

EAST RENFREWSHIRE COUNCIL

16 December 2015

Report by Director of Environment

LOCAL DEVELOPMENT PLAN (DRUMBY CRESCENT DEVELOPMENT BRIEF
SUPPLEMENTARY PLANNING GUIDANCE)

PURPOSE OF REPORT

1. The purpose of this report is to update the Council in relation to the outcome of the consultation on the Proposed Supplementary Planning Guidance: Drumby Crescent Development Brief and to seek approval to submit it to Scottish Ministers for Approval.

RECOMMENDATIONS

2. The Council is asked to:
- (a) Approve the proposed responses and recommendations to representations (Appendix 1);
 - (b) Approve the submission of the Finalised Supplementary Planning Guidance to Scottish Ministers for Adoption, (Appendix 2); and
 - (c) Delegate to the Director of Environment to approve any minor inconsequential changes to the documents, in line with Council policy, prior to submission to Scottish Ministers.

BACKGROUND AND REPORT

3. Section 22 of the Planning etc. (Scotland) Act 2006 makes provision for the preparation of Supplementary Planning Guidance (SPG) in connection with a Local Development Plan (LDP). Supplementary Planning Guidance can be prepared and adopted alongside the Local Development Plan or subsequently. When adopted any SPG forms a statutory part of the Local Development Plan.

4. The purpose of Supplementary Planning Guidance is to provide detailed guidance on Local Development Plan Policies and Proposals including Master Plans and Settlement Strategies. Supplementary Planning Guidance provides context and detail and is an important tool in the Development Management process.

5. A number of Supplementary Planning Guidance documents are already adopted and are part of the LDP. In June 2015 the Council approved the Proposed Supplementary Planning Guidance: Drumby Crescent Development Brief for formal publication and consultation.

6. Policy M5 of the Adopted Local Development Plan seeks to promote a mixed use development comprising a new health centre and housing alongside the retention of the existing park and ride facility on the site of the former Isobel Mair School and Williamwood High School playing fields.

7. An application for the erection of the health centre was approved in October 2013 with development currently under construction. This brief provides the planning and design requirements for the remainder of the site.

8. As reported to the Council in June 2015 it is anticipated that this site could deliver approximately 20 housing units.

9. The Council is required to consider every representation received and offer a response to each. A six week consultation period was undertaken between 24 August and 5 October 2015. The consultation stage is now complete, there have been no adverse comments and officers have not been required to make any substantive changes to the SPG. A summary of the representations received and the Council's response is set out in Appendix 1 to this report. A copy of the SPG is also enclosed for information under Appendix 2. Paper copies of all finalised documents and response reports have been made available in the Members Room.

10. A copy of the SPG and a statement setting out the publicity measures undertaken will be submitted to Scottish Ministers together with the representations summary and responses.

11. 28 days after the Supplementary Planning Guidance has been submitted to Scottish Ministers, the Council may adopt the guidance unless directed by Ministers not to do so. Ministers have indicated that they will focus more on ensuring that the principles of good public involvement and a proper connection with the Local Development Plan has been achieved rather than on detailed policy content.

FINANCE AND EFFICIENCY

12. Any costs associated with the printing of Adopted Supplementary Planning Guidance will be met from within existing budgets.

CONSULTATION

13. The Planning etc. (Scotland) Act 2006 sets out specific requirements in relation to publicity and consultation of Supplementary Planning Guidance. All documents have met these requirements and been subject to consultation with external agencies, statutory consultees and Council Departments.

PARTNERSHIP WORKING

14. As described within this report and Appendices, the preparation of Supplementary Planning Guidance has been the subject of consultation with a wide range of stakeholders.

IMPLICATIONS OF THE PROPOSALS

15. There are no other staffing, property, IT, sustainability or equalities implications arising from this report.

CONCLUSIONS

16. Supplementary Planning Guidance forms an important and statutory part of the Local Development Plan and provides an opportunity for the Council to provide detailed guidance on key matters that shape and influence the growth and change of East Renfrewshire up to 2025 and beyond. This document will be formally adopted as Supplementary Planning Guidance alongside the already adopted Local Development Plan and the existing suite of SPG's.

RECOMMENDATIONS

17. The Council is asked to:

- (a) Approve the proposed responses and recommendations to representations (Appendix 1);
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- (c) Delegate to the Director of Environment to approve any minor inconsequential changes to the documents, in line with Council policy, prior to submission to Scottish Ministers.

Director of Environment

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

December 2015

KEY WORDS: A report seeking approval to submit Finalised Supplementary Planning Guidance to Scottish Ministers for Adoption. Local, Development, Plan, Supplementary, Planning, Guidance.

Consultation & Summary of Consultation Responses and Recommendations

SUPPLEMENTARY PLANNING GUIDANCE (SPG): DRUMBY CRESCENT, DEVELOPMENT BRIEF

This SPG was approved by East Renfrewshire Council for consultation on 24 June 2015. The consultation period ran for six weeks from 24 August 2015 until 5 October 2015.

In line with the Planning etc. (Scotland) Act 2006, the Council is required to demonstrate that appropriate engagement has been undertaken and submit this to Scottish Ministers, together with the comments received and how they have been taken into account.

The following provides a summary of the participation methods used by East Renfrewshire Council.

<p>Statutory consultation/engagement</p>	<p>The Statutory period of consultation ran from 24 August until 5 October 2015 (6 weeks). SPG and response forms were deposited at all Council libraries; at the Planning Office in Spiersbridge; Eastwood Headquarters Giffnock; and Main Street Barrhead. SPG and response forms made available to view and download on the Councils website. 79 letters were sent to those on the LDP consultation database and in addition a further 31 owner/occupiers letters were sent to neighboring the development site.</p> <p>393 e-mails (incl. statutory consultees) were sent to interested parties from the LDP consultation database.</p> <p>A further 2 e-mails were sent to representees who made representations on this site at the LDP Proposed Plan stage.</p>
<p>Additional consultation/engagement</p>	<p>In addition to the Council web-page the SPG was also placed, over the duration of the consultation period, on the Council's Citizen's Space, which is specifically designed for Council consultations.</p>

SUMMARY OF CONSULTATION RESPONSES

The table provides a summary of representations received and the response (including reasons) by the planning authority:

Body or person who submitted representation (including reference number) (representations submitted during consultation on the Proposed SPG)
WEST OF SCOTLAND ARCHAEOLOGICAL SERVICE (Ref1) FORESTRY COMMISSION (Ref2) SPORT SCOTLAND (Ref3) SCOTTISH GOVERNMENT – DEVELOPMENT PLAN GATEWAY (Ref4) SEPA (Ref5)
Planning authority's summary of the representation (s)
<p><u>WEST OF SCOTLAND ARCHAEOLOGICAL SERVICE (Ref1)</u> Notes some historical background in relation to former uses in the vicinity of the site, in particular the 'Birkenshaw Farmstead'. The overall conclusion being that it is unlikely that this development on this particular site would raise a substantive archaeological issue.</p> <p><u>FORESTRY COMMISSION (Ref2)</u> Supports references to green network within the SPG and the contribution trees, woodlands and green networks make within the urban and wider settings.</p> <p><u>SPORT SCOTLAND (Ref3)</u> Drew attention to previous comments in relation to the adjacent Health Centre and acknowledged the relocation of Williamwood High School and associated playing facilities. Therefore Sports Scotland made no further comment on the Development Brief SPG.</p> <p><u>SCOTTISH GOVERNMENT – DEVELOPMENT PLAN GATEWAY (Ref4)</u> The Gateway acknowledged consultation on the Development Brief, SPG informing the Council that they had no comments to make.</p> <p><u>SEPA (Ref5)</u> SEPA acknowledged consultation on the Development Brief, SPG informing the Council that they had no comments to make.</p>

Summary of responses (including reasons) by Planning Authority

WEST OF SCOTLAND ARCHAEOLOGICAL SERVICE (Ref1)

The Council notes and welcomes comments received.

It is not proposed to modify the guidance based on the above.

FORESTRY COMMISSION (Ref2)

The Council notes and welcomes comments received.

It is not proposed to modify the guidance based on the above.

SPORT SCOTLAND (Ref3)

The Council notes and welcomes comments received.

It is not proposed to modify the guidance based on the above.

SCOTTISH GOVERNMENT – DEVELOPMENT PLAN GATEWAY (Ref4)

The Council notes and welcomes comments received.

It is not proposed to modify the guidance based on the above.

SEPA (Ref5)

The Council notes and welcomes comments received.

It is not proposed to modify the guidance based on the above.

Supplementary Planning Guidance

DRUMBY CRESCENT Development Brief

December 2015



**Director of Environment
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CONTENTS

CONTENTS	i
1. INTRODUCTION.....	1
1.1. Background.....	1
1.2. Purpose of Development Brief.....	1
1.3. Site Location, Description and Ownership	2
2. PLANNING POLICY AND GUIDANCE	4
2.1. Government Policy and Guidance.....	4
2.2. Development Plan.....	4
3. DESIGN OBJECTIVES	7
3.1. Overview.....	7
3.2. General	7
3.3. Housing.....	8
3.4. Affordable Housing.....	9
3.5. Transportation, Roads and Car Parking.....	9
3.6. Green Network & Green Infrastructure	10
3.7. Development Contributions - Other	11
3.8. Development Management	12
3.9. Service, Infrastructure and Ground Conditions	12
4. CONTACT DETAILS.....	13
 Plan A: Site Plan/Context	 3
Plan B: Design Objectives/Indicative Site Layout.....	7

1. INTRODUCTION

1.1. Background

- 1.1.1. This Supplementary Planning Guidance (SPG) has been prepared under Section 22 of the Planning etc. Scotland Act 2006. It will be a material consideration in the determination of planning applications until such time as it is adopted when it will form part of the Adopted Local Development Plan.
- 1.1.2. The development site comprises the remaining part of the Williamwood High School Playing Fields. The development site, as part of a larger site is referenced under Master Plan Policy M5 'Drumby Crescent' of the Local Development Plan (LDP) (June 2015) which supported proposals for a mixed use development comprising a new health centre and housing alongside the retention of the existing park and ride facility.
- 1.1.3. The larger site shown under Policy M5 has been taken forward in two parts. Given the need to establish the new Health Centre as soon as was practical, the Health Centre and Park & Ride element was taken forward separately as the first part. Planning consent was granted October 2013 and the Health Centre and Park & Ride facility are now under construction.
- 1.1.4. The size of the health Centre development was greater than anticipated and therefore a revised development brief is appropriate to focus on the remainder of the site. The site has an estimated capacity of 40 units in the (LDP) however the developable area of the site may more realistically lead to a capacity of around 20 units taking into account the larger land take for the health centre and other objectives such as landscaping, habitat enhancement and pedestrian links.
- 1.1.5. The site provides an excellent opportunity for a new development close to Clarkston Town Centre, the transport network and local amenities. Fitting the development in with the scale of the surrounding residential buildings and the new Health Centre will be the challenge for the designer.

1.2. Purpose of Development Brief

- 1.2.1. This development brief draws attention to the characteristics of the site and its surroundings, describes the planning policy context and key features and design objectives to be taken into consideration by the designer.
- 1.2.2. The Brief is not intended to be prescriptive or overly restrictive. The Brief will assist with the promotion and marketing of the site and provide assistance to prospective developers when submitting planning applications. However, it should not be assumed that every issue which might impact on any proposal received as a result of this brief has been addressed. It should also be noted that the brief may be updated from time to time to reflect changes in the Development Plan and any other material considerations that come to light. Any updates will be posted on the Council website www.eastrenfrewshire.gov.uk/spg

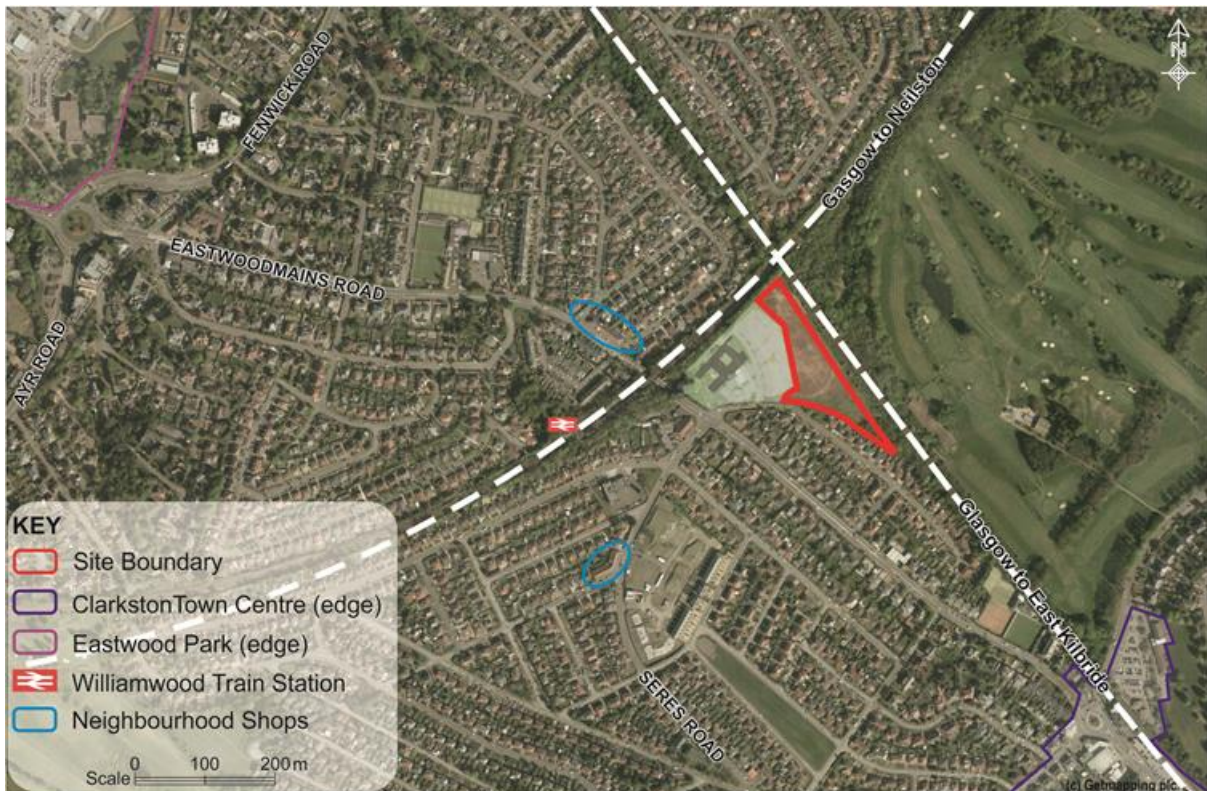
- 1.2.3. This guidance does not pre-empt or prejudice the Council's statutory duties in terms of the Town and Country Planning (Scotland) Act 1997.
- 1.2.4. East Renfrewshire has a diverse population, with significant changes expected in future years. This includes an increasing older population (over 65's), including a significant increase in the numbers of very elderly.
- 1.2.5. As a consequence of this, it is also expected that there will be an increase in the number of elderly households living with a disability or long-term illness. Physical disability is more prevalent in East Renfrewshire as a result of the ageing population, but the needs of children and younger people with disabilities, as well as adults with long term conditions, also need to be addressed.
- 1.2.6. This has an impact on the type of housing and facilities that will require to be provided in future years. The new modern Health Centre being constructed and housing provided by this development site will assist with meeting health and housing needs of all groups and in particular address the needs of an increasingly elderly population.

1.3. Site Location, Description and Ownership

- 1.3.1. The development site, outlined in red and identified in Plan A, is approximately 1.28Ha and consists of the remaining element of the former Williamwood High school sports ground. The school playing field became fully vacant in 2011. The site falls within the General Urban Area under Policy D2 of the Local Development Plan and is located within a predominantly residential area.
- 1.3.2. The development site is on an elevated position and is at its highest point at the most northerly section of the site with a very gentle uniform slope in a north easterly direction.
- 1.3.3. The site is an irregular shape bounded by the Glasgow to Neilston and Glasgow to East Kilbride railwaylines and embankments and by Drumby Crescent. The eastern boundary is provided by the Glasgow to East Kilbride railway line & embankment which is elevated above the site. A mature tree belt also runs adjacent to the railway line. The western boundary of the site comprises the eastern limit of the new health centre car park, currently being constructed, which also includes the park & ride facility. This car parking will be at a lower level (approx. 4m) than the development site and is retained by a (2.5-3.5m wide 70degree landscape slope). A triangular area of unmanaged woodland is found on the South-Eastern corner of the site.
- 1.3.4. A recent addition to the townscape character in the vicinity is the new Health Centre immediately to the west of the development site. The north and east (main entrance) of the Health Centre will be the elevations visible from the development site. The new Health Centre ranges from 2 to 3 storeys though this site has been excavated and is appreciably lower in level to the development site. There is no dominant building elevation directly overlooking the development site.

- 1.3.5. Drumby Crescent is characterised by predominantly 2 storey semi-detached properties. Eastwoodmains Road is characterised by mainly one storey bungalows.

Plan A: Site Plan/Context



- 1.3.6. The site is immediately adjacent to a bus route on Eastwoodmains Road, with Williamwood Train Station a 2 minute walk which provides services to Glasgow City Centre and Neilston.
- 1.3.7. Clarkston Town Centre is located relatively close to the east and provides a good range of shops and services including a number of national multiple stores and railway station. In addition there are a number of local shops located in close proximity to the site on Eastwoodmains Road and Seres Road. St Ninian's High School and community & leisure facilities, including a swimming pool and theatre, at Eastwood Park are also relatively close by (Plan A).
- 1.3.8. The site does not contain any known areas of ecological significance. However, the existing tree belt and unmanaged triangle of woodland provide bio-diversity value. These features are important as wildlife corridors and provide habitat for a variety of species.
- 1.3.9. The site is entirely within the ownership of East Renfrewshire Council and can be developed without the need for other land acquisition.

2. PLANNING POLICY AND GUIDANCE

2.1. Government Policy and Guidance

2.1.1. The Scottish Government has demonstrated its commitment to raising the quality of design and place-making through the publication of various Policy Statements and Planning Advice Notes. In line with Government guidance, the Council recognises the importance of good design in achieving a wide range of social, economic and environmental goals, making successful and sustainable places that will contribute to viable and vibrant communities.

2.1.2. All proposals must follow current Government guidance. In particular reference should be made to good design practice as set out in the Government's 'Designing Streets' and 'Creating Places' available from the Scottish Government website

- www.scotland.gov.uk/Publications
- www.scotland.gov.uk/planning

2.2. Development Plan

2.2.1. The relevant policy documents which constitute the development plan are the approved Glasgow & Clyde Valley Strategic Development Plan (May 2012) and the adopted East Renfrewshire Local Development Plan (June 2015).

2.2.2. Together these documents form the basis on which all Planning decisions are made. It is considered, given the small scale of the development site that there are no strategic planning considerations in relation to this site.

2.2.3. The most relevant Local Development Plan policies for the site are Strategic Policy 3- Development Contributions and policies D1 – Detailed Guidance for all Development, D2 – General Urban Area, D4 – Green Network, D7 – Green infrastructure & Open space in New Development, M5 - Drumby Crescent, SG1.14 – Housing Site, SG5 – Affordable Housing, E2 – Energy Efficiency. A summary of the relevant policies is provided below.

2.2.4. [Strategic Policy 3: Development Contributions](#)

Through Strategic Policy 3, new developments which individually or cumulatively generate a requirement for new or increased infrastructure or services, will be required to deliver, or contribute towards the provision of, supporting services facilities and enhancement of the environment. (Further detailed information and guidance is provided in the Development Contributions SPG.)

2.2.5. [Policy D1: Detailed Guidance for all Development](#)

This policy contains criteria which provide detailed, design guidance with which all forms of development require to comply. This will ensure that all development is of a high quality and respects the character and amenity of the area within which it is located.

(Further detailed information and guidance is provided in the Residential Street Design SPG)

2.2.6. [Policy D2: General Urban Areas](#)

This policy provides support for development within the general urban area where compatible with the character and amenity of the area and surrounding land uses.

2.2.7. [Policy D4: Green Network](#)

This policy seeks to protect, promote and enhance landscape and access value of green networks.

(Further detailed information and guidance is provided in the Green Network and Environmental Management SPG)

2.2.8. [Policy D7: Green Infrastructure & Open Space.](#)

New developments should incorporate green infrastructure and form an integral part of the proposed scheme but should complement its surrounding environment.

(Further detailed information and guidance is provided in the Green Network and Environmental Management SPG)

2.2.9. [Policy M5: Drumby Crescent](#)

Supports proposals for development of mixed use health centre and housing development alongside a park & ride facility over a larger site. This has been taken forward in 2 separate parts. The first part containing a health centre and park & ride facilities has planning consent and are being progressed separately. The second part namely the housing element is initially being taken forward through production of this development brief.

2.2.10. [Policy SG1: Housing Supply](#)

Supports housing development on established housing sites. The Drumby Crescent site is listed within schedule 8 under reference SG1.14

2.2.11. [Policy SG4: Housing Mix in New Developments](#)

Highlights that, in addition to the requirements of policy SG5 Affordable housing, all housing proposals should, in their design, include a mix of house types, sizes and tenures.

2.2.12. [Policy SG5: Affordable Housing](#)

This contains details of the minimum 25% requirement for affordable housing contributions in relation to residential developments of 4 or more units.

(Further detailed information and guidance is provided in the Affordable Housing SPG)

2.2.13. [Policy E2: Energy Efficiency](#)

This contains details of the minimum standards required for reductions in carbon dioxide emissions to be met by the installation of low and zero-carbon generating technologies.

(Further detailed information and guidance is provided in the Energy Efficient Design SPG)

- 2.2.14. Please note that the aforementioned policies have been identified as being key to the development of this site, however all Development Plan policies will be relevant in the determination of any planning application. Therefore this Development Brief should not be read in isolation, and reference should be made to the full text of all policies and proposals within the East Renfrewshire Local Development Plan (June 2015).
- 2.2.15. The Local Development Plan can be viewed on the Council Website www.eastrenfrewshire.gov.uk/local-development-plan
- 2.2.16. A Strategic Environmental Assessment (SEA) of Policy M5 was undertaken at Proposed Plan stage. The assessment did not identify any significant adverse impact on the environment. The SEA considered factors such as the former use of the site; this was considered by the Scottish Government examination of the LDP concluding that it was not pertinent. The Park & Ride element has been provided within the adjoining development. Sustainable Urban Drainage Systems (SUDS) have been incorporated within the adjoining development and this Development Brief also promotes SUDS. A network of green infrastructure provision is also an important element within the Development Brief.
- 2.2.17. A suite of Supplementary Planning Guidance documents have also been produced to support the LDP and provide more guidance on specific policy areas. These SPG's also form a statutory part of the LDP. SPG's which are of particular relevance to this development site are: -
- Affordable Housing;
 - Development Contributions;
 - Energy Efficient Design;
 - Green Network and Environmental Management; and
 - Residential Street Design.
- 2.2.18. The developer will need to demonstrate that the guidance contained in the relevant Supplementary Planning Guidance has been applied to their proposals.
- 2.2.19. The SPG's are available in full on the Council's website www.eastrenfrewshire.gov.uk/spg



South eastern section of the site facing north



Northern section of the site facing southeast

3. DESIGN OBJECTIVES

3.1. Overview

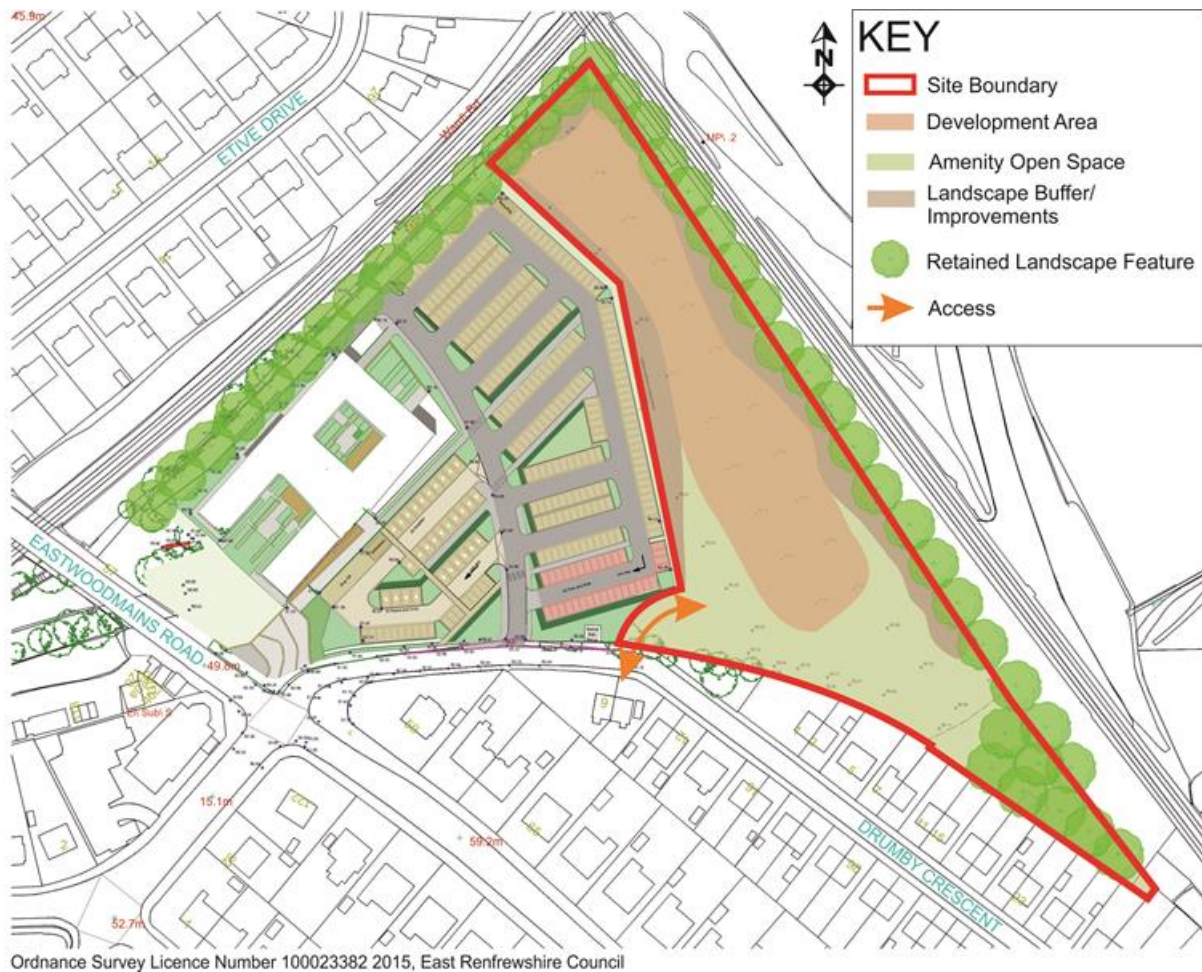
3.1.1. The site is proposed for a residential development as shown in (Plan B), which delivers the following outcomes, namely:

- Development of approximately 20 flats inclusive of affordable housing.
- Retention/integration of the existing natural landscaping and boundary vegetation;
- Formation of habitat enhancements to strengthen and improve ecological networks;
- Development should provide a network of green infrastructure throughout the site; and
- Link to surrounding area and be accessible for new & existing residents.

3.2. General

3.2.1. Proposals must take full cognisance of the site and surrounding area

Plan B: Design Objectives/Indicative Site Layout



3.2.2. The site provides a suitable opportunity to integrate high standards of energy efficiency and green infrastructure at an early stage of the design process. SUDs, open space provision, landscaping and habitat creation should all be

taken into account. Buildings should be constructed using durable and attractive, high quality, low maintenance, energy efficient materials. Where appropriate materials should be from sustainable sources.

- 3.2.3. The site when viewed from Seres Road, Eastwoodmains Road and Drumby Crescent will be framed predominantly by the extent of the Health Centre and the established tree belt & rail embankment which forms part of the green backdrop. Any proposals should be designed to integrate these features into the overall design.
- 3.2.4. The residential development should be of a high quality design taking into account national policy and guidance advice contained within 'Designing Streets' and 'Creating Places'. In Keeping with 'Designing Streets', development should be designed to create a sense of place and to contribute to the local distinctiveness of the area. In particular the Council's SPG on 'Residential Street Design' should be utilised which reflects the aims and aspirations of 'Designing Streets' whilst ensuring that some of the more local issues are addressed.
- 3.2.5. Proposals are required to be accompanied by a Design Statement, setting out the design principles and the considerations given to access for disabled people, as well as the concepts that have been applied to the development.
- 3.2.6. In keeping with the Government's policy Designing Streets, the development should be designed to comply with the following movement hierarchy in the design of the layout:
- Pedestrian
 - Cyclist
 - Public Transport
 - Private car
- 3.2.7. Furthermore, the design should provide opportunities for natural surveillance of all public spaces, footpaths and car parks. The Council expects the developer to demonstrate compliance with these principles, as set out in 'Designing Streets' and the SPG on 'Residential Street Design' in any application for planning permission submitted.

3.3. Housing

- 3.3.1. The Local Development Plan put a notional housing capacity for Drumby Crescent at approximately 40 units for this site. However the land take from the Health Centre and park & ride, currently being built, was larger than initially anticipated. Therefore the remaining housing site is much reduced and it is considered that a more realistic capacity, given the confines of the site, would be in the order of approximately 20 units, consisting solely of flats.
- 3.3.2. A combination of 2/3 storey building may be acceptable provided the highest elements are sited away from dwellings on Drumby Crescent. Dwellings sited

towards Drumby Crescent should not exceed two storeys to reflect existing buildings.

3.4. Affordable Housing

Proposals which include residential units of 4 or more units will be assessed against Policy SG5-Affordable Housing of the East Renfrewshire Local Development Plan (June 2015) and supporting Supplementary Planning Guidance, which require a minimum 25% affordable housing contribution. This contribution may be made on site or by means of a commuted payment, or off site.

- 3.4.1. The Council retains the aim of achieving affordable housing delivery promptly and on site as this encourages mixed and diverse communities. However, viability remains a key consideration when determining the suitable level and form of contribution. Further information and advice is available from the Senior Project Officer for affordable housing on (0141) 577 3568 or the Council's website
- 3.4.2. Work carried out to assess local housing need and demand continues to demonstrate a clear requirement for more housing (primarily for social rent) which is affordable and will meet the needs of some newly forming households, as well as those of existing households who are housed inappropriately.
- 3.4.3. The Eastwood area of the authority exhibits the most significant pressure in terms of current and future need for affordable housing. In particular, the delivery of social rented housing is a priority for the Eastwood area.
- 3.4.4. In line with Scottish Planning Policy 2014 and Planning Advice Note 2/2010, where affordable housing is delivered on site the affordable housing component should be well integrated into the overall development and should, as far as possible, be indistinguishable from the general mix of other housing on the site in terms of style and layout, use of materials, architectural quality and detail.
- 3.4.5. Contact should be made with the Council's Senior Project Officer for detailed advice as early as possible in the planning process, preferably at pre-application stage, in order that suitable affordable housing provision can be planned for this site.

3.5. Transportation, Roads and Car Parking

- 3.5.1. As referred to previously the principles contained with 'Designing Streets' and the Council's SPG 'Residential Street Design' must be instrumental to the design process.
- 3.5.2. Vehicle access to the development site should be as indicated within (Plan B) on the outside bend of Drumby Crescent and a visibility splay of at least 2.4m x 35m should be created.

- 3.5.3. The main access road should be built to adoptable standards and submission for Roads Construction Consent (RCC) approval will be required
- 3.5.4. The access road within the residential development should be designed to avoid the requirement for physical traffic calming (vertical measures) so that speed reduction is introduced within the design standards for the road and complies with the principles of Designing Streets.
- 3.5.5. However this will not guarantee (RCC) approval therefore discussions with the Roads Service should be carried out at an early stage in the design process.
- 3.5.6. The parking provision should be as per the Council's Roads Service well established provision as set out in the table below. Parking provision will not distinguish between private and affordable units.

East Renfrewshire Council Residential Parking Standards			
Type of Development	Appropriate Provision		Comment
<i>Housing</i> <i>Size of dwelling</i> <i>(number of bedrooms)</i>	<i>Allocated Spaces</i>	<i>Unallocated Spaces</i>	
1	1	0.65	
	0	1.65	
2	2	0.25	
	1	0.65	Cannot be a garage
3	2	0.25	
4 or more	3	0.10	
	2	0.50	
In the absence of detailed information relating to the number of bedrooms the following allocation for dwellings is to be assumed			
Flats (private)			
200%	Unallocated		
225%	If garages are to be included		
Houses (private)			
225%			

- 3.5.7. The incorporation of Sustainable Urban Drainage (SUDs) principles will be strongly encouraged.
- 3.5.8. New street lighting or alterations to the existing street lighting network should be considered if appropriate. The Roads & Transportation Service should be contacted in early course regarding its provision.

3.6. Green Network & Green Infrastructure

- 3.6.1. The development will be expected to encompass the core principles contained within the Green Network & Environmental Management SPG. This should be at the forefront of the design process and an important element for inclusion, within a design statement.

- 3.6.2. Open space within the development should provide a network of green infrastructure throughout the site and link to the surrounding area. It should also be easily accessible for new and existing residents.
- 3.6.3. Existing trees, boundary vegetation and the triangle of unmanaged woodland should be integral to the development. The self seeded scrub and trees on the adjoining railway embankments, which frame the site, although out with the development site; provide a wildlife corridor through this built up area. It is therefore important that ecological networks are retained and improved where possible, to enhance the wildlife connectivity within and into the site. These valuable features could be strengthened by sympathetic planting and landscaping of native species. Housing should be sufficiently set back from the embankments to enable enhancement of these environmental features.
- 3.6.4. The triangle of woodland in the far eastern corner should not be an isolated element of the greenspace. Combining other areas of open space with this wooded area would maximise its limited potential, consolidating the open space resource.
- 3.6.5. An element of landscaping should be provided to ensure a buffer and visual softening between the housing and health centre areas. Proposals should include some broadleaved woodland and grassland creation which would strength the networks for both habitats.

3.7. Development Contributions - Other

- 3.7.1. The Development Contributions SPG (2015) supplements Strategic Policy 3 of the (LDP) in relation to development contributions and will be applied to all new developments including this development site.
- 3.7.2. New developments which individually or cumulatively generate a requirement for new or increased infrastructure or services will be required to deliver or contribute towards the provision of supporting services, facilities and enhancement of the environment. This SPG guides negotiations with developers on the infrastructure needs of specific sites.
- 3.7.3. This SPG is intended to facilitate and assist in negotiations on contributions from development proposals. It is not intended to prohibit or make barriers to development. It is strongly advised and encouraged that consultation with the Council should be as early in the development process as possible and should be factored into development appraisals prior to land deals and commercial decisions being taken.
- 3.7.4. Development contributions are in addition to the requirements for affordable housing under LDP Policy SG5 'Affordable Housing' and it's supporting SPG on 'Affordable Housing'. It is essential that early contact is made, in relation to affordable housing and development contribution requirements, with the Senior Project Officer, contact details are given at the back of this document.

3.8. Development Management

- 3.8.1. Reference should be made to the Development Management section of the Council's website and associated briefing Notes. Guidance on the planning procedures including notices and reports required to be submitted with an application for planning permission can be viewed at www.eastrenfrewshire.gov.uk/planning-applications
- 3.8.2. The area to be developed by buildings, roads and other structures is less than 2 hectares and likely to result in less than 50 dwellings. Consequently, if an application for planning permission satisfies these criteria it would constitute a 'Local' development.
- 3.8.3. To ensure that the site is developed in line with the Council's objectives, a planning application must be accompanied by a design statement, demonstrating the concepts and design principles that have been applied to the development, explaining the approach adopted, and how the requirements of this Development Brief and any other relevant policies and guidance have been taken into account.
- 3.8.4. As the site exceeds 0.5 hectares, any proposal will have to be screened against the Environmental Impact Assessment (EIA) regulations. The applicant can request the Council to advise if an EIA is required and consequently are advised to contact Development Management as soon as possible to discuss the requirements of submitting an application for planning permission.

3.9. Service, Infrastructure and Ground Conditions

- 3.9.1. The developer will be required to undertake site investigations to satisfy themselves of the current ground conditions, provision of services and infrastructure pertaining to the site and their proposal.
- 3.9.2. The onus is on the developer to liaise with service providers to identify what works are required to service the site. It is the responsibility of the purchaser to carry out the appropriate site investigation on ground conditions and contact all utility bodies regarding existing and future service provision. An element of the site contained a railway line and the developers will need to undertake site investigations to ensure no evidence of previous contamination.
- 3.9.3. The incorporation of Sustainable Urban Drainage (SUDs) principles will be mandatory. The developer will be required to undertake a full Drainage Impact Assessment for the site. The assessment should demonstrate that the proposal will have no adverse impact upon existing drainage infrastructure.

4. CONTACT DETAILS

Further information can be obtained from the following:

Development Planning Brief and Policies:

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Development Management:

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