

EAST RENFREWSHIRE COUNCIL

24 June 2015

Report by Director of Environment

LOCAL DEVELOPMENT PLAN (SUPPLEMENTARY PLANNING GUIDANCE)

PURPOSE OF REPORT

1. The purpose of this report is to ask the Council to approve Local Development Plan Supplementary Planning Guidance for publication and consultation in relation to Renewable Energy and Drumby Crescent Development Brief.

RECOMMENDATIONS

2. The Council is asked to:
- (a) Approve Supplementary Planning Guidance in relation to Renewable Energy and Drumby Crescent Development Brief for formal publication and consultation; and
 - (b) Delegate to the Director of Environment to approve any minor inconsequential changes to the guidance prior to their publication for consultation.

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, it will form a statutory part of the Local Development Plan.

4. A separate report on this Council agenda provides an update on the Adoption of the Local Development Plan and other Supplementary Planning Guidance documents.

5. The purpose of Supplementary Planning Guidance is to provide detailed guidance on Local Development Plan Policies and Proposals. Supplementary Planning Guidance sits apart from the Local Development Plan (LDP) and is an important tool in the Development Management process. A thorough Strategic Environmental Assessment (SEA) of the Plans policies and proposals was undertaken at Proposed Plan stage and has influenced both SPG documents.

6. Paragraphs 7 to 12 below provide detail of the two proposed SPG's, with the SPG's themselves contained within the appendices to this report.

Renewable Energy Supplementary Planning Guidance (Appendix1)

7. Renewable Energy Supplementary Planning Guidance was prepared alongside the Proposed Local Development Plan and assessed through the Local Development Plan Examination process. The Reporter recommended Policy E1 be Modified and the supporting Supplementary Planning Guidance be reviewed to accord with the requirements of Scottish Planning Policy (2014). Scottish Planning Policy (2014), which replaced the 2010 document, was published when the Local Development Plan was at Examination and introduced revised criteria for preparing Spatial Frameworks for identifying areas likely to be most appropriate for onshore wind-farms. The Reporter concluded that the current Supplementary Planning Guidance was therefore no longer in accordance with current guidance and required to be reviewed.

8. To reflect the Reporters findings officers have prepared revised Supplementary Planning Guidance which contains the Spatial Framework as required by Scottish Planning Policy. This review also provided the opportunity to take on board the outcomes from further technical studies including the Glasgow and Clyde Valley Landscape Capacity Study (2014).

9. The SPG develops wind energy guidance for East Renfrewshire and identifies Areas of Greatest Potential for large scale wind farm development (in excess of 20MW). Detail is also provided on other forms of renewable energy including commercial scale solar farms and biogas, and domestic scale micro-generation.

Drumby Crescent Development Brief Supplementary Planning Guidance (Appendix 2)

10. 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.

11. An application for the erection of the health centre was approved in October 2013 with development currently under construction. However, the size of the health centre development was greater than originally anticipated, which has resulted in a smaller site for the remaining housing element. The brief provides the planning and design requirements for the remainder of the site.

12. The LDP identifies a notional capacity of 40 units, subject to detailed consideration through the preparation of a revised Development Brief. Taking into account the larger land take for the health centre and other objectives such as landscaping, habitat enhancement and pedestrian links it is anticipated the site could deliver approximately 20 housing units.

FINANCE AND EFFICIENCY

13. Nil.

CONSULTATION

14. The Planning etc. (Scotland) Act 2006 sets out specific requirements in relation to publicity and consultation around Supplementary Planning Guidance. It is intended that the Supplementary Planning Guidance documents will be issued for a 6 week consultation period, commencing Summer 2015.

15. Both SPG documents have been subject to consultation with relevant Council Departments.

PARTNERSHIP WORKING

16. The SPG preparation is and will continue to be the subject of ongoing consultation with a wide range of stakeholders.

IMPLICATIONS OF THE PROPOSALS

17. There are no staffing, property, IT, sustainability or equalities issues associated with this report.

CONCLUSIONS

18. 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. The documents will be formally adopted as SPG.

19. The Renewable Energy SPG provides detailed guidance and a spatial framework for considering proposals for Renewable Energy schemes. The Development brief for Drumby Crescent provides the planning and design requirements for the remaining housing land elements of the larger site provided under Policy M5.

RECOMMENDATIONS

20. The Council is asked to:

- (a) Approve Supplementary Planning Guidance in relation to Renewable Energy and Drumby Crescent Development Brief for formal publication and consultation; and
- (b) Delegate to the Director of Environment to approve any minor inconsequential changes to the guidance prior to their publication for consultation.

Director of Environment

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

June 2015

KEY WORDS: A report seeking approval of the Supplementary Planning Guidance. Planning, Brief, Renewable, Energy, Drumby, Supplementary, Planning, Guidance.

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East Renfrewshire Local Development Plan

LOCAL
DEVELOPMENT
PLAN

Proposed Supplementary Planning Guidance: Renewable Energy June 2015



Proposed Supplementary Planning Guidance

Renewable Energy

June 2015



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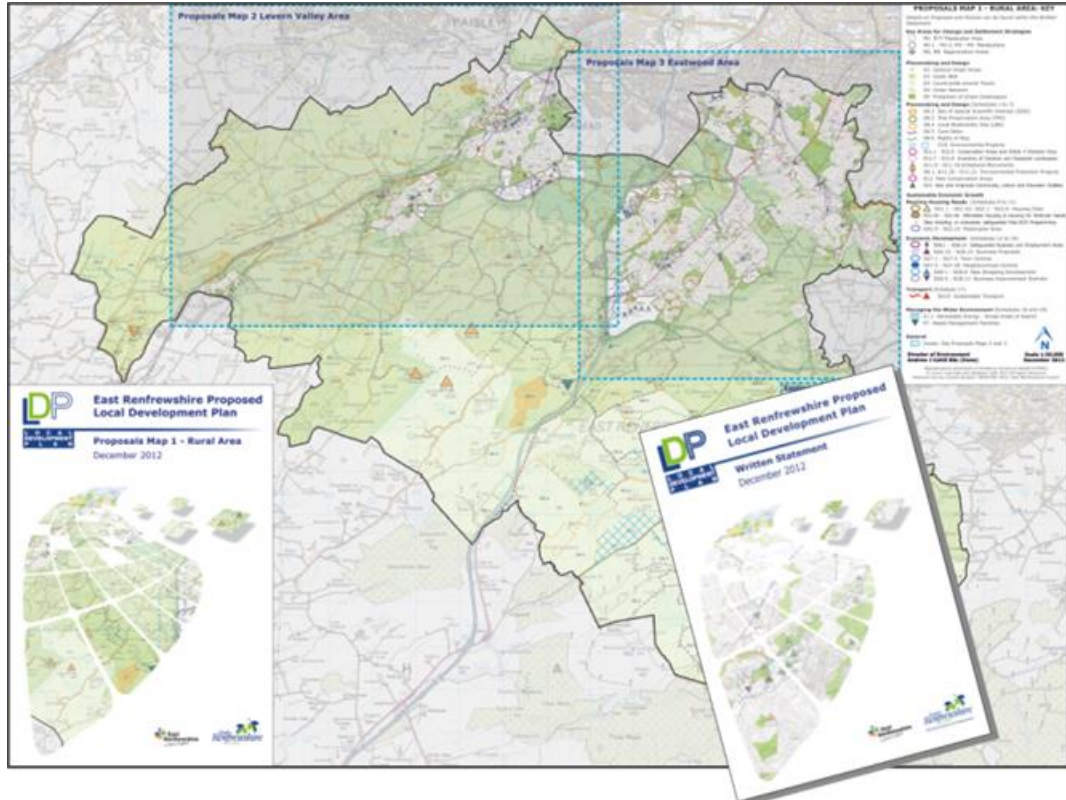
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1. FOREWORD

1.1. Introduction

- 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. It sets out policies and other advice to assist in positively planning for renewable energy.
- 1.1.2. [Part 1](#) of the SPG provides details of the current renewable energy policy context, in particular, focusing on Scottish Government targets and the Spatial Framework for Onshore Wind outlined in Scottish Planning Policy (2014).
- 1.1.3. [Part 2](#) identifies the specific wind energy context for East Renfrewshire, utilising data collected in the East Renfrewshire Wind Energy Study (2012) and Landscape Capacity Study (2014). This data is used to provide advice to developers and Development Management officers regarding the “Areas of Greatest Potential” for wind energy developments over 20MW.
- 1.1.4. [Part 3](#) focuses on emerging and established technologies that can be used at either the commercial or domestic scale and highlights the need for a mix of renewable energy resources to help combat climate change.



PART 1

2. RENEWABLE ENERGY POLICY CONTEXT AND SPATIAL FRAMEWORK FOR ONSHORE WIND

2.1 Scottish Government Targets

- 2.1.1. The Scottish Government's commitment to energy reduction, and developing the renewables agenda as a major component of its policy, is established in the Climate Change (Scotland) Act 2009.
- 2.1.2. The Act created a statutory framework for a reduction in greenhouse gas emissions in Scotland by setting an interim 42% reduction target for 2020 and an 80% reduction target for 2050.
- 2.1.3. To help meet the greenhouse gas reduction targets, The Scottish Government's "2020 Routemap for Renewable Energy in Scotland", published in 2011, set ambitious targets to meet the equivalent of 100% of Scotland's demand for electricity from renewable energy by 2020.
- 2.1.4. The commitment to securing the transition to a resource efficient and low carbon economy is one of four priorities laid out in Scotland's Economic Strategy (2015). The Scottish Government sees this transition as being vital to maximising Scotland's sustainable growth, and therefore securing jobs and investment, as well as supporting the achievement of climate change targets.
- 2.1.5. In March 2015, the independent Committee on Climate Change published the 2015 Progress Report "Reducing emissions in Scotland". The document provides some of the most up to date indicators of progress towards meeting climate change targets and states that in 2013, "Scotland's generation from renewables was equivalent to 44% of Scotland's gross electricity consumption". This was an increase from 40% in 2012 and means the 2015 interim target of 50% is likely to be met.
- 2.1.6. Despite the positive indicators, further progress towards the 100% target in 2020 has to be supported by policy and guidance at the national, regional and local levels.

2.2. Scottish Planning Policy (2014)

2.2.1. Scottish Planning Policy (2014) states that development plans should seek to ensure an area's full potential for electricity and heat from renewable sources is achieved, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations.

2.2.2. The planning system should:

- support the transformational change to a low carbon economy, consistent with national objectives and targets^[63], including deriving:
 - 30% of overall energy demand from renewable sources by 2020;
 - 11% of heat demand from renewable sources by 2020; and
 - the equivalent of 100% of electricity demand from renewable sources by 2020;
- support the development of a diverse range of electricity generation from renewable energy technologies - including the expansion of renewable energy generation capacity - and the development of heat networks;
- guide development to appropriate locations and advise on the issues that will be taken into account when specific proposals are being assessed;
- help to reduce emissions and energy use in new buildings and from new infrastructure by enabling development at appropriate locations that contributes to:
 - Energy efficiency;
 - Heat recovery;
 - Efficient energy supply and storage;
 - Electricity and heat from renewable sources; and
 - Electricity and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced.

2.2.3. Local Development Plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area. They should set out the factors to be taken into account in considering proposals for energy developments. These will depend on the scale of the proposal and its relationship to the surrounding area and are likely to include the considerations set out at paragraph 169 of SPP (2014). (See page 18 of this SPG for the full set of considerations).

2.3. Proposed Local Development Plan Policy

- 2.3.1. The Proposed Local Development Plan contains policy E1: Renewable Energy that is informed by Scottish Planning Policy (2014) and places an emphasis on the assessment of applications through the considerations set out at paragraph 169 of the SPP. The need to set out the Spatial Framework for Onshore Wind is a key element of the document.

Policy E1: Renewable Energy

The council will support renewable energy infrastructure developments, including micro-renewable energy technologies on individual properties, wind turbine developments, hydro electric, biomass and energy from waste technologies in appropriate locations. The assessment of applications for such developments will be based on the principles set out in Scottish Planning Policy (2014), in particular, the considerations set out at paragraph 169 and additionally, for onshore wind developments, the terms of Table 1: Spatial Frameworks. Where appropriate, the applicant will be required to submit satisfactory mitigation measures to alleviate any adverse environmental impacts.

The council will prepare statutory supplementary guidance which accords with the Scottish Planning Policy (2014), and which contains the full spatial framework for onshore wind energy, sets policy considerations against which all proposals for renewable energy infrastructure developments will be assessed, and provides further detailed information and guidance on renewable energy technologies”;



2.4. Spatial Framework for Onshore Wind

2.4.1. As detailed below, Scottish Planning Policy (2014) requires planning authorities to set out in the development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms. The development plan should also indicate the minimum scale of onshore wind development that the spatial framework applies to.

2.4.2. In East Renfrewshire, and for the purposes of clarity when considering the spatial framework, a wind farm is considered to be any wind energy development containing a minimum of 2 turbines with a minimum hub height of 20 metres.

“Planning authorities should set out in the development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities.”

Scottish Planning Policy (2014)

2.4.3. Scottish Planning Policy (2014) identifies three groupings of areas within Table 1: Spatial Frameworks to provide a clear and consistent national approach to developers and planning officers regarding the location of wind farms.

2.4.4. The three groupings are:

- (1) areas where wind farms will not be acceptable (National Parks and National Scenic Areas);
- (2) areas of significant protection (national and international designations; other nationally important mapped environmental interests; and community separation (an area around cities, towns, and villages identified in the local development plan)
- (3) areas with potential for wind farm development (beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria).

2.4.5. In East Renfrewshire, there are no Group 1 areas (where wind farms would not be acceptable). There is a large Group 2 area (where significant protection would be required) which includes two Sites of Special Scientific Interest (SSSI) (Brother Loch and Little Loch), and two sites in the Inventory of Gardens and Designed Landscapes (Greenbank House, Clarkston, and Rouken Glen Park, Giffnock). Beyond the Group 2 area, the remaining part of East Renfrewshire is Group 3 (with potential for wind farm development).

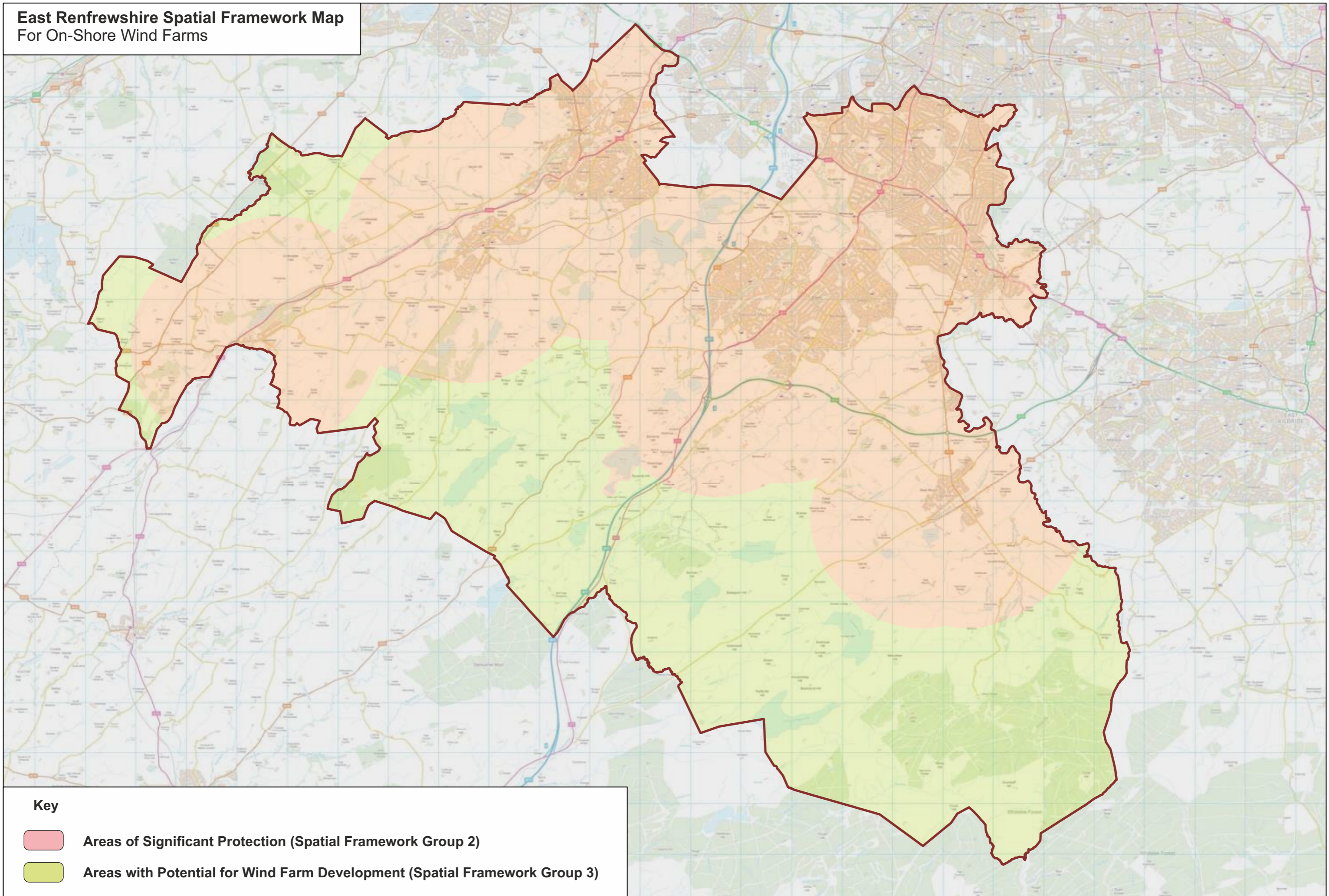
- 2.4.6. Scottish Planning Policy (2014) states in Group 2 of the Spatial Framework that community separation for consideration of visual impact should be provided in:

"an area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement."



- 2.4.7. In accordance with Group 2 of the SPP (2014), the East Renfrewshire spatial framework applies a 2 kilometre buffer to settlements affording significant protection from wind farm development.

- 2.4.8. It should be noted that the development plans process is complemented by the development management process and therefore, consideration of the local context is contained within Part 2 of the SPG.

**East Renfrewshire Spatial Framework Map
For On-Shore Wind Farms**



Key

-  **Areas of Significant Protection (Spatial Framework Group 2)**
-  **Areas with Potential for Wind Farm Development (Spatial Framework Group 3)**

PART 2:

3. WIND ENERGY GUIDANCE FOR DEVELOPERS AND DEVELOPMENT MANAGEMENT

3.1. Guidance Documents

National

- 3.1.1. Scottish Planning Policy (2014) (www.gov.scot/Topics/Built-Environment/planning/Policy) confirms that there are detailed considerations including cumulative impact, natural heritage, landscape and visual impacts and impacts on communities and individual dwellings that development management should consider in deciding applications for wind farm developments and guidance in the form of this SPG can provide clarity regarding the Council's vision for wind energy in the area.
- 3.1.2. The impact of wind turbines can vary greatly depending on the location of the proposed development in relation to the landscape character, settlements and residential properties and indeed the scale of the turbines themselves.
- 3.1.3. The Scottish Government document Onshore Wind Turbines (December 2013) (www.gov.scot/Resource/0044/00440315.pdf) confirms that in the first instance the advice of Scottish Natural Heritage in its capacity as the national agency and statutory advisor on landscape matters should be followed in respect of impact on landscape character appraisal and visual impact analysis.
- 3.1.4. The guidance confirms that wind turbines and wind farms can by their very nature impact on the landscape. The impact will also be dependent on the character of the landscape and its ability to absorb the development. This ability will depend on the features of the landscape itself, for example landform, ridges, hills etc. Different layouts and scale of turbines will be more or less suited to particular landscape types.
- 3.1.5. Scottish Natural Heritage provides further guidance on wind turbine design and layout through its publication Siting and Designing Wind Farms in the Landscape (May 2014) (www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance/)

Regional

- 3.1.6. Scottish Planning Policy (2014) is encompassed in Policy E1 'Renewable Energy' of the Local Development Plan and will be reflected in **Clydeplan's Strategic Development Plan 2**.
- 3.1.7. The current **Strategic Development Plan (May 2012)** (www.clydeplan-sdpa.gov.uk/sdp/approved-strategic-development-plan-may-2012) supports renewable energy and sets out a spatial framework against which applications for wind farm development in excess of 20 megawatts can be assessed. It identifies in Diagram 16 - Wind Energy Broad Areas of Search and includes Strategy Support Measure 9 - Natural Resources Planning. It states that having identified the broad areas of search, it will be for the Local Development Plans to take forward the refinement of this area to establish their long term potential.
- 3.1.8. The emphasis on the refinement at the local level has been tailored to provide clear guidance for large scale wind farm development in East Renfrewshire.
- 3.1.9. The data collated through the East Renfrewshire Wind Energy Study (2012) is further supplemented by the **Landscape Capacity Study (2014)** (which can be viewed at www.eastrenfrewshire.gov.uk) carried out at the strategic level and which identifies specific capacity issues for East Renfrewshire and the wider Glasgow and Clyde Valley area.
- 3.1.10. The Landscape Capacity Study focuses on sensitivity and capacity issues (Appendix 1, Table 1) and identifies that residual capacity within East Renfrewshire is limited. Any remaining opportunities for larger scale developments are more likely in the Plateau Moorland (LCT18) in the south east of the council area. However, it is noted that this area already contains Whitelee Wind Farm which has a significant impact on the remaining available capacity.
- 3.1.11. Smaller scale developments may be possible throughout other parts of the East Renfrewshire area, including the Rugged Upland Farmland (LCT6) area, however potential cumulative impacts may limit the extent of these development opportunities.
- 3.1.12. The Landscape Capacity Study (2014) references the Wind Energy Study (2012) and notes that the detail in the earlier document provides a solid basis when considering wind energy developments in East Renfrewshire.

3.2. Large Scale Wind Farm Development in East Renfrewshire

- 3.2.1. Scottish Planning Policy (2014) states “The spatial framework is complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community, and cumulative impacts”
- 3.2.2. In preparing the Local Development Plan the Council reviewed the broad areas of search taking into account local considerations including environmental designations, capacity, landscape character and impact upon settlements and residential properties.
- 3.2.3. This review was informed by the **East Renfrewshire Wind Energy Study (October 2012)**, prepared by Land Use Consultants for East Renfrewshire Council (available to view at www.eastrenfrewshire.gov.uk).
- 3.2.4. The analysis for the Wind Energy Study was carried out prior to SPP (2014) being published, however the study reflects local considerations including landscape character and cumulative impact and therefore provides a valuable tool to inform developers and the development management process, beyond the parameters of the Spatial Framework identified in Part 1.
- 3.2.5. The 2012 Wind Energy Study reviewed the land use and planning designations, leading to the identification of areas where wind farms might be sited, and those areas where there is less capacity for wind farm development **in excess of 20 megawatts**. Consideration of landscape character, views and cumulative impact was a key part of the project scope.
- 3.2.6. The study focused on the broad area of search but considered constraints, local landscape character and views across the East Renfrewshire area, excluding the designated green belt which, due to its proximity to settlements, would be unlikely to be acceptable for wind farm development in excess of 20 megawatts.
- 3.2.7. In order to allow a fuller understanding of cumulative development within the wider landscape, wind farm development within 10 kilometres of the study area boundary was also assessed.
- 3.2.8. The inclusion of this broad area of study allowed a full understanding of the potential impact of development upon settlements, and the wider landscape and environment.



- 3.2.9. Although the Council has identified areas of lower landscape capacity for wind farm development, with reference to cumulative impacts, it has chosen to include the areas of lower capacity under the category of areas of potential constraint. It is accepted that these areas could be affected by new large scale wind farm development. The analysis which has been undertaken also indicates that limited new development in these areas may be acceptable where it can be demonstrated not to significantly affect the underlying landscape character of these areas.
- 3.2.10. The Council will however protect land affected by the following designations from wind farm development with a generating capacity in excess of 20 megawatts:
- 3.2.11. **International and National Designations** A number of Sites of Special Scientific Interest (SSSI) are present within the East Renfrewshire area including Brother Loch and Little Loch (NS5052). Large scale wind farm development should be directed away from Sites of Special Scientific Interest and any other international or national designation which may exist in the future.
- 3.2.12. **Green Belt** The East Renfrewshire green belt is identified in the Local Development Plan and performs a crucial role in directing planned growth to the right location and protecting and enhancing the quality, character and landscape setting of settlements.
- 3.2.13. The majority of the East Renfrewshire green belt is not considered suitable for wind farm development over 20 megawatts due to its proximity to settlements. It should be noted that this view is informed by work undertaken at the Strategic and Local level and does not seek to restrict developers wishing to pursue wind energy developments that are sensitively designed. Nevertheless, this section of the SPG is intended as a tool to direct development to areas that have the greatest potential for large scale wind energy developments.

3.3. Areas of Greatest Potential for Large Scale Wind Farm Development

3.3.1. The identification of Areas of Greatest Potential also take into account a range of local considerations which are outlined below:

3.3.2. ***Local Landscape Considerations*** A local landscape character assessment has been undertaken to allow a finer grain of characterisation than has been applied at the strategic level.

3.3.3. The character of East Renfrewshire is described and classified at a regional scale in the Glasgow and Clyde Valley Landscape Character Assessment (1999). The area is almost entirely classified as plateau moorlands, and forms part of a wider area of this type, referred to as the Western (Ayrshire) Plateau, and stretching from Neilston to the Duneaton Valley in South Ayrshire.

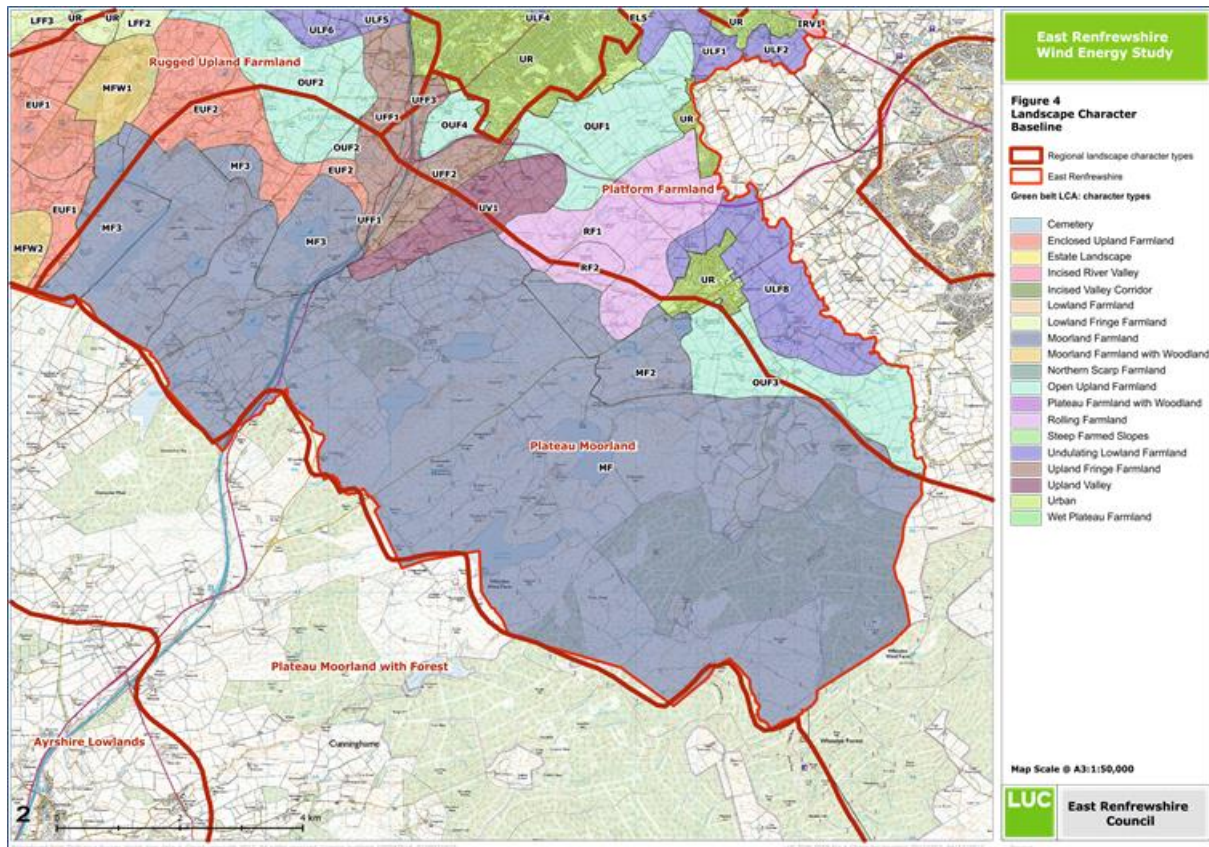
3.3.4. The key characteristics of this landscape type are:

- “Distinctive upland character created by the combination of elevation, exposure, smooth plateau landform, moorland vegetation and the predominant lack of modern development;
- A sense of apparent naturalness and remoteness which contrasts with the farmed and settled lowlands.”

3.3.5. Whilst this is relevant, there are also local variations which can be detected. In particular, the “smooth plateau landform” is only apparent to the east, while the landform is more irregular to the west. The area to the south of the Council area is classified as plateau moorland (plateau moorland with forest sub-type) in the Ayrshire Landscape Character Assessment.

3.3.6. An assessment of the landscape character of the East Renfrewshire green belt was undertaken in 2005 (Green Belt Landscape Character Assessment, 2005). This study does not examine the area outside the green belt but provides a locally appropriate level of detail for the adjacent areas and has informed this most recent review of the search area (see Figure 2, *Local Landscape Character*).

Figure 2: Landscape Character



3.3.7. The area outside the green belt and some areas extending into it are classified as moorland farmland. Key characteristics are given are detailed in the Landscape Character Assessment as follows:

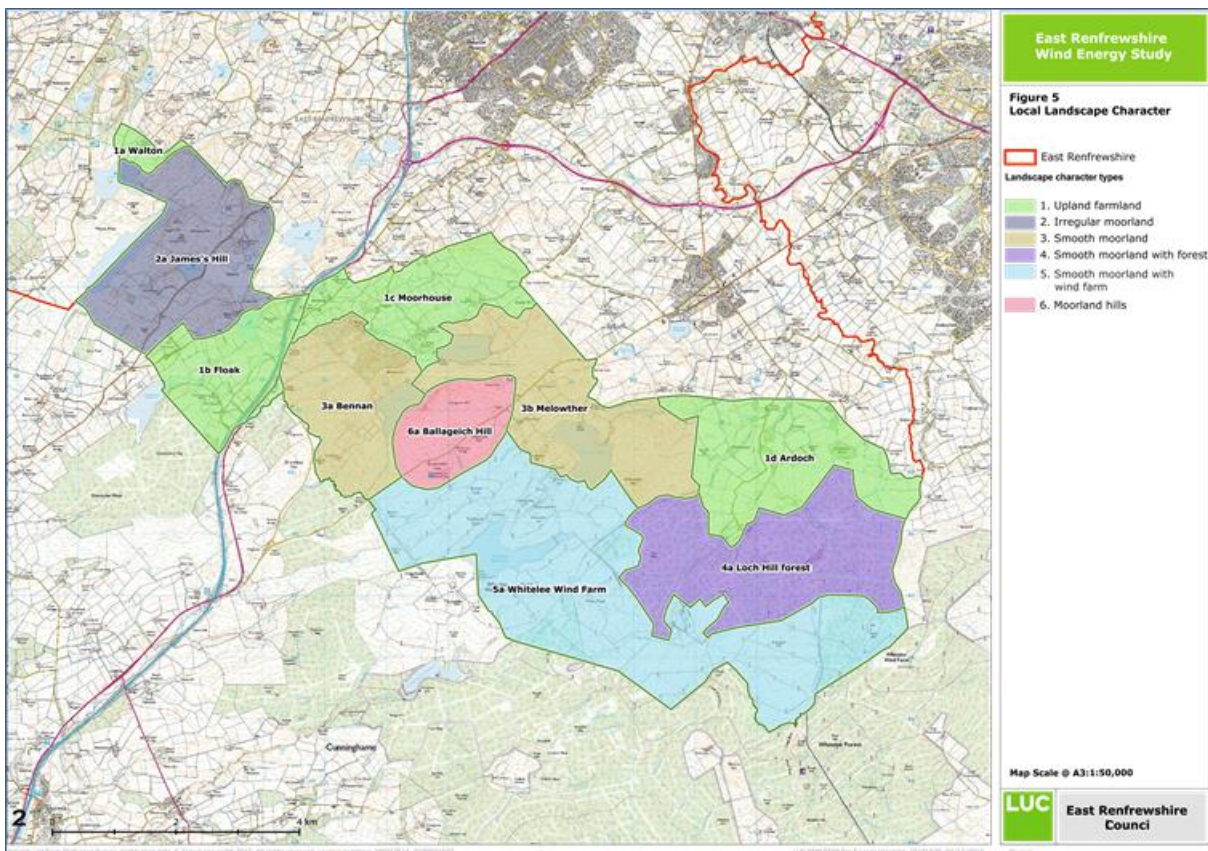
- *“Knolly, undulating rough moorland extending southwards into more undulating broad plateau, elevated to heights of 200m to 330mm AOD, which gives upland exposed character openness reinforced by lack of dominant tree cover;*
- *Large scale open irregular field pattern on upper slopes enclosing rough grazing and moorland/ heathland pasture;*
- *Predominant land cover is rough pasture with some reedy, wet areas and some flooded areas;*
- *Lack of development with few scattered farms in the landscape;*
- *Field boundaries comprise partially derelict stone walls and replacement fences;*
- *Typically vast open moorland landscape with limited areas of small block of woodland typically associated with cluster of buildings;*
- *Surrounding views are to the elevated moorland.*

3.3.8. The East Renfrewshire Wind Energy Study takes each landscape character type and assesses it in relation to its sensitivity to change, cumulative development and capacity to accommodate wind farms in excess of 20 megawatts. This has been informed by a range of factors:

- Views for each local character area landscape and visual characteristics have been recorded and provide a basis for assessing landscape sensitivity to wind farm development;
- Cumulative impact has been assessed taking into account the level of development present in, or visible from, each landscape;
- The level of capacity was established for each character area based on an assessment of the local landscape and visual sensitivities combined with a current picture of cumulative development. In this way a general impression of landscape capacity for large scale wind farm development could be gauged.

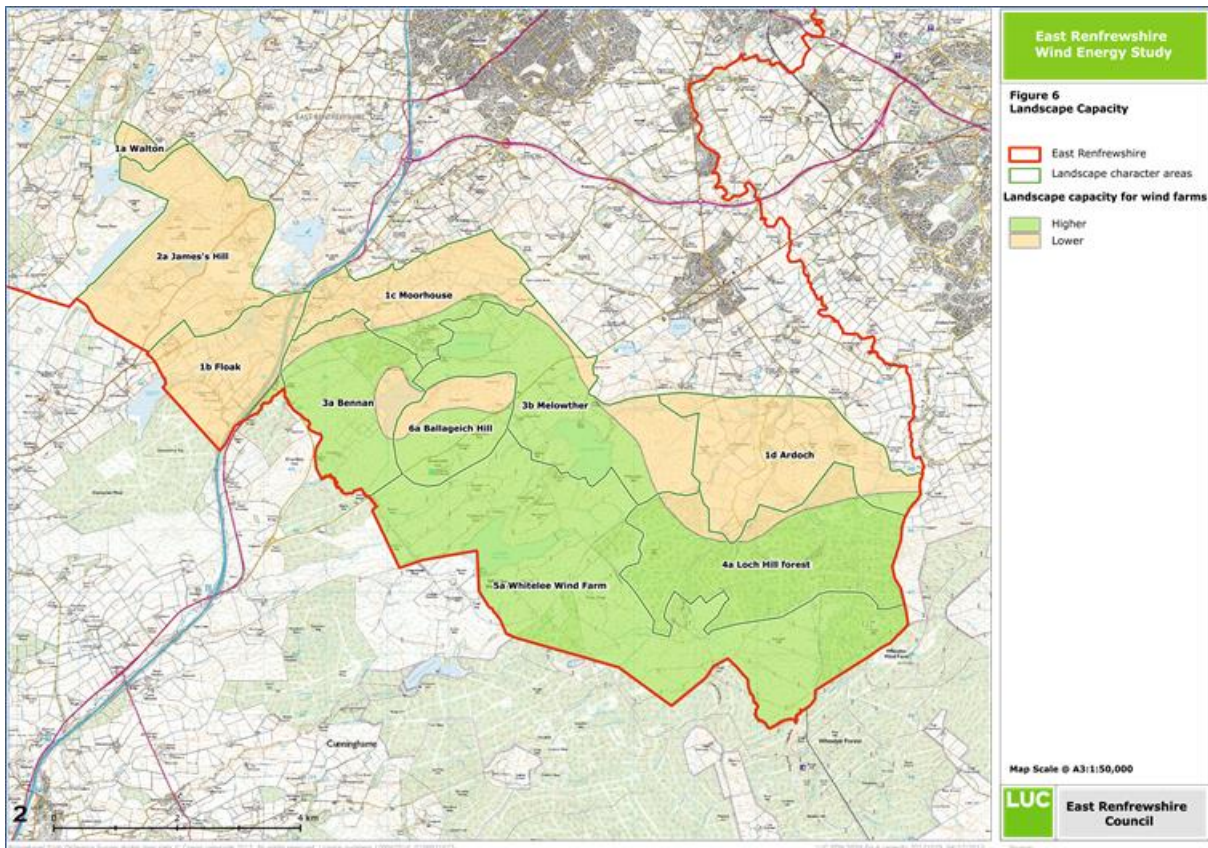
3.3.9. The likely landscape capacity of each character area is summarised in (Appendix 2, Table 2) and should be taken into account in the consideration of proposals for large scale wind farm development. This is illustrated in Figure 2, Local Landscape Character.

Figure 3: Local Landscape Character



- 3.3.10. Using this information a division of the study area into landscapes of relatively 'higher capacity' and 'lower capacity' has been adopted and is shown in Figure 3, Landscape Capacity. The areas which have lower capacity for large scale wind farm development are considered to be potentially constrained. Whilst all proposals will need to demonstrate that landscape and visual amenity are not adversely affected, there will be additional considerations in these areas of lower capacity, including potential for effects on landscape scale, landmarks, key views and cumulative effects.
- 3.3.11. The areas of higher capacity relate to the smooth moorland areas in the south and east of the rural area. The plateau edge along the north of the study area is of lower capacity, as is the more irregular hilly landscape to the west of the M77. The higher northern slope of Ballageich Hill is also considered to be of lower capacity for development.

Figure 4: Landscape Capacity

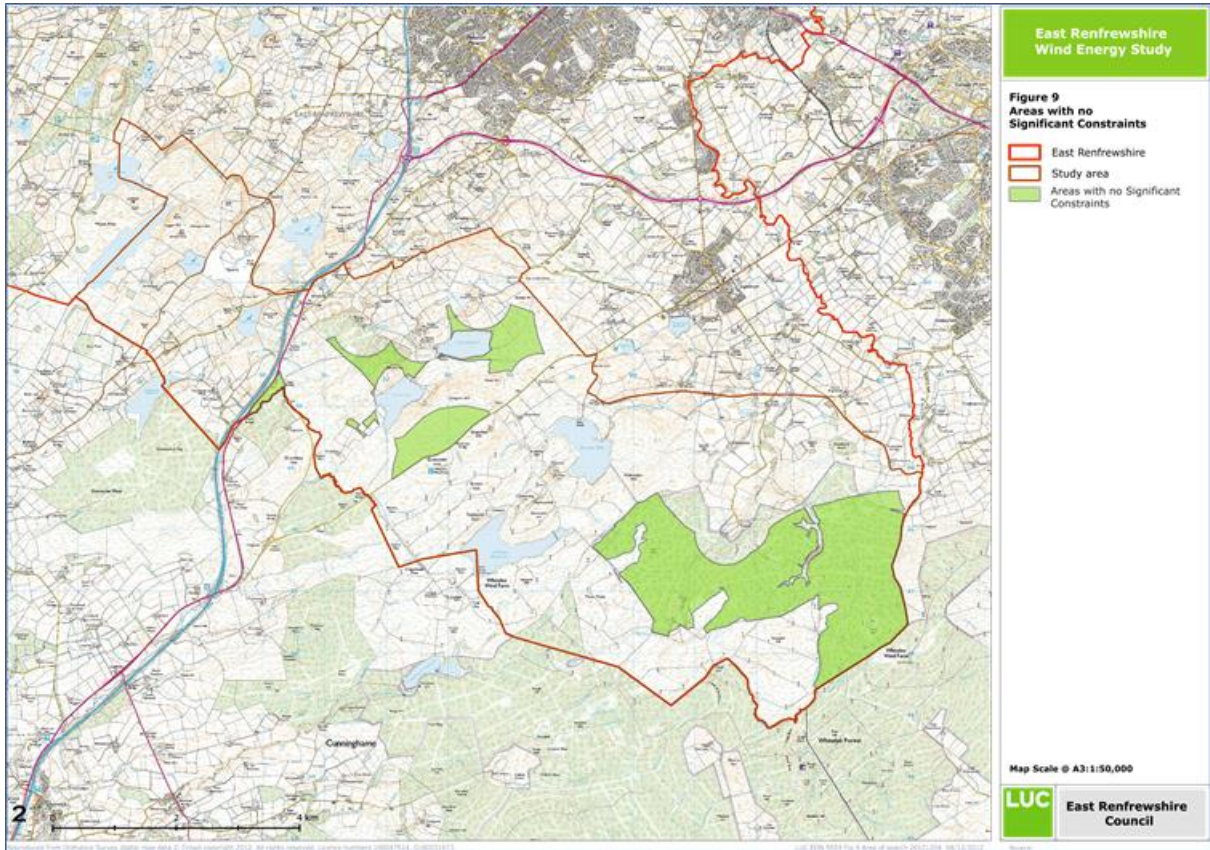


- 3.3.12. In addition to local landscape considerations the following potential constraints have also been identified:
- 3.3.13. [Natural Heritage](#)
- Local Biodiversity Sites
- Several Local Biodiversity Sites are located across the Council area and proposals which are likely to affect them, will require to demonstrate that the reasons for designation of the Site will not be adversely affected by the construction and operation of the proposed wind farm development.
- 3.3.14. [Non Designated Natural Heritage](#)
- European Protected Species (e.g. bats, Great Crested Newts and otters);
 - Other Protected Species (e.g. badgers, water voles and birds);
 - Local Biodiversity Action Plan species;
 - Species listed on the Scottish Biodiversity List.
- 3.3.15. The impact of proposals on the natural heritage will require to be assessed and appropriate mitigation put in place. In addition, prior to granting planning permission the Council will require to be satisfied that proposals will not impact adversely on any European Protected Species.
- 3.3.16. Applications will be assessed on their own merits in relation to bird issues and applicants should be guided by Scottish Natural Heritage in respect of the requirements for ornithological studies.
- 3.3.17. [Visual and Noise Impact](#)
- Impact on Settlements
- It is recognised that large scale wind farm development can impact upon local communities. Proposals affecting areas located within 2 km of a settlement and not in the green belt (i.e. parts of Neilston, Newton Mearns and Eaglesham) will require to demonstrate that visual and noise impacts on the settlement will be minimised and will not adversely affect residential amenity.
- Impact on Individual Dwellings
- Applicants will require to demonstrate that that there will be no unacceptable impacts on the residential amenity, including visual and noise impact, of individual residential properties.
- 3.3.18. It is expected that wirelines and noise assessments will be submitted with Environmental Impact Assessments and appropriate mitigation put in place.
- 3.3.19. [Forestry and Woodland](#)
- 3.3.20. Scottish Government through the Forestry Commission has a range of policies in place which seek to support forestry development in Scotland and the Scottish Forestry Strategy sets out an ambition to see Scotland's woodland resource increase to 25% of our land area.

- 3.3.21. This strong presumption in favour of protecting Scotland's woodland resources relies on the retention of established woodland and introduction of new planting. The Scottish Forest Strategy states that removal should only be allowed where it would achieve significant and clearly defined additional public benefits.
- 3.3.22. Wind energy proposals which will impact upon existing woodland/forestry will require to conform to Forestry Commission Policy and early engagement with this key agency is recommended.
- 3.3.23. [Historic Environment](#)
- 3.3.24. There are a number of listed buildings, scheduled monuments, archaeological sites, designed landscapes and conservation areas across the Council area. It is Council policy to prevent unacceptable impact on these sites and applicants will require to demonstrate that this is the case.
- 3.3.25. Listed buildings, scheduled monuments, designed landscapes and conservation areas within the Council area can be found at www.eastrenfrewshire.gov.uk/listed-buildings.
- 3.3.26. The West of Scotland Archaeology Service maintain the Sites and Monuments Records which hold information on a range of archaeological sites and this can be found at www.wosas.net.
- 3.3.27. [Tourism and Recreation Interests](#)
- 3.3.28. A number of multi use access routes and opportunities for recreation and outdoor pursuits exist across the Council area including core paths, Dams to Darnley Country Park, golf courses and angling clubs. The visual impact of wind farms from access routes, recreational resources and viewpoints will be considered in the determination of planning applications.
- 3.3.29. There is the potential that poorly sited and designed wind farms will affect adversely the enjoyment of the area and the following criteria will be useful in determining the impact of development:
- The location in relation to cycling and walking routes;
 - The relative scale of recreation and tourism in the area;
 - The potential to create positive tourism opportunities associated with the development.
- 3.3.30. [Peat Soils and Water](#)
- 3.3.31. Wind farm development should be designed to cause least disruption to soil and water. The disturbance of soils, particularly peat, may lead to the release of stored carbon, contributing to greenhouse gas emissions. Where peat and carbon rich soils are present, applicants should assess the likely effects associated with the proposal.
- 3.3.32. The potential impact of development on water bodies including watercourses, lochs and riparian areas is an important consideration. Scottish Environment Protection Agency early input is required to the potential impact of the location, layout and design of the proposed development.

- 3.3.33. Apart from water quality and quantity, the Water Framework Directive also requires maintenance of the good ecological status of water bodies and consideration of any potential impacts on hydromorphological and hydrological processes. These issues may be a constraint to wind farm developments in terms of location, layout and design.
- 3.3.34. [Aviation and Defence](#)
- 3.3.35. The proximity of parts of the Council area to Glasgow Airport raises issues relating to safety.
- 3.3.36. [Broadcasting Installations](#)
- 3.3.37. It is the applicant's responsibility to demonstrate that they have consulted network owners and that they are satisfied with the proposal. As turbines can cause disruption to radio and television signals it is important to know the location of such installations. It is expected that where a transmission is affected the developer will provide alternative arrangements to those whose service is disrupted.
- 3.3.38. [Areas of Greatest Potential](#)
- 3.3.39. Having identified that there are areas within East Renfrewshire that are less likely to be able to accommodate wind energy developments over 20MW, the Council has sought to identify areas that have the most potential for developments of this scale.
- 3.3.40. This area differs from that shown in the Strategic Development Plan but, as stated earlier in this SPG, the Strategic Development Plan shows only a broad area of search and specifically requests local authorities to refine it in their Local Development Plans. The Areas of Greatest Potential as shown on Figure 4 has been amended following scrutiny of local considerations including cumulative impact and landscape character.
- 3.3.41. Those areas considered to have a lower capacity for further large scale wind energy development because of cumulative or visual impact have been removed from the areas of search. The areas that remain are those considered to be the most appropriate for further large scale wind energy development.
- 3.3.42. Specifically the measures which have informed the East Renfrewshire Areas of Greatest Potential for large scale wind farm development (in excess of 20MW) are:
- Green belt;
 - 2km buffer around settlements;
 - Landscape capacity;
 - Local Biodiversity Sites;
 - 500m buffer around dwellings.

Figure 5: Areas of Greatest Potential for Wind Farm Development over 20 Megawatts



3.4. Single Turbines and Wind Farm Development Less than 20 Megawatts

3.4.1. Single turbine sites and wind farm developments less than 20 Megawatts are likely to contain a variety of turbine heights and scales and consequently can have a varying impact upon the landscape within which they sit. For this reason it is not thought appropriate to identify areas of greatest potential for these development types. However, by using government guidance and local data it is possible to indicate where there may be particular restrictions on development for single/ small scale wind energy developments. These are listed below:

- International and national designations;
- Cumulative landscape and visual impact.

3.4.2. As with large scale wind farm development, proposals should generally be directed away from international and national designations.

3.4.3. D3 of the Proposed Local Development Plan and the SPG on Rural Development indicates that some renewable energy proposals within the green belt may be acceptable.

3.4.4. Therefore, there may be scope for single/ small scale wind energy developments to be accommodated in selected locations away from settlements and to avoid proximity to and significant cumulative impacts with large wind farms.

3.4.5. Impact on residential amenity will be a significant factor. Proposed developments within 2 km of the edge of cities, towns and villages (Group 2 in the Spatial Framework) will be considered on a case by case basis taking into account specific local circumstances and geography.

3.4.6. In addition, the visual and noise impact of proposals located within 500m of a residential property will be considered on a case by case basis.

3.5. Criteria for Assessing Renewable Energy Schemes

3.5.1. In assessing proposals for all wind energy developments and other renewable energy schemes, the Council will consider the details contained in SPP (2014). There may be opportunities for the erection of large scale wind farms (in excess of 20 MW), small scale wind farms (minimum 2 turbines at minimum 20 metres hub height) and single turbines (of varying heights) subject to the identified criteria below, whilst also satisfying the terms of Policy E1 of the Proposed Local Development Plan.

Para 169 (SPP 2014)

Proposals for energy infrastructure developments should always take account of spatial frameworks for wind farms and heat maps where these are relevant. Considerations will vary relative to the scale of the proposal and area characteristics but are likely to include:

- *net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities;*
- *the scale of contribution to renewable energy generation targets;*
- *effect on greenhouse gas emissions;*
- *cumulative impacts – planning authorities should be clear about likely cumulative impacts arising from all of the considerations below, recognising that in some areas the cumulative impact of existing and consented energy development may limit the capacity for further development;*
- *impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker;*
- *landscape and visual impacts, including effects on wild land;*
- *effects on the natural heritage, including birds;*
- *impacts on carbon rich soils, using the carbon calculator;*
- *public access, including impact on long distance walking and cycling routes and scenic routes identified in the NPF;*
- *impacts on the historic environment, including scheduled monuments, listed buildings and their settings;*
- *impacts on tourism and recreation;*
- *impacts on aviation and defence interests and seismological recording;*
- *impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;*
- *impacts on road traffic;*
- *impacts on adjacent trunk roads;*
- *effects on hydrology, the water environment and flood risk;*
- *the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration;*
- *opportunities for energy storage; and*
- *the need for a robust planning obligation to ensure that operators achieve site restoration.*

3.5.2. Early discussion with the Planning Service is encouraged and will help to highlight key issues which will require to be addressed through the Environmental Impact Assessment and design statement.

3.5.3. The Supplementary Planning Guidance identifies areas where cumulative impact of wind farm development is known to exist and where, as a result, further development may not be appropriate. If it is considered that further development will contribute to this, the applicant will be required to submit a cumulative impact assessment.

PART 3:

4. EMERGING TECHNOLOGIES

4.1. Alternative Renewable Energy Projects

- 4.1.1. 4.1.1 Whilst wind energy is likely to make the most substantial contribution to renewable energy targets in the East Renfrewshire area, Scottish Planning Policy advises that development plans should support a diverse range of renewable energy projects and ensure that an area's potential to accommodate them is realised and optimised.

Local development plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area. They should set out the factors to be taken into account in considering proposals for energy developments. These will depend on the scale of the proposal and its relationship to the surrounding area and are likely to include the considerations set out at [paragraph 169](#).

Scottish Planning Policy (2014)

4.2. Commercial Scale

Electricity - Solar Farms

- 4.2.1. To date, solar energy in Scotland has largely been confined to small scale domestic or community schemes. However, recent advances in technology and the falling price of solar installations mean that applications for solar farms are becoming a distinct possibility.
- 4.2.2. Anecdotal evidence suggests that public opinion is generally supportive of this technology and the potential for the development of solar farms largely rests on the selection of locations that minimise the impact on the rural environment.
- 4.2.3. Further studies may be commissioned by the Council to determine Areas of Greatest Potential for solar energy, taking into consideration landscape features and cumulative impact issues. Any results of these potential studies will feature in subsequent versions of this SPG.

Fuels - Biogas

- 4.2.5. The production of Biogas, and other fuels, from a variety of natural sources can contribute to the Scottish Government's renewable energy targets and help combat climate change.

- 4.2.6. The council recognises the importance of supporting a mix of renewable energy sources and the need for medium-large scale commercial projects to meet consumer demand and climate change targets.
- 4.2.7. Anaerobic digestors are an example of a commercially viable method of producing energy, that when based on purely natural sources, such as grass, would fall within the category of renewable energy.
- 4.2.8. Energy from waste may play a part in the production of Biogas or other types of energy source, however, it should be recognised that mixed residual waste is considered to be a partially renewable energy source. Waste that consists of things made from oil, such as plastic products, does not qualify as a renewable source, however, anything that has recently been growing and is biodegradable, such as food, paper or wood would be considered as a renewable source.

4.3. Domestic Scale

- 4.3.1. Beyond the commercial scale, domestic microgeneration (the production of heat, less than 45 kilowatt capacity, and/or electricity, less than 50 kilowatt capacity, from zero or low carbon source technologies) can have a significant impact on reducing reliance on fossil fuels and shifting cultural attitudes towards supporting a decentralised energy system. In addition to the carbon benefits, increased use of micro-renewables plays an important part in diversifying our energy mix, ensuring security of energy supply. It can allow energy to be produced and consumed locally, help alleviate fuel poverty (especially in off-gas network areas) and play a part in meeting renewable energy targets.

- 4.3.2. These various micro-renewable technologies can be used individually or in combination to provide renewable energy in all seasons. The best micro-renewable technology to use will vary depending on the local context, available resource and the energy requirements of the applicant. Micro-renewables can be retrofitted to existing buildings, where they may be the subject of a specific application; or they can be built into new developments.



- 4.3.3. For further information on the technologies and further advice and guidance you see Planning Advice Note 45 Annex *Planning for Micro Renewables* www.scotland.gov.uk/Publications/2006/10/03093936/14
- 4.3.4. The comments in Appendix 3 (Table 3) relate only to planning permission and do not cover the need for any other permissions, for instance listed building consent; approval under the Building Regulations or any Environmental Health implications.

- 4.3.5. Domestic renewable energy production should be considered alongside energy efficiency measures that can help limit the energy requirements of individual households. A variety of measures are outlined in East Renfrewshire's complementary **SPG Energy Efficient Design** (www.eastrenfrewshire.gov.uk).

5. CONTACT DETAILS

For further advice on this Supplementary Planning Guidance and its application, please contact:

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Appendix 1

Table 1: Summary of sensitivity and capacity in East Renfrewshire (LCS, 2014)

| Landscape Character Type (LCT) | Turbine Typology | Sensitivity | Underlying Capacity | Current Residual Capacity |
|---------------------------------|------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 3 Urban Greenspace | Small | Medium | Low capacity for wind energy development at all scales: there may be limited opportunities for small turbines within this landscape | As underlying capacity |
| | Small-medium | High-medium | | |
| | Medium | High | | |
| | Large | High | | |
| | Very large | High | | |
| 5 Plateau Farmland | Small | Low | Moderate to higher overall capacity for wind turbine development at a range of scales, up to large typology | Lower residual capacity for all turbine scales, except for small or small-medium turbines |
| | Small-medium | Medium-low | | |
| | Medium | Medium | | |
| | Large | High-medium | | |
| | Very large | High-medium | | |
| 6 Rugged Upland Farmland | Small | Medium | Moderate to lower capacity for wind energy development at small or small-medium scales, with lower capacity for medium development and limited capacity for large or very large turbines | As underlying capacity |
| | Small-medium | Medium | | |
| | Medium | High-medium | | |
| | Large | High | | |
| | Very large | High | | |
| 12 Upland River Valley | Small | Medium | Lower capacity for wind turbine development at all but the smallest developments | As underlying capacity |
| | Small-medium | High-medium | | |
| | Medium | High | | |
| | Large | High | | |
| | Very large | High | | |
| 18 Plateau Moorlands | Small | Medium-low | Moderate to higher capacity for small, small-medium or medium scale wind turbine development, and moderate capacity at large or very large scales | May be capacity for development which is set back from the ridge |
| | Small-medium | Medium-low | | |
| | Medium | Medium | | |
| | Large | High-medium | | |
| | Very large | High-medium | | |

Appendix 2

Table 2: Landscape Capacity of Each Character Area (WES, 2012)

| Area | Character Type | Capacity |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a) Walton | <p>Upland farmland located between the higher ground of Neilston Pad and Lochend Hill.</p> <p>Skylines are formed by the adjacent hills and it has a strong relationship with Neilston Pad, which is popular for recreational activities.</p> | <p>Sensitive to wind turbine development due to its complex landform, and the low but distinctive ridges which frame it.</p> <p>Site visible from Neilston Pad.</p> <p>Development of wind turbines could result in cumulative impact with Middleton wind farm.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p> |
| 1b) Floak | <p>Upland farmland located between the M77 and a minor road to the northwest.</p> <p>The area is medium- large in scale and simple in landform and cover, though with some distinctive features.</p> | <p>Relatively sensitive to wind energy development where landform is more enclosed.</p> <p>Development in this area may give rise to cumulative impacts in addition to Whitelee and Harelaw and Moorhouse (currently at Planning Appeal).</p> <p>Development at Harelaw would physically limit capacity for further development.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p> |
| 1c) Moorhouse | <p>Upland farmland located at the northern edge of the plateau. It generally has a gently shelving landform which becomes more complex and irregular to the west and more simple and convex to the east.</p> <p>The skylines are relatively simple and there are few clear landmarks.</p> | <p>The area has moderate sensitivity to wind energy development with the western part being somewhat more sensitive due to its irregular landform. The eastern part is slightly less sensitive where it is more closely associated with the smoother moorland.</p> <p>Development in this area would likely have cumulative impacts in addition to Whitelee. If Moorhouse and Harelaw are consented this would bring additional cumulative impact.</p> <p>The northern edges and western parts of the area are considered to have lower capacity however the more southerly area fringing the smooth moorland have a slightly higher capacity for wind farms of 20 megawatts or over.</p> |

| Area | Character Type | Capacity |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1d) Ardoch | <p>Upland farmland centred on the upper valleys of the Netherton and Ardoch Burns.</p> <p>The area gently slopes northwards and lies at the edge of the plateau. Landcover is varied relative to other areas of this type, being mainly enclosed pasture with occasional arable land.</p> | <p>Limited capacity for substantial development within this area due to the irregular landform and potential for visibility from settlements to the north.</p> <p>Turbines at Whitelee are visible to the south however there may be scope for further small scale development at the southern edge of this area, close to the edge of the forest.</p> <p>Cumulative impacts may occur in relation to the consented turbines, and turbine selection would be a key issue in this relatively smaller scale landscape.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p> |
| 2a) James's Hill | <p>This is a landscape of irregular and diverse landform, comprising a chain of low, rounded, steep sided hills.</p> <p>James's Hill is the highest point and is surrounded by hummocky moorland which contrasts with smoother moorland further east.</p> <p>Receptors in this landscape are limited to users of the B769 and a few dwellings.</p> <p>Bannerbank Quarry is a major intervention in the eastern part of the area, though other human influence is limited.</p> | <p>The area is considered to be sensitive to wind energy development, due to its more sensitive irregular landform, though it is affected by human intervention around the quarry.</p> <p>The development of Middleton and, if consented, Harelaw wind farms is likely to reduce further capacity and may lead to cumulative impact.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p> |
| 3a) Bennan | <p>An area of smooth, gently undulating moorland forming part of the wider moorland plateau. Aside from Bennan Hill there are no distinct landmarks.</p> <p>The area includes Bennan Loch, a coniferous plantation, and a small area of enclosed pasture but is otherwise open moorland.</p> <p>The area is visually enclosed, is not overlooked from the M77 and is not a recreational landscape.</p> | <p>The area is considered to be less sensitive to wind turbines, as an area largely undifferentiated smooth moorland. It is visually enclosed and few sensitivities have been identified.</p> <p>Developments in this area may give rise to cumulative effects alongside Whitelee. Development of Moorhouse wind farm would physically limit available space, but may not affect the capacity of this landscape to accommodate further development.</p> <p>Overall this area has higher capacity to accommodate wind energy development of 20 megawatts or over.</p> |

| Area | Character Type | Capacity |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3b) Melowther | <p>The area extends from Lochcraig Reservoir to Melowther Hill and lies at the northern edge of the smooth moorland plateau. It is a simple, gently undulating landscape, with only topographical variation occurring around the valley of Dunwan Burn.</p> <p>Aside from enclosed fields of semi improved pasture around Greenhill, the area is unenclosed grass moorland.</p> <p>The area has a simple skyline and few significant landmarks. The area is not a recreational landscape.</p> | <p>The area of smooth moorland has limited sensitivity in terms of its landform and scale, though its location at the northward facing plateau edge means it is highly visible and thus more sensitive than similar areas of smooth moorland character.</p> <p>The areas of greatest sensitivity are those to the north, where the moorland plateau begins to drop away. Further south sensitivity decreases on the plateau itself. Cumulative effects would arise where development in this area will be seen in combination with Whitelee, particularly if development results in the perception of turbines extending beyond the plateau.</p> <p>Overall this landscape has higher capacity to accommodate wind farms of 20 megawatts or over, though the northern edge has lower capacity.</p> |
| 4a) Loch Hill Forest | <p>This smooth moorland landform is generally marked by forestry. It lies at the edge of the plateau and is dissected by the upper valleys of burns.</p> <p>There is some variety in land cover and there are areas of blanket coniferous plantation.</p> <p>There are few views out of the dense forest, and few receptors, though parts of the area are publicly accessible via Whitelee wind farm.</p> <p>The area lies at the northern edge of the plateau, as the land begins to shelve away towards Eaglesham, and is therefore more visible from areas to the north</p> | <p>Development in this area would be highly visible from the north, though turbines would potentially be viewed as part of the Whitelee Wind Farm.</p> <p>Changes to forest cover would be required and this could result in changes to the skyline and screening of existing turbines at Whitelee. Locally the smaller scale landscapes would be of greater sensitivity than the more open parts of the plateau.</p> <p>This area is considered to have higher capacity for further development, particularly if carried out along the southern edge in the context of Whitelee.</p> <p>The northern part of the area is more visible and is therefore of lower capacity.</p> |

| Area | Character Type | Capacity |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>5a) Whitelee Moor</p> | <p>This area comprises a large open tract of smooth moorland plateau. The landscape undulates gently although there are steeper slopes and hills and the pronounced crag at Dunwan Hill is the only significant natural landmark.</p> <p>There is little enclosure with manmade dams to the western part of the site at Loch Goin and Dunwan. Over 80 turbines are located here connected by tracks across the moor.</p> <p>The skylines in this area are open and smooth and only interrupted by turbines. There are few residential receptors and the crag at Dunwan Hill is the only significant natural landmark.</p> | <p>Although there is unlikely to be any physical capacity for further development due to the number of existing turbines, the underlying landscape has reduced sensitivity.</p> <p>Future development in this area could include re-powering of Whitelee.</p> <p>The landscape has a higher capacity to accommodate wind energy development of over 20 megawatts.</p> <p>The capacity is currently constrained by existing development.</p> |
| <p>6a) Ballageich Hill</p> | <p>This area of low, rounded hills is elevated above the surrounding moorland. It is a simple, large scale moorland landscape but has more distinction as a group of upstanding hills.</p> <p>The hills act as local landmarks, particularly the steeper slopes viewed from Eaglesham Road.</p> <p>The area is adjacent to Whitelee wind farm and will be impacted upon by Moorhouse wind farm if it is consented.</p> <p>Due to its elevated nature, the landscape will enable views to other wind energy developments in the wider area.</p> | <p>This more distinctive section of elevated landscape within the moors is considered to be of higher sensitivity, particularly on its steeper northern side, where the turbines are likely to be more widely visible.</p> <p>Turbines may also affect perception of these low hills.</p> <p>The southern facing slopes of the hills are considered to be of lower sensitivity as development would be more screened from the north and this area is more associated with the lower sensitivity smooth moorland.</p> <p>The northern parts of this landscape are considered to have lower capacity to accommodate wind farms of 20 megawatts or over and the southern areas are considered to have higher capacity.</p> |

Appendix 3

Table 3: Guidance for Domestic Properties

| Technology | What is Permitted without Needing Planning Permission |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Wind turbines – can be either freestanding on a mast or fixed to a building on a pole.</p> <p>Energy generation can be good if wind speeds are adequate, however they can be visually intrusive and there are concerns that some generate a degree of noise, vibration, light flicker and disturb television reception.</p> | <p>Free-standing turbines - Not permitted development in a conservation area or in the curtilage of a listed building. Outwith these locations, only one turbine per property is permitted and should be sited at least 100 metres from the curtilage of another dwelling. The installation must be:</p> <ul style="list-style-type: none"> • sited to minimise its effect on the amenity of the area; • only be for domestic generation; and • removed when no longer needed. <p>Whilst planning permission is not required in these instances, you will still require to seek the prior approval of the Council for the design and size of the proposed turbine).⁽²⁾</p> <p>Turbines attached to a dwelling will always require planning permission.</p> |
| <p>Solar electricity – can either be fixed to a building (either the roof or a wall) or freestanding solar panelling can be installed at or near ground level. There are potential issues with visual intrusion.</p> | <p>Solar panels on dwellings – Not permitted development in a conservation area or on a listed building. Outwith these locations panels are permitted subject to them protruding no more than 1 metre from the surface of the wall, roof or chimney.</p> <p>Free-standing solar panels - Not permitted in a conservation area or within the curtilage of listed building.</p> <p>Outwith these locations panels are not permitted forward of any principal elevation or side wall, where that elevation/wall fronts a road.</p> <p>Panels will only be permitted up to 3 metres above ground level and only where the area of ground covered by development takes up no more than half of the front or rear garden (excluding the ground area of the original house and any hard surface or deck).⁽³⁾</p> |

| Technology | What is Permitted without Needing Planning Permission |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Heat pumps – collect low level heat from outside a building (from the ground, water or the air) and release it at a higher temperature inside the building</p> | <p>Air-source heat pump - Not permitted development in a conservation area if the pump is visible from a road, and not at on a listed building. Outwith these areas only one installation per property, which should be sited at least 100 metres from the curtilage of another dwelling.</p> <p>The installation must be:</p> <ul style="list-style-type: none"> • sited to minimise its effect on the amenity of the area; • for domestic generation; and • be removed when no longer needed (even though planning permission is not needed in these instances, you will need to apply and get the prior approval of the Council for the design and size of the proposed heat pump).⁽²⁾ <p>Ground-source and water-source heat pumps are permitted within the curtilage of a house or flat.⁽¹⁾</p> <p>Combined heat and power system In a conservation area, a flue is not permitted on the principal elevation of a property; and not on a listed building.</p> <p>Outwith these areas permission is not needed for an external boiler flue providing that its height is no more than 1 metre above the highest part of the roof (excluding the chimney).⁽¹⁾</p> |
| <p>Biomass Boilers – burn wood, usually in the form of pellets or chips. They are deemed carbon neutral because the carbon emitted during burning is the same as that absorbed during growth. There can be some concerns about the smoke/particles that they emit and the visual impact of the boiler and flue.</p> | <p>Boilers will largely be located inside a dwelling and consequently will not require planning permission.</p> <p>The flue is not permitted on the principal elevation of a property within a conservation area, a listed building or within an Air Quality Management Area.</p> <p>Outwith these areas permission is not needed for an external boiler flue providing that its height is no more than 1 metre above the highest part of the roof (excluding the chimney).⁽¹⁾</p> |

Legislation notes:

⁽¹⁾ [The Town and Country Planning \(General Permitted Development\)\(Domestic Microgeneration\)\(Scotland\) Amendment Order 2009](#)

⁽²⁾ [The Town and Country Planning \(General Permitted Development\)\(Domestic Microgeneration\)\(Scotland\) Amendment Order 2010](#)

⁽³⁾ [The Town and Country Planning \(General Permitted Development\)\(Scotland\) Amendment Order 2011](#)

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如果您想得到该资料所含信息的译文，请联系：

Proposed Supplementary Planning Guidance

DRUMBY CRESCENT Development Brief

June 2015



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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/2010/03/22120652/0
- www.scotland.gov.uk/Publications/2013/06/9811
- www.scotland.gov.uk/planning

2.2. Development Plan

2.2.1. The relevant policy documents which constitute the development plan are the Glasgow & Clyde Valley Strategic Development Plan (May 2012) and the 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 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. Mitigation by way of site design to ensure the provision of open space and park & ride facilities promoting sustainable travel was highlighted. The Park & Ride element has been dealt with by means of the adjoining development and the open space element will be addressed through this SPG.
- 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;
 - 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

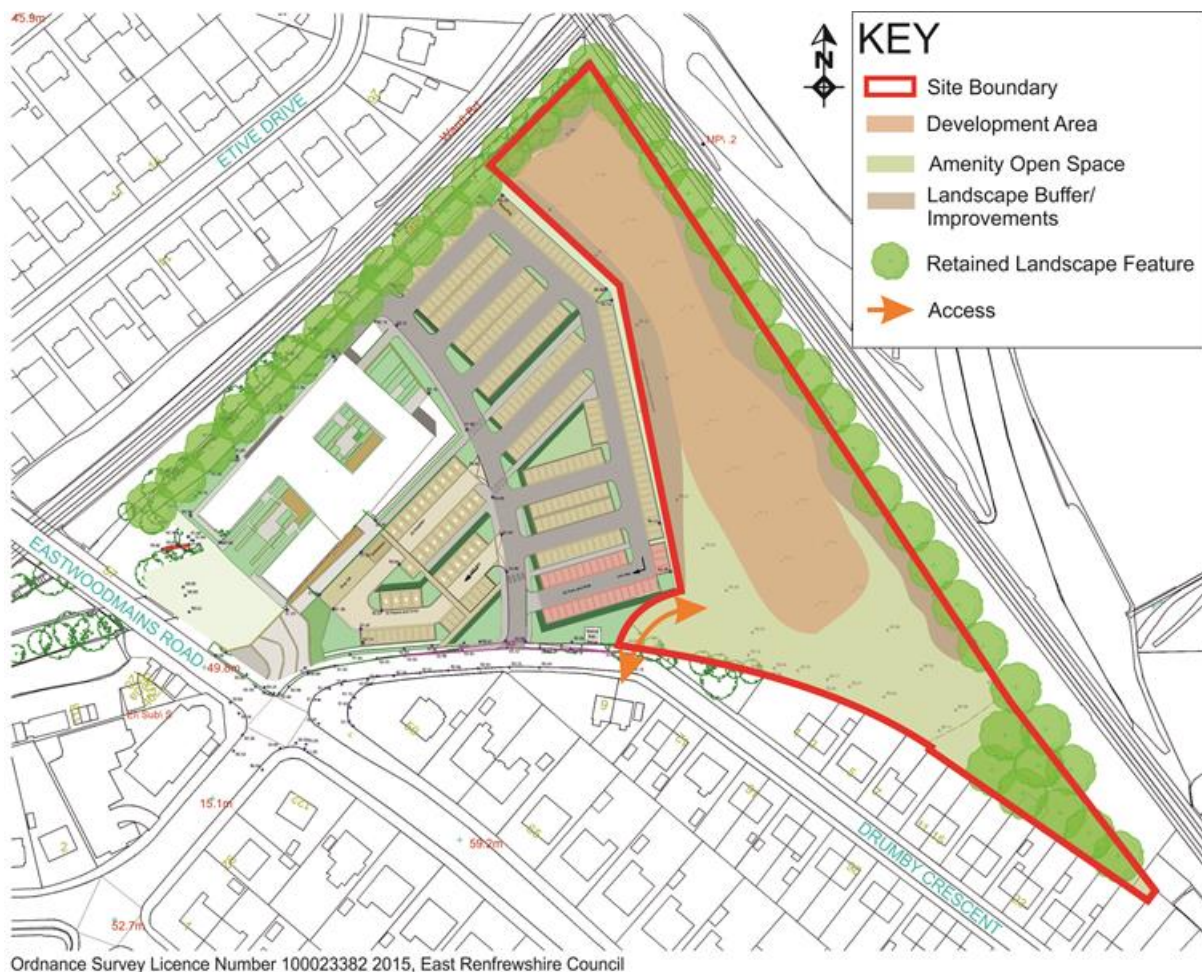
3.1.1. The site is proposed for a residential development as shown in (Plan B), which delivers the following outcomes, namely:

- 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 LDP 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 SPP 2014 and PAN 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 (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:

Matthew Greenen, Senior Planner
Environment Department,
Planning Property and Regeneration Service,
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank. G46 8NG
Tel. (0141) 577 3052
ldp@eastrenfrewshire.gov.uk

Development Management:

Sean McDaid, Principal Planner
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Planning Property and Regeneration Service,
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Roads and Parking Standards:

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Environment Department,
Roads and Transportation Service,
2 Spiersbridge Way,
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Tel. (0141) 577 3417
Roads@eastrenfrewshire.gov.uk

Affordable Housing & Development Contributions:

Karen Barrie
Senior Project Officer
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www.eastrenfrewshire.gov.uk

If you require this information in large print, Braille or translated, please telephone our Customer Service Officer on 0141 577 3001.

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ਜੇ ਤੁਸੀਂ ਇਸ ਲੀਫਲੈਟ ਵਿਚ ਦਿਤੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਚਾਹੁੰਦੇ ਹੋ ਇਥੇ ਸੰਪਰਕ ਕਰੋ।

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