housing numbers from this proposal have not been factored into the transport analysis prepared to support the Barrhead North master plan.

Notwithstanding, the Council's Roads Service has been consulted on the application and has indicated the submitted Transport Assessment demonstrates the vehicular traffic associated with the proposed development can be accommodated on the existing road network without causing a significant impact. Roads Service has also highlighted the whole of the Barrhead North SDO site (of which this development is a part) would have a significant impact on the public road network necessitating improvement works to be carried out. This site's proportionate contribution towards the wider roads improvements, required as a result of the cumulative impact of the proposed Barrhead North development sites, can be dealt with via development contributions.

Policy SG1 indicates the Council has identified sufficient land for a minimum of 4100 homes and associated infrastructure to be delivered in East Renfrewshire between 2009 and 2025 to comply with the Strategic Development Plan requirements. The sites listed under Schedules 8 to 11, of which the application site is not one, contribute towards meeting these targets. Policy SG2 also supports the additions to the established housing land supply as shown on the Proposals Map and listed in Schedules 10 and 11 and the masterplan areas. The application site is not one of these sites.

Policy SG3 relates to the phasing of new housing development, which seeks to ensure that a 5 year continuous effective housing land supply is maintained at all times. This Policy indicates that sites listed in Schedules 10 and 11, of which this is not one, will be removed from the greenbelt.

Policy SG4 indicates that all new housing proposals should include a mix of house types, sizes and tenures to accord with the Council's Local Housing Strategy and the Strategic Housing Need and Demand Assessment. The proposed development includes detached, semi-detached and terraced houses ranging from 2 to 4 bedrooms. Affordable housing is also proposed. The proposed development accords with this policy in general terms.

This proposal is also subject to Local Development Plan Policy SG5 Affordable Housing (and the adopted Supplementary Planning Guidance on Affordable Housing - June 2015) and Strategic Policy 3 - Development Contributions (and the adopted Supplementary Planning Guidance on Development Contributions - June 2015).

Policy SG5 requires a minimum 25% affordable housing contribution where planning permission is sought for residential developments of 4 or more dwellings. This contribution may be made on site, or by means of a commuted sum or off site. The adopted Supplementary Planning Guidance (SPG) on Affordable Housing indicates that policies on affordable housing provision should be realistic and take account of considerations such as development viability and availability of funding. The SPG indicates each site will be examined on a case by case basis in order to determine the most appropriate affordable housing provision in that specific location to meet local circumstances and housing needs. Policy SG5 and the SPG therefore allows flexibility in how affordable housing is delivered.

In this case the affordable housing contribution equates to 24 units. The Council's Affordable Housing Officer and Development Contributions Officer has indicated that a consultation has been carried out with the Council's Housing Services and given the location and specific circumstances of the development being proposed it has been determined that a mix of discounted entry level for sale units and the payment of a commuted sum would be acceptable in this particular case.

The applicant has proposed 24 affordable units of which 12 are to be on site in the form of terraced houses and a commuted sum paid for the remaining 12 units. The 12 units on site are to be discounted entry level housing for sale. These are proposed to be provided in 3 terraced blocks distributed throughout the development at plots 18-21; plots 51-54; and plots 69-72. The Council's Affordable Housing and Development Contributions Officer has been consulted on the

application and indicated these units would be sold at an agreed initial selling price, and a restriction would be placed on the title of each unit, to ensure that the unit will be maintained as an affordable unit (with an agreed percentage discount on market value) to each subsequent purchaser.

For the remaining 12 units that are to be provided by way of a commuted sum, the Council's Affordable Housing and Development Contributions Officer has indicated that in accordance with Scottish Government Planning Advice Note 2/2010: Affordable Housing & Housing Land Audits the applicant has agreed for the value of the commuted sum to be determined by the District Valuer. The commuted sum will be valued in line with the Council's Policy and Scottish Government Planning Advice Note 2/2010. The valuation has not yet been carried out. This will be re-visited post determination. However the commuted sum will be used to support the delivery of affordable housing in the Levern Valley housing market area.

The Council's Affordable Housing and Development Contributions Officer has indicated that a Section 75 legal agreement would be required to secure both the 12 discounted entry level for sale units and the affordable housing commuted sum.

Strategic Policy 3 and the adopted SPG on Development Contributions indicate that the Council wishes to secure community, infrastructure and environmental benefits arising from new development to mitigate their impacts. The Council's Affordable Housing and Development Contributions Officer has indicated that the relevant development contributions from this site have been agreed with the applicant and include contributions for: Education (Pre-Five, Primary and Secondary); Community Facilities (Community Halls & Libraries and Sports); Parks and Open Space; and Roads & Transportation (off-site Roads and Transportation improvements). A legal agreement (Section 75) would be required to secure the agreed planning obligations.

The Council's Affordable Housing and Development Contributions Officer has indicated that the main heads of terms for affordable housing and development contributions have been agreed with the applicant however the specific detail remains to be discussed and finalised.

The site is specifically identified as a safeguarded business and employment location and covered by Policy SG6. Policy SG6 indicates the Council will support a flexible approach to sustainable economic growth to meet the development needs of established and emerging employment sectors. This site is one of the areas to be safeguarded for business and employment. There is therefore an element of flexibility within this Policy and it has to be considered how the development accords with the following criteria:

- there is no current or likely future demand for employment uses on the land;
- it can be demonstrated that the site is not reasonably capable of being used or redeveloped for employment purposes; and
- development would bring wider economic, environmental, community or amenity benefits.

In support of the application the applicant has indicated the owners carried out a marketing campaign in March 2014, which was a re-launch of previous marketing. Despite the re-launch, no interest was generated as demand for these types of units in locations such as this is poor. The applicant has indicated that at the time of the preparation of the East Renfrewshire Local Development Plan there was a perception within the planning authority that the site was trading well. At the time of the acquisition of the site by the current owners two units were occupied whereas only one unit is now occupied.

The applicant has indicated the lack of interest to the marketing campaign relates principally to occupier requirements and these requirements are better met elsewhere. The majority of the requirements for Glasgow and the surrounding area are focused to the east of Glasgow and Lanarkshire where there are better transport connections from the south compared to Barrhead.

The Council's Economic Development Service has indicated any loss of safeguarded business and employment land is to be regretted however the longer term use of the land at this site for that purpose is probably unlikely. It is also indicated that in the adopted Supplementary Planning Guidance - Barrhead North Masterplan that employment uses are better placed within the Glasgow Road corridor where the Council has constructed new workshop units at Crossmills Business Park. In addition the intended re-development of the former Nestle site will generate employment although at this time a planning application for its redevelopment has not been submitted. The Economic Development Service has indicated that with the prospects for employment generation on sites within close proximity to this site, the loss of this site for business use may not be too significant. However the applicant should be asked to provide perhaps 10% of the proposed units as a cluster for work/live units. If the applicant is unwilling to do this the Economic Development Service suggests there should be a compensatory sum paid as a contribution that would be ring-fenced for economic development purposes within Barrhead. This suggestion is noted however the Barrhead North Masterplan does not specify this as a requirement from sites in this area and given the proximity of the new units in Crossmills Business Park it is therefore not considered necessary in this instance.

Policy D1 includes a number of criteria for assessing development in order that it is well designed and sympathetic to the local area and demonstrate that a number of criteria have been considered, and where appropriate, met. The proposed development will not be incompatible with the neighbouring residential area. It is therefore considered that the proposed development accords with the general terms of Policy D1 of the LDP. Further development details are assessed against other relevant policies as outlined below.

Policy D2 indicates that development will be supported within the general urban areas where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan. The proposed development is located adjacent to an existing residential area and land identified for residential development in the adopted LDP at Shanks Industrial Park. In general terms the proposed development would be considered to be compatible with the locality as it would be viewed in the context of existing and proposed residential development. The proposed development would therefore comply in general terms with this policy.

Policy D7 indicates that new development proposals should incorporate a range of green infrastructure including open space provision, multi-use access, SUDS, wildlife habitat and landscaping. This infrastructure should be integral to the development. The proposal includes open space/landscaping, play space and a SUDS area and is considered to accord with this policy.

Policy D8 indicates there will be a strong presumption against development where it would compromise the overall integrity of Local Biodiversity Sites, Tree Preservation Orders and ancient and long established woodland sites. The trees along the Right of Way are covered by a Tree Preservation Order and it should be noted that they are outwith the application site.

Notwithstanding a tree survey has accompanied the application and the trees along the Right of Way are included in the survey. The survey indicates that except from a few younger trees that are likely to be self-seeded the trees are of considerable age and stature. The trees are indicated as having a high incidence of structural defects as a result of the lack of maintenance and the trees still have a substantial safe life expectancy.

It is therefore not considered that the overall integrity of the Tree Preservation Order will be affected by the development.

Policy D9 indicates there will be strong presumption against proposals which have an adverse impact on outdoor access including Rights of Way. There is a Right of Way that runs along the rear of the site and at the rear of Grahamston Park. The development is to connect to the Right

of Way however does not involve any physical alterations to it. At this time the Right of Way is very overgrown and underutilised. The proposed development presents the opportunity for greater use of the Right of Way.

Policy E5 requires a Sustainable Urban Drainage System (SUDS) to be incorporated into all new developments to moderate surface water drainage from the site and mitigate impacts on water quality. A development of this size requires SUDS and this is a standard feature to deal with surface water drainage of residential developments. The submitted drawings identify a SUDS area adjacent to the site entrance which is to be in the form of an attenuation area/pond.

The inclusion of the SUDS area complies with the general requirements of this Policy. The discharge from the SUDS area is to be at a controlled rate. If the application is approved the details of this will be required to be submitted for approval. SEPA and the Council's Roads Service have been consulted on the application and have raised no objection in terms of the proposed surface water drainage proposals. The discharge rate from the SUDS area to the public system can be controlled by a planning condition if the development is approved.

Scottish Planning Policies (SPP) on Placemaking and National Guidance: Designing Streets

Scottish Planning Policy on Placemaking indicates that planning's purpose is to create better places through a design-led approach, with National Guidance: Designing Streets promoting hierarchy of movement: place before vehicle movement. Both also outline the importance of 'a sense of place' through the need for local distinctiveness. The proposed development provides a hierarchy of roads and road types as well as interconnections within the site as the roads loop around. There are also to be connections outwith the site. The roads are to be generally in short lengths that will assist in reducing vehicle speeds. Open space is to be provided in the development with a central accessible open space/play area that can be a focal point to the development. The proposed development is considered in general terms to accord with these Policies.

Representations

In terms of the representation that has been received the following comments are made. The proposed houses are over 30m from the existing houses in Grahamston Park. It is therefore not considered that there will be significant overlooking from the proposed houses. The Council's Roads Service has examined the submitted Transportation Assessment and has no objections to the impact of the development on the road network subject to development contributions. The Tree Survey only recommends the removal of two trees however the trees along the track/right of way are outwith the application site.

Overall conclusion

It is acknowledged that the proposed development is a departure from the development plan being land not specifically identified for residential development.

Having considered the proposal against Scottish Planning Policy and the relevant policies of the development plan it accords with some policies while not according with others. The proposal however involves re-development of an urban brownfield site within the existing urban area and strongly accords with the sequential approach to site selection and in turn would be considered to be a sustainable location which does not offend the aims and objectives of the Strategic Development Plan 2017 of having a compact city region. The proposed development does not result in the development of a greenbelt site which would offend the aims and objectives of the Strategic Development Plan or an urban greenfield site.

It should be noted that the housing land requirements were assessed in the preparation and adoption of the Local Development Plan with a generous housing land supply identified

throughout the Council area. Approval for the re-development of this urban brownfield site would add further generosity to the housing land supply at what is considered a sustainable location.

In considering whether this is an acceptable location for the proposed development it also has to be considered whether there is any realistic prospect of business/employment generating uses continuing at the site in the foreseeable future and this is a material consideration in determining this application. The Barrhead North Master Plan aims to direct future employment development to the Glasgow Road corridor and that a flexible approach should be considered for sites. The terms of the Master Plan and the consultation response from the Council's Economic Development Service are significant material considerations in determining this application. Redevelopment of this site may also contribute to the wider regeneration of this part of Barrhead which is in its early stages. The proposed development would also be viewed in the context of existing and future residential development and in these terms would not be incompatible with its surroundings.

When considering all of the matters relevant to this application and balancing the proposal against the development plan and material planning considerations it is considered that this is an acceptable development at this location.

RECOMMENDATION: Disposed to grant subject to conditions following the conclusion of an agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure the delivery of affordable housing and the payment of development contributions.

PLANNING OBLIGATIONS: A legal agreement relating to the delivery of affordable housing and development contributions that includes payments for the following: Education (Pre-Five, Primary and Secondary); Community Facilities (Community Halls & Libraries and Sports); Parks and Open Space; and Roads & Transportation (off-site Roads and Transportation improvements).

CONDITIONS:

1. Development shall not commence until details of the phasing of the development have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved phasing scheme.

Reason: In order to ensure a properly programmed development.

2. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

3. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

4. Development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the planning authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections.

Reason: To ensure that the levels are acceptable at this location.

5. Development shall not commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include (as appropriate):

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

Thereafter the landscaping works shall be fully implemented as approved.

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

6. Development shall not commence until a scheme for the provision of equipped play area(s) has been submitted to and approved in writing by the planning authority and shall include:
- a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
 - b) details of the surface treatment of the play area, including the location and type of safety surfaces to be installed;
 - c) details of fences to be erected around the play area(s);
 - d) details of the phasing of these works; and
 - e) details of the future maintenance of the play area(s).

Thereafter the play area(s) shall be implemented as approved and maintained in accordance with the approved scheme.

Reason: To ensure the provision of adequate play facilities within the site.

7. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. For the avoidance of doubt the maximum discharge rate from the site shall not exceed 8 litres per second per hectare. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

8. Following demolition of the existing buildings on site and prior to any residential units being constructed a comprehensive site investigation, carried out to the appropriate level, must be submitted to and approved in writing by the planning authority. The site investigation shall fully characterise the ground conditions and any potential pollution linkages.

The site investigation shall be completed in accordance with the advice given in the following:

- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
- (ii) Contaminated Land Report 11 - Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency
- (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

If any contamination hazard is identified on the site, a site-specific risk assessment must be undertaken. Should any significant pollutant linkages be identified, a detailed remediation strategy must be developed. No works other than investigative works shall be carried out on site prior to receipt of the planning authority's written acceptance of the remediation plan.

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

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

9. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority.

Reason: To prevent noise nuisance to the surrounding area.

10. The developer shall undertake recording of archaeological resources within the development site. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and agreed by West of Scotland Archaeology Service and approved in writing by the planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme.

Reason: In order to identify and protect any archaeological remains and to allow the planning authority to consider this matter in detail.

ADDITIONAL NOTES:

The applicant/developer is reminded that all waste arising from the demolition and construction activities must be removed by a licensed waste carrier. There must be no burning on site, other than that permitted by Scottish Environmental Protection Agency by prior agreement. Any such burning must not cause nuisance.

The applicant/developer is reminded that a Construction Consent (S21) and a Road Bond (S17) are required under the Roads (Scotland) Act 1984.

The applicant/developer is reminded it is a requirement of The Water Environment (Controlled Activities)(Scotland) Regulations 2011 (as amended) (CAR) to provide a SUD system throughout the construction phase of the development to ensure adequate protection of the water environment. The system should comply with the Rules detailed in General Binding Rules 10 & 11. Suitable pollution control measures should be employed wherever there is an identifiable risk to the water environment. This should give particular consideration to contaminated surface water run off arising from earthworks, roads, drainage, compounds, concrete batching facilities and any other associated infrastructure.

Details of regulatory requirements and good practice advice for the applicants/developers can be found on the Regulations section of SEPA's website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in the local SEPA office at:

Angus Smith Building
Maxim 6
6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ
Tel: 01698 839000

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

ADDED VALUE:

A legal agreement is required to secure essential aspects of the development and to ensure the proposal complies with the Council's Local Plan policies.

Improvements to the proposal were achieved at the pre-application stage.

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

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

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Sean McDaid on 0141 577 3339.

Ref. No.: 2017/0237/TP
(SEMC)

DATE: 14th October 2017

DIRECTOR OF ENVIRONMENT

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Reference: 2017/0237/TP – Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan 2017

The Strategic Development Plan (SDP) indicates housing plays a fundamental role in the overall economic, social and environmental success of the city region. Housebuilding makes an important contribution to the city region's economy and as well as creating new homes, delivers wider societal benefits through the generation of employment, and by sustaining and enhancing local community facilities such as schools, shops, recreation facilities and open spaces. The SDP is committed to supporting growth by creating high quality places which deliver the right type of homes in the right locations.

Policy 8 of the SDP on Housing Land Requirement indicates that in order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the housing land requirements for each housing sub-market area and for each local authority of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each housing sub-market area and for each local authority;
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Policy 8 also indicates Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- The development will help to remedy the shortfall which has been identified;
- The development will contribute to sustainable development;
- The development will be in keeping with the character of the settlement and the local area;
- The development will not undermine green belt objectives; and
- Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 9 indicates that in order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, local authorities should through appropriate mechanisms:

- Develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the HNDA as well as local evidence and circumstances; and
- Ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

Adopted East Renfrewshire Local Development Plan 2015

Policy SG6

Economic Development

The Council will support a flexible approach to sustainable economic growth to meet the development needs of established and emerging employment sectors.

1. The Council seeks to safeguard business and employment areas listed in Schedule 12. In association with the local business community and other relevant agencies the Council will seek to enhance the quality of existing employment areas.

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

there is no current or likely future demand for employment uses on the land;
it can be demonstrated that the site or premises are not reasonably capable of being used or redeveloped for employment purposes; or
where development would bring wider economic, environmental, community or amenity benefits.

2. The Council will support the development of employment generating uses at the locations listed in Schedule 13. New employment areas will be a core component of the master plans.
3. The Council will encourage the relocation of inappropriately sited industrial and business uses to the safeguarded Business / Employment Areas listed in Schedule 12.
4. New tourism related developments will be supported provided they can satisfy the requirements of Strategic Policy 2 and other policies of the Plan.

Policy M3

Strategic Development Opportunity -Shanks/Glasgow Road Barrhead

Development within Shanks/Glasgow Road area of Barrhead as defined on the Proposals Map will be permitted in accordance with Policy M1, to be defined further through the preparation of a master plan.

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

Former Shanks industrial site:

Mixed housing comprising a range of house types and tenures including affordable phased to deliver approximately 400 housing units by 2025;

Implementation of an appropriate remediation strategy to address any contamination of the Shanks site;

Promotion of temporary and advanced greening of Shanks to improve the environmental quality of derelict and contaminated sites and bring them back into productive use; and

Community/leisure facilities.

Glasgow Road:

Concentration of employment generating uses to the east of Glasgow Road, centred around the former Nestle factory site and the Bowerwalls business area to assist with the creation of a dynamic and competitive local economy, boost local jobs and improve inward investment opportunities;

Community/leisure facilities;

Release of smaller scale sites along Glasgow Road for housing development opportunities:

Blackbyres Court - 15 housing units phased by 2025; and

North Darnley Road - 60 housing units phased beyond 2025.

Grahamston Road/Blackbyres Road:

Redevelopment for employment use with limited enabling residential development of approximately 35 units. The residential development offers potential for "live-work" units. Exceptionally, development in this area will be permitted to progress prior to the adoption of the master plan subject to there being no prejudice to providing improved connections to the surrounding road network.

Provision for a sustainable linked transport strategy comprising:

Public transport upgrades; and Improved connections to surrounding road network.

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties 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 Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;

7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D2

General Urban Areas

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

Policy D7

Green Infrastructure and Open Space Provision within New Development

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

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

Policy SG4

Housing Mix in New Developments

All new housing proposals should include in their design a mix of house types, sizes and tenures

to accord with the Council's Local Housing Strategy and the Strategic Housing Need and Demand Assessment. The design should include smaller house types and an element of accessible and adaptable properties to meet the needs of our ageing population and households with particular needs. This mix is in addition to affordable housing contributions.

Policy SG5

Affordable Housing

Throughout East Renfrewshire, where planning permission is sought for residential developments of 4 or more dwellings, including conversions, the Council will require provision to be made for 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 should be well integrated into the overall development. For all proposals viability will be a key consideration when determining the suitable level of contributions. 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 Planning Guidance.

Policy E3

Water Environment

There will be a strong presumption against development that is likely to have an adverse effect on the water environment. Development should not compromise the objectives of the Water Framework Directive. In assessing proposals, the Council will take into account the River Basin Management Plan for the Scotland River Basin District.

Policy E4

Flooding

At all times, avoidance will be the first principle of flood risk management. Development which could be at significant risk from flooding, and/or could increase flood risk elsewhere will be resisted. A flood risk assessment taking account of climate change will be required for any development within the Scottish Environment Protection Agency functional flood plain.

Development that will reduce the likely incidences of flooding or vulnerability to flooding will be supported subject to compliance with other policies of the Plan.

There will be a presumption against development within functional flood plains. The functional flood plain equates to the 'medium to high risk' category. 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. The Council will resist development within areas that are at risk of flooding, in accordance with the risk framework contained in Scottish Planning Policy.

Infrastructure developments may be permitted in areas of flood risk in the circumstances, and subject to the requirements, set out in the flood risk framework in Scottish Planning Policy.

Policy E5

Surface Water Drainage and Water Quality

Sustainable urban drainage systems will require to be incorporated into all new development, with the exception of smaller scale proposals (such as applications for single houses,

householder or shop frontage alterations). It should also form a major part of all master planning exercises. This will moderate surface water run-off from the site and mitigate any impacts on water quality.

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. Advice on culverts can be accessed on the Scottish Environment Protection Agency website www.sepa.org.uk

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. Invasive non-native species should not be introduced and their removal is encouraged. New planting must be with native species. The physical area of any development covered by impermeable surfaces, should be kept to a minimum to assist with flood risk management.

Policy E6

Waste Water Treatment

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

In rural areas where no public sewerage system exists and connection into a public sewerage system is not physically or economically viable;

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;

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, Scottish Environment Protection Agency's guidelines and policies must be adhered to.

In all circumstances the proposals should not pose or add to an environmental risk as a result of cumulative development

Strategic Policy 3

Development Contributions

The Council wishes to secure community infrastructure and environmental benefits arising from new developments to mitigate their impacts.

New developments that individually or cumulatively generate a requirement for new or enhanced infrastructure or services will be expected to deliver, or contribute towards the provision of, supporting services and facilities. Developer contributions will be agreed in accordance with the five tests of Circular 3/2012 - Planning Obligations and Good Neighbour Agreements. Planning permission will only be granted for new development where the identified level and range of supporting infrastructure or services to meet the needs of the new development is already available or will be available in accordance with an agreed timescale.

The master plans for the areas for change are required to identify the infrastructure requirements and development contributions required to support development. The master plans should identify how the infrastructure or services will be delivered to support the proposed development.

For all proposals viability will be a key consideration when determining the suitable level of development contributions.

Further detailed information and guidance is provided in the Development Contributions Supplementary Planning Guidance.

Policy D9

Protection of Outdoor Access

There will be a strong presumption against proposals which have an adverse impact upon outdoor access including core paths, rights of way as shown on the Proposals Map and referred to under Schedule 1 and other important access provision unless a satisfactory alternative route is provided.

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

Strategic Policy 1

Development Strategy

The Council supports proposals that promote sustainable development, contribute to the reduction of carbon emissions and are served by a choice of transport modes including public transport. Proposals will be supported where they provide positive economic, environmental and social benefits to the area and meet the needs of the community up to 2025 and beyond. All proposals are required to comply with the key aim and objectives of the Plan.

The Council supports a complementary two strand approach to development as follows:

1. Regeneration and consolidation of urban areas with an emphasis on developing Brownfield and vacant sites alongside the continued protection and enhancement of the green belt and countryside around towns and the green network;
2. Controlled Growth to be master planned and directed to the following locations:
 - a. Urban Expansion:
 - i. Malletsheugh/Maidenhill Newton Mearns Strategic Development Opportunity (Policy M2.1);
 - ii. Barrhead South - Springhill, Springfield, Lyoncross Strategic Development Opportunity (Policy M2.2); and
 - b. A major regeneration proposal Strategic Development Opportunity at Glasgow Road/Shanks Park, Barrhead (Policy M3).

Strategic Policy 2

Assessment of Development Proposals

Proposals for new development, other than smaller scale proposals (such as applications for single houses, householder or shop frontage alterations), will be assessed against relevant criteria below as well as Policy D1:

1. Application of a sequential approach which gives priority to the use of Brownfield sites within the urban area then to Greenfield land within the urban area and finally to land adjacent to the urban area. 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;
2. Provision of a mix of house types, sizes and tenures to meet housing needs and accord with the Council's Local Housing Strategy and the Glasgow and Clyde Valley Strategic Housing Need and Demand Assessment;
3. Resulting positive community and economic benefits;
4. The impact on the landscape character as informed by the Glasgow and Clyde Valley and the East Renfrewshire Landscape Character Assessments, the character and amenity of communities, individual properties and existing land uses;
5. The impact on existing and planned infrastructure;
6. The impact upon existing community, leisure and educational facilities;
7. The transport impact of the development on both the trunk and local road network and the rail network, taking into account the need for a transport assessment and the scope for green transport and travel plans;
8. The impact on the built and natural environment, including the green belt and green network taking into account the need for an Environmental Impact Assessment and the requirement for proposals to provide a defensible green belt boundary and links to the green network;
9. The impact on air, soil, including peat and water quality and avoiding areas where development could be at significant risk from flooding and/or could increase flood risk elsewhere;
10. The potential for remedial or compensatory environmental measures including temporary greening;
11. The contribution to energy reduction and sustainable development.
12. The impact on health and well being;
13. The cumulative impact of the development;
14. The impact of proposals on other proposals or designations (including the Town and Neighbourhood Centres in Schedule 14) set out in the Local Development Plan;
15. The suitability of proposals when assessed against any relevant Adopted Supplementary Planning Guidance.

GOVERNMENT GUIDANCE:

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

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

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