

Corporate and Community Services Department

Council Headquarters, Eastwood Park, Giffnock, East Renfrewshire, G46 6UG

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Date: 31 July 2020

When calling please ask for: Paul O'Neil (Tel No. 0141 577 3011)

e-mail:- paul.o'neil@eastrenfrewshire.gov.uk

TO: Councillors A Ireland (Chair), B Cunningham (Vice Chair), A Convery, J Fletcher,
J McLean, S Miller and J Swift.

PLANNING APPLICATIONS COMMITTEE

A meeting of the Planning Applications Committee will be held on **Wednesday, 5 August 2020 at 2.00pm.**

The agenda of business is as shown below.

Please note this is a virtual meeting.

Caroline Innes

C INNES

DEPUTY CHIEF EXECUTIVE

1. **Report apologies for absence.**
2. **Declarations of Interest.**
3. **Application for planning permission for consideration by the committee – Report by Director of Environment (copy attached, pages 3 - 20).**

This document can be explained to you in other languages and can be provided in alternative formats such as large print and Braille. For further information, please contact Customer First on 0141 577 3001 or email customerservices@eastrenfrewshire.gov.uk

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts to be considered by
Planning Applications Committee on 5 August 2020.

Reference No: 2020/0018/TP

Ward: 4

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Applicant:

East Renfrewshire Council
Education Department

Council Headquarters
Eastwood Park
Rouken Glen Road
Giffnock
East Renfrewshire Council
G46 6UG

Agent:

Holmes Miller
89 Minerva Street
Glasgow
Scotland
G3 8LE

Site: Netherlee Primary School Clarkston Road Netherlee East Renfrewshire G44 3SF

Description: Installation of a multi-use games pitch with erection of fencing and floodlighting

Please click [here](#) for further information on this application

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REPORT OF HANDLING

Reference: 2020/0018/TP

Date Registered: 13th March 2020

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257853/658842

Applicant/Agent:

Applicant:
East Renfrewshire Council
Education Department
Council Headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG

Agent:
Holmes Miller
89 Minerva Street
Glasgow
G3 8LE

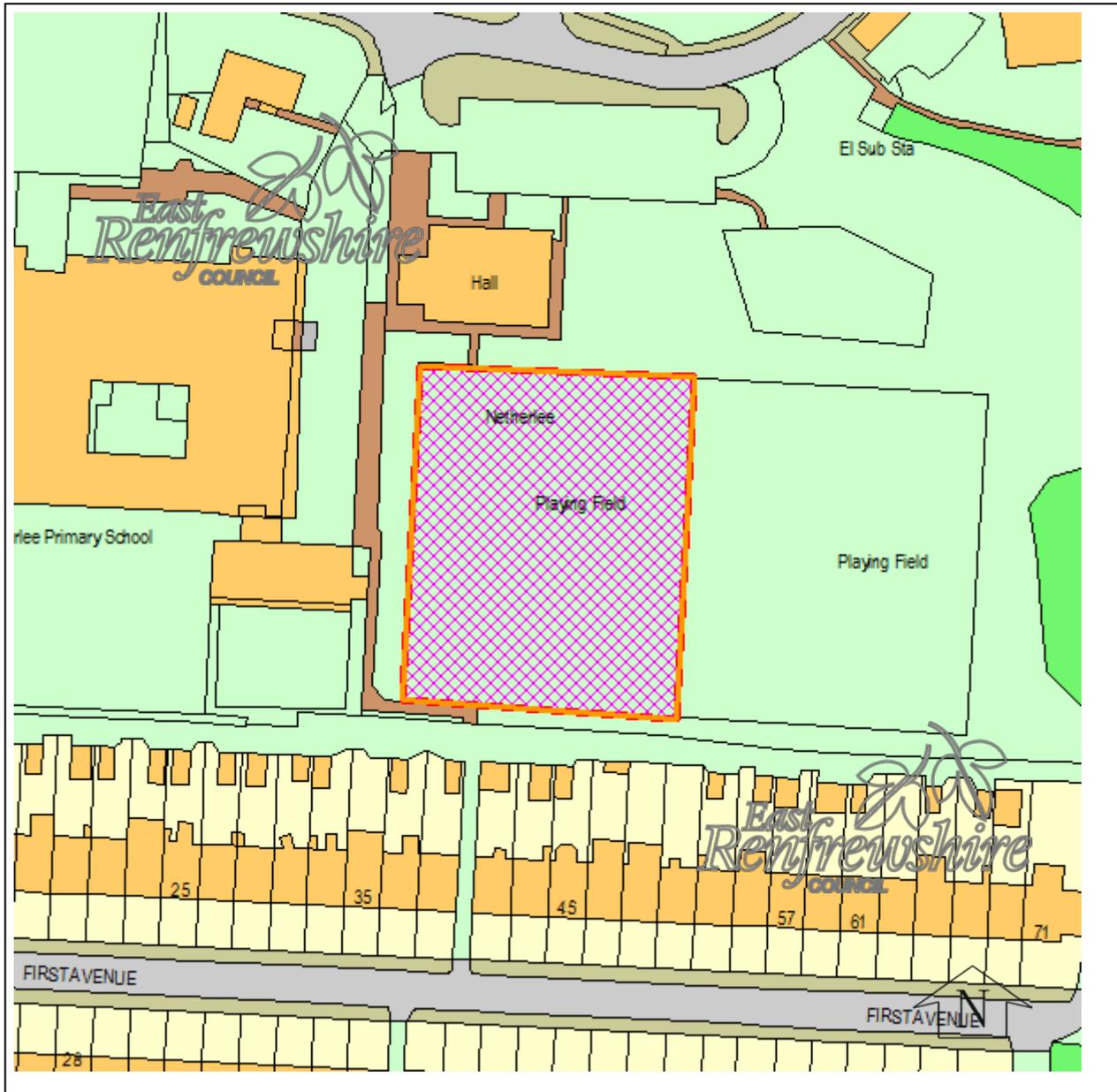
Proposal:

Installation of a multi-use games pitch with erection of fencing and floodlighting

Location:

Netherlee Primary School
Clarkston Road
Netherlee
East Renfrewshire
G44 3SF

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CONSULTATIONS/COMMENTS:

Sport Scotland	No objection subject to a condition requiring further details of the pitch specification to be submitted and approved prior to work commencing on site.
East Renfrewshire Council Roads Service	No objection.
East Renfrewshire Council Environmental Health Service	No objection subject to conditions to control the hours of use, to ensure the use of noise absorbent fixings and to control the lux levels from the floodlights.

PUBLICITY:

27.03.2020 Evening Times Expiry date 10.04.2020

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS: 55 representations have been received. Of those 55, 49 object to the proposal; 2 are in support; and 4 neither object to nor support the application. The representations can be summarised as follows:

Object:

Inadequate consultation has been carried out
 Anti-social behaviour
 Glare from floodlights
 Noise nuisance
 Overlooking
 Overshadowing
 Traffic impact
 Inadequate car-parking
 Damage to adjoining roads
 Visual impact
 Out of character with the area and detrimental to the character of the proposed conservation area
 Loss of public open space
 Impact on property prices
 Environmental impact and impact on air quality and greenhouse gas emissions
 Drainage issues
 Loss of view
 Child safety – pupils need to cross a public space to access the proposed pitch from the school
 Alternative options should be considered
 Resources should be spent elsewhere
 No need for the development
 Contrary to the “Fields in Trust Guidelines”
 Increased pressure on existing sewerage infrastructure
 Pollution and litter
 A questionnaire by the school asked a loaded question.

Support:

Exercise related health benefits
 Better use of the space

Improvement of school facilities.

Neither objecting nor supporting:

Consideration of this application should be postponed until after the covid-19 pandemic
A questionnaire sent by the school asked a loaded question
More details should be provided
Proposed pitch should be for community use.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Whilst no reports have been submitted in support of the application, the applicant has submitted a statement via their agent. The statement outlines the current use of the pitch indicating that it cannot be used all year round owing to it often being waterlogged. It states that the proposed pitch could be used all year round by the school; after school groups; and by local clubs outwith core school hours.

The statement also indicates that drainage can connect to the existing infrastructure and will be supplemented by new lateral field drains. The statement indicates that the structural base layer will be comprised of crushed stone and will attenuate rainwater.

ASSESSMENT:

This is a Local Development under the Town and Country Planning Hierarchy of Developments (Scotland) Regulations 2009. However the application requires to be determined by the Planning Applications Committee as more than 10 objections have been received.

The application site comprises a flat area of grassed public open space immediately to the east of Netherlee Primary School. It is identified in the adopted East Renfrewshire Local Development Plan as forming part of the green network and as an area of urban greenspace. The site measures approximately 63 metres by 52 metres and forms approximately 50% of a larger area of grassed open space that extends further to the east. Whilst the application site lies outwith the school grounds it nevertheless functions as a school playing field along with the remainder of the grassed area to the east. The site and the wider grassed area are currently maintained by the Council. The wider playing field area is surrounded by a 2 metre high metal post and mesh fence. The gates are unlocked outwith school hours to allow members of the public to use the playing fields.

Two rows of sandstone houses lie to the south of the site on First Avenue, within the Netherlee Article 4 area, their rear gardens are approximately 8 metres from the proposed pitch. A private access lane serving the rear of those houses and a footpath linking Linnpark Avenue with First Avenue runs between the site and the rear of the houses. A row of mature deciduous trees grow along the site's southern boundary. Netherlee Library and Netherlee Pavilion and their associated car-park areas lie immediately to the north of the site on Linnpark Avenue. A further area of open space incorporating a play area also lies to the north. A sheltered housing complex at Linnpark Court lies further to the north on the opposite side of Linnpark Avenue. Further residential properties lie on the opposite site of Linnpark Avenue towards the north-east. Vehicular access to the playing fields is via Linnpark Avenue.

Planning permission is sought for the erection of a multi-use games pitch with fencing and floodlighting (Also referred to as a MUGA). The proposed pitch measures 60 metres by 44 metres in area. It comprises a synthetic turf surface over a shock-absorbing layer, asphalt layer and sub-base. The fencing is proposed to be 3 metres high and of a metal post and wire mesh design, similar to the existing 2 metre high fencing. The fencing is proposed to be erected on the edge of the synthetic pitch with a set of double gates on the north side and two single gates on the east side. The gates are of the same design and height as the proposed fencing. The existing two metre high fencing surrounds the wider area of open space and is proposed to be retained. Six 10 metre high floodlighting columns are proposed: three on the west side of the proposed pitch and three on the east side. Four of the columns will support 1 floodlight each and two will support two each.

The existing playing fields are owned by the Council and currently managed by the Environment department (Parks Service). The applicant has confirmed that, when developed, the multi-use games pitch will become part of the school grounds with management transferred to the Education Department. Access arrangements would be via the school as is the case with other primary school multi-use games pitches owned by the Council. The gates of the proposed multi-use games pitch would be unlocked out with school hours and community access for clubs etc can be arranged through the school. The applicant has indicated that the use of the proposed pitch in this manner would be until 10pm. The remainder of the open space/playing fields would remain unlocked and would operate as they do at present. Given the synthetic nature of the pitch surface, it can be used in all weathers.

The application requires to be assessed against Policies D1, D4 and D5 of the adopted East Renfrewshire Local Development Plan.

Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and that the Councils access and car-parking requirements are met.

Policy D4 states that the Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green network. It states that proposals for development that are likely to destroy or impact adversely on the green network will be discouraged.

Policy D5 states that urban greenspace, including outdoor sports facilities, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless:

- There is no significant adverse impact on the landscape character and amenity of the surrounding area;
- There will be no loss of public access
- There would be no or limited impact on nature conservation;
- The proposed loss would result in a community use, the benefit of which would outweigh the loss of the greenspace.

With regard to Policy D1, the determining issues in this case are 1) impact on character and amenity; 2) parking and access requirements; and 3) impact of light from the floodlighting.

In terms of impact on character and amenity, it is noted that the development is proposed to take place on a long established playing field adjacent to an existing primary school. It is therefore considered that the proposal will have limited impact on the area's character as it is compatible with the existing use. The proposed multi-use games pitch, the 3 metre high fencing and the 10 metre high lighting columns would be viewed against the backdrop of the surrounding urban area including the primary school buildings, the existing tree lines to the south and east and the terraced dwellings to the south. Within this context, the proposal would have limited visual impact and would be acceptable in appearance. The lighting columns are slender structures that would not be prominent features when viewed from out with the site. The 3 metre high fencing is approximately 25 metres from the rear of the closest dwellings on First Avenue and would be partially visible. However it will be viewed in context of the existing boundary walls, outbuildings and the existing fencing. Views from other properties on First Avenue, will be mostly obscured by existing tree lines. As such it is not be considered to be unduly prominent, and acceptable in terms of visual impact. It would not adversely affect the character or amenity of the area or of the adjacent Article 4 area.

It is accepted that the use of the current grass playing fields is limited by the hours of darkness, albeit they are unlocked outwith school hours. The introduction of floodlighting and improved surface will potentially extend the use of the proposed pitch later into the evenings during the darker months and could result in more frequent use out with school hours with the potential for more formal or semi-formal use. There could therefore be increased potential for noise from people playing on the pitch and from anyone watching as well as from balls striking the fencing.

As noted, the Council's Environmental Health Service have not objected to the proposal subject to conditions relating to the use of noise absorbent fixtures on the fencing to minimise noise and limiting the hours of use. Furthermore, it is considered reasonable, in order to protect the amenity of nearby residents, that the hours of use of the proposed pitch be limited to 09:00 to 21:00 Monday to Friday and 09:00 to

18:00 on Saturdays and Sundays. Should the application be approved, appropriate conditions can be attached to any planning permission granted.

The Environmental Health Service also recommended that consideration be given to the erection of an acoustic fence between the proposed pitch and the adjacent houses. It did not indicate that such a fence should be a condition of any planning permission. It is considered that the erection of acoustic fencing would have a greater visual impact than that of the proposed fencing and as it is not a prerequisite for planning permission, it is not considered necessary and therefore inappropriate to request its provision.

In terms of light spill and glare from the proposed floodlights, the applicant has submitted a light spill diagram with the application, which indicates that the light spill into adjacent gardens is 5 lux. This is well below the 10 lux as recommended by the Council's Environmental Health Service as acceptable prior to 11pm. It would exceed the 2 lux maximum after 11pm however, as noted, it is proposed to limit the use of the site to 9pm weekdays and 6 pm at weekends and therefore the floodlighting of the proposed pitch would not have a significant detrimental impact on residential amenity. Consequently, it is considered that the residential amenity can be sufficiently protected by limiting the hours of use of the proposed pitch and through the use of noise absorbent fixings on the proposed fencing.

The proposal would not be considered to have a significant impact on air quality or to increase greenhouse gas emissions.

In terms of impact on road safety and car-parking, the Council's Roads Service has not objected to the proposal. The proposal, given its scale and nature, would not be considered to generate such additional traffic as would damage the adjacent road network.

Given its nature, the proposed use would not be considered to give rise to significant additional overlooking or overshadowing. It is accepted that any increased use of the pitch may give rise to increased instances of litter being discarded. This can be addressed by the provision of a litter receptacle and this can be secured by a condition should the application be approved.

It is therefore considered that subject to appropriate conditions, the proposal complies with the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

In terms of Policy D4, the proposal has the potential to increase and expand the recreational value of the green network by providing an improved recreation facility. The proposal involves the use of only part of the green network and as such, would not hinder access to the wider green network. The site is not covered by a nature designation and the proposal would not impact on its landscape value as a playing field. The proposal would not adversely impact on the character or function of the green network and it therefore raises no conflict with Policy D4.

Whilst the proposal involves development on an area of urban greenspace and as a consequence results in the loss of open space that is easily accessible by the public, it provides an enhanced recreation facility, which will allow controlled access for the community as noted previously in this report. It would not result in an adverse impact on the landscape character of the site and as noted above, would not unduly compromise the residential amenity of the adjacent properties. Further the proposal results in a community benefit and is ancillary to the use of the site as an outdoor sports facility. The proposal therefore raises no conflict with Policy D5. It is also noted that sportScotland has not objected to the proposal as the proposed synthetic pitch will provide increased playing capacity.

Given the nature and scale of the proposal for outdoor sport and the proximity of the surrounding playing fields that will remain undeveloped, the proposal is not considered to represent a significant loss of public open space. Subject to appropriate conditions, the proposal complies with the terms of the adopted East Renfrewshire Local Development Plan Policies D4 and D5.

It is noted that several of the representations commented that the consideration of this application should be postponed until after the Covid-19 pandemic. They also commented that the applicant should have been required to undertake more extensive neighbour notification and public consultation. The Scottish Government's Chief Planner issued a letter to planning authorities on 3 April 2020 stating that planning has a crucial role to play in the current Covid-19 emergency and that planning authorities must do what they can to keep plans and proposals moving through the system. There is no basis in legislation to suspend

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the processing of planning applications. Neighbour notification on the application has been carried out in accordance with legislation. This is not a major application under the Hierarchy of Development Regulations and the applicant is not therefore required to undertake pre-application consultation.

The following comments are made on the points of objection not specifically addressed above:

The guidance contained within the document "Fields in Trust Guidelines" is noted, however is not a material consideration in determining the application. The planning authority has sufficient information to consider the application. It cannot direct applicants towards alternative sites and must assess the proposal presented to it. The adopted East Renfrewshire Local Development Plan is the primary document which the application is required to be assessed against.

Given its scale and nature, the development is not considered to give rise to significant increased demand on the local sewerage infrastructure. The applicant has nevertheless confirmed through their agent that the proposed pitch will comprise attenuation and new lateral field drains. Full details can be approved prior to work commencing and this can be secured by condition.

As noted above the proposal will give rise to a level of noise. However, the proposed use, due to its nature, will not in itself give concern in terms of anti-social behaviour. Anti-social behaviour is better addressed under other legislation and not in this instance a material planning consideration.

Loss of views and property prices are not material planning considerations in assessing the application. Pupil safety moving between the pitch and the school, and how resources are spent are matters for the Education Department and not material planning considerations. The questionnaire issued by the school is also not material to the consideration of this application.

The comments in support of the application and those neither supporting nor objecting to the application are noted.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1, D4 and D5. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works accord with the relevant policies in the Proposed Local Development Plan.

Overall conclusion

In conclusion, the proposal is considered to comply with the terms of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be approved. It is therefore recommended that the application is approved subject to the conditions set out below.

RECOMMENDATION: Approve Subject to Conditions

PLANNING OBLIGATIONS: None.

CONDITIONS:

1. The multi-use games pitch and floodlights hereby approved shall not be used out with the hours of 09:00 to 21:00 Monday to Friday or 09:00 to 18:00 on Saturdays and Sundays.

Reason: To safeguard the residential amenity of the adjacent properties.

2. The light levels from the floodlights as measured at neighbouring properties must not exceed 10 lux during daytime hours (until 11pm).

Reason: To safeguard the residential amenity of the occupants of the adjacent dwellings.

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3. Notwithstanding any specification on the approved plans or application form, details of the proposed fixings and couplings to be used on the proposed fencing, shall be submitted and approved in writing by the Planning Authority prior to the commencement of any work on site. The fencing and fixings shall be designed to minimise noise output from ball strike and no plaques or notices shall be fixed to the fencing. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To minimise the noise output from the development in the interest of residential amenity.

4. Notwithstanding any specification on the approved plans or application form, details of the contractor(s) and the pitch specification shall be submitted and approved in writing by the Planning Authority prior to the commencement of any work on site. Thereafter, the multi-use games pitch shall be completed in accordance with the approved details. For the avoidance of doubt, the proposed multi-use games pitch shall be designed and constructed by a recognised (e.g. SAPCA registered) specialist pitch contractor(s).

Reason: To ensure the proposed multi use games pitch is a suitable alternative and standard to the existing playing fields in the interest of the proper planning of the area.

5. Prior to the commencement of any work on site, details of the design and location of a suitable litter receptacle shall be submitted and approved in writing by the Planning Authority. Thereafter the approved receptacle shall be installed prior to the use of the multi-use games pitch hereby approved.

Reason: In the interest of environmental amenity.

6. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

ADDITIONAL NOTES:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

ADDED VALUE:

Conditions have been added that are necessary to control or enhance the development and to ensure the proposal complies with the Council's Local Development Plan policies.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3861.

Ref. No.: 2020/0018/TP
(DESC)

DATE: 22nd July 2020

DIRECTOR OF ENVIRONMENT

Reference: 2020/0018/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1 - Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities

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including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;

15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D4 - Green Network

The Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the green networks shown on the Proposals Map.

Proposals for development that are likely to destroy or impact adversely on the character or function of the green network will be discouraged.

Where proposals are likely to adversely impact upon the green network, appropriate mitigation will be required.

The provision of the green network will be a core component of any master plan.

Further detailed information and guidance, which all proposals require to reflect, is set out in the Green Network and Environmental Management Supplementary Guidance.

Policy D5 - Protection of Urban Greenspace

Urban greenspace, including outdoor sports facilities, identified on the Proposals Map, will be safeguarded. Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on the landscape character and amenity of the site and surrounding area;

There will be no loss of public access;

There will be no or limited impact on nature conservation and any loss would be mitigated through enhanced provision elsewhere in the vicinity;

The proposed loss would result in a community use, the benefit of which would outweigh the loss of urban greenspace.

Additionally, for outdoor sports facilities, the following will have to be demonstrated:

The proposal is ancillary to the principal use of the site as an outdoor sports facility;

The proposal involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;

The outdoor sports facility would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or

The relevant strategy, prepared in consultation with Sportscotland, shows that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance

Proposed Local Development Plan 2

Policy D1 - Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings

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and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;

16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

Policy D4 - Green Networks and Infrastructure

The Council will protect, promote and enhance a multifunctional and accessible green network across the Council area, as shown on the Proposals Map, which contributes to healthy lifestyles and wellbeing and links to the wider green network across the Clydeplan region.

Proposals will be required to protect and enhance the green and blue network, its value and multiple functions including wildlife, biodiversity, recreational, landscape and access. Proposals should also meet the requirement of Policy D7.

The provision of a green network will be required to form a core component of any master plan or development brief.

Where a proposal impacts adversely on the character or function of the green network, proposals may be required to contribute to enhancing any remaining, or create new green infrastructure and green network, in accordance with Strategic Policy 2 and D6.

The Council will support the implementation of the proposals listed in Schedule 3.

Further detailed guidance and information will be set out in the Green Network Supplementary.

Policy D5 - Protection of Urban Greenspace

The Council will protect and support a diverse and multi-functional network of urban greenspace, including outdoor sports facilities, shown on the Proposals Map.

Proposals for the loss of outdoor sports will be assessed against Policy D13.

Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

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There is no significant adverse impact on nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;

The loss of a part of the land would not affect its recreational, amenity or landscape function; and

Appropriate mitigation is provided as part of the development for alternative provision of at least equal biodiversity, community benefit and accessibility.

Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.

Further detailed guidance and information is set out in the Green Network Supplementary Guidance.

GOVERNMENT GUIDANCE: None

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