

EAST RENFREWSHIRE COUNCIL26 October 2016Report by Director of EnvironmentMAIN ISSUES REPORT: LOCAL DEVELOPMENT PLAN 2 (LDP2)**PURPOSE OF REPORT**

1. The purpose of this report is to seek Council approval to publish the Main Issues Report (MIR) and Strategic Environmental Assessment (SEA) for consultation.

RECOMMENDATIONS

2. The Council is asked to:
- (a) Approve the Main Issues Report (MIR) and Strategic Environmental Assessment (SEA) for publication and consultation; and
 - (b) Delegate to the Director of Environment to make any minor inconsequential changes to these documents, in line with Council policy, prior to their publication.

BACKGROUND

3. The current Local Development Plan (LDP1) was adopted in June 2015. LDP1 set out the current Aim, Vision and Development Strategy for the area. This set the context for the Plan's direction and provided the framework for assessing future development proposals. LDP1 set out a development strategy comprising two key strands

- Regeneration and consolidation of urban areas; and
- Controlled urban expansion.

4. There are clear signs that the objectives of LDP1 are being achieved. LDP1 has already been successful in delivering new private and affordable homes, new infrastructure, the current construction of a new primary school, improvements to our natural environment, whilst at the same time continuing to protect our Green Belt and green network. The Strategic Development Opportunities (SDO) at Maidenhill, Barrhead South and Barrhead North are being proposed and are gathering momentum.

5. This new LDP is following quickly after the adoption of LDP1. This early review is to make sure that the LDP remains up to date and reflects Scottish Planning Policy (SPP) and the current strategic approach set out in the emerging Clydeplan Strategic Development Plan 2 (SDP2), in particular with regard to the revised housing requirements identified within it.

REPORT

6. The Main Issues Report (MIR) is the starting point in the preparation of Local Development Plan 2 (LDP2) and is the main consultative stage. The MIR sets out the Council's preferred options and possible alternatives. This is to ensure that all reasonable options are explored before the Council forms a firm view for the Proposed Plan.

7. The MIR is intended to stimulate discussion and concentrates on the key changes that have happened since the adoption of LDP1 in June 2015. LDP2 will cover the period to 2029 and beyond. Many of the key aspirations were introduced and addressed through the preparation of LDP1, including establishing a new longer term development strategy to manage the future growth of the area.

8. LDP2 will build upon and progress the strategic aim of LDP1 with a strong focus on delivery, in particular the 3 key SDO's and any other sites identified in this new Plan.

9. Significant preparatory work has been undertaken in order to prepare the MIR. To inform the MIR process, a 'Call for Sites' and 'Key Issues' consultation exercise was undertaken during April/May 2016. Submissions were received on a range of Brownfield and Greenfield site options across the Council area and on specific topics to be considered in the MIR. In total, 65 site proposals and 30 responses were submitted. Officers have also undertaken a detailed review of the existing policies and proposals of LDP1. This information is set out in the Monitoring Statement that accompanies the MIR. A series of background reports have also been prepared to inform the MIR. This preparatory work has assisted with identifying the main issues and the solutions to these for the MIR.

10. A copy of the draft MIR is attached as Appendix 1 to this report. A Strategic Environmental Assessment has been prepared to assess the environmental effects of the preferred and alternative options for each issue and is available at www.eastrenfrewshire.gov.uk/ldp2. Hard copies of the MIR and SEA have also been made available within the Members Lounge.

11. The key issues addressed within the MIR are:

Issue 1: Strategic Aim, Vision and Objectives

This issue sets out a revised Vision and Objectives for LDP2 that is focused upon 3 key national principles of Scottish Planning Policy (SPP), namely

- Sustainable Economic Growth;
- Climate Change; and
- Placemaking.

Strategic Aim

- To foster a rich and diverse environment and promote and manage land use change for the benefit of the local community and economy in a manner which is sustainable

Vision

- By focusing on sustainable economic growth, placemaking and climate change East Renfrewshire will be a vibrant, desirable and healthy place to live and work now and in the future

Strategic Objectives

- Promote the delivery of sustainable economic growth by providing a framework to help meet the need for local jobs, housing, facilities and services which are accessible by a choice of transport modes and which have access to high quality physical and digital infrastructure.
- Build stronger more sustainable communities and places through the enhancement of the natural and built environment creating opportunities to promote health and well-being, community engagement, learning and social inclusion.
- Promote sustainable development and action on climate change to ensure a reduction in carbon emissions and the move towards a low carbon economy.

Through this approach every element of the plan can be linked to these three strategic objectives. Key issues such as the environment, meeting housing needs, transport, town centres, health and digital technology etc. will all converge to deliver sustainable outcomes to improve the area.

As part of developing these strategic objectives specific reference should be made to digital issues. LDP2 needs to consider the need for all new development to have access to a high quality digital infrastructure. Improved broadband access will allow more residents and businesses to benefit from the use of digital services.

Issue 2: Managing and Enabling Growth

This issue explores how and where future development could best be accommodated including setting specific targets for new housing. A revised Regional Housing Need and Demand Assessment (HNDA) has been prepared to support the emerging Strategic Development Plan (SDP2) which provides housing estimates for the period 2012 up to 2029 for each Local Authority across the region. The outcomes of this assessment replace the current housing targets set out in LDP1.

To meet the requirements of SDP2, we must plan to deliver 4100 homes during the period 2012-29. As indicated above, this replaces the current housing target of 4100 homes as set out in LDP1 (covering the period from 2009 to 2025). The key features of two Development Strategy options for LDP2 are considered. The preferred strategy retains a focus upon development in the urban area and also promotes limited expansion of settlements through the identification of a number of small to medium scaled sites, some of which will be released from the Green Belt. This would deliver increased numbers of affordable and particular needs housing in areas where supply is currently limited. It would improve housing options for all sections of the community. The preferred list of sites is set out in Table 4 of the MIR and has been informed by the Site Evaluation Report and Strategic Environmental Assessment.

Issue 3: Affordable and Particular Needs Housing

This issue explores the need to deliver a mix of homes of different sizes and types to meet the varied housing needs of the area.

Issue 3.1: Affordable Housing Needs

This issue seeks to continue with the application of the current affordable housing policy. However, options are explored to increase the percentage of affordable housing required on specific sites and the allocation of sites for 100% affordable housing.

Issue 3.2: Ageing Population and Particular Housing Needs

This issue aims to support independent living for elderly people and those with a disability and explores options that require development to deliver a supply of accessible and adaptable new build housing for households with particular needs.

Issue 4 Economic Opportunities

This issue explores options for promoting the Sustainable Economic Growth of the area.

Issue 4.1: City Deal

This issue focuses upon the City Deal programme of work and the individual projects being delivered within the Council area.

Issue 4.2: Tourism and the Visitor Experience

This issue explores options to support our visitor economy and a variety of new tourism opportunities.

Issue 5: Supporting our Town and Neighbourhood Centres

This issue focuses on options to increase the diversity and viability of our Town Centres. It promotes the preparation of Town Centre Strategies and a sequential town centre first approach for significant footfall generating uses.

Issue 6: Tackling Climate Change (Adaptation/Mitigation)

This issue explores options to reduce carbon emissions and address the challenges of mitigating and adapting to our changing climate. It focuses upon the development of electricity generation from a range of renewable energy technologies and the delivery of zero carbon development.

Issue 7: Health and Wellbeing

This issue seeks to develop the linkages between planning and mental and physical ill health and well-being. It aims to support healthy lifestyles and reflect the Councils wider prevention agenda.

Issue 7.1: Green Space and Green Networks

This issue recognises the importance of well-designed green networks as a fundamental component of successful placemaking and healthy living. It seeks to provide more detail in relation to open space provision and promotes preparation of local greenspace strategies for LDP2.

Issue 7.2: Community and Sports Facilities

This issue seeks to protect existing community and sports facilities and introduces a new policy approach that would allow limited new development to support appropriate enhancements to existing facilities. It also focuses upon the ambition to provide new gym and leisure facilities in the Eastwood area.

Issue 7.3: Education

This issue focuses upon the existing and future school estate and need to continue to monitor the demand for places and measures to address this.

Other Issues

Issue 8.1: Placemaking and Quality of Place

This issue focuses upon the importance of well-designed sustainable places. It also seeks to consolidate some of the existing Supplementary Planning Guidance (SPG) of LDP1 into a 'Built Environment' SPG.

Issue 8.2: Sustainable Transport Network and Active Travel

This issue promotes sustainable modes of transport, seeks to reduce the overall need to travel and to direct development to sustainable locations. It also seeks to maintain and improve connectivity both within East Renfrewshire and linkages to the wider Clydeplan region. It focuses upon a range of transport improvements and strongly links with the City Deal projects.

Issue 8.3: Employment Land

This issue seeks to safeguard the current employment allocations with the exception of those sites identified as proposed housing opportunities identified under 'Issue 2: Managing and Enabling Growth' in Table 4.

FINANCE AND EFFICIENCY

12. Costs associated with the preparation of and consultation on the MIR will be met from within existing budgets.

CONSULTATION

13. The Planning etc. (Scotland) Act 2006 and Circular 6/2013 set out specific requirements in relation to publicity and consultation of a Main Issues Report. The Council will aim to go well beyond the minimum statutory requirements. It is intended to consult upon the MIR over a 10 week period commencing mid November 2016.

PARTNERSHIP WORKING

14. The MIR has been subject to ongoing consultation with a wide range of stakeholders who have helped inform and shape the draft MIR.

IMPLICATIONS OF THE PROPOSALS

15. There are no new staffing, property, policy, IT, equalities or other implications at this point in time.

OPTION APPRAISAL

16. Within the main issues identified, an appraisal of the options available has been undertaken. The range of options will continue to be considered as we progress from the MIR to the drafting of the Proposed Plan.

CONCLUSIONS

17. The Main Issues Report is a key phase for the preparation of LDP2, and is the main consultative stage. The responses received will help to develop and shape the best strategy and mix of development sites for East Renfrewshire and will inform the Proposed Plan, scheduled for Autumn 2017.

RECOMMENDATIONS

18. The Council is asked to:

- (a) Approve the Main Issues Report (MIR) and Strategic Environmental Assessment (SEA) for publication and consultation; and
- (b) Delegate to the Director of Environment to make any minor inconsequential changes to these documents, in line with Council policy, prior to their publication.

Director of Environment

Further information can be obtained from: Iain MacLean, Head of Environment on 0141 577 3720 or iain.maclean@eastrenfrewshire.gov.uk

October 2016

KEY WORDS: A report seeking approval of the Main Issues Report Local Development Plan 2. Planning, Main, Issues, Report, Local, Development, Plan

Appendix 1: Main Issues Report

Introduction

The Main Issues Report (MIR) is the starting point in the preparation of Local Development Plan 2 (LDP2) and is the main consultative stage. It is intended to stimulate discussion and concentrates on the key changes that have happened since the adoption of LDP1 in June 2015.

The MIR is all about the big ideas and challenges for future development within East Renfrewshire and options for the way they could be addressed. These include a proposed development strategy, how many new homes we need to plan for and where they could go, how we could meet the needs of the elderly population, what infrastructure we need, how we can support our Town Centres and how to protect our important landscapes and environment.

LDP2 is about more than just growth and housing delivery, as it will also seek to deliver a variety and mix of uses which contribute to achieving environmental, social and economic benefits. It will build upon the success of LDP1 and help to shape the kind of place that East Renfrewshire will be in the future.

This is your opportunity to tell us what you think. What you tell us during this consultation will help us to develop and shape the best strategy and mix of development sites for East Renfrewshire and will inform the Proposed Plan. The Proposed Plan will set out the Council's agreed set of policies and proposals.

The LDP plays a key role in providing certainty to those who live, work, visit or want to invest in the area. In order for the LDP2 to be successful, it will need to be positively prepared, be visionary, deliverable and consistent with Scottish Planning Policy (SPP).

What is the Local Development Plan (LDP)?

The Local Development Plan sets out a vision, development strategy and policy framework to guide and manage development in the area. This LDP will cover the period 2012 up-to 2029 and beyond. The LDP will be supported by Supplementary Guidance which provide more detailed information on particular policies or proposals. To ensure this LDP remains up-to-date and able to respond to changing issues it will be refreshed every 5 years. LDP1 was adopted in June 2015 and will eventually be replaced by this new Plan ("LDP2"). Table 1 sets out the stages in the LDP process and future opportunities to comment as LDP2 progresses.

This MIR is supported by a number of accompanying documents:

Strategic Environmental Assessment (SEA)

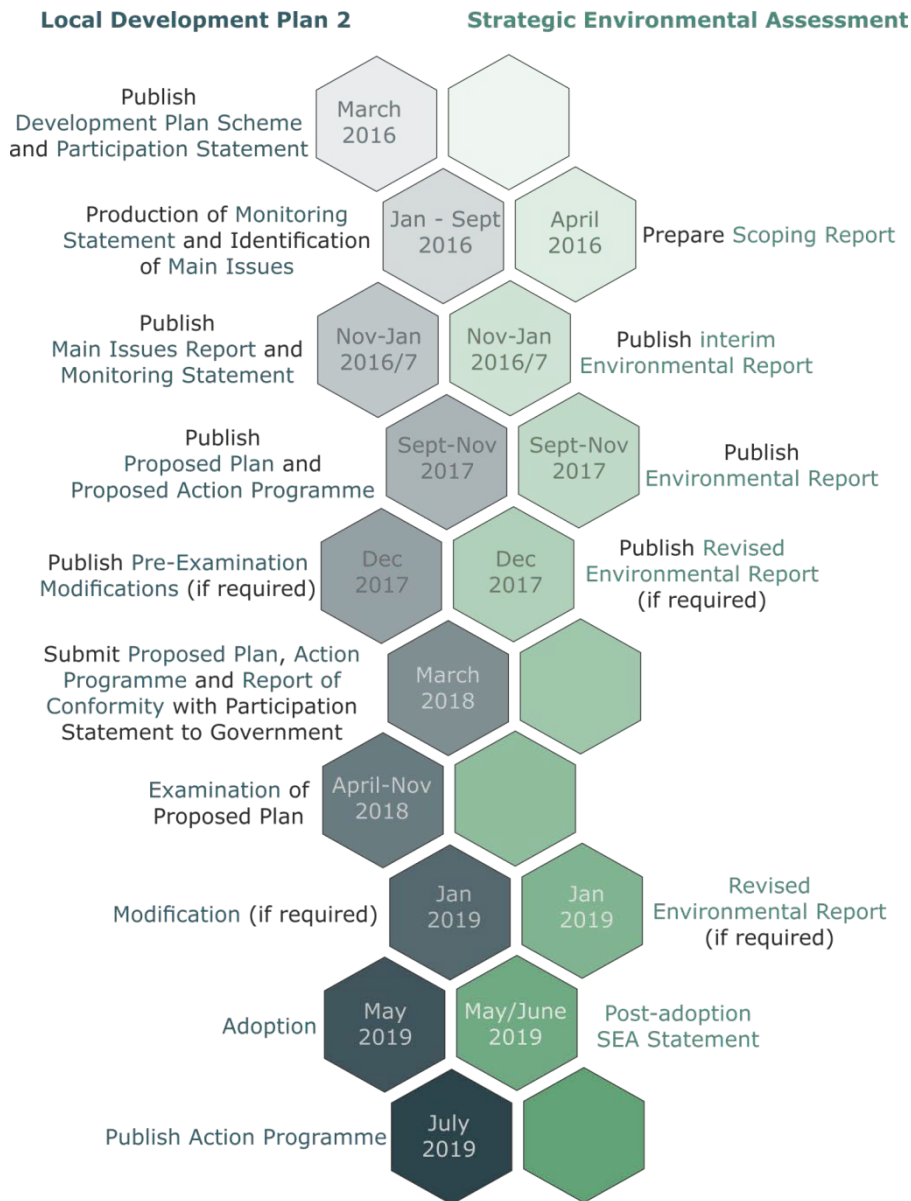
The Strategic Environmental Assessment (SEA) assesses the environmental effects of issues set out in this MIR for both the preferred and alternative options.

Monitoring Statement

The Monitoring Statement presents background survey information and analysis on the physical, economic, social and environmental characteristics of the area.

Equalities and Human Rights Impact Assessment

An Equalities and Human Rights Impact Assessment assesses the impact of policies and functions of the MIR on particular identified equality groups, identifying negative and positive impacts.

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

East Renfrewshire as a Place

In developing a strategy for LDP2 it is important to understand the context, key facts and the main attributes of the area in terms of its geography, economy, environment and social characteristics.

East Renfrewshire covers an area of approximately 67 square miles (174 km²) and exhibits a diverse range of environments. As shown in figure 3, the north of the area comprises the urban areas of Giffnock, Newton Mearns, Clarkston, Thornliebank and Barrhead. There is also an extensive rural hinterland to the south, within which the villages of Uplawmoor, Neilston, Waterfoot and Eaglesham are located.

East Renfrewshire is considered a desirable place to live and work with a high quality environment and residential areas, a network of important local urban greenspaces and a high quality built and natural environment.

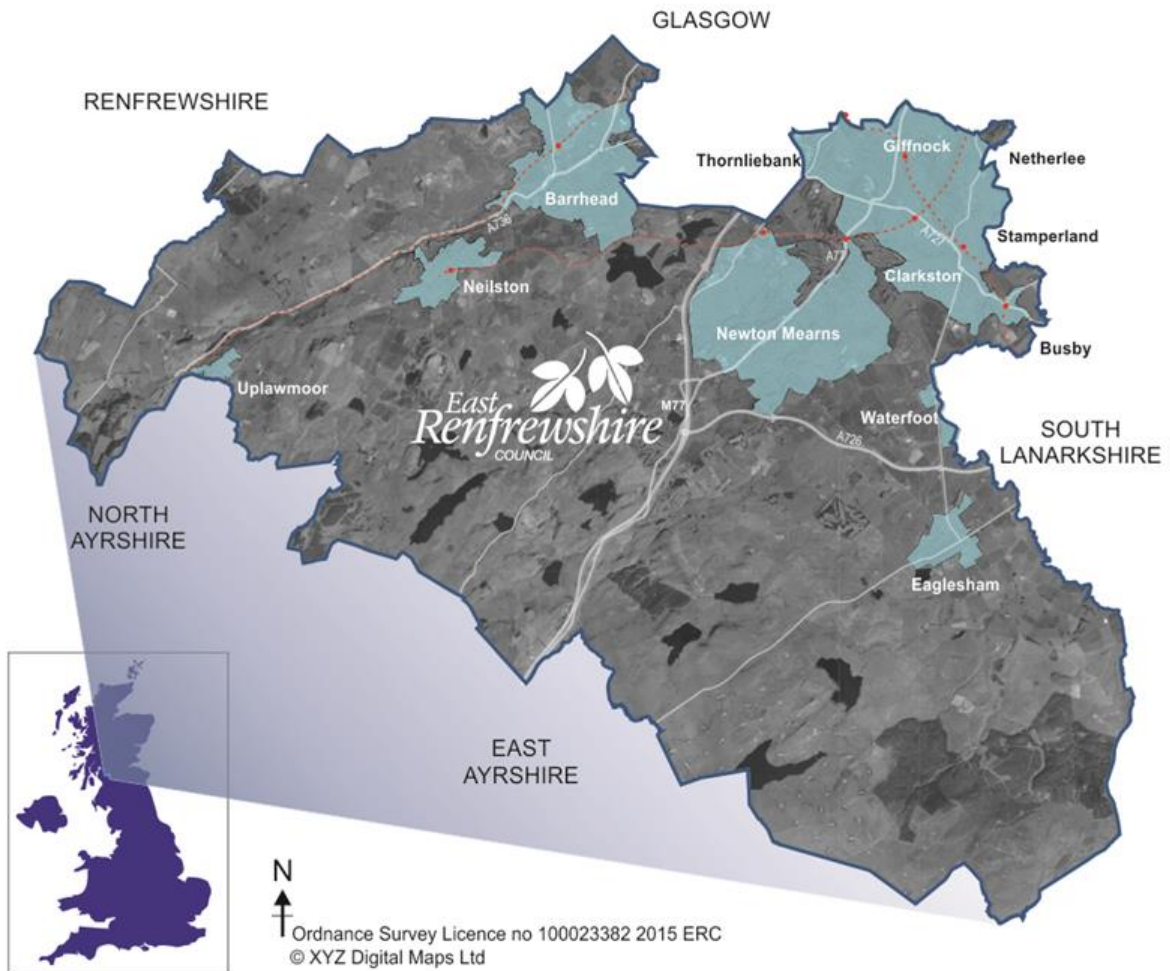
The 2015 Citizens Panel reveals that people view the overall quality of life in East Renfrewshire to be high. The most common reasons people choose to live in East Renfrewshire are good reputation, good educational opportunities and safe environment.

A comprehensive analysis of demographic, social and economic and matters are provided in the Monitoring Statement. Key facts are shown in Figure2.

Figure 2: Key Facts

- 2014 Population - 92380
- Population growth – 94387 by 2037 - 3.7% increase
- Increasing aging population – 28.6% aged 65+ by 2037
- High inward migration in the 0-15 and 30-40 years age groups – puts further pressure on existing school/nursery places
- High car ownership – 40% of households have access to 2 or more cars
- Majority travel to work by car – 64%
- Owner occupation is the dominant form of tenure - 82% of all housing stock (with 88% in the Eastwood sub-area and 66% in Levern Valley).
- High House prices
- High average incomes - £35000
- Increasing number of Households -approx. 42500 by 2037, an increase of 13%.
- Increasing numbers of Smaller household types (1 person and 1 person+1 child households) by 2037
- High Employment growth -15.9% 1991-2012
- Gradual improvement in business starts.
- Approx. 51% of residents are in managerial, professional and technical professions
- Schools are consistently amongst the highest performing in Scotland and are also widely recognised for a successful inclusion policy.
- Increase in pupil numbers in the Eastwood area with for example the greatest increase in the Roman Catholic primary sector of over one fifth and a 6% increase in other primary schools over the last seven years.
- Low rates of deprivation although pockets of the most deprived datazones are located in Barrhead and Neilston.
- Buoyant housing market.
- A clear need and demand for private and affordable housing.
- Strong developer interest and commitment to develop sites.
- Increasing tourism potential with 940000 visitors to Rouken Glen Park; 90000 visitors to Dams to Darnley Country Park; and 74000 visitors to Whitelee Windfarm in 2015.
- Residents have a longer life expectancy than the Scottish average.

Figure 3: Boundaries and Geographical Extent of East Renfrewshire



Identifying the Main Issues

What are the issues that may affect me, my family, my business or my community?

This document explores the areas of biggest change since the adoption of LDP1 in June 2015. Many of the big ideas and changes were introduced and addressed through the preparation of LDP1 including establishing a new longer term development strategy to manage the future growth of the area. However, to identify the main issues, the solutions to these issues and to develop a vision and strategy for LDP2 we have:

1. Undertaken early engagement through the 'Call for Sites' and 'Key Issues' consultation stage;
2. Reviewed the current Policy context for LDP2;
3. Reviewed the existing policies and proposals of LDP1; and
4. Prepared a series of Background Reports.

1) Early Engagement

To inform the process a 'Call for Sites' and 'Key Issues' consultation exercise was undertaken during April/May 2016. Submissions were received on a range of Brownfield and Greenfield site options across the Council area and on specific topics to be considered in the MIR. In total 65 site proposals and 30 responses were submitted.

2) Policy Context

National, regional and local policy documents will have a major influence on LDP2 and provide a statutory framework to which its policies must adhere as shown in figure 4. Further information is set out in the Monitoring Statement.

Scottish Planning Policy (SPP) sets out 4 key planning outcomes that will underpin much of the work detailed within LDP2 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.

The Development Plan for East Renfrewshire consists of two documents the Strategic Development Plan (SDP) and the Local Development Plan (LDP). The SDP, now referred to as 'Clydeplan', covers land use and strategic infrastructure issues at the regional level (Glasgow and the Clyde Valley). East Renfrewshire is one of the 8 Local Authorities which make up Clydeplan. SDP1 was approved in May 2012 and is currently under review with the Proposed SDP2 at Examination where Scottish Government appointed Reporters will examine the Plan. The Proposed SDP2 could therefore still be subject to further amendment. It is important that the Council recognises this position in preparing this MIR. The LDP is required to accord with the SDP.

The LDP is the spatial interpretation of the aims and aspirations of East Renfrewshire Council and strongly aligns with other key Council strategies. We will continue to work closely with our Community Planning Partners to integrate spatial planning with community planning to deliver high quality urban and rural environments for all.

The Single Outcome Agreement sets out the most important priorities of our residents. It is the core strategic document for the Council and consists of 5 local outcomes. The LDP strongly links with 'SOA3: East Renfrewshire is a thriving, attractive and sustainable place for residents and businesses to grow'. The LDP will though help to deliver on all of the outcomes.

Figure 4: Hierarchy of Plans, Programmes and Strategies

To be added

3) LDP1 Policies and Proposals Review

We have reviewed the existing policies and proposals of our current LDP to identify whether they need to be retained, amended or deleted. The outcome of this exercise is set out in the Monitoring Statement.

Where no significant change is proposed through this MIR, then the currently approved policies and proposals will be carried forward into the Proposed Plan. In the majority of cases policies and proposals have been recommended to be carried forward with minimum or no change and are therefore not viewed as main issues.

We do not propose to significantly alter our approach towards securing Development Contributions and Affordable Housing delivery through this MIR, however these topics remain key components of the overall development strategy and have therefore been referenced in this MIR under 'Issue 2: Managing and Enabling Growth' and 'Issue 3.1: Affordable Housing Needs'.

Whilst the built environment policies remain robust we are currently preparing conservation area appraisals and as part of this process there may be alterations proposed to the boundaries of established and proposed conservation areas. We do not consider that this is an issue for the MIR but rather an opportunity for comment will be provided through the consultation on LDP2.

Supplementary Guidance

A series of Supplementary Guidance were prepared alongside LDP1 and these will also be fully refreshed and updated as required and consulted upon alongside the Proposed Plan.

4) Background Reports

We have also prepared a range of Background Reports to inform the MIR, namely:

- BR1: Site Evaluation;
- BR2: Green Belt Landscape Character Assessment; and
- BR3: Transport.

Main Issues

Based upon the findings of the above assessments it is considered that the MIR should be structured around the following key topics:

- **Issue 1: Strategic Aim, Vision and Objectives**
- **Issue 2: Managing and Enabling Growth**
- **Issue 3: Affordable and Particular Needs Housing**
 - **Issue 3.1: Affordable Housing Needs**
 - **Issue 3.2: Ageing Population and Particular Housing Needs**
- **Issue 4 Economic Opportunities**
 - **Issue 4.1: City Deal**
 - **Issue 4.2: Tourism and the Visitor Experience**
- **Issue 5: Supporting our Town and Neighbourhood Centres**
- **Issue 6: Tackling Climate Change (Adaptation/Mitigation)**
- **Issue 7: Health and Wellbeing**
 - **Issue 7.1: Green Space and Green Networks**
 - **Issue 7.2: Community and Sports Facilities**
 - **Issue 7.3: Education**
- **Other Issues:8**
 - **8.1: Placemaking and Quality of Place**
 - **8.2: Sustainable Transport Network and Active Travel**
 - **8.3: Employment Land**

For each issue the current approach in LDP1 is explained. Options, including a preferred option, are then set out. This is to ensure that all reasonable options are explored before the Council forms a firm view for the Proposed Plan. Any detailed policy wording changes will be set out in the Proposed Plan.

Do you agree with the list of issues identified?

Are there any issues we have missed?

Please bear in mind that this MIR is only focusing upon key changes since the Adoption of LDP1 in June 2015.

What has LDP1 delivered and what will LDP2 aim to achieve?

This new LDP is following quickly after the adoption of LDP1 (June 2015). This early review is to make sure that the LDP remains up to date and reflects Scottish Planning Policy (SPP) and the current strategic approach set out in Strategic Development Plan 2 (SDP2) and in particular the housing requirements identified within it.

The LDP is central to delivering our vision for East Renfrewshire to be one of Scotland's finest and most vibrant areas. At the outset of preparing LDP1 we took the view that the new Plan should set out a forward-looking, visionary and ambitious growth strategy providing a long term framework for the economic, social and environmental future for the area, and providing consistency and certainty to our residents and potential investors.

This and future LDPs will positively harness the benefits of this new growth and deliver significant investment in our urban and rural areas whilst ensuring that proposals contribute to local economic growth and deliver sustainable development. It is the opportunity to plan for and deliver the strategic priorities and needs of all our communities.

There are clear signs that the aims and objectives of LDP1 are being achieved and the Plan has been positively received by stakeholders and the development industry. LDP1 has already been successful in delivering much needed inward investment, new private and affordable homes, vital new infrastructure, a new Primary school, leisure opportunities, high quality development, improvements to our natural environment and creation of new green networks whilst continuing to protect the most sensitive and important areas of green belt. Progress on the 3 Strategic Development Opportunities (SDO) at Maidenhill, Barrhead South and Barrhead North are also gathering momentum. The City Deal project will also assist with delivering the infrastructure required to support and enhance the strategy of LDP1 and will be a key theme of LDP2.

LDP2 will continue to be visionary and ambitious, setting out in a clear way what we want our area to be like in 2029. The new Plan will seek to respond to the key issues facing East Renfrewshire over coming years, including meeting the needs of our elderly population, whilst continuing to safeguard and protect our natural and built environment. LDP2 will build upon and progress the strategy of LDP1 with a strong focus on delivery, in particular the 3 key SDOs and any other sites identified in this new Plan. LDP2 will be delivered through planned and managed strategies that bring new development where and when it is needed, and which bring further improvements to the area. LDP2 also provides the opportunity to provide well designed sustainable places and support a low carbon economy.

LDP2 presents a huge opportunity to create a better future for all East Renfrewshire residents and businesses alike.

Issue 1: Strategic Aim, Vision and Objectives

LDP1 set out the current Aim, Vision and Development Strategy for the area. This sets the context for the Plan's direction and provides the framework for assessing future development proposals and what type of place we want East Renfrewshire to be by 2025.

LDP1 Strategic Aim

“To foster a rich and diverse environment and promote and manage land use change for the benefit of the local community and economy in a manner which is sustainable.”

The meaning and purpose of this aim remains relevant and consistent with the core aims of Scottish Planning Policy (SPP). We do not propose to alter this aim for LDP2.

To assess whether there is a need to develop a fresh vision for LDP2 it is helpful to firstly look back at the vision contained in LDP1.

LDP1 Vision

“East Renfrewshire is a modern, dynamic and ambitious area. In a period of significant change up to 2025 and beyond, the vision for the Plan is to maintain and build on the areas qualities and to ensure that East Renfrewshire remains a desirable place to live and work. By 2025 the area will have attracted significant investment, jobs and tourism, a range of house types and sizes to meet local needs has been provided, with improved public transport and an enhanced green network and leisure opportunities available to all.”

While this vision sets out where we want to be in 2025, a more concise vision based around 3 key national principles of SPP namely Sustainable Economic Growth, Climate Change and Placemaking would provide a clearer more focused approach. These 3 principles are common to all the issues identified in the MIR.

It is important that LDP2 sets out a clear and ambitious vision, strategy and objectives for how East Renfrewshire will develop up to 2029. Therefore the current vision of LDP1 should be replaced as follows:

Preferred Option

LDP2 Vision

“ By focusing on sustainable economic growth, placemaking and climate change East Renfrewshire will be a vibrant, desirable and healthy place to live and work now and into the future”

It is also considered appropriate to consolidate the 5 strategic objectives as follows:

Strategic Objectives

Existing (LDP1)	Preferred Option (LDP2)
(1) Promote the principles of sustainable economic growth	(1) Promote the delivery of sustainable economic growth by providing a framework to help meet the need for local jobs, housing, facilities and services which are accessible by a choice of transport modes and which have access to high quality physical and digital infrastructure.
(2) Provide for local needs and equality of access to housing, jobs, facilities and services, particularly to assist in social inclusion	
(3) Facilitate reducing the overall need to travel and the reliance on car use	
(4) Protect and enhance heritage and environmental resources and seek to provide opportunities for improving physical well being	(2) Build stronger more sustainable communities and places through the enhancement of the natural and built environment creating opportunities to promote health and well-being, community engagement, learning and social inclusion.
(5) Promote sustainable development and reduce carbon emissions	(3) Promote sustainable development and action on climate change to ensure a reduction in carbon emissions and the move towards a low carbon economy.

Through this approach every element of the plan can be linked through to the vision and 3 strategic objectives. Key issues such as the environment, meeting housing needs for all sectors including the elderly, transport, town centres, health, renewables, digital technology etc. will all converge to deliver sustainable outcomes to improve the area as shown by Figure 5.

The purpose of planning is to create better places. The outcome of placemaking should be well designed places and homes which meet people's needs.

Climate change is a key issue and LDP2 will work towards the creation of a resilient place where the impacts of climate change on health and well-being, the economy and the environment are reduced. This will be supported through climate change adaptation and mitigation and the move towards a low carbon economy, as explained further under 'Issue 6: Tackling Climate Change'.

LDP2 also needs to consider the need for all new development to have access to a high quality digital infrastructure. Improved broadband access will allow more residents and businesses to benefit from the use of digital services which can be particularly important for those living in rural areas.

To be able to fully deliver the vision and objectives we will also need to work in close partnership with other public and private sector agencies.

Preferred Option

The preferred option is a revised Vision and Objectives for LDP2 that is focused upon 3 key national principles of SPP, namely Sustainable Economic Growth, Climate Change and Placemaking.

Alternative Option

The alternative option is to carry forward the vision and objectives of LDP1 unchanged.

Q1.1: Do you agree with the proposed vision and strategic objectives for LDP2?

Q1.2: Are there any other relevant matters that LDP2 should address in relation to this issue?**Figure 5: LDP2 Vision for East Renfrewshire's Future**

- Healthy happy and active residents
- Thriving and well-connected communities and neighbourhoods
- Thriving rural communities
- Attractive countryside
- Opportunities for local food growing
- Key Tourist destination
- Attractive and Vibrant Town Centres in the day and evening
- More housing in our Town Centres
- More walking, cycling and riding routes
- Better rail and bus services
- Network of connected greenspaces
- Joining our Eastwood and Lavern Valley communities
- Homes for all
- Adaptable homes to meet people's changing needs through life
- Energy efficient housing and buildings
- More things for young people to do
- Inspiring physical environments for schools and early learning and childcare facilities
- High quality leisure, cultural and community facilities
- Strong and sustainable local economy
- Good range of jobs
- Spaces for businesses to grow
- High quality digital technology
- Attractive place for investors
- Innovative and high quality design
- Reduced pollution and waste
- More renewable energy technology

Issue 2 – Managing and Enabling Growth

Context

Scottish Planning Policy (SPP) requires Development Plans to set out a settlement strategy to provide a long term context for development. The development strategy will guide the distribution and timing of new homes, jobs and services in the area and also consider the infrastructure needed to support development.

LDP1 set out a visionary and ambitious Development strategy comprising of two key strands, regeneration and consolidation of urban areas and controlled urban expansion. In developing LDP2, we have recognised that this plan must continue to build upon the success and momentum created by LDP1 with a continued focus upon deliverability and effectiveness of sites. LDP2 must continue to provide a progressive and visionary planning strategy that sets out in a clear way what we want our area to be like in 2029.

This issue identifies our aspirations for future growth and development up to 2029 including specific targets for new housing. This includes meeting the needs of the affordable and particular needs sectors.

Meeting Housing Needs

East Renfrewshire is covered by two distinct housing sub-market areas, Eastwood and Levern Valley. The housing issues faced within these areas are quite diverse and each requires different approaches to delivering homes and meeting needs with some areas considered more marketable than others by developers.

It is important that we continue to keep the housing land supply fresh and that we plan positively for new homes to improve housing options ensuring we have the requisite infrastructure in place or can be provided. Through LDP2 and the Local Housing Strategy (LHS) we will aim to maximise the supply of private and affordable housing to meet our housing needs including meeting the needs of older people.

LDPs are required to ensure that a 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 ensuring a continuous generous supply at all times.

The development of new homes is critical in delivering and sustaining economic growth. However, this is more than just about providing numbers of new housing, it is also critical to ensure the correct size and type of housing is also delivered. A key objective of this MIR is to consider options as to how we could better meet the needs of the affordable and particular needs sectors.

How many new homes are needed by 2029?

In preparing LDP2 the housing land requirements for each Local Authority across the Clydeplan region have been reassessed to accord with the review of the Strategic Development Plan (SDP2). A revised Regional Housing Need and Demand Assessment (HNDA) has been prepared to support SDP2 which provides housing estimates up to 2029 for each Local Authority. The outcomes of this assessment replace the current housing targets set out in LDP1.

From these estimates Housing Supply Targets (HSTs) have been prepared by each Local Authority. These targets will also inform the Council's emerging LHS. To accord with SPP, 10% generosity has

then been added to the private targets at the SDP level to produce the Housing Land Requirement for each Local Authority. This is to ensure a generous supply of land is provided. Our requirements are set out in Table 2 and this is the number of homes we must plan to deliver in LDP2 (**4100 units 2012-29**). Figure 6 sets out the process of setting the Housing Land Requirement. Further information on the process is set out in the Monitoring Statement.

Figure 6: Setting the Housing Land Requirement

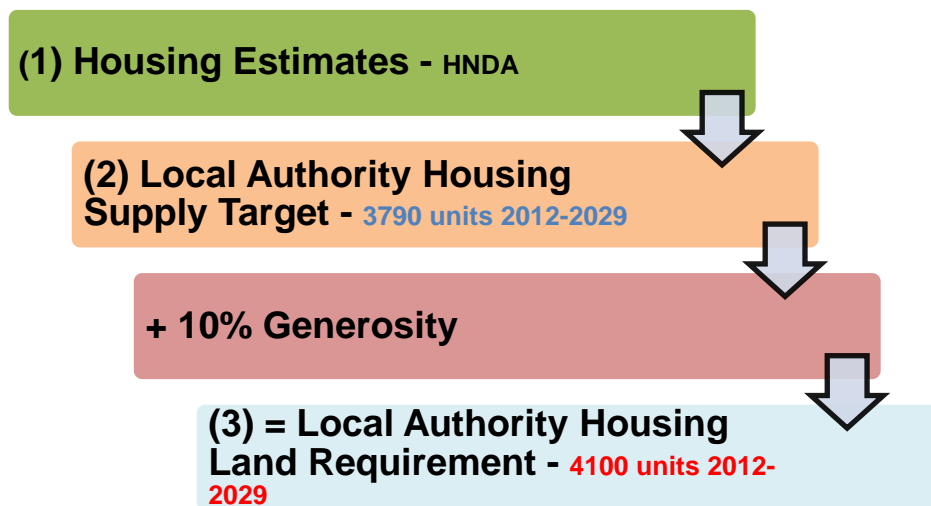


Table 2: East Renfrewshire Council Housing Land Requirement

	Housing Supply Targets 2012-2029 (Schedule 7 Proposed SDP2)		Housing Land Requirement (Private targets +10% generosity) 2012-2029 (Schedule 8 Proposed SDP2)	
	Total	Per Annum	Total	Per Annum
All Tenure	3,790	223	4100	241
Private / Market	3020	178	3330	196
Social / Below Market Rent	770	45	770	45

Source: Proposed Strategic Development Plan (SDP2)

Monitoring

The Monitoring Statement provides an assessment of the 2015 housing land supply against our targets and requirements. A review of the current sites detailed within the 2015 HLA has also been undertaken.

The Monitoring Statement clearly shows that there is a sufficient land supply to meet the Proposed SDP2 Housing Land Requirement by 2029 with a generous 5 year land supply for each period. There is therefore no requirement to identify further large scale Greenfield land releases within LDP2. However, in this MIR we have considered options as to how we could better meet the needs of the affordable and particular needs sectors and where future development could be located.

Development Strategy Options

2 development strategy options have been identified to explore how and where future development can best be accommodated. The key features of each option, areas of commonality and areas where different approaches are promoted are clearly shown in Table 3.

The 2 options are as follows:

- Option 2A – Consolidation, Regeneration and controlled edge of settlement growth
- Option 2B – Consolidation and Regeneration

Common to both options is the continued focus upon development in the urban area and delivery of the key Strategic Development Opportunities (SDOs), as per the current strategy of LDP1. Both options are also supportive of appropriate infill development in the rural settlements and allocating new sites for 100% affordable housing.

Option 2B does not promote any new development outside the current urban areas. However, Option 2A promotes limited expansion of settlements through the identification of a number of small-medium scale sites.

Table 3: Key Features of Development Strategies

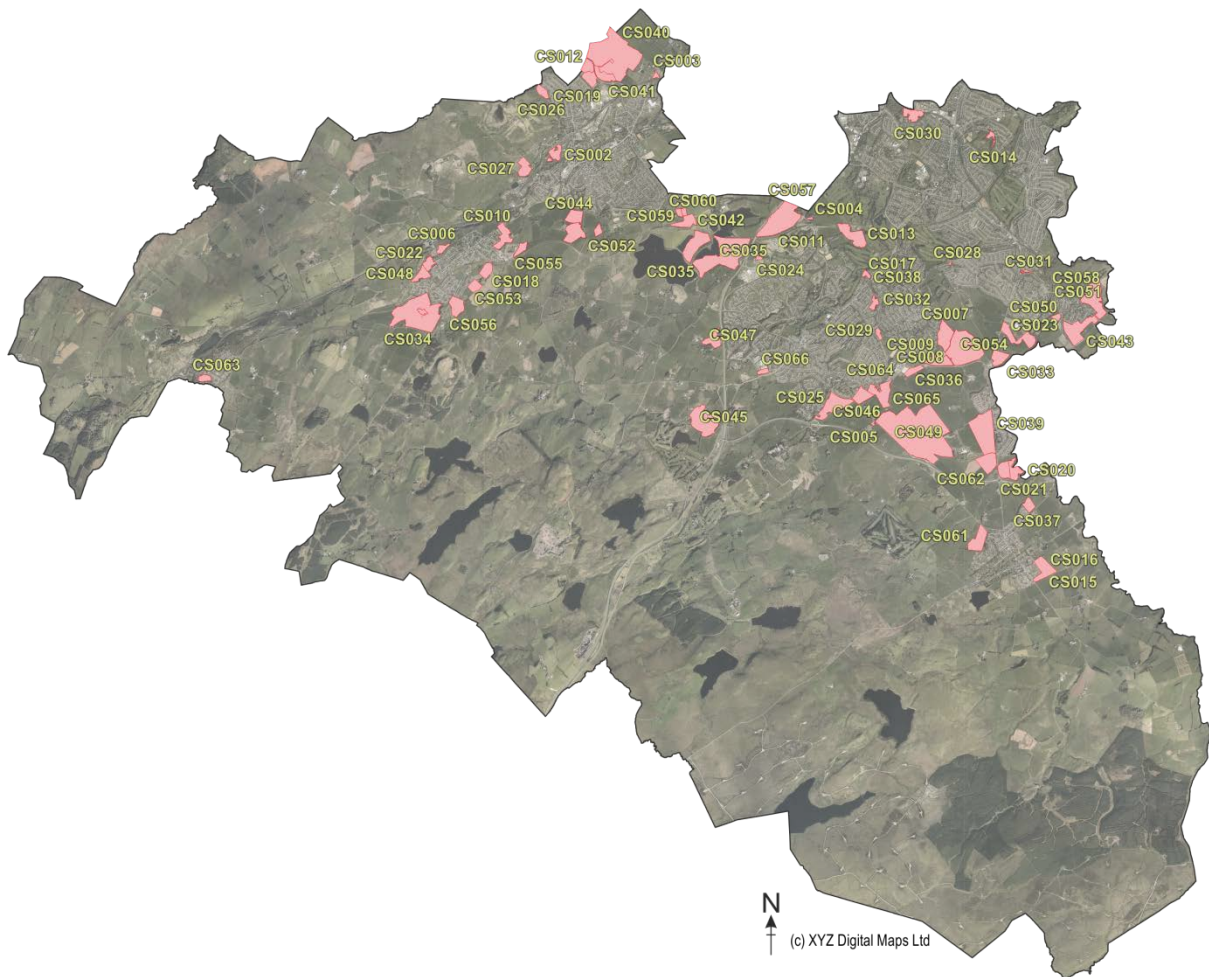
Common Features for Option 2A – Consolidation, Regeneration and controlled edge of settlement growth and Option 2B – Consolidation and Regeneration	
Both Options will: <ul style="list-style-type: none"> • Ensure efficient use of land and buildings that maximises the re-use of brownfield sites and regeneration priorities; • Retain a focus upon delivering the Strategic Development Opportunities (SDOs) at Maidenhill, Barrhead North and South and other allocations of LDP1; • Promote appropriate Infill development in all villages; • Contribute to the viability of the rural economy; • Allocate new sites for 100% affordable housing; • Encourage more new housing in our Town Centres, both new build and conversions of vacant units (Issue 5) – this would be optimised through Option 2A; • Promote limited new development to support appropriate small scale enhancements to existing sporting facilities (Issue 7.2); • Locate development close to the existing transport infrastructure, jobs and services and facilities; and • Sustain sustainable transport network and existing local services and facilities. 	
Option 2A – Consolidation, Regeneration and controlled edge of settlement growth	Option 2B – Consolidation and Regeneration
In addition this option would: <ul style="list-style-type: none"> • Direct new development to areas with good public transport links; • Broaden the range and choice of location for new housing in terms of size and location across the Authority; • Support small to medium scale sites. 	In addition this option would: <ul style="list-style-type: none"> • Retain existing Green Belt boundaries; • Prevent urban sprawl; • Protect character of existing settlements; and • Continue to safeguard all existing employment sites.

<p>These sites require less upfront infrastructure and can be easier to integrate with existing settlement form;</p> <ul style="list-style-type: none"> • Provide increased opportunities for delivering affordable and particular needs housing with a greater percentage of affordable housing on specific sites; • Provide further flexibility and generosity to the housing land supply and ensure LDP2 can accommodate any changes resulting from the SDP2 Examination; • Phased release of sites to ensure infrastructure is in place or will be provided; • Deliver further sustainable economic growth to the area; • Continue to safeguard existing employment sites with the exception of those sites specifically identified as proposed housing opportunities; and • Improve and enhance local services, community facilities and infrastructure, sustainable transport network, open spaces and maintain the viability of existing facilities. 	
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Development Options

To inform which sites would be identified under Option 2A all potential development options submitted through the earlier 'Call for Sites' exercise (Figure 7) were assessed against a range of criteria. The results of this process are set out in Background Report 1: Site Evaluation and the Strategic Environmental Assessment. The preferred sites are shown in Table 4 and Figure 8.

Figure 7: Development Options



Summary of Options 2A and 2B

Both options will meet the housing requirements of the Proposed Strategic Development Plan (SDP2). Option 2B would retain the existing green belt boundaries set out in LDP1 and does not promote any new development outside the current urban areas. While there are environmental merits for Option 2B it will not provide significant additional opportunities to increase affordable and particular needs housing delivery.

Option 2A is not a significant shift away from the strategic approach promoted in LDP1. The objectives of this approach remain sound with a focus upon delivering brownfield sites in the urban area and the key Strategic Development Opportunities (SDO). Option 2A also aims to deliver a broader distribution and flexible supply of land for housing around all communities through the promotion of a number of new small-medium scale sites, some of which would be released from the Green Belt. These sites are located in sustainable locations close to services and facilities and a variety of modes of transport including bus and/or train or provide potential opportunities for improvements in these areas and will support the Plans' wider agenda of creating healthy active communities. These sites are viewed as effective and deliverable in the short to medium term. Site delivery will be phased and monitored to ensure infrastructure is in place or will be provided through Development Contributions.

Option 2A will deliver increased numbers of affordable and particular needs housing in areas where supply is currently limited. Applying our 25% affordable housing policy to these new LDP2 sites and where sites are proposing a higher percentage of affordable, this could provide an additional 323 affordable homes.

However, it is recognised that there will be some landscape and visual impacts resulting from this option but these can be mitigated through good placemaking, design and landscaping. All sites released from the Green Belt will be required to provide a strong defensible Green Belt boundary. There will be some impact upon the local road network, although due to the spread of locations promoted in this MIR these should be manageable. Proposals will be informed by future Transport and Landscape assessments. A Transport Background Report (BR3) has been prepared to inform on transport issues and impacts and a summary of landscape issues are set out in the Landscape Character Assessment Background Report (BR2). Both documents identify where future actions are required to inform the Proposed Plan and this is summarised in Table 4.

Preferred Option

The progressive plan led approach of Option 2A is our preferred option as it would deliver the most effective strategic approach for LDP2. This option would ensure a phased and managed approach to growth and development and would improve housing options for all sections of the community.

The preferred list of sites is set out in Table 4. The housing numbers shown are estimates at this stage and will be refined based upon further detailed assessments.

Table 4: Option 2A Preferred Housing Sites

Ref	Location	HMA	Type BF/ GF	Est. Capacity	Notes
MIR1	Barrance Farm South, Newton Mearns (CS008)	EW	GF	110	The developer proposed a wider masterplan for this and an adjacent site but for the purposes of LDP2 this site is viewed as the most sustainable option. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR2	Waulkers Farm, Eaglesham (CS016)	EW	GF	153	Liaise with developer and Education Department regarding potential to utilise part of site for Primary School expansion if required. Transport Assessment required to inform Proposed Plan. Options to secure an appropriate access solution will be further explored with the developer. A sensitive design scheme is required to mitigate any negative impact upon this gateway to Eaglesham and the setting of the Conservation Area. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR3	Newford Farm, Clarkston (CS023)	EW	GF	132	Capacity will be dependent on a suitable access solution to the eastern section of the site. Due to the lack of affordable housing supply in Clarkston the Council will seek to secure a higher % of affordable housing on this site. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR4	Broomburn Drive, Newton Mearns (CS029)	EW	GF	60	Proposal will be required to deliver a 50% mix of private and affordable housing and new commercial opportunities. Proposals would entail loss of spaces and additional parking requirements for retail and community space. Transport Assessment required to inform Proposed Plan. Options to secure an appropriate access solution will be further explored with the developer. Development will result in the loss of some green space. Appropriate mitigation would be required to compensate for this loss. Flood Risk Assessment required. A revised Development Brief would be required to address the above issues.

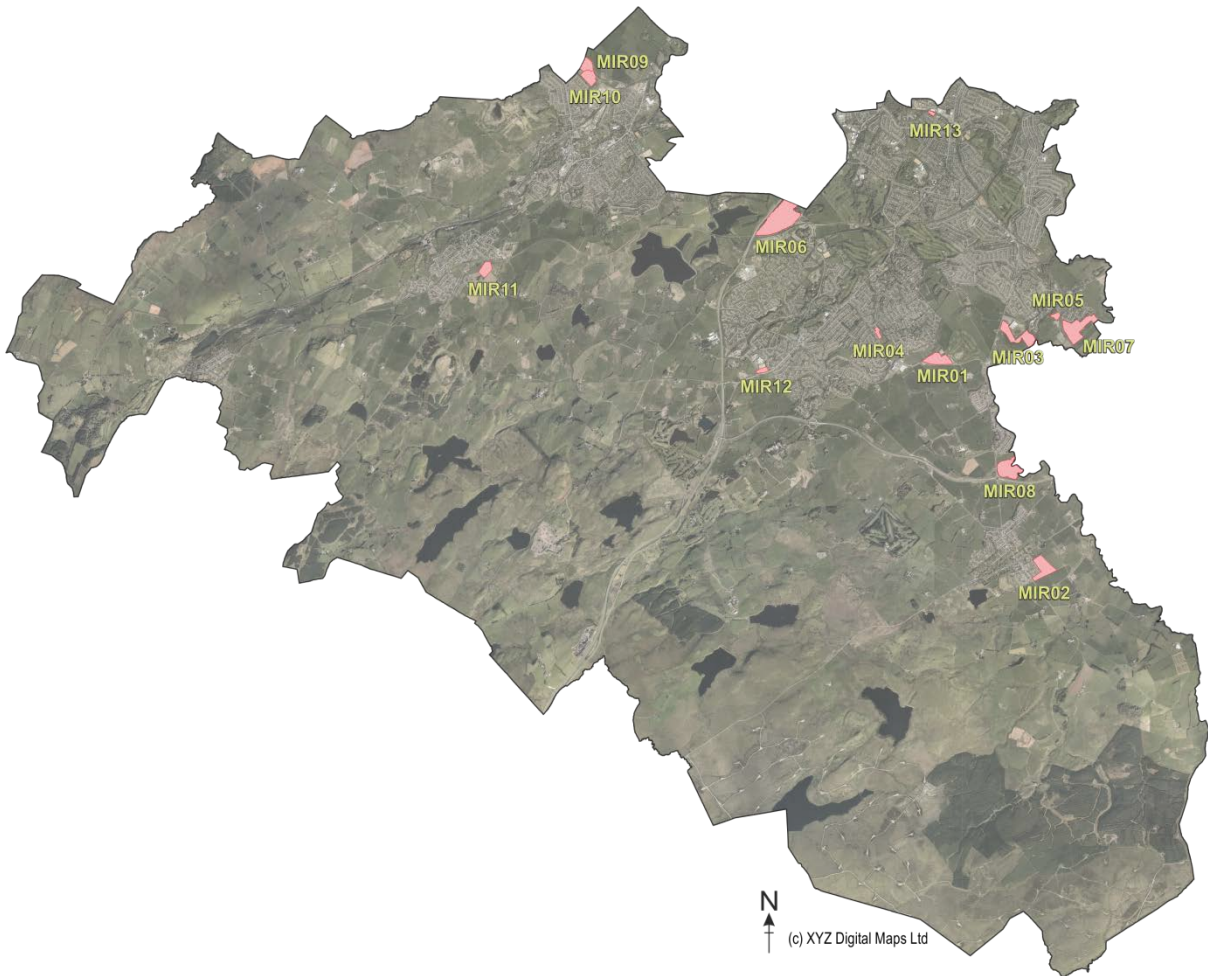
MIR5	Westerton Lane, Busby (CS050)	EW	GF	20	Options to secure an appropriate access solution from Westerton Lane will be further explored with the developer. The Council would not support any further larger scale development at this location. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR6	Patterton East, Newton Mearns (CS057)	EW	GF	100	The MIR promotes a smaller scale development that reflects the landscape and visual sensitivity of the site. Development would result in the loss of land located within the Dams to Darnley Country Park and would impact upon the visual setting of the Park. To mitigate the loss of this land the Council would require a transfer of land to Council ownership west of the M77 to provide opportunities for future recreational activity associated with the Park. The developer will also be required to provide multi user access from Patterton and Deaconsgrange across the motorway to the existing and future path network west of the M77. Transport Assessment required to inform Proposed Plan. A sensitive design scheme is required to mitigate any negative impact upon this gateway to Newton Mearns. Development would be required to be set back from M77 and railway. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR7	Easterton Avenue, Busby (CS043)	EW	GF	150	This proposal will deliver 25% affordable housing across this site plus an additional 20 units at Site SG1.38 designated for 100% affordable housing in LDP1. A sensitive design scheme is required to mitigate any negative impact upon this gateway to Busby and the setting of the Conservation Area. Landscape and Flood Risk Assessments required to inform Proposed Plan.
MIR8	Waterfoot Road, Waterfoot (CS021)	EW	GF	100	Proposal will deliver 30% affordable housing and a neighbourhood centre. New path and cycle connections to the existing community from this development are vital to provide access to the new facilities. Transport Assessment required to inform Proposed Plan. Landscape and Flood Risk Assessments

					required to inform Proposed Plan.
MIR9	Blackbyres Road, Barrhead 'Bunzyl' (CS012)	LV	BF	25	<p>Site will continue to be expected to deliver a portion of live/work units as per the requirements of LDP1 to compensate for loss of the current employment designation.</p> <p>These additional housing numbers were not factored into the transport analysis prepared to support the current Barrhead North masterplan. The wider cumulative impact of this additional site upon the road network and junctions must be considered together with other development allocated or proposed on the Blackbyres Road corridor.</p> <p>Transport Assessment required to inform Proposed Plan.</p> <p>Flood Risk Assessment required.</p> <p><i>25 additional units (60 units in total with 35 already included in LDP1)</i></p>
MIR10	Blackbyres Road, Barrhead 'Cargo' (CS019)	LV	BF	160	<p>Allocated employment site in LDP1. Site will be expected to deliver a portion of live/work units to compensate for loss of the current employment designation.</p> <p>These additional housing numbers were not factored into the transport analysis prepared to support the current Barrhead North masterplan. The wider cumulative impact of this additional site upon the road network and junctions must be considered together with other development allocated or proposed on the Blackbyres Road corridor.</p> <p>Transport Assessment required to inform Proposed Plan.</p> <p>Flood Risk Assessment required.</p>
MIR11	Kirkton Road, Neilston (CS018)	LV	GF	40	<p>Adjacent site was allocated in LDP1 as a safeguarded housing option post 2025. This site will be moved into the plan as a formal allocation with this new site safeguarded as a phase 2 option.</p> <p>Transport Assessment required to inform Proposed Plan.</p> <p>Landscape and Flood Risk Assessments required to inform Proposed Plan.</p> <p><i>Figure not included in total as site will contribute in phase 2 of the Plan.</i></p>
MIR12	Ayr Road, Newton Mearns	EW	GF	20	<p>Re-designation of existing area of open space for 100% affordable housing. Development will result in the loss of some green space. Appropriate</p>

					mitigation would be required to compensate for this loss. Transport Assessment required to inform Proposed Plan. Options to secure an appropriate access solution will be further explored. Flood Risk Assessment required.
MIR 13	Burnfield Road, Giffnock	EW	BF	20	Re-designation of private housing proposal SG1.18 of LDP1 for 100% affordable housing. Options to secure an appropriate access solution will be further explored to address in particular visibility issues for vehicles leaving the site.
	Total			1050	

HMA: Housing Market Area BF: Brownfield GF: Greenfield EW: Eastwood LV: Levern Valley
Call for Sites ref in brackets

Figure 8: Preferred Housing Sites



Alternative Option 1

To promote a range of alternative small to medium scaled sites under Option 2A.

Alternative Option 2

To focus all development within the urban areas as outlined under Option 2B.

Q2.1: Do you agree with Option 2A as the most appropriate strategy for LDP2?

Q2.2: Do you agree with the list of sites identified?

Q2.3: If not can you suggest reasons why and any alternative site options? Figure 5 and Background Report 1: Site Evaluation set out the range of alternative sites promoted through the earlier 'Call for Sites' exercise.

Q2.4: Are there any other relevant matters that LDP2 should address in relation to this issue?

Making it Happen – Infrastructure, Services and Development Contributions

To ensure the successful delivery of LDP2 and in recognition of the importance of partnership and collaborative working we will continue to work closely with Key Agencies, Infrastructure bodies and the Development industry to co-ordinate delivery and investment in the areas infrastructure. This includes schools, early learning and childcare facilities, open spaces, transport infrastructure and services, green network linkages and community facilities which are integral to development. This is particularly important as we now face a period of sustained and substantial reduction in the resources available to both public and private sectors. The City Deal project will also assist with delivering the infrastructure required to support and enhance the strategy of LDP1.

We need to make sure that infrastructure provision keeps pace with the development we plan for. We will continue to seek the provision of necessary new and improved facilities and services in order to harness the benefits of growth and ensure that any negative impacts of development can be mitigated through 'Strategic Policy3: Development Contributions' and its supporting SPG of LDP1. We took a proactive approach in LDP1 to identify the infrastructure requirements associated with the Strategic Development Opportunities (SDOs) and worked closely with the developers to begin to deliver these. Masterplans were prepared for each SDO with the Development Requirements clearly set out. We will carry this approach forward into LDP2.

The Action Programme will also be updated to reflect and support the implementation of LDP2 and will identify and prioritise key infrastructure and other investment needed over the short, medium and long-term. It will also set out the ways this will be provided and when, the delivery mechanisms, possible funding sources and phasing.

We reviewed and updated our policy and SPG on Development Contributions alongside preparation of LDP1. The SPG has created a much more efficient process of securing contributions and provided more certainty to the development industry early in the planning process. Through LDP2 we will fully review and update both the policy and its supporting SPG to ensure that it addresses all areas of infrastructure and service provision that may be required in order to adequately mitigate the impact of new development.

Q2.5: Do you agree with the approach towards Infrastructure, Services and Development Contributions?

Issue 3 Affordable and Particular Needs Housing

Context

It is important that we plan for a mix of homes of different sizes and types to meet the varied needs and demands of our current and future population; including families, single people, the elderly and people with disabilities. The Local Housing Strategy (LHS) and regional Housing Need and Demand Assessment (HNDA) will help to inform the types, sizes and tenure of new housing to be delivered over the lifetime of LDP2.

Issue 3.1: Affordable Housing Needs

East Renfrewshire is an area which has faced significant pressure for new affordable housing over an extended period of time. The current regional HNDA (2015) estimates that in East Renfrewshire there is a total need for 770 affordable homes during the period 2012 up-to 2029, (Table 2 of this MIR) although this does not always have to be from new build homes. Both the new LHS and LDP2 will continue to address this issue. While we will have an increase in funding for affordable housing over the next 5 years there is no certainty that this level will continue, resulting in a context of reduced resources in future years.

We reviewed and updated Policy SG5: Affordable Housing and its supporting Supplementary Guidance alongside preparation of LDP1. This policy sets out a minimum 25% affordable requirement throughout East Renfrewshire on all residential developments of 4 or more units. We 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. We will also continue to work closely with affordable housing providers to provide new affordable homes throughout the Authority.

Through LDP2 we don't propose to make major changes to Policy SG5 or its supporting SPG. However, in order to increase new build affordable supply through the application of our affordable housing policies, additional housing sites have been identified under the Preferred Option of 'Issue 2: Managing and Enabling Growth'. We will also explore options to increase the percentage of affordable housing to be delivered on specific sites as explained in Table 4. This will assist in delivering affordable units in settlements where supply is currently limited. The following sites have been identified:

- MIR3: Newford Farm, Clarkston;
- MIR4: Broomburn Drive, Newton Mearns;
- MIR7: Easterton Avenue, Busby; and
- MIR8: Waterfoot Road, Waterfoot.

We will also investigate opportunities to provide our own affordable housing through a Council House build programme. We intend to deliver additional affordable homes directly, using our own land and where appropriate by acquiring other sites. We will also allocate sites for 100% affordable housing. We have identified the following sites as explained in Table 4:

- MIR12: Ayr Road, Newton Mearns; and
- MIR13: Burnfield Road, Giffnock.

We will continue to investigate other site options to allocate further sites in LDP2.

Preferred Option

The preferred option is to continue with the application of the current affordable housing policy. However, options will be explored to increase the percentage of affordable housing required on specific sites and to allocate sites for 100% affordable housing. Innovative methods of delivery will also continue to be explored.

Alternative Option

The alternative option is to carry forward the current policy approach unchanged and not explore options to increase affordable housing options on specific sites. The alternative approach, whilst still sound, would not optimise the delivery of affordable delivery.

Q3.1: Do you agree with the preferred option to increase the percentage of affordable housing on specific sites identified under 'Issue 2: Managing and Enabling Growth'?

Q3.2: Do you agree with the approach to allocate sites for 100% affordable housing and the sites identified? Can you suggest other suitable sites?

Q3.3: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 3.2: Ageing Population and Particular Housing Needs

Scottish Planning Policy (SPP) (Para. 132) requires that local authorities consider the need for specialist housing provision that cover accessible and adapted housing, wheelchair housing and supported accommodation to support independent living for elderly people and those with a disability. Scottish Government policy is to increase the proportion of older people who are supported to live independently within their own home. Accessible/adapted housing can promote independence and wellbeing for older or disabled people. As a result it is important that new developments include homes built to adaptable and accessible standards.

East Renfrewshire has a diverse population, with significant changes expected in future years, in particular an increasingly older population (over 65's). Related to this is meeting the needs of elderly households living with a disability or long-term illness, the needs of children and younger people with disabilities, as well as adults with long term conditions. This has an impact on the type of housing and facilities that will require to be provided in future years and is already putting pressure on existing housing stock, budgets and services.

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.

Policy 'SG4: Housing Mix' of LDP1 requires that all new housing proposals should include a mix of house types, sizes and tenures to accord with the Local Housing Strategy (LHS) and Housing Need and Demand Assessment (HNDA). This includes 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. Whilst the aims of the policy remain appropriate it is felt that to better deliver particular needs housing the policy requires to be strengthened.

A more proactive approach is needed to ensure that developers of private housing also provide a broader range of accommodation that can address the changing needs of occupants over time. It is vital that a variety of delivery models are investigated and supported. The approach needed is therefore much wider than delivering sheltered or retirement housing options only. The approach towards adaptations of Council stock will be taken forward through the LHS.

Preferred Option

The preferred approach is to amend Policy SG4 as follows:

- Require that new development delivers a supply of accessible and adaptable new build housing for households with particular needs including smaller and family sized accommodation;
- Require a percentage of dwellings on all proposals to meet standards for accessibility and adaptability specifically being single storey, own door properties suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user;
- Require developers to provide statements regarding how proposals will meet standards for accessibility and adaptability and meet the needs of elderly and disabled people;
- Consideration should be given to the location of new housing to allow for access to services, facilities and public transport; and,
- Prepare Supplementary Guidance to expand upon these aims and link with outcomes of emerging LHS.

The policy and percentage target for the Proposed Plan will be further shaped by the outcomes of the emerging LHS and HNDA.

Alternative Option

To maintain Policy SG4 and rely on the market and the development industry to deliver the required type and mix of homes. Relying on the current approach in LDP1 will not optimise delivery of particular needs housing.

Q3.4: Do you agree with the preferred option to particular needs housing?

Q3.5: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 4: Economic Development

Context

Scottish Planning Policy (SPP) requires the LDP to set out a clear economic vision for their area, which positively and proactively encourages Sustainable Economic Growth. SPP also directs the planning system to consider the net economic benefit of proposals.

LDP2 and the Councils emerging 'Economic Development Strategy' will address a changing and challenging economic climate and promote the new 'City Deal' projects to ensure East Renfrewshire remains a strong and effective presence within the wider Glasgow region. This is expanded under Issue 4.1.

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 and opportunities for green technologies will also assist with growing the local economy. This is expanded under Issue 4.2.

Other economic matters are discussed under Issue 8.3: Employment Land.

Issue 4.1: City Deal

During (2014/15) the Council confirmed participation within the £1.13billion Glasgow City Region City Deal initiative. City Deal will enable the Council to carry out £44m of major infrastructure projects, which aim to drive innovation and growth through support of key sectors and address challenges in the local labour market. This is focused on six key projects.

Projects have been designed to deliver the infrastructure to support and enhance the strategy set out in LDP1 and will be carried forward into LDP2.

The 6 projects are outlined below:

- Lavern Works, Barrhead - Modern, flexible commercial units are now available to lease at Crossmill Business Park. A 17-acre former factory site has been prepared for private investment through remediation and ground formation.
- Dams to Darnley Country Park - Recreation/leisure opportunities including a new visitor centre, car parking and a pedestrian/cycle boardwalk creating improved accessibility to the reservoir complex and supporting the Council's investment in Balgray Reservoir cable wakeboarding facility, serving the communities of East Renfrewshire and beyond.
- Enhanced local and strategic road network – improved transport connectivity, including pedestrian/cycle routes, will be created between the communities of Barrhead, Newton Mearns and the M77 corridor. The first of these works is programmed to commence in 2017 with the realignment of the Balgraystone Road and in 2018 with two new sections of Aurs Road.
- New railway station - A new purpose-built railway station and bus interchange is planned for Barrhead South, opening at the end of 2019. Served by the Balgraystone Road improvement (above), the station is located on the Glasgow to Neilston rail line and will improve access to jobs, services and communities across the Glasgow City region.
- Greenlaw Business Centre, Newton Mearns - Provision of flexible business space, a new business centre with office and workshop. It will provide support for start-ups and micro businesses.

- Foundry links - Building on the success of Barrhead Foundry, additional business space and learning opportunities will be created in Barrhead town centre.

City Deal has had a positive impact upon the take up of business land recently, such as at Crossmills Business Park. Business Incubation units at Greenlaw, Newton Mearns, will be completed by 2018. These are positive signs of the Council's refreshed pro-active approach which can help galvanise progress on sites which have historically proved challenging.

Preferred Option

In recognition of the importance of the City Deal Initiative it is proposed that a new policy is included within LDP2 to reflect City Deal projects. City Deal projects will also be clearly identified on the Proposals Maps that support LDP2.

Alternative Option

City Deal is a key Scottish Government and Council commitment and on that basis there is no reasonable alternative option to consider.

Q4.1: Do you agree with the inclusion of a new Policy to reflect City Deal projects?

Q4.2: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 4.2: Tourism and Visitor Experience

Tourism and cultural facilities help to enrich the life of residents, workers and visitors to East Renfrewshire and bring benefits to the wider economy. The area has a wide variety of tourist attractions including Rouken Glen Park, Dams to Darnley Country Park, Whitelee Windfarm and Greenbank Gardens. A range of informal recreational activities are available and continue to be developed through investment from various sources of grant funders including Heritage Lottery Fund, City Deal and Leader. The natural assets of the area and the interest of Whitelee Windfarm also continue to attract visitors as eco-tourism continues to grow. The area is promoted as a day visitor destination; however, wider ambitions for the area include overnight or short stay accommodation and campsites.

Opportunities for new tourism related developments are currently addressed by 'Policy SG6: Economic Development' of LDP1. LDP2 will aim to support and secure additional investment in our visitor economy, enhance and market the area effectively, and support a variety of tourism opportunities. LDP2 will also promote the environmental benefits of existing and new tourism opportunities.

It is essential that if East Renfrewshire is to become a tourism destination then it must provide facilities and attractions which are of outstanding quality and which set it apart from other areas. We will aim to deliver a long term cultural legacy and maintain a mix of attractions and facilities accessible to all. Options to promote business tourism and the development of conference facilities will continue to be investigated.

In recent years there has been investment in leisure and recreational destinations across East Renfrewshire. The Ranger Service provides support to visitors. Infrastructure including roads, path and cycle networks, visitor centres and visitor information such as signage has been provided. LDP2 will aim to build upon the momentum already established and to improve the visitor experience and the tourism offer. These improvements can help to create confidence for the private sector to invest further in visitor accommodation and facilities. City Deal funding and Development Contributions will assist with delivering new facilities at the Dams to Darnley Country Park and act as a catalyst for other investment.

Preferred Option

Due to the importance that this sector can bring to the local area and economy it is proposed that a separate policy is identified in LDP2.

Tourism, leisure, environmental and access opportunities and improvements will be promoted at:

- Dams to Darnley Country Park;
- Whitelee; and
- Rouken Glen Park.

In addition, the Council will consider proposals which support the tourist economy subject to compliance with other LDP policies.

Alternative Option

Retain Tourism criteria within Policy SG6 of LDP1 and carry forward to LDP2.

Q4.3: Do you agree with the inclusion of a new policy on Tourism and the Visitor Experience?

Q4.4: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 5: Supporting our Town and Neighbourhood Centres

Context

Town and Neighbourhood Centres make an important contribution to Sustainable Economic Growth, provide a source of employment and services for local communities and are more than just places to shop.

A key priority of Scottish Planning Policy (SPP) is the promotion of the Town Centre First principle and application of a sequential approach when planning for uses that generate significant footfall including retail, commercial leisure, offices, community and cultural services. This principle emphasises a flexible and pro-active approach to enable a wide range of uses which can help bring people and investment into town centres to support vibrancy and vitality. Seeking new housing opportunities is also to be supported.

Policies SG7-SG9 of LDP1 seek to direct new retail and other complementary uses such as leisure to the Town and Neighbourhood Centres. However, the main emphasis is on seeking to protect the predominantly retail function as a first priority. This current approach does not fully accord with SPP.

LDP1 designates 4 town centres in East Renfrewshire namely, Newton Mearns, Barrhead, Clarkston and Giffnock. There are also important local neighbourhood centres that serve an important function for local residents such as Thornliebank, Busby and Neilston.

Town Centre Health Checks and Strategies

To assess the current health of East Renfrewshire's centres and understand their role and function, the Council commissioned Scottish Towns Partnership (STP) to undertake Audits for the 4 Town Centres and Neighbourhood Centres of Busby, Thornliebank, Neilston and Eaglesham. 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 and will be supported by a programme of charrettes and other community involvement. Clarkston is the first Town Centre to start this process with a charrette held in September 2016.

The Town Centre Strategies will be based on the three themes of the Scottish Government's Town Centre Toolkit, namely Attractive, Active and Accessible places. The Strategies will consider options as to how vitality and viability can be enhanced through a combination of new developments on key and gap sites and through proactive management and placemaking approaches. Encouraging a more varied mix of uses and increased footfall will help to create livelier Town Centres and help to address issues of expenditure leakage to other centres. Improving public realm, streetscapes and public and green spaces and high design standards are also key and may act as a catalyst in attracting further inward investment.

Encouraging more housing via new housing opportunities and conversion of upper floors of units would also help increase footfall and the use and demand for services and facilities, including for the evening economy. It may also help improve safety and reduce fear of crime by increasing surveillance and general activity. Increased housing in the town centres would also contribute towards meeting our housing requirements and locating development in highly sustainable locations ('Issue 2: Managing and Enabling Growth' refers).

A key priority is also to improve sustainable modes of travel to and within our Town Centre and the appearance of principal transport routes. Alongside this objective we will explore options to reduce the numbers of parking spaces required for new residential and other commercial developments. This is in recognition of the availability of public transport and competing needs for limited available land in our Town Centres.

Preferred Option

The preferred option is to adopt a sequential town centre first approach to assess proposals for uses which generate significant footfall. We will seek to increase the diversity of uses in the town centres to include uses such as residential, leisure or employment to generate footfall and promote vitality. We will also seek to improve the design and layout of centres and promote enhancements to the physical environment. Town Centre Strategies will be prepared for all centres.

To achieve the above aims and accord with SPP Policies SG7-SG9 of LDP1 will be revised to follow the Town Centre First principle and refer to footfall generating uses with a move away from a strong retail preference.

Alternative Option

The alternative option would be to carry forward the current policy approach with a strong preference for retail development in the town centres and less focus upon encouraging a variety of other footfall generating uses.

Q5.1: Do you agree with the preferred option?

Q5.2: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 6: Tackling Climate Change (Adaptation and Mitigation)

Context

The response to climate change is a cross-cutting issue that all policies and proposals of LDP2 should contribute towards. Scottish Planning Policy (SPP) requires Councils to reduce carbon emissions and address the challenge of mitigating and adapting to our changing climate. Whilst wind energy is likely to make the most substantial contribution to renewable energy targets, SPP advises that the Planning System should support the development of electricity generation from a range of renewable energy technologies and ensure that an area's potential to accommodate them is realised and optimised.

We have already seen evidence of changes in Scotland's climate. In recent years temperatures and sea-levels have risen, rainfall patterns have changed and we have encountered extreme weather events. The impact this has on residents, businesses, infrastructure and the environment can be catastrophic. LDP2 provides the opportunity to put in place planning policies that take into account the changes that are, and will be, occurring during the plan period due to climate change.

Adaption and Mitigation

The overall aim of this issue is to ensure any negative impacts upon the environment are avoided. However, any impacts of climate change can be dealt with in two ways: firstly through 'mitigation' measures, and secondly through 'adaptation'.

We need to ensure that the urban and natural environments are capable of being adapted to meet the expected impacts of climate change. By improving energy efficiency, investing in renewable energy and adopting sustainable transport and building practices, we can reduce our contribution to climate change while creating stronger and healthier communities. It is acknowledged that a diverse mix of renewable sources is required if climate change targets are to be met.

Onshore wind has been the biggest contributor throughout East Renfrewshire, including at Whitelee Windfarm; however, a broader mix of sources have to be considered to ensure levels of demand are met by a reliable supply of energy. Sources such as wind power, solar, geothermal, biomass, anaerobic digestion, district heating or hydroelectric can assist with lowering the emissions of greenhouse gases in the atmosphere. Heat maps will be used to help identify potential options for district heating schemes. LDP2 will encourage developers to look at options for providing combined heat and power (CHP) and district heating in new developments. This approach could be applied to single or multiple development sites.

The proposals identified in LDP1 and new proposals through LDP2 provide key opportunities to deliver new low and zero carbon development on all types of development including for new housing, community facilities and schools. The Council must also proactively seek to improve the energy efficiency of its own buildings, housing stock and vehicles and reduce CO2 emissions. In an attempt to help residents reduce their domestic energy consumption the Council launched its 'Think Green' campaign which advises on energy savings in the home.

The Council, development industry, businesses, public sector organisations and local communities all have a role to play in reducing our carbon footprint. A low carbon area which is resilient to the effects of climate change will ensure East Renfrewshire continues to be an attractive place to live, work and visit and continues to attract new investment.

Policy E1 Renewable Energy and its supporting SPG set out the overall approach to the assessment of proposed renewable energy development. In addition, Policy E2 and its supporting SPG recognises the impact that the location, siting, orientation, design, materials and insulation can have on the energy efficiency of buildings. We will review these policies to ensure they accord with SPP and Building Regulations including Sustainability labelling. All new buildings must be built to meet a minimum of silver sustainability standards and aim to achieve higher.

Policies on flooding and water management remain appropriate and we do not propose major changes to these topics. However, they will be updated to refer to the Flood Risk Management (Scotland) Act 2009, other guidance and flood risk management strategies in place. The Policies on waste will be reviewed to be in line with any new Cleansing requirements and should also be reworded to emphasise the focus on waste management at source and not purely the larger scale facilities. Reducing waste and encouraging recycling opportunities will remain key considerations for LDP2.

Preferred Option

The overall aim of this option is to ensure any negative impacts upon the environment are avoided. We will support the development of electricity generation from a range of renewable energy technologies, seek to guide development to appropriate locations and help to reduce emissions and energy use in new buildings. Sustainable design and construction will also be integral to new development including the delivery of zero carbon development where possible. The potential for district heating will be further investigated and fully referenced in a revised policy approach in LDP2.

The emphasis of Policy E1 and its supporting SPG will be reviewed to align more closely with Scottish Planning Policy (SPP), in particular a focus on promoting a variety of low and zero carbon generating technologies to help expand the renewables mix.

Policy E2 and its supporting SPG will be reviewed to be in line with any new Building Standards requirements and should also be reworded to emphasise the focus on climate change action across the whole LDP.

LDP2 will also set out a range of policies which contribute to tackling climate change through sustainable site selection, sustainable travel, integrated green infrastructure, reducing waste and pollution, encourage recycling and avoiding development in areas at significant risk from flooding.

Alternative Option

The alternative option is to carry forward the relevant policies and SPG of LDP1 unchanged.

Q6.1: Do you agree with the preferred option to focus on a variety of low and zero carbon generating technologies?

Q6.2: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 7: Health and Wellbeing

Ensuring a Healthier Lifestyle

East Renfrewshire residents enjoy a good quality of life and as such health in the area is relatively good. The Citizens Panel shows very high levels of satisfaction with East Renfrewshire as a place to live.

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 deprivation remain. Addressing social inclusion across all areas therefore remains an issue that LDP2 will require to address.

There are strong linkages between mental and physical ill health, well-being and land use planning. LDP2 provides the opportunity to ensure health is recognised as a core component of the planning process and in decision making. As health is a cross cutting theme it is affected by all of the key issues included in this MIR for e.g. through access to housing and employment opportunities, greenspace, services and facilities, and prioritising sustainable transport modes like walking and cycling. Factors of health and well-being are shown in Figure 9.

LDP2 will aim to address health inequalities, tackle poverty and support healthy lifestyles in partnership with a range of other agencies and Council departments to allow residents to take advantage of the benefits of economic growth and recreational opportunities being delivered across the Authority. LDP2 will aim to create communities and neighbourhoods that will enable children to get the best start in life and older people to live independently for longer with their needs met.

LDP2 will aim to increase the amount and quality of greenspaces and optimise the health and well-being benefits of our natural environment. In order to ensure that people have access to opportunities to increase their physical activity it is essential that appropriate amenities are provided and existing amenities protected. We will work with our Health and Social Care Partnership (HSCP) and Education Services to increase awareness of health and well-being and opportunities for participation.

The Chief Medical Officer's Annual Report for 2011 states: "Inactivity accounts for at least 2,500 deaths each year in Scotland.....increased physical fitness would reduce premature death by 30% and can help prevent and treat more than 20 chronic diseases. Getting Scotland fit would increase life expectancy by almost a year. Furthermore, physical activity offsets much of the health problems of obesity – releasing cash and improving health outcomes at scale"

We would encourage all future proposals to prepare a Health Impact Assessment (HIA) to support their application. This approach links strongly with the Council's prevention agenda.

Figure 9: Factors of Health and Wellbeing



Issue 7.1: Green Space and Green Networks

Good quality, well designed green networks are a fundamental component of successful placemaking and healthy living. They support local communities who rely on good quality greenspace for walking, cycling, recreation and food growing needs. Green networks provide local nature conservation interest and are a key component in climate change adaptation as they provide a source of sustainable urban drainage and sustainable travel. Additionally, linkages to blue networks such as rivers are beneficial in creating integrated habitat networks, improving biodiversity and flood management.

The rationale behind the green network and requirements to provide integrated green infrastructure within new development was established through LDP1 and the Green Network and Environmental Management Supplementary Planning Guidance (SPG). The policy promotes a bottom up approach to the provision of open space, play, access and habitat and water management within new developments and sets out open space guidelines alongside this.

The SPG has set the tone and established the subject as a fundamental element of the design process. It is considered that further information could now be incorporated within it which will help to make clearer what is expected to be provided within new developments, both in terms of open space provision and design guidance.

Significant environmental enhancement work has been undertaken over recent years which have led to the creation of 6km of multi user path and 8.5ha. of green network. Over 750 people have been actively involved in green network creation and enhancement across the council area.

Through LDP2 it is proposed to continue this approach and focus on a number of factors to inform the preparation of local greenspace strategies including availability of funding, alignment with other regeneration led projects and local need. We will also seek to identify gaps in the green network and where there could be opportunities for enhancement.

In addition, work has commenced to identify those communities within East Renfrewshire which display the highest levels of physical and mental ill health which can be associated with inactivity and the correlations between those communities and poor greenspace provision and quality.

Areas of activity will be taken forward in collaboration with our Health and Social Care Partnership (HSCP), Parks and Roads Services and with the input of the local communities.

Preferred Option

It is proposed to update the Green Network and Environmental Management Supplementary Planning Guidance (SPG) and provide more detail in relation to open space provision and design guidance. The intention is that Local Greenspace Strategies will be prepared which will focus activity in key parts of the Council area and will seek to reduce health inequalities, improve access to greenspace and align with other key areas of investment and funding opportunities.

Opportunities for green network enhancement throughout the Council area will continue to be developed.

We will also:

- Identify the existing green network assets which should be safeguarded – with a focus on the settlement-level green networks, but also recognising important connections within the wider East Renfrewshire and Clydeplan regional context.
- Identify local green network priorities and opportunities for green infrastructure delivery at a site level as part of clearly stated site requirements in development briefs and design frameworks, including for City Deal areas.
- Set out design standards for green infrastructure in new developments.

Alternative Approach

The alternative approach is that we carry forward the policies and Green Network and Environmental Management Supplementary Planning Guidance of LDP1 unchanged.

Q7.1: Do you agree with the preferred option?

Q7.2: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 7.2: Community and Sports Facilities

Within East Renfrewshire there are a range of community halls, libraries, sport grounds and facilities which provide community, cultural and recreational opportunities. Whilst many of these are managed by the Council or the Culture and Leisure Trust, there are also privately run facilities including tennis, bowling and golf clubs and gyms. Educational facilities are also valuable community assets and their use will be encouraged as meeting spaces or for sports use.

LDP1 supports the protection of community and sports facilities through Policies 'D5: Protection of Urban Greenspace' and Policy D13: Community, Leisure and Education Facilities' and creates opportunities to mitigate the impact of new development through the allocation of development contributions towards the provision or enhancement of facilities.

There is however increased pressure for development on existing sports facilities and it is intended to review the policies and consider an approach that would allow limited new development to support appropriate enhancements to existing sporting facilities. Viability statements would be required to be submitted by applicants to support this approach.

The delivery of informal opportunities for access and recreation is discussed under Issue 7.1 and supports an approach which acknowledges that regular physical activity improves the social, emotional and physical health of people. To compliment this, consideration will be given to the preparation of guidance in relation to the provision of future sports facilities.

The Culture and Leisure Trust manage Leisure Centres across the Authority. Currently there are 2 leisure centres with gyms, Eastwood Park and Barrhead Foundry, but no health and fitness presence in the wider Newton Mearns area. The Foundry provides modern facilities however, the Eastwood Park facility is in need of investment and refurbishment. Consultants' reports have shown that further investment in the current building would not be cost effective.

Preferred Option

It is proposed to continue to protect existing facilities but to review Policy D5 and establish a new policy on sports facilities. This policy will also consider limited new development to allow for appropriate enhancements to existing sporting facilities.

We will also consider the preparation of guidance in relation to the provision of future sports facilities in collaboration with other Council departments and the Culture and Leisure Trust and SportsScotland. This will assist in directing both development contributions and sources of external funding as they become available.

LDP2 will also look at options:

- To provide a new modern Leisure Centre in the Eastwood area;
- To provide a joint gym/library facility in the Newton Mearns area; and
- To redevelop Thorntree Hall, Thornliebank as a community hub.

Alternative Approach

The alternative approach is to carry forward the policies of LDP1 unchanged.

Q7.3: Do you agree with the preferred option?

Q7.4: Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 7.3: Education

Ensuring that there are sufficient pupil places has always been the main driver for change in the school estate. Mainstream pupil numbers have risen by 14% from 1992 to 2016. Attainment levels in East Renfrewshire schools are consistently among the highest in Scotland, and the authority has a widely recognised successful inclusion policy, which with new house building and a buoyant rental market results in a high rate of inward pupil mobility and increased pressure from families outside the area via placing requests.

The Education Department continues to closely monitor the provision of school places to ensure effective management of resources and that it complies with its duty to provide adequate places for its resident pupil population. At present there are a number of schools operating close to planning capacity. Of the 7 secondary schools in East Renfrewshire, St Ninian's and Williamwood are currently above 90% planning capacity. In the primary sector 9 of the 22 schools have very high occupancy levels: Busby, Carolside, Crookfur, Eaglesham, Kirkhill, Mearns, Our Lady of the Missions, St Cadoc's and St Joseph's.

In parallel to increased growth in East Renfrewshire's school population, there has been significant investment in the education estate. In recent years new premises have been opened at Eastwood High School and Isobel Mair School. The Council has also expanded early learning and childcare provision (e.g Cart Mill Family Centre, Crookfur Nursery class and Braidbar Nursery class) and invested in major extensions at Our Lady of the Missions and St Mark's primary schools. Current projects include a new build replacement Barrhead High School and a new faith schools' joint campus (comprising St Claire's and Calderwood Lodge primary schools) that are under construction with completion in 2017. A new non-denominational primary school in Newton Mearns will also be completed in 2019.

There is also a need to closely monitor nursery/family centre places to meet current demand and plan for future increases as a result of housing developments, particularly in the Eastwood area. The Council must plan for this increased provision with new facilities, extensions and other arrangements to meet the needs of its resident population. This includes the use of development contributions from new housing developments. The new facilities planned to increase early learning and childcare places comprise the completion of a larger nursery class at the faith schools' joint campus, the new Cart Mill Family Centre, the new Arthurlie Family Centre at the Auchenback Community Hub; and subject to statutory consultation the establishment of nursery classes at St Cadoc's and at the new non-denominational primary school.

Over and above this planned increase in early learning and childcare places, the Council must now further increase such provision to provide additional places to meet the new entitlement of 1140 hours of early learning and childcare for all three and four year old children, and eligible two year olds. This new legislative requirement effectively doubles the number of early learning and childcare places that the Council will require for the same number of children by 2020. This will be a major programme of work and investment over the short term. The extent of additional places will require a mix of delivery models including extensions to existing facilities and building new establishments, with the need to identify suitable sites. A scoping and feasibility exercise is being undertaken to identify specific projects to deliver for 2020.

The priorities for the secondary school estate are to complete the new Barrhead High School and ensure adequate places in the light of future planned developments. The Council are currently consulting on a proposed new admissions and transfer policy seeks to support the fair and equitable

management of school places throughout the school estate across both Roman Catholic and non-denominational sectors.

Following this consultation, should the proposal on changes to the arrangements be approved, then there would be a requirement to provide temporary classroom accommodation at St Ninian's High School to accommodate the August 2021, 2022 and 2023 S1-intakes.

Preferred Option

The Preferred Option is to continue to monitor the demand for education places and increased pressure on the educational estate and take appropriate action to meet the needs of our residents. The future planning capacity of all our educational establishments and resultant school estate requirements must respond to increases in resident population and changes in local or national educational policy or legislation, such as a reduction in maximum class sizes and/or changes to early learning and childcare.

Alternative Option

There is no viable alternative option.

Q7.5: Do you agree with the approach towards future Education provision?

Q7.6: Are there any other relevant matters that LDP2 should address in relation to this issue?

8: Other Issues

The following sections outline a number of areas that although not main issues still merit discussion in this MIR. The general approaches in LDP1 remain suitable although minor changes are proposed.

Issue 8.1: Placemaking and Quality of Place

The quality of the built environment is important in meeting the vision of LDP2. A positive image for East Renfrewshire is vital to encourage investment and to improve the quality of life for our residents and businesses. We need to provide well designed sustainable places where everyone can access the facilities and services they need. This will be delivered through design and placemaking policies.

New development 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) namely:

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

Taking all these types of issue together will ensure new development supports the vision of LDP2 to create high quality places and neighbourhoods that people find attractive, accessible and want to live in. Placemaking and design should also be a key consideration for all masterplans and development briefs.

The Householder Design Guide, Residential Street Design, Built Heritage and elements of the Energy Efficiency Supplementary Planning Guidance (SPG's) could also be consolidated to form one SPG on Environment/Placemaking with the Daylight and Sunlight Guide included as an appendix and a new section on waste in residential developments included. This SPG should also strongly reference linkages with the Green Network SPG to ensure green infrastructure remains a fundamental part of the design process. This SPG will also ensure that the key messages relating to the Built Heritage are strongly referenced.

Q8.1: Do you agree with the consolidation of the identified SPG documents into a 'Built Environment/Placemaking' SPG? Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 8.2: Sustainable Transport Network and Active Travel

It is essential that future growth and development in East Renfrewshire is supported by a safe, efficient and sustainable transport system which facilitates access to homes, jobs, shopping, leisure facilities and services by a variety of means of transport.

Directing development to sustainable locations, reducing the overall need to travel and promoting sustainable transport such as walking, cycling and public transport were key components of the strategy of LDP1. We do not intend to alter this approach as it remains consistent with national policy and supports the sustainable economic growth of the area.

LDP2 will seek to maintain and improve connectivity both within East Renfrewshire and linking to the wider Clydeplan Region and beyond. New development will be located in sustainable locations to reduce the need for residents to travel for employment, education and leisure purposes.

Reducing the need to travel and improving opportunities for public transport and active travel for residents, visitors and businesses will assist in reducing carbon emissions and improving public health and well-being, as well as road user safety. Improving walking and cycling networks as well as changing residents travel habits will be delivered through the Active Travel Plan. The 5 strategic cycle corridors of the Active Travel Plan should be shown on the LDP Proposals Map. We will also continue to work closely with other partners to improve roads and public transport.

Issue 2: 'Managing and Enabling Growth' promotes a number of new development options which are located in sustainable locations close to services and facilities and a variety of modes of transport including bus and/or train or potentially provide opportunities for improvements in these areas. There will be some impact upon the local road network, although due to the spread of locations promoted in this MIR these should be manageable and informed by future Transport assessments. The accessibility and public transport criteria of the Site Evaluation and Strategic Environmental Assessment have been key considerations in identifying the preferred sites. Transport Background Report (BR3): Transport has been prepared to inform on transport issues and impacts and identifies future actions to inform the Proposed Plan.

A number of transport improvements are planned within LDP1 which will be carried forward to LDP2, including:

- A new rail station and bus interchange at Barrhead South on the Glasgow to Neilston Line, now funded through City Deal;
- Upgrades to Aurs Road to improve safety and access to the Dams to Darnley Country Park, now funded through City Deal;
- A new pedestrian/cycle boardwalk around Balgray Reservoir creating an attractive leisure route;
- Improved strategic transport links between M77 and Barrhead also providing improved local access to Dams to Darnley Country Park; and
- New strategic cycle and foot-way links, particularly from new development sites including the Strategic Development Opportunities.

However, there remains a need to focus upon key elements of our transport infrastructure to address current issues:

- The need to maintain and improve the public transport route network across the Authority;
- The need to identify, extend and upgrade the cycle and walking networks and promote their use including core paths, strategic cycle corridors and green networks;
- Ensure that transport policies provide a basis for prioritising safe and sustainable routes to schools for walking, cycling or public transport modes;
- Develop long-term solutions to resolve gaps within the strategic transport network including the need to improve road links and connectivity between Newton Mearns and Barrhead and the M77 Corridor. These will be delivered via the Glasgow City Region City Deal (Further details are set out under issue 4.2). References to Junction 4 will be removed from the Plan with the focus upon connections to Junction 5;
- Focus on transport issues affecting local Town Centres including managing traffic movement and congestion and improving sustainable modes of travel to and within our local Town Centres. Additionally, opportunities to reduce parking requirements for new residential and other commercial developments in Town Centres should be explored (Further details are set out under issue5); and
- Promote the growth of an electric vehicle charging network and require all new developments to include charging point infrastructure for electric vehicles. This will assist with carbon reduction objectives and improving health and well-being. A charging point should be provided for each new residential home. Currently 5 charging points have been installed by the Council.

Q8.2: Do you agree with the transport issues identified in Para @@? Are there any other relevant matters that LDP2 should address in relation to this issue?

Issue 8.3: Employment Land

Our long term economic vision, as set out in LDP1 and to be carried forward to LDP2 is to maximise growth and employment opportunities in East Renfrewshire.

It is important for LDP2 to ensure that a continuous supply of land and premises for economic development is provided and ensure there is flexibility to adapt to the changing needs of our businesses in the future. We will continue to focus new employment investment primarily into existing locations in accordance with national and regional policy, seek higher skilled and value jobs close to where people live, to help reduce out-commuting of the workforce, attract inward investment and an increased younger population. We will continue to promote the development of innovative local workspaces, live/work units, good quality office developments and incubation space such as at Greenlaw Business Park which is scheduled to be completed by 2018.

It is not envisaged that there will be a need for any increases in the employment land supply beyond that already identified in LDP1. A number of sites remain to be developed. LDP1 had a major impact upon the marketable land supply, with the re-designation of sites from employment to residential such as at Shanks and Blackbyres Road in Barrhead. This reduction in the employment land supply puts further significance on the remaining land to play a pivotal role to drive innovation and growth and meet local employment needs. Further information is set out in the Monitoring Statement.

The current safeguarded allocations will therefore be carried forward into LDP2 with the exception of those sites identified as proposed housing opportunities under 'Issue 2: Managing and Enabling Growth' Table 4 (MIR 9 and MIR 10) and will provide a range of size, location and quality across the Authority.

Q8.3: Do you agree with the approach to continue to safeguard the current allocated employment sites and carry them forward to LDP2? Are there any other relevant matters that LDP2 should address in relation to this issue?

How can I find out more and submit my comments on the MIR?

We think it is important to provide a range of ways for you to find out about the MIR, what it means for you and how you can submit your comments to us. You can keep up-to date with the LDP progress and upcoming consultations via the Councils website.

The consultation period will run for 10 weeks until @@ January 2017. You can access information on the MIR:

- By going online at www.eastrenfrewshire.gov.uk/ldp2
- By visiting the 'Citizen Space' pages on the Council's website;
- By visiting your local library
- On twitter or Facebook
- Visit us at Spiersbridge Business Park
- Call us on 0141 577 3001
- Send us an email to ldp@eastrenfrewshire.gov.uk
- By visiting us at one of our Drop in Information Sessions (details to follow);
- See the posters and leaflets in community halls, local notice boards and papers.

You can comment on the MIR by:

Going online at www.eastrenfrewshire.gov.uk/ldp2 and completing a representation form:

- Email your completed representation form to ldp@eastrenfrewshire.gov.uk
- Post your completed representation form to:

Council Offices
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank, G46 8NG

For ease of use we would encourage you to submit responses electronically where possible.

Whilst we encourage you to focus your comments on the main issues discussed in this document, if there are policy matters or issues we may have missed you can also tell us about these using the same representation form.

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