



OCT 2019

SITE EVALUATION
EAST RENFREWSHIRE COUNCIL



How can I find out more and submit my comments on the Proposed Local Development Plan 2 (LDP2)?

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

The consultation period will run for **8 weeks until 13th December 2019**. You can access information on the Proposed Plan:

<p>Website</p>  <p>www.eastrenfrewshire.gov.uk/ldp2</p>	<p>Email</p>  <p>ldp@eastrenfrewshire.gov.uk</p>	<p>Telephone</p>  <p>0141 577 3001</p>	<p style="text-align: center;">Library</p>  <table border="0" style="width: 100%; font-size: small;"> <tr> <td style="vertical-align: top;"> <p>Barrhead Foundry Library Main Street Barrhead G78 1SW</p> <p>Busby Library Main Street Busby G76 8DX</p> <p>Clarkston Library Clarkston Road Clarkston G78 8NE</p> <p>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</p> <p>Giffnock Library Station Road Giffnock G46 5JF</p> </td> <td style="vertical-align: top;"> <p>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</p> <p>Neilston Library Main Street Neilston G78 3NN</p> <p>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</p> <p>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</p> <p>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</p> </td> </tr> </table>	<p>Barrhead Foundry Library Main Street Barrhead G78 1SW</p> <p>Busby Library Main Street Busby G76 8DX</p> <p>Clarkston Library Clarkston Road Clarkston G78 8NE</p> <p>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</p> <p>Giffnock Library Station Road Giffnock G46 5JF</p>	<p>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</p> <p>Neilston Library Main Street Neilston G78 3NN</p> <p>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</p> <p>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</p> <p>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</p>
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<p>Facebook</p>  <p>https://en-gb.facebook.com/eastrenfrewshirecouncil/</p>	<p>Twitter</p>  <p>@EastRenCouncil</p>	<p>Visit Us</p>  <p>2 Spiersbridge Way Spiersbridge Business Park Thornliebank East Renfrewshire G46 8NG</p>			
<p>Drop in Session</p>  <p>Details to follow - See posters and leaflets in community halls, local notice boards, newspapers and online</p>	<p>Story Map</p>  <p>https://arcg.is/18fi4u</p>				

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

You can comment on the Proposed Plan by:

Going online and completing our online representation form.

www.eastrenfrewshire.gov.uk/ldp2

Download a representation form in Word, complete it and email it to:

ldp@eastrenfrewshire.gov.uk

OR

Print your completed representation form and post it to:

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

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Introduction

This Report forms part of the evidence base for LDP2. All sites promoted through the 'Call for Sites' exercise (February 2016) and Main Issues Report (MIR) (November 2016) consultation have been assessed against a robust set of criteria. Proposals were also previously assessed against in the Strategic Environmental Assessment that accompanied the MIR.

The analysis and conclusions outlined within the Housing and Education Background Reports (BR1 and BR4) have also informed the recommendations for each site in this report.



Assessment Methodology

The methodology described below seeks to provide a robust, consistent and objective framework for the assessment of proposals and is summarised in Appendix A - Site Evaluation Criteria.

The number of units shown for each site is based upon information supplied through the 'Call for Sites' and MIR consultation. However, capacities could change following further site investigations and studies and assessment at a future planning application stage to determine the net developable area.

Q1: Land use type

Sites were assessed according to whether or not they are on Brownfield or Greenfield land. Sites that are wholly Brownfield scored (3) whilst those that are wholly Greenfield scored (0). Sites that are currently designated open space received the lowest score (-3).

Q2: Site Location

Proposals that are completely contained within the urban area scored more positively (3) than land within the Green Belt. This positive assessment for urban sites reflects that such areas have been the focus for investment in infrastructure provision, are locations where services /facilities are in place and where there is more ready access to public transport provision.

Sites within the Green Belt scored between (2) to (-3). The degree to which sites impact on the Green Belt is reflected in the scoring awarded. Sites have been scored according to the number of sides that border the settlement boundary or other strong boundaries such as roads and railways. Sites with 3 or more sides adjacent to the boundary receive a score of (2) whereas sites that are isolated from the urban area received the lowest score (-3).

Q3: Impact of Development

This criteria considered the impact of development upon the local environment, overall amenity of the area and setting of the settlement taking into account its existing quality and function.

Proposals within the urban area that could lead to a net improvement in the quality of the local environment and amenity, by for example the removal of a derelict site scored positively (3). Conversely, proposals that may have an adverse impact scored (0).

The revised Green Belt Landscape Character Assessment (LCA) (2016) helped to identify any potential impact that a development may have on the landscape character or setting of a settlement. The landscape and visual sensitivity and overall character of the green belt have been assessed. Sites that, if released, would weaken the boundary and expose a wider area of Green Belt to development pressure were not viewed positively.

Sites in the Green Belt were scored in the range (3) to (0). Where it was judged that a site would have a neutral impact upon the Green Belt it scored (3). Where the impacts are considered to be significant proposals received the lowest score (0).

Q4: Ownership/Market Interest

Any site proposed for development must be genuinely available and likely to be developed during the plan period. Sites in control or option to a developer achieved the highest score (3). Where sites had been marketed only they scored (1). Sites where there was no known developer scored (0). Where sites also required further land assembly a score of (-1) was deducted from their previous score.

Q5: Natural Heritage

Proposals were assessed against their impact upon any aspect of the natural heritage, such as Sites of Special Scientific Interest (SSSI's), Local Biodiversity sites (LBS's) and trees protected under Tree Preservation Orders (TPO's). Where a proposal would have no adverse/neutral impact the site scored (3), whereas proposals that have a moderate or significant impact score (1) or (0) respectively.

Q7: Accessibility to Services/Facilities

Sites were assessed regarding how accessible they are to a range of local facilities and services:

- Town Centre
- Neighbourhood Centre
- Secondary School
- Primary School
- Sports/Leisure Facilities
- Health facilities

A 1600m walking distance was used. Sites which were accessible to 5-6 of the facilities received the highest score (3), between 2-4 (1) and 0-2 the lowest score (0).

Q6: Built Heritage

Proposals were assessed against their impact upon any aspect of the built heritage, such as Listed Buildings, Conservation Areas, archaeological sites, Gardens and Designed Landscapes or Ancient Monuments. Where a proposal would have no adverse/neutral impact the site scored (3), whereas proposals that have a moderate or significant impact score (1) or (0) respectively.

Q8: Accessibility to Public Transport

Sites were assessed regarding how accessible they are to the public transport network as follows:

- Within 400m of a walk of a bus stop
- Within 800m of a train station

Sites that met both criteria were viewed as being of high accessibility and scored (3), if only one option met (1) and if none were met a score of (0) was given.

Overall Score

An assessment matrix was deigned to produce an illustrative assessment of each site. The outcome of the matrix allows sites to be compared and those sites which score favourably to be considered further. The matrix is set out in Appendix C 'Site Evaluation Matrix'.

Q9: Constraints

Sites were assessed whether there were any constraints to development including:

- Flood Risk
- Drainage
- Contamination
- Topography
- Access
- Infrastructure and Services

Information was gathered from the submissions to the 'Call for Sites 'exercise, SEPA flood maps, and other databases. Where no constraints were identified/known proposals scored (3) with proposals that were severely constrained scoring (0).

Appendix A: Site Evaluation Criteria

Q1: What is the Land use type?	Score
Brownfield	3
Mix - mostly Brownfield	2
Mix - mostly Greenfield	1
Greenfield	0
Open space (D5)	-3
Site Score	

Q2: Where is the site located?	Score
Site entirely within urban area	3
Green belt site adjacent urban area with development/ strong boundaries on 3 or more sides	2
Green belt site adjacent urban area with development/ strong boundaries on 2 sides	1
Green belt site adjacent urban area with development/ strong boundaries on 1 side	0
Isolated/detached Green belt site	-3
Site Score	

Q3: Impact of Development	
a) For sites within the URBAN AREA, how would the development impact on the character of the settlement	Score
Positive Contribution	3
Neutral	1
Negative Contribution	0
b) For sites within the GREEN BELT, how would the development impact on the landscape character or setting of the settlement	Score
Neutral	3
Moderate Impact	1
Significant Impact	0
Site Score	

Q4: Ownership/market Interest	Score
Is the site under the ownership/option to a Developer?	3 if yes 1 if marketed 0 if none
Are there any legal burdens or further land assembly required?	-1 for any burdens/land assembly required
Site Score	

Q5: Does the site fall within or affect a national (SSSI/TPO) or local site (LBS) of environmental or biodiversity/ecological value?	Score
No adverse/neutral impact	3
Moderate impact	1
Significant impact	0
Site Score	

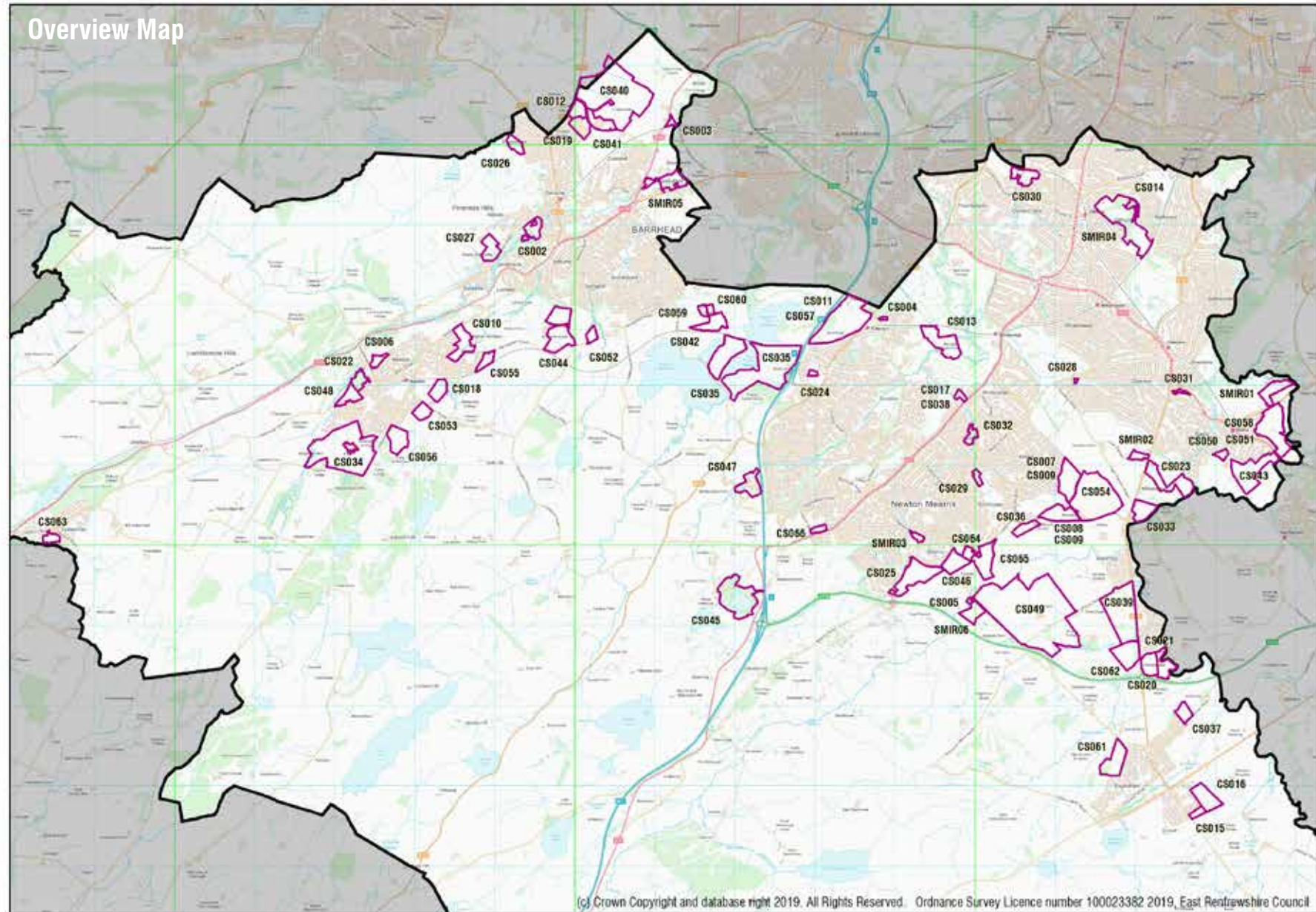
Q6: Will the proposal adversely affect Conservation Area/Listed Building/Archaeology/Ancient Monument?	Score
No adverse/neutral impact	3
Moderate impact	1
Significant impact	0
Site Score	

Q7: How accessible is the site to existing services and facilities?	Score
High accessibility	3
Medium accessibility	1
Low accessibility	0
Site Score	

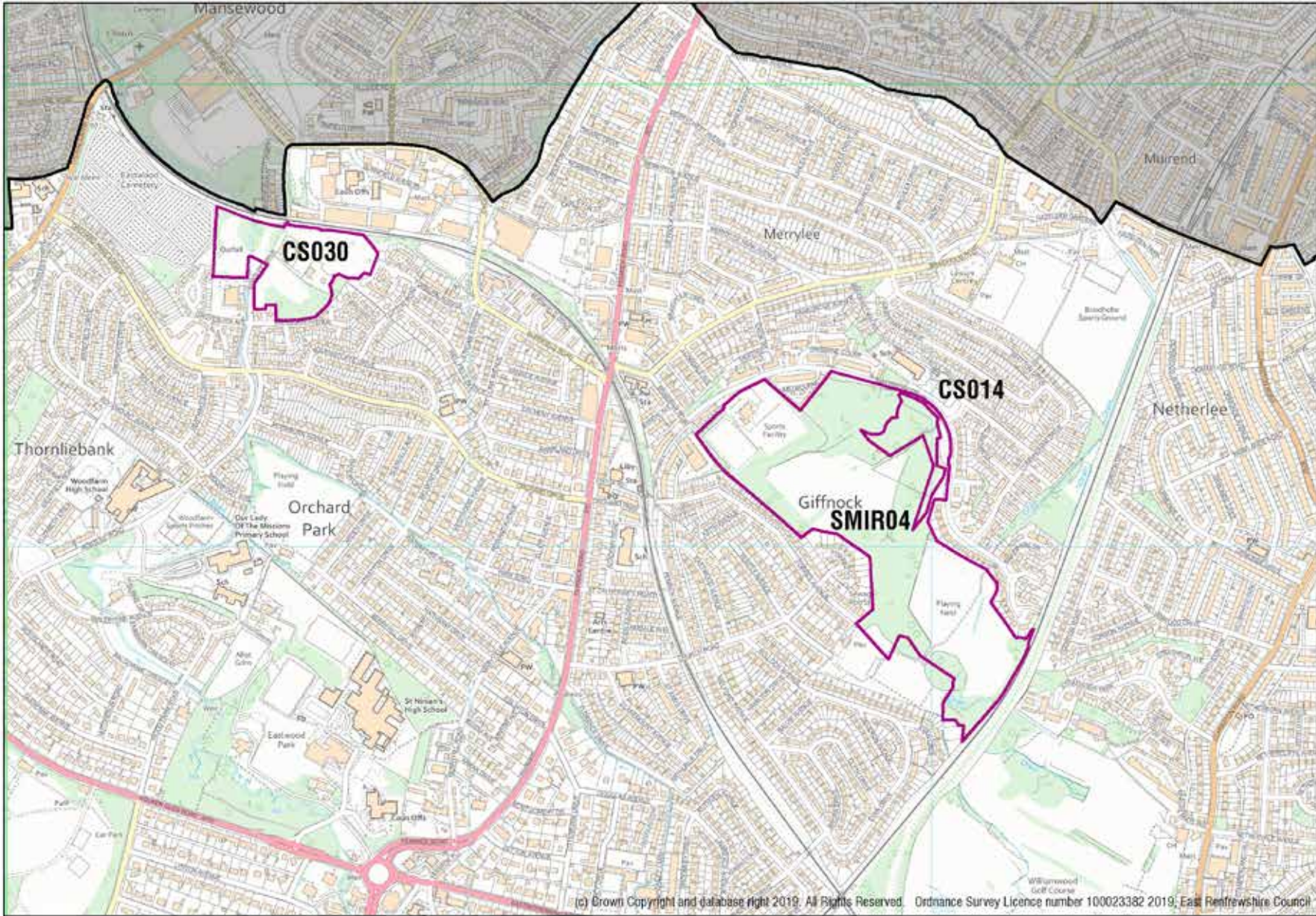
Q8: How accessible is the site to public transport? Rail 800m bus 400m	Score
High accessibility (both)	3
Medium accessibility (1 only)	1
Low accessibility (neither)	0
Site Score	

Q9 Are there any constraints to development including: <ul style="list-style-type: none"> • Flood Risk • Drainage • Contamination • Topography • Access • Infrastructure and Services 	Score
None/None known	3
Moderately constrained	1
Severely constrained	0
Site Score	

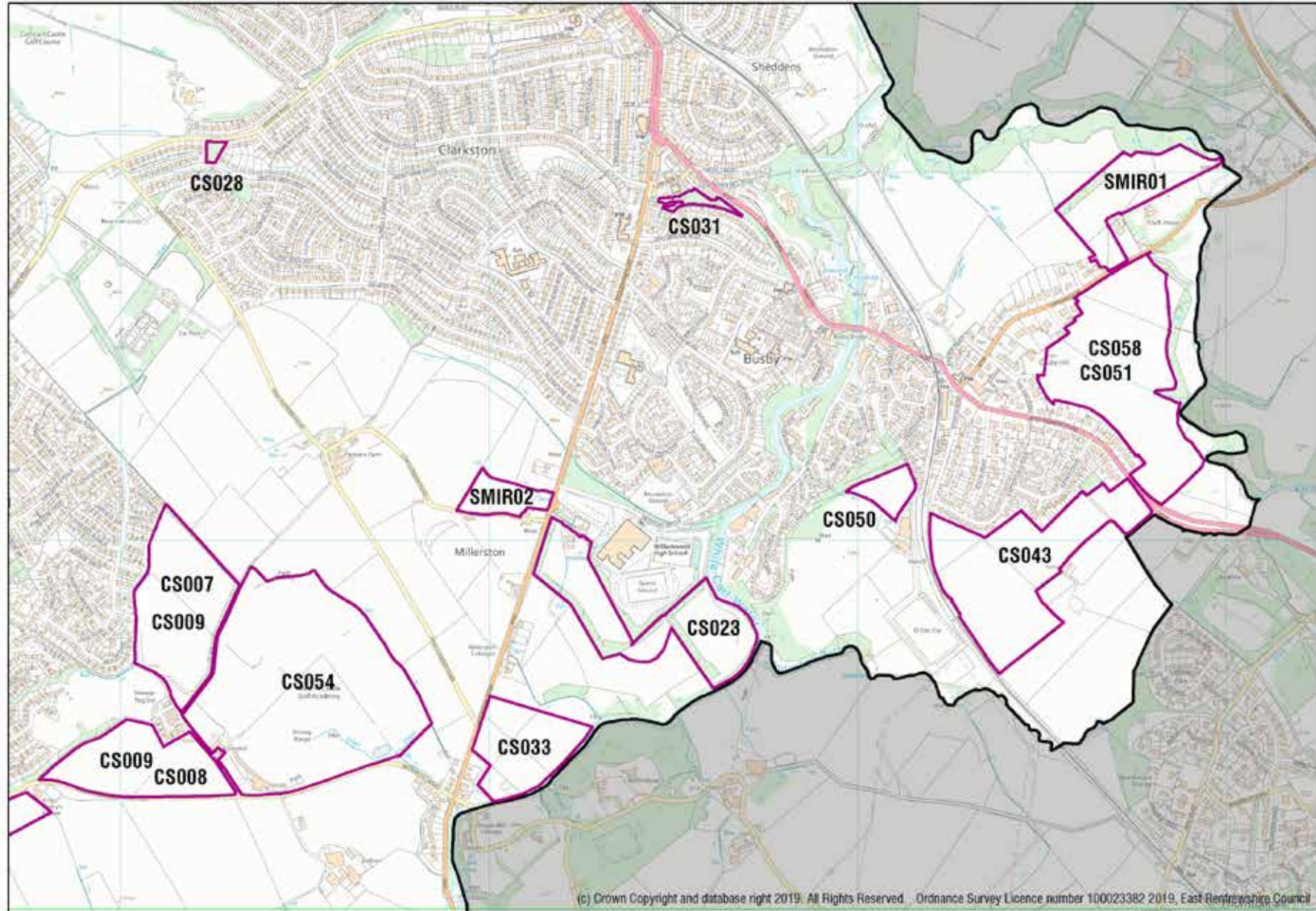
Appendix B: Site Submissions



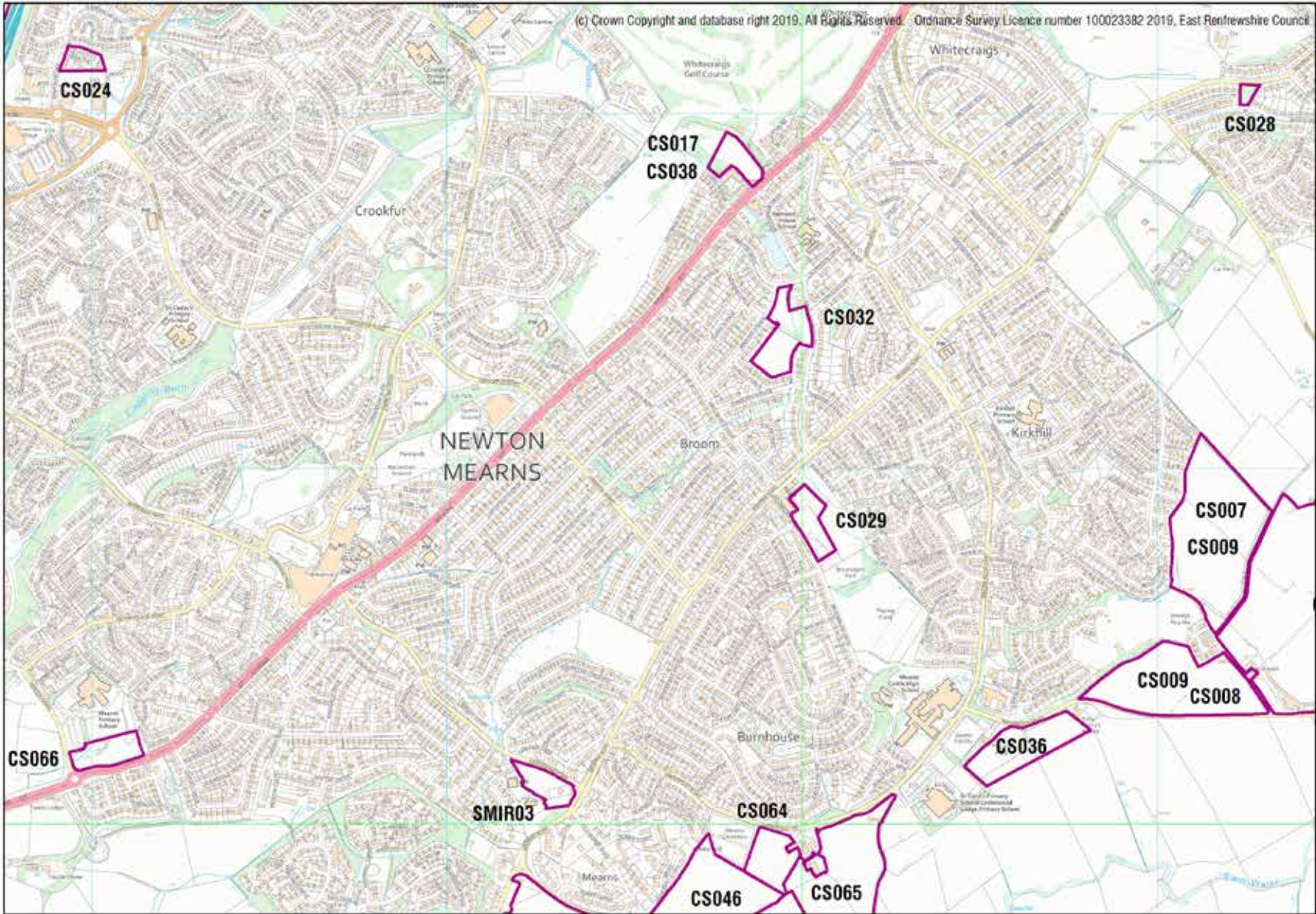
Giffnock and Thornliebank

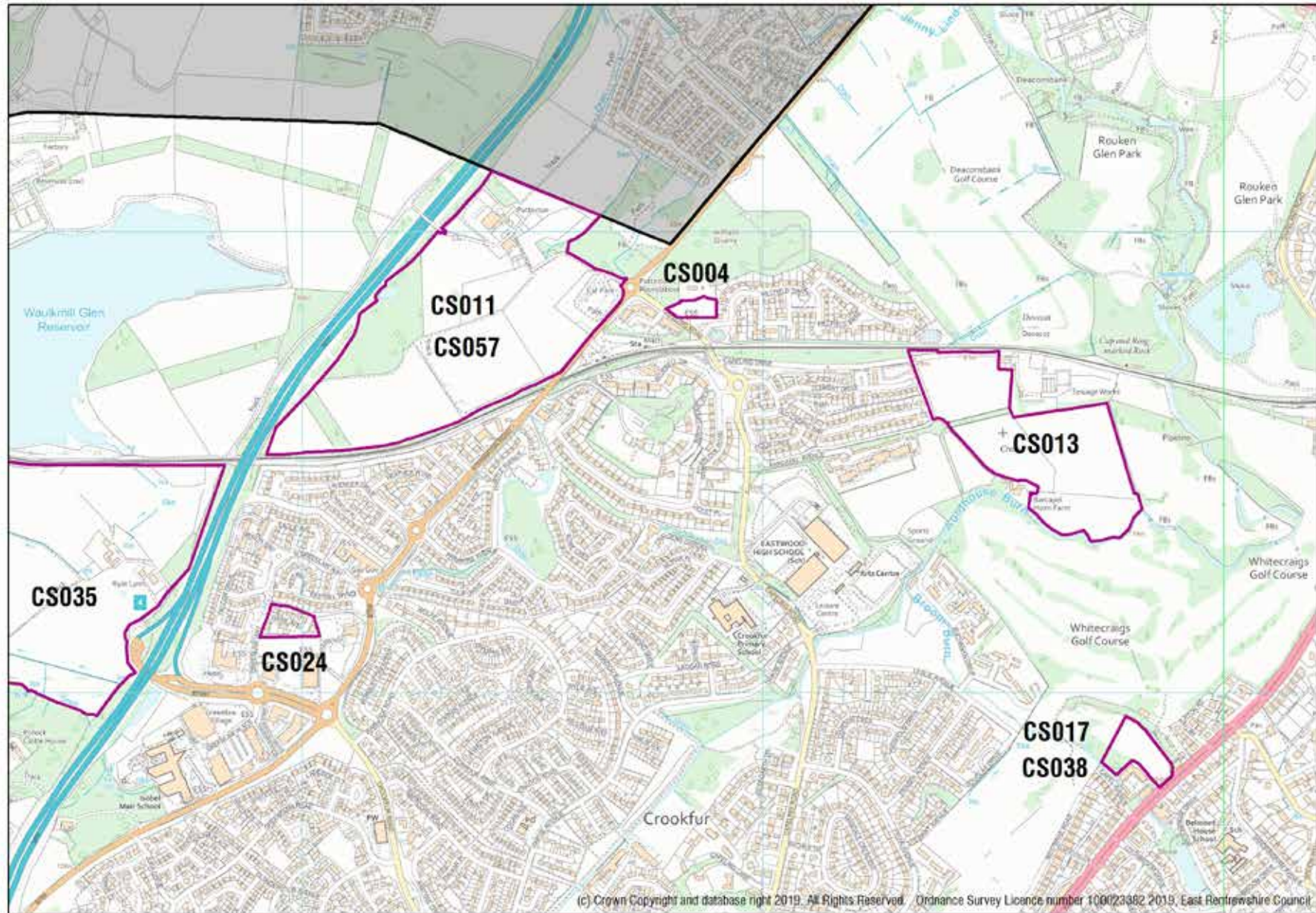


Clarkston, Busby, Newton Mearns East

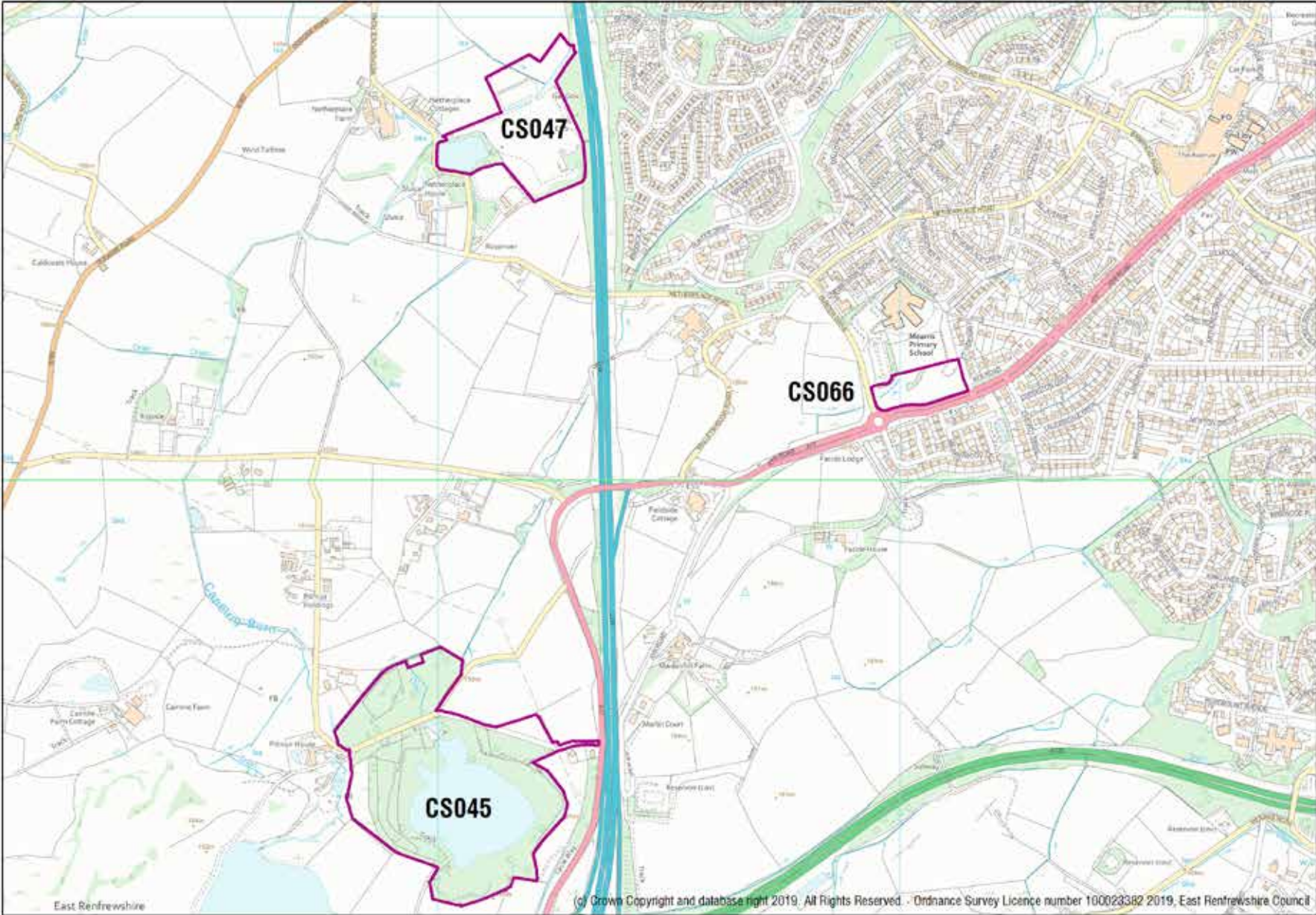


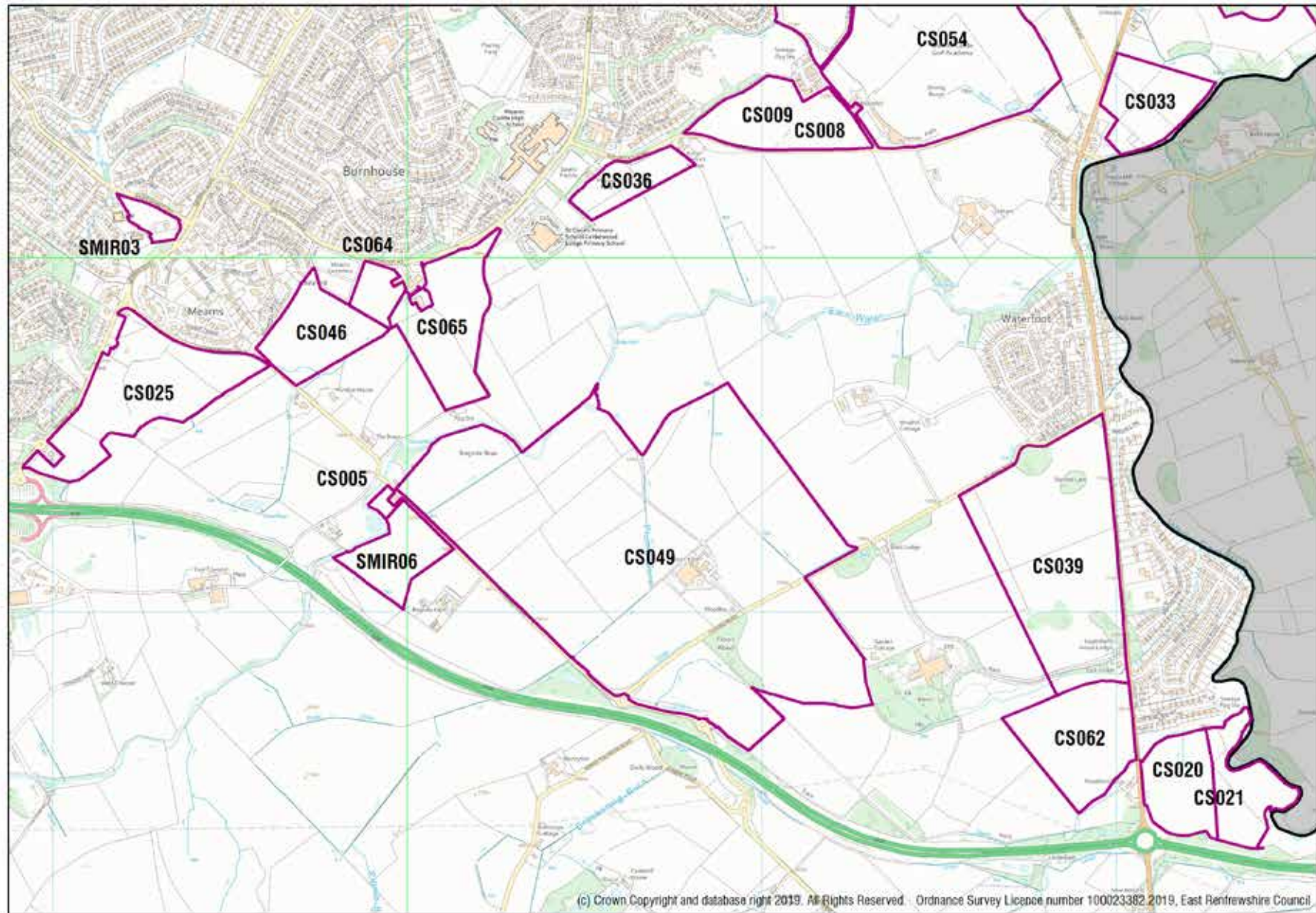
Newton Mearns



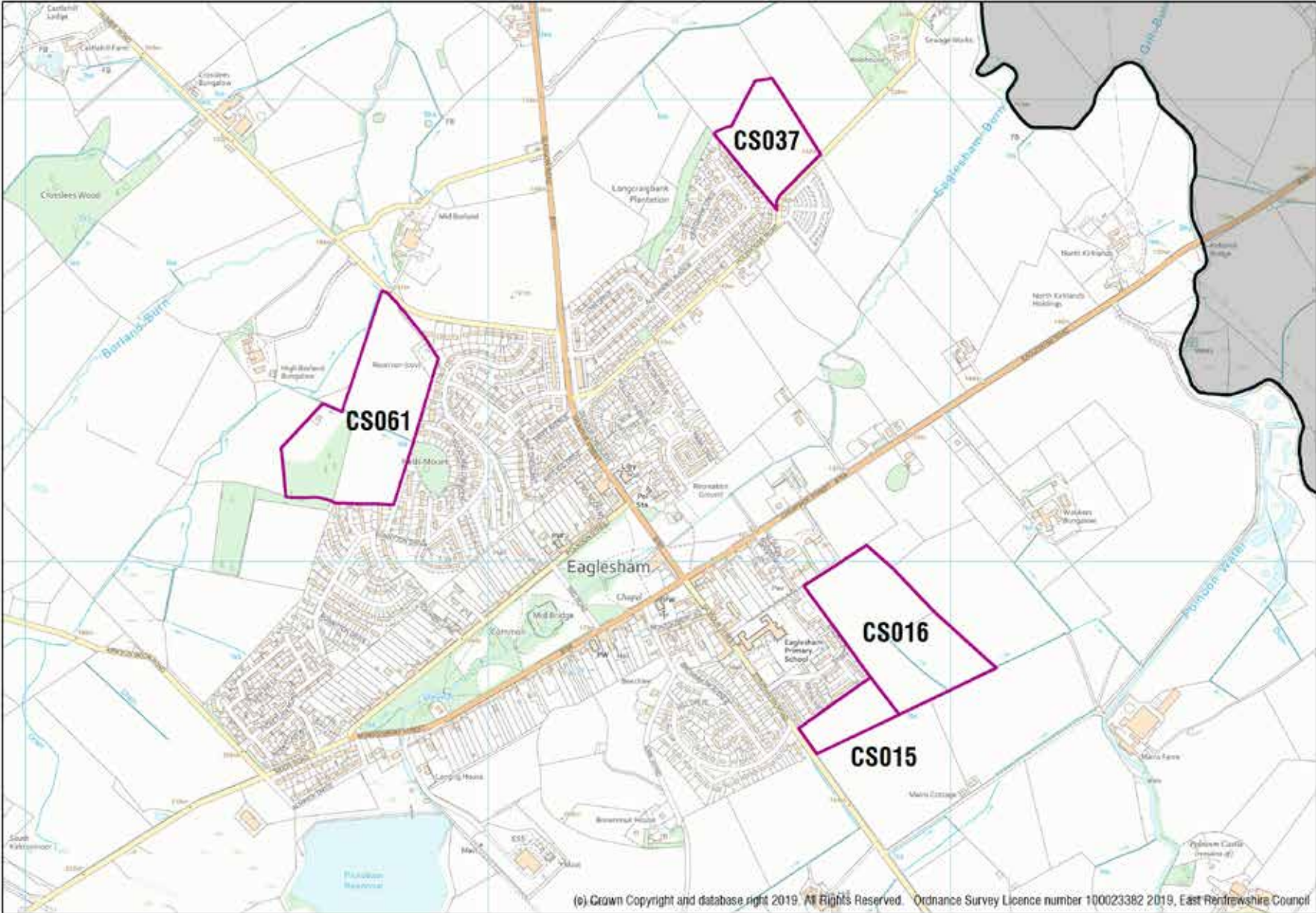


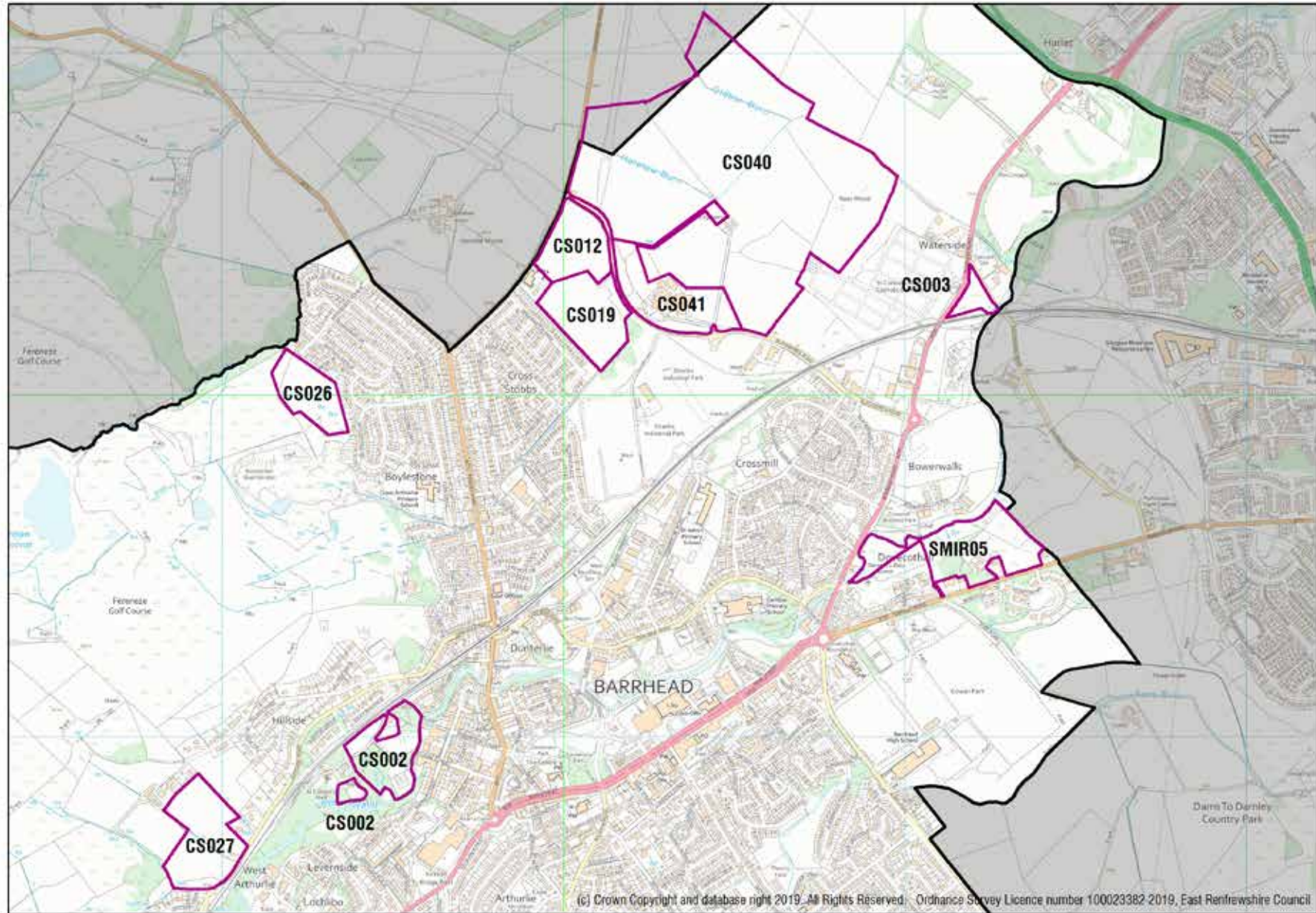
Newton Mearns South West



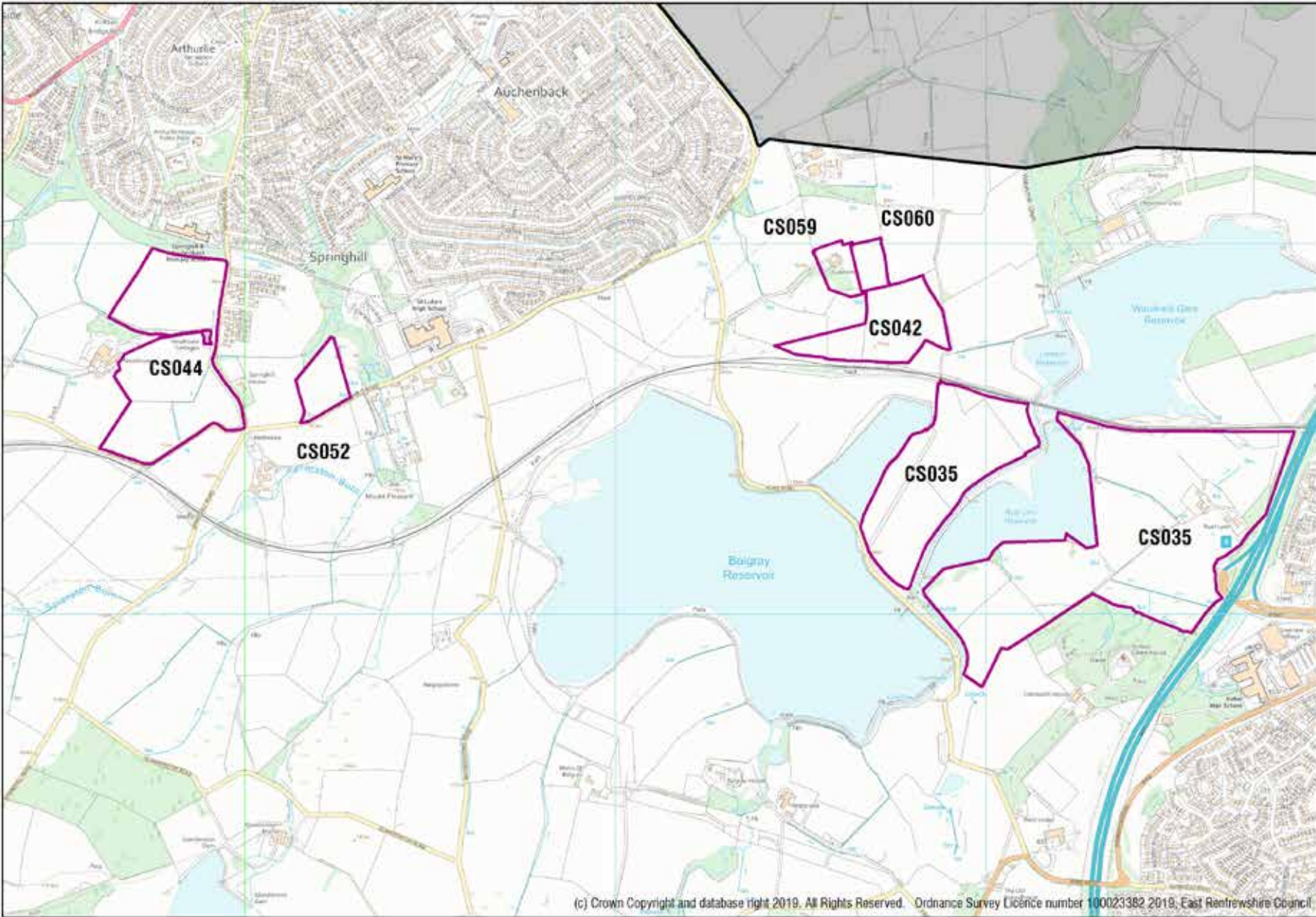


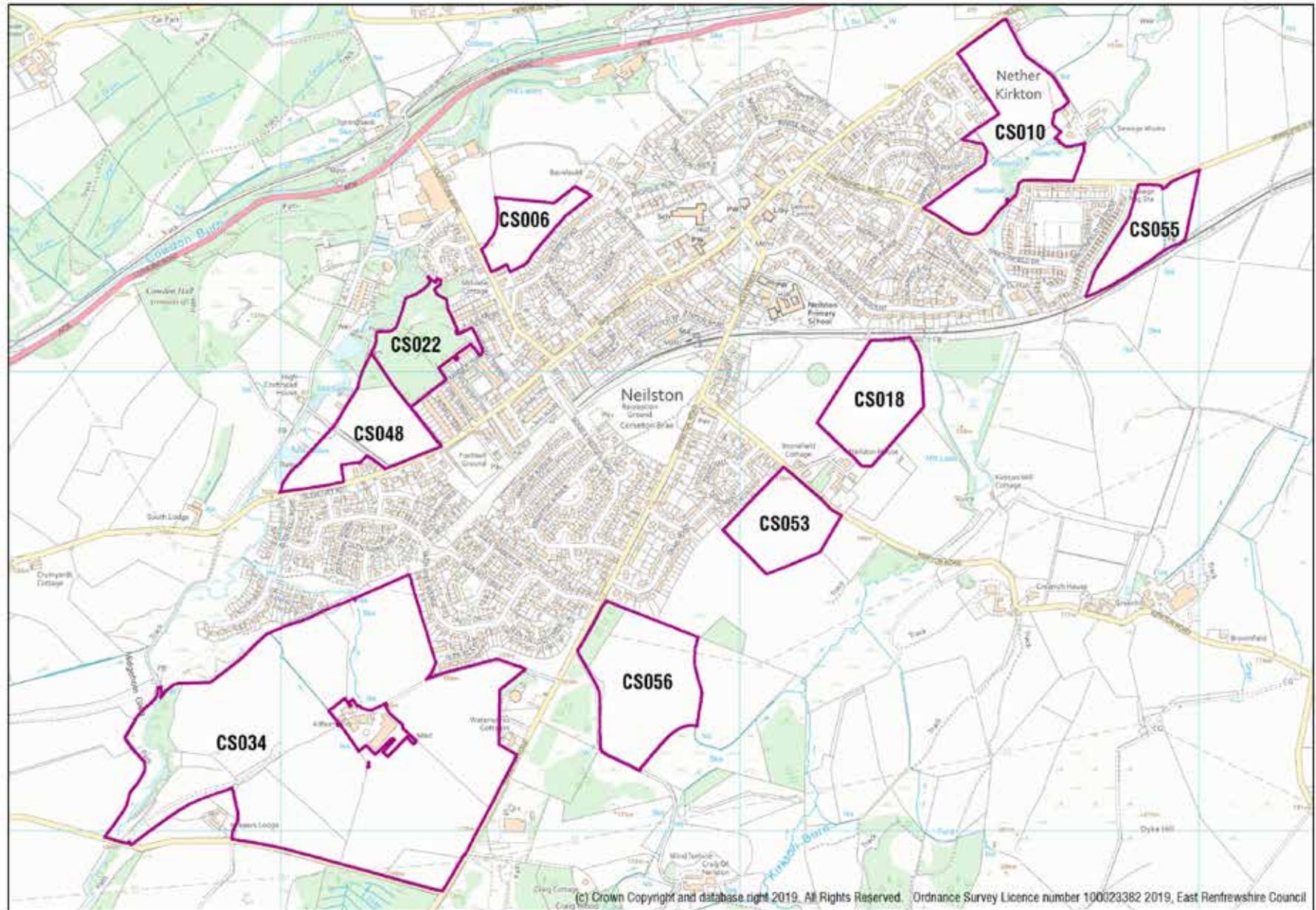
Eaglesham



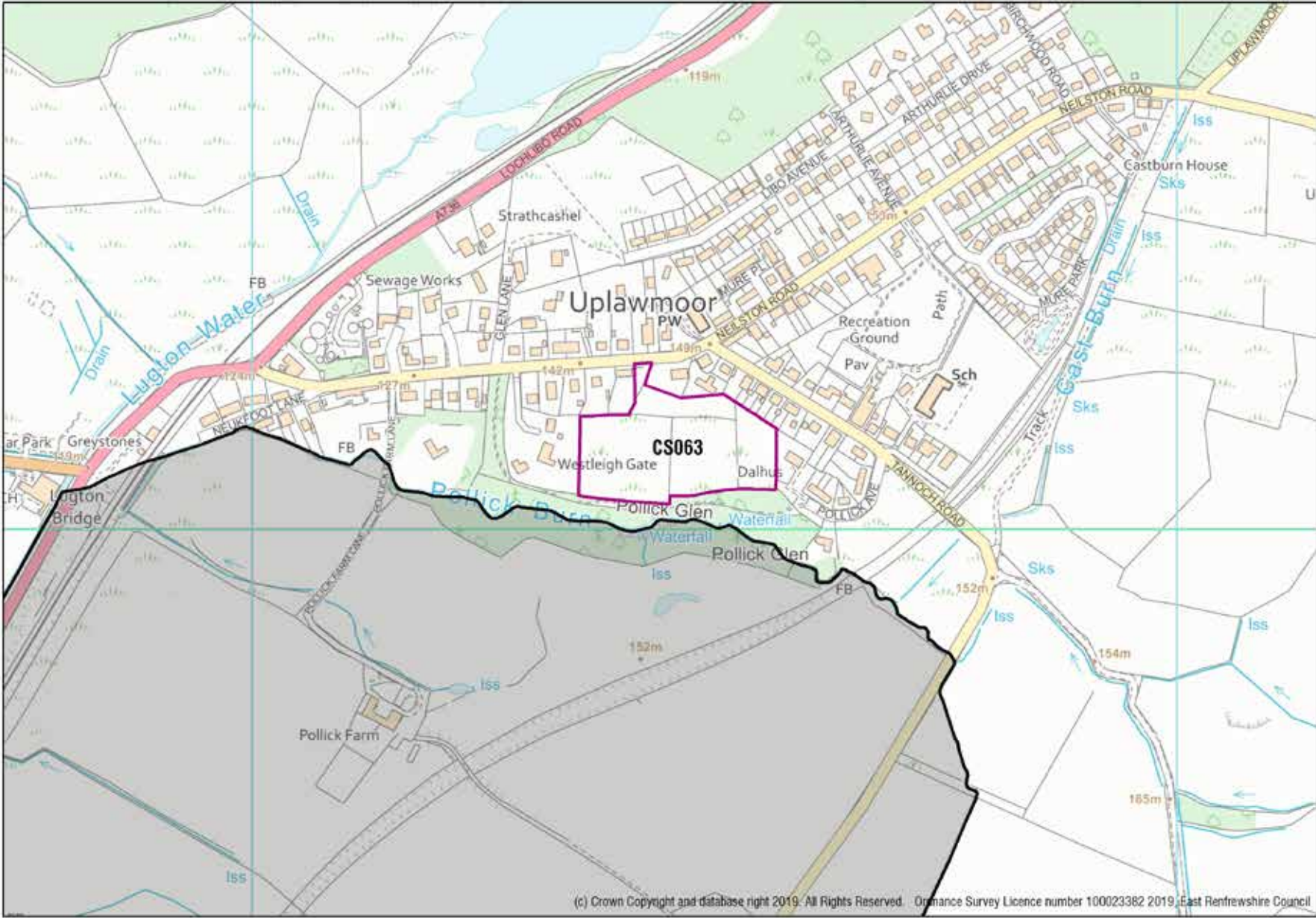


South Barrhead and Dams to Darnley





Uplawmoor



Appendix C: Site Evaluation Matrix

Ref No.	Owner/ Agent/ Developer	Address	Size	Capacity	Q1 Land Use Type	Q2 Site Location	Q3 Impact of Development	Q4 Ownership/ market Interest	Q5 Natural Environment	Q6 Built Environment	Q7 Accessibility to services	Q8 Accessibility to Public Transport	Q9 Constraints	Score	Recommendation/ Current Status
CS001	National Grid	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	
CS002	Westmarch Barrhead LLP	Chappellfield, Barrhead	4.32	120	1	3	1	1	1	3	3	3	1	17	Retain as housing site. Programming set out in Housing land Audit and Schedule 15 of Proposed LDP2.
CS003	Lorna Mackay & Rona Saurin	Glasgow Road, Salterland Road, Barrhead	0.874	30	2	2	1	0	1	3	3	1	1	14	Retain as green belt
CS004	Westpoint Homes	North Capelrig Road, Newton Mearns	0.36	21	0	0	1	3	1	3	3	3	1	15	Site is currently under construction for residential development. Programming set out in Housing land Audit and Schedule 15 of Proposed LDP2.
CS005	William Clifford	Humbie Road, Newton Mearns	0.32	3	0	-3	1	0	3	3	0	0	1	5	Retain as green belt
CS006	Mactaggart & Mickel/ AWG Property Ltd	Holehouse Brae, Neilston	3.8	65	0	1	1	3	3	1	1	3	3	16	Retain as housing site. Programming set out in Housing land Audit and Schedule 15 of Proposed LDP2.

Ref No.	Owner/ Agent/ Developer	Address	Size	Capacity	Q1 Land Use Type	Q2 Site Location	Q3 Impact of Development	Q4 Ownership/ market Interest	Q5 Natural Environment	Q6 Built Environment	Q7 Accessibility to services	Q8 Accessibility to Public Transport	Q9 Constraints	Score	Recommendation/ Current Status
CS007	Stewart Milne Homes	Barrance Farm North, Newton Mearns	9.2	138	0	2	1	3	3	3	1	1	3	17	Retain as green belt
CS008	Stewart Milne Homes	Barrance Farm South, Newton Mearns	6.8	110	0	2	3	3	3	3	1	1	1	17	Retain as green belt
CS009	Stewart Milne Homes	Bararnce Farm Master Plan, Newton Mearns	16	260	0	2	1	3	3	3	1	1	1	15	Retain as green belt
CS010	Mactaggart & Mickel Homes and AWG Property Ltd	Nether Kirkton Farm (Phase 1 and 2), Neilston	6.8	120	0	2	1	3	1	3	1	3	1	15	Retain as green belt
CS011	Patterton SPV Ltd	Patterton Farm, Newton Mearns	23.7	250	0	2	1	1	1	3	3	3	1	15	Retain as green belt
CS012	Bunzl plc	Blackbyres Road, Barrhead	3.79	84	3	3	3	1	3	3	0	0	1	17	Site has planning permission for residential development. Programming set out in Housing land Audit and Schedule 15 of Proposed LDP2.
CS013	Elphinstone Barcapel Ltd	Barcapel, Newton Mearns	10.1	175	0	1	1	0	1	3	1	1	1	9	Retain as green belt

Ref No.	Owner/ Agent/ Developer	Address	Size	Capacity	Q1 Land Use Type	Q2 Site Location	Q3 Impact of Development	Q4 Ownership/ market Interest	Q5 Natural Environment	Q6 Built Environment	Q7 Accessibility to services	Q8 Accessibility to Public Transport	Q9 Constraints	Score	Recommendation/ Current Status
CS014	Stewart Milne Homes	Braidpark Drive, Giffnock	1.5	50	0	3	0	2	1	3	1	0	0	10	Retain as part of master plan under Policy M4.
CS015	Stewart Milne Homes + Mr George Strang	Waukers Farm Site 1, Eaglesham	1.6	31	0	2	3	3	3	3	1	1	3	19	Retain as green belt
CS016	Stewart Milne Homes + Mr George Strang	Waukers Farm Site 2, Eaglesham	8.5	153	0	2	1	3	3	3	1	1	1	15	Retain as green belt
CS017	McCarthy and Stone and Cala Home	Whitecraigs Golf Course, Newton Mearns	1.62	60	0	2	1	2	1	3	3	1	1	14	Retain as green belt
CS018	Dawn Homes Ltd	Kirkton Road, Neilton	9.6	40	0	2	1	3	1	3	1	3	3	17	Retain as green belt
CS019	Stainton International Ltd	Blackbyres Road, Barrhead	4.6	87	3	3	3	1	3	3	0	0	1	17	Site is currently under construction for residential development. Programming set out in Housing land Audit and Schedule 15 of Proposed LDP2.
CS020	Westpoint Homes	Glasgow Road A, Waterfoot	5.297	50	0	2	1	3	3	3	1	1	1	15	Retain as green belt
CS021	Westpoint Homes	Glasgow Road B, Waterfoot	10.27	100	0	2	1	3	3	3	1	1	1	15	Retain as green belt

Ref No.	Owner/ Agent/ Developer	Address	Size	Capacity	Q1 Land Use Type	Q2 Site Location	Q3 Impact of Development	Q4 Ownership/ market Interest	Q5 Natural Environment	Q6 Built Environment	Q7 Accessibility to services	Q8 Accessibility to Public Transport	Q9 Constraints	Score	Recommendation/ Current Status
CS022	Ardalziel Properties	Holehouse Brae and Millview Meadow, Neilston	1.62	60	1	1	1	0	1	3	1	3	0	11	Retain as green belt
CS023	Mactaggart & Mickel Homes Ltd	Newford Farm, Clarkston	4.4	132	0	1	3	3	3	3	3	1	1	18	Retain as green belt
CS024	Robertson Homes	Greenlaw Site C, Newton Mearns	1.5	23	2	3	1	3	3	3	3	1	3	22	Site completed for housing.
CS025	Taylor Wimpey	Humbie Road / Mearns Road, Newton Mearns	11	200	0	2	1	3	1	3	3	1	1	15	Retain as green belt
CS026	Gladman Scotland	Fereneze, Barrhead	2.65	50	0	1	0	3	1	3	1	1	1	11	Retain as green belt
CS027	Gladman Scotland	Woodneuk, Barrhead	4.45	100	0	0	0	3	3	3	1	0	1	11	Retain as green belt
CS028	Mactaggart and Mickel	Beechlands Drive, Clarkston	0.22	2	-3	3	0	3	0	3	3	1	3	13	Retain as open space.
CS029	Mactaggart and Mickel	Broomburn Drive, Newton Mearns	2.34	60	1	3	1	1	1	3	3	1	1	15	Retain as open space.

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CS030	Mactaggart and Mickel	Roblsee Drive, Giffnock	3.66	126	2	3	3	3	1	3	3	3	1	22	Retain as housing site. Programming set out in Housing land Audit and Schedule 15 of Proposed LDP2.
CS031	Mactaggart and Mickel	Hill Crescent, Clarkston	0.43	15	0	3	0	3	1	3	3	3	0	16	Retain as informal green space.
CS032	Mactaggart and Mickel	Windsor Avenue, Newton Mearns	1.1	5	0	3	1	3	3	3	1	1	1	16	Retain as housing site. Programming set out in Housing land Audit and Schedule 15 of Proposed LDP2.
CS033	Mactaggart and Mickel	Waterfoot Bridge, Waterfoot	2.2	50	0	0	0	3	3	3	3	1	1	14	Retain as green belt
CS034	Mr Alex Scott	Kilburn Farm, Neilston	37	740	0	2	0	0	3	3	1	1	1	11	Retain as green belt
CS035	Halcyon City Living	Ryat Linn	41.4	510	0	-3	0	1	1	3	1	0	1	4	Retain as green belt
CS036	Mactaggart and Mickel	Castle Farm, Newton Mearns	3.7	90	0	2	1	3	3	3	1	1	3	17	Retain as green belt
CS037	Mactaggart and Mickel	Holehouse Road, Eaglesham	2.3	70	0	1	1	3	3	3	1	0	3	15	Retain as green belt

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CS038	Whitecraigs Golf Club	Whitecraigs Golf Club, Newton Mearns	1.6	100	0	2	1	0	1	3	3	1	1	12	Retain as green belt
CS039	Gladman Scotland	Glasgow Road, Waterfoot	20	200	0	1	0	3	3	3	1	1	3	15	Retain as green belt
CS040	Avant Homes	Blackbyres Road, Barrhead	50.2	700	0	1	1	3	3	3	0	0	1	12	Retain as green belt
CS041	Avant Homes	Blackbyres Road Phase 1, Barrhead	4.7	100	0	0	1	3	3	3	0	0	1	11	Retain as green belt
CS042	Avant Homes	Lyoncross Extension, Barrhead	5.1	60	0	3	0	3	1	3	1	0	3	14	Retain as open space component of Barrhead South master plan.
CS043	Taylor Wimpey	Easterton Avenue, Busby	12.9	150	0	2	1	3	3	3	1	3	3	19	Retain as green belt
CS044	Miller Homes	Springhill Road West, Barrhead	13.5	250	0	2	1	3	3	3	3	0	1	16	Retain as green belt
CS045	Matthew Darroch	Pilmuir Quarry	17.2	10	3	-3	1	1	3	3	0	0	0	8	Retain as green belt
CS046	Robertson Homes	Humbie Road, Newton Mearns	5.7	95	0	1	1	3	3	3	3	0	1	15	Retain as green belt
CS047	NVDC	Nether Place Works, Newton Mearns	6.94	200	3	-3	3	0	3	3	0	0	0	9	Retain for employment generating uses.

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CS048	Lynch Homes	Uplawmoor Road, Neilston	3.5	81	0	1	1	3	1	3	1	3	1	14	Retain as green belt
CS049	Wallace Land Investments	Floors Farm, Newton Mearns	77.7	900	0	-3	0	3	3	3	0	0	1	7	Retain as green belt
CS050	Mr Eddie Casey	Westerton Lane Busby	1.37	20	0	2	1	3	3	3	1	3	1	17	Retain as green belt
CS051	Cala Homes	Easter Busby, Busby	16.9	150	0	2	1	3	3	3	1	3	1	17	Retain as green belt
CS052	Miler Homes	Springfield Road Barrhead	2.6	50	-3	3	0	3	1	0	1	0	3	8	Retain as green space.
CS053	Mr James Carswell	Kirkton Road, Neilston	3.79	114	0	1	1	0	3	3	1	3	1	13	Retain as green belt
CS054	MAGA at Mearns Golf Academy	Mearns Golf Academy	26.7	50	1	1	1	1	3	3	1	1	3	15	Retain as green belt
CS055	Elderslie Estates	Springfield Road, East of Kirktonfield Crescent Neilston	1.9	35	0	2	0	3	3	3	1	0	3	15	Retain as green belt
CS056	Elderslie Estates	Kingston Road, south of Craig Road Neilston	1.3	30	0	1	0	0	1	3	1	3	1	10	Retain as green belt

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CS057	Miller Developments	Patterton East, Stewarton Road, Newton Mearns	23.6	300	0	2	1	3	1	3	3	3	1	17	Retain as green belt
CS058	Messrs Morris	Easter Busby Farm, Busby	16.9	150	0	2	1	3	3	3	1	3	1	17	Retain as green belt
CS059	Angus Dodds	Land at Lyoncross Farmhouse, Barrhead	1.4	10	3	3	1	0	3	1	1	0	3	15	Retain within Barrhead South masterplan.
CS060	Angus Dodds	Land East of Lyoncross Farmhouse, Barrhead	0.9	10	0	3	1	0	3	1	1	0	3	12	Retain within Barrhead South masterplan.
CS061	Cala Homes	Humbie Road, Eaglesham	8.05	100	0	1	1	3	3	3	1	1	1	14	Retain as green belt
CS062	Hallam Land Management and Hendersons Chartered Surveyors	West Glasgow Road, Waterfoot	8.5	150	0	0	1	3	3	3	1	1	1	13	Retain as green belt
CS063	Mactaggart and Mickel	Uplawmoor West, Uplawmoor	2.1	25	-3	3	0	3	1	3	0	1	3	11	Retain as open space

Ref No.	Owner/ Agent/ Developer	Address	Size	Capacity	Q1 Land Use Type	Q2 Site Location	Q3 Impact of Development	Q4 Ownership/ market Interest	Q5 Natural Environment	Q6 Built Environment	Q7 Accessibility to services	Q8 Accessibility to Public Transport	Q9 Constraints	Score	Recommendation/ Current Status
CS064	Persimmon Homes	Burnhouse Farm (Parcel 1) Newton Mearns	1.78	40	0	2	1	3	3	3	3	1	1	17	Retain as green belt
CS065	Persimmon Homes	Burnhouse Farm (Parcel 1 and 2) Newton Mearns	6.79	165	0	2	1	3	3	3	3	1	1	17	Retain as green belt
CS066	ERC	Ayr Road, Newton Mearns	1.34	20	-3	3	1	0	3	3	1	1	1	10	Retain as open space
SMIR01	Montagu Evans LLP for Romano family	Carmunock Road, Busby	17.02	340	0	1	0	0	1	3	1	3	0	9	Retain as green belt
SMIR02	Greenbank Parish Church	Eaglesham Road, Clarkston		N/A	0	1	1	3	3	3	3	1	1	16	Retain as green belt
SMIR03	Muir Smith Evans for Church of Scotland General Trustees	Mearns Kirk, Newton Mearns	1.3	8	-3	3	1	0	1	1	3	1	1	8	Retain as open space
SMIR04	Advance Construction	Braidbar Quarry, Giffnock	22.7	340	-3	3	0	0	0	3	3	3	0	9	Retain as master plan under Policy M4.

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SMIR05	Keppie for Montfort Missionary Society	North of Darnley Road, Barrhead	5.2	150	0	1	1	1	3	3	3	1	1	14	Retain as green belt
SMIR06	William Clifford	Humbie Road, Newton Mearns	4.8	50	0	-3	1	0	3	3	0	0	1	5	Retain as green belt



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