

EAST RENFREWSHIRE COUNCIL

29 January 2014

Report by Director of Environment

PROPOSED LOCAL DEVELOPMENT PLAN – DRAFT DEVELOPMENT FRAMEWORKS

PURPOSE OF REPORT

1. The purpose of this report is to seek approval of the Draft Development Frameworks for the three Strategic Development Opportunities included in the Proposed Local Development Plan. These Development Frameworks (and in due course related Supplementary Planning Guidance) will be key components of the Council's evidence at examination. They will be used to demonstrate to the Reporter the deliverability of these sites.

RECOMMENDATIONS

2. It is recommended that the Council approves the Draft Development Frameworks for the three Strategic Development Opportunities contained within the Proposed Local Development Plan.

BACKGROUND

3. The Council at its meeting on 12th December 2012 approved the Proposed Local Development Plan, Strategic Environmental Assessment and a suite of supporting technical documents for a 12 week consultation. Consultation on the Proposed Local Development Plan closed on 1st May 2013. A report detailing the representations received and the Council's response is referred to in a separate report on this Council agenda.

REPORT

4. To deliver the Council's vision and development strategy significant change and development is promoted through the Plan.

5. Three major areas for change have been identified and are subject to a master planned approach to delivery. These proposals are referred to as Strategic Development Opportunities and are critical to the delivery of the Council's long term vision and development strategy for East Renfrewshire.

6. The three Strategic Development Opportunities are:

- Maidenhill/Malletsheugh M2.1:
- Barrhead South M2.2; and
- Shanks/Glasgow Road M3.

7. These areas were selected because they are considered to be the most sustainable areas for regeneration and/or urban expansion and to provide housing range and choice across both the Eastwood and Lavern Valley Housing Market Areas. Maidenhill/Malletsheugh and Barrhead South will both deliver over 1000 houses with 400 estimated for Shanks.

8. The Council has made clear in its Proposed Development Plan that these Strategic Development Opportunities will be master planned. The starting point in that process is the preparation of Development Frameworks. The importance of these Development Frameworks was highlighted to the Council in September 2013.

Development Frameworks

9. Whilst the Proposed Development Plan sets out the broad principles of development, the Development Frameworks set the planning context and provide clear guidelines for the key principles to be achieved across each individual site. The Development Frameworks are available to view in the Members' Area and on the Council's website:-

Maidenhill:- <http://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=10970&p=0>

Barrhead South:- <http://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=10971&p=0>

Barrhead North:- <http://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=10972&p=0>

10. Based upon the guidelines set out in the Frameworks separate master plans will be prepared to form Supplementary Planning Guidance for each of the three Strategic Development Opportunities. Consultation on the Draft Supplementary Planning Guidance documents is expected to commence spring 2014. The approved Supplementary Planning Guidance will form part of the Local Development Plan once the Plan is adopted. Furthermore and as clearly stated in the Proposed Plan the Council will not consider any applications favourably until the relevant master plan is adopted. This is to ensure a co-ordinated approach to delivery.

11. Opposition to these proposals during consultation on the Proposed Local Development Plan was predominantly from local residents. It is considered that some of the volume and strength of objection was at least partly attributable to the absence of more detailed and specific information being available at this early stage in the process.

12. The Development Frameworks set in detail how issues including drainage, green networks, landscape impact, design, access and transport have or will be addressed. They demonstrate the effectiveness and deliverability of the Strategic Development Opportunities, a coordinated approach to the infrastructure delivery and justification for the identification of these sites.

13. Over recent months the Council has been working closely with the landowners/developers, key agencies and internal Council departments to take forward the Development Frameworks. Significant work has been undertaken to identify the developable areas, housing mix and tenure, phasing, density and key infrastructure requirements for each site. Development Contributions for each area have been identified subject to viability and commercial testing.

14. Key considerations for the master plan proposals are:

- Education – 2 new primary schools are required at Newton Mearns. A site is to be retained within the master plan at Maidenhill for the non denominational school with the denominational school to be delivered at Waterfoot Road as promoted under the Modifications to the Plan; Pre 5 provision is required at Barrhead South and Shanks;
- Affordable Housing – different approaches are to be applied across all sites, with on site delivery of social rented housing at Maidenhill a priority with a flexible approach at other sites including tenure mix and commuted payments;
- Employment and retail opportunities – live/work units and local neighbourhood scale retail to be explored;
- Strong focus on delivering facilities and community benefit at Dams to Darnley Country Park via contributions from Barrhead South and Maidenhill for existing and new residents;
- Strong emphasis on placemaking and design;
- New rail station at Barrhead South;
- Movement and transport assessments required to identify access solutions, public transport and impact upon the road network;
- A hydrological study to address drainage and potential flooding matters has been undertaken at Maidenhill;
- Strong green networks required across all sites;
- Strong emphasis on pedestrian and cycle networks across all sites; and
- Remediation of contaminated land at Shanks.

Next Stages

15. The next stage will be for officers to progress preparation of individual site master plans. Formal consultation on the Supplementary Planning Guidance relating to the master plans is expected to commence Spring 2014. Development Frameworks and/or master plans will be submitted to the Scottish Government as a component of the Councils evidence at Examination. It is anticipated the Examination will commence in Spring/Summer 2014.

16. The master plans will be finalised over the coming months and will be reported back to Council, at which time authority will be sought to proceed to consultation.

FINANCE AND EFFICIENCY

17. Costs associated with this Examination and Supplementary Planning Guidance consultation will be met from within existing budgets.

CONSULTATION

18. The preparation of the Plan has been subject of considerable consultation and public engagement. Comments received have influenced the Development Frameworks. Further consultation on the master plans is expected to commence Spring 2014.

PARTNERSHIP WORKING

19. The Plan and master plan preparation has and will continue to be the subject to ongoing consultation with a wide range of stakeholders.

IMPLICATIONS OF THE PROPOSALS

20. There are no new staffing, property, IT, sustainability or equalities issues at this point in time.

CONCLUSIONS

21. This report outlines progress with the preparation of development frameworks for the Strategic Development Opportunities included within the Plan.

RECOMMENDATIONS

22. It is recommended that the Council approves the Draft Development Frameworks for the three Strategic Development Opportunities.

Director of Environment

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

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KEY WORDS

A report detailing preparation of development frameworks for the Strategic Development Opportunities.

Planning, consultation, proposed, local, development, Plan, Frameworks, master plans

Appendix 1: Policy M2.1 Maidenhill/Malletsheugh M2.1

Appendix 2: Policy M2.2 Barrhead South

Appendix 3: Policy M3 Shanks/Glasgow Road