

To: Infrastructure, Land and Environment Policy Board

On: 31 August 2022

Report by: Chief Executive

**Heading: Proposed Compulsory Purchase Powers, UK Government
Levelling Up Fund – AMIDS South**

1. Summary

- 1.1 The Leadership Board approved the Outline Business Case (OBC) for the Advanced Manufacturing Innovation District Scotland South (AMIDS South) on 16th June 2021. The planned infrastructure is shown indicatively on the drawings attached to this report.
 - 1.2 To aid delivery of the project and seek public and stakeholder views, a stakeholder engagement process has been ongoing, which included a consultation survey, prior to the submission of planning applications in May 2022.
 - 1.3 In order to further progress the Project to meet funding requirements in terms of delivery programme, it is necessary to commence land assembly. Dialogue is ongoing with the owners of key sites. Authority is sought to widen dialogue to other landowners and to authorise the use, in principle, of compulsory purchase powers to allow the acquisition of sites and interests. Further reports will be brought back to Board prior to the acquisition of any land interests and the publication of any Compulsory Purchase Orders (CPOs).
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2. Recommendations

It is recommended that Board:-

- 2.1 Agree that the Programme Director – City Deal and Infrastructure seek to acquire the required sites and interests for AMIDS South.

- 2.2 Authorise the use, in principle, of compulsory purchase powers.
 - 2.3 Note that all landowners will be kept informed at all stages of the process and compensation will be negotiated with each as appropriate.
 - 2.4 Note that before CPO powers are implemented a further report would be brought to this Board for approval detailing the sites and interests and the owners.
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3. Background

- 3.1 The AMIDS South project comprises a new transport link from Paisley town centre to AMIDS and Glasgow Airport, together with a new link from Shortroods to Renfrew Road, crossing the White Cart via a new bridge. The scheme includes cycling, walking and vehicle infrastructure as well as sustainable drainage and landscape works.
 - 3.2 The AMIDS South scheme will provide new and improved, high quality links, to establish a comprehensive integrated transport network joining key residential, educational, employment, cultural, retail and leisure centres, within the vicinity of AMIDS and Paisley town centre. AMIDS South also includes measures to enhance the aesthetic environment and improve human wellbeing in the area to strengthen these existing ecological and culture assets and introduce complementary assets to attract investors and improve the well-being of the residents and visitors alike.
 - 3.3 Public and stakeholder consultation included an online survey in April 2022, ahead of the submission of an application for planning permission for AMIDS South in May 2022.
 - 3.4 In parallel with the planning process, in order to further progress the Project it is necessary to commence land assembly. Dialogue is ongoing with the owners of key sites. Authority is sought to widen dialogue to other landowners and to authorise the use, in principle, of compulsory purchase powers to allow the acquisition of sites and interests.
 - 3.5 The complexity and piecemeal nature of the land interests involved along with the requirement to ensure the Council obtains 'clean' titles to the required land i.e. free from historical and other burdens makes Compulsory Purchase the most appropriate route for land assembly. The use of compulsory orders would be used within a time frame to meet any project critical time scales. It is advisable for acquiring authorities to take this approach when land requirements are complex in order to provide a greater degree of certainty on programme and to avoid any delay due to unexpected "ransom strips" of land. Further reports will be brought back to Board prior to acquisition of any land interests and/or the promotion of the Compulsory Purchase Orders.
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4. **AMIDS South Route**

- 4.1 The alignment for the AMIDS South project runs north from Old Sneddon Street along Abercorn St, Harbour Road, across the White Cart (just south of Paisley Harbour), linking to Inchinnan Road at the northern end of the scheme. Additionally new infrastructure joins the north to south link at a point just east of the White Cart crossing and travels east to Renfrew Road at a point just south of the former Chivas site.
- 4.2 The alignment of the project and location of the bridge was driven by a detailed multistage options appraisal. This process considered options for delivering the targeted outcomes, potential corridors and then specific alignments to ensure the Scheme Specific Objectives were delivered. This appraisal process was further assessed during the stakeholder and public consultation process.
- 4.3 The planned scheme alignment performed best in terms of being considered most suitable for delivery of the targeted benefits, promoting potential for growth of existing businesses, development potential, accommodating the revised traffic flows in the area and minimising impact on existing residential areas.
- 4.4 A detailed transport modelling exercise has been undertaken to assess and report on the predicted impact of the AMIDS South project on future traffic flows and is included in the planning application.
- 4.5 An initial summary of emerging key issues arising from the transport modelling and environmental assessment for the project notes:
 - There will be a 20% reduction in peak traffic on the western end of the Paisley gyratory (between Smithhill Street/ Abercorn Street to Love Street)
 - An 80%+ reduction in traffic on Love Street
 - A 70% to 75% reduction in traffic on Inchinnan Road south of the junction with the scheme.
 - A 4% to 7% reduction in traffic on Love Street, south of the new junction with the east / west link created by the scheme.
 - The new river crossing will bring 2500 people from Shortroods area to within 15minute active travel time of the facilities east of the White Cart (Paisley Grammar Community Campus, West College Scotland, Abercorn business area).
 - Improvements in air quality, noise and environment on Love Street, Inchinnan Rd south, and the western side of the Paisley Gyratory.
 - No significant adverse effect on local habitats or ecology.
- 4.6 As a consequence of these changes:
 - The AMIDS South improvements will improve the operation of the A726 Paisley town centre gyratory. Traffic volumes and traffic congestion will be reduced, journey time delays will be reduced, journey time reliability will improve, and delays to buses and taxis will be reduced.
 - On Love Street reduced traffic volumes will allow streetscape and traffic calming works to be implemented.

This will transform Love Street from a busy corridor dominated by traffic to a far more pleasant environment for local residents, pedestrians, wheelers and cyclists.

- On Inchinnan Road, south of the new AMIDS South infrastructure, reduced traffic flows will result in a more pleasant residential area. The proposed signalised crossing will make it easier and safer for pedestrians and cyclists to cross Inchinnan Road.
- For vehicular trips between Paisley town centre (and Paisley Gilmour Street railway station) to Glasgow Airport and the AMIDS development journey times will be reduced, particularly during peak hours, and journey time reliability will be significantly improved.
- For walking and cycling trips between Paisley town centre (and Paisley Gilmour Street railway station) to Glasgow Airport and the AMIDS development the AMIDS South improvements will provide a far more attractive environment, with improved safety, an improved perception of safety and improved crossing facilities. The AMIDS South improvements will substantially increase the number of walking and cycling trips on this corridor.
- The AMIDS South improvements will reduce peak hour journey times on Renfrew Road and slightly reduce the volume of traffic on the road. The proposed signalised crossing will make it easier and safer for pedestrians and cyclists to cross the road thus reducing severance to the planned Paisley Grammar Community Campus.
- The AMIDS South improvements will reduce the severance impact of the White Cart Water by providing a new bridge and a link to Renfrew Road. This will open up new opportunities for walking, wheeling and cycling trips across the river and will thus increase walking and cycling activity. It will reduce journey times and distances for walking, wheeling, cycling and vehicular trips across the river. This will reduce the need for vehicles to use the A726 town centre gyratory or the M8 motorway to cross the river.
- The AMIDS South improvements will improve walking, wheeling and cycling access to the banks of the White Cart Water and the environmental improvements that are planned for this area.
- The AMIDS South improvements will increase walking, wheeling and cycling within the north of Paisley and to and from Paisley Gilmour Street railway station. This will encourage a modal shift away from the car and the increased physical activity will result in substantial personal health benefits.
- The planned AMIDS South infrastructure will integrate with other active travel routes in the area to improve active travel connections between Paisley Gilmour Street railway station, Glasgow Airport, the AMIDS development, Renfrew Road, the town of Renfrew and the towns of Inchinnan and Erskine.

4.7 The key statistics from the March 2022 on-line survey for AMIDS South include:

- 262 people took the time to consider the information and respond:

- 84% expressed very good or good support for the project 10% were neutral and only 6% expressed negativity towards the project.
 - 82% expressed strong support for improved active travel infrastructure between Paisley and AMIDS and improved links across the White Cart.
 - 74% respondents said they would use the improved active travel links to access AMIDS, the Airport and facilities either side of the White Cart.
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Implications of the Report

1. **Financial** – Costs associated with acquisitions are included in project budgets and will be brought to a future board
2. **HR & Organisational Development** – N/A.
3. **Community Planning** –

Community Care, Health & Well-being – By linking the communities either side of the White Cart and improving links between the on-going investment in cultural heritage in Paisley to the evolving employment opportunities at AMIDS, the benefits being achieved will be enhanced and the geographical influence will be increased. Opportunities for walking and cycling will increase significantly and the environment within the residential areas of Love Street and Inchinnan Road (south) will be improved. Links between educational centres (West College Scotland, Paisley Grammar Community Campus) and employment / skills development centres at AMIDS will be significantly improved. The AMIDS south project will facilitate new development opportunities and business growth in the project area.

Greener – The completed infrastructure will include segregated provision for walking and cycling. It will also enable improved public transport links. The improved access and visibility of the White Cart will introduce opportunity for recreational and leisure use of this important asset. The improved links will reduce active travel times and increase the choice of travel option.

Jobs and the Economy – the completed infrastructure will provide connectivity and access to new and existing jobs for people in our communities.

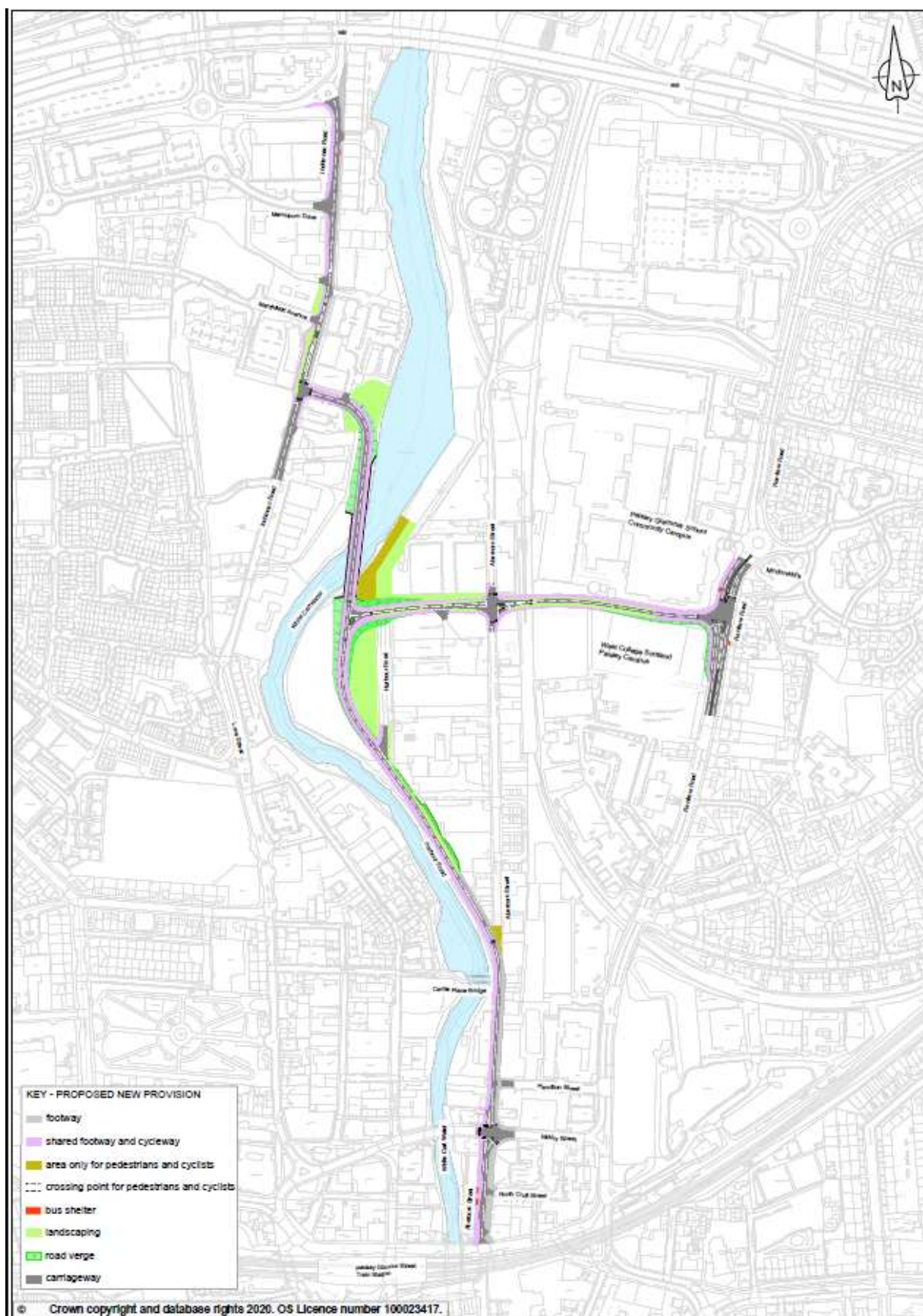
4. **Legal** - Acquisition of the properties as outlined in the body of the report.
5. **Property/Assets** - As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights** –

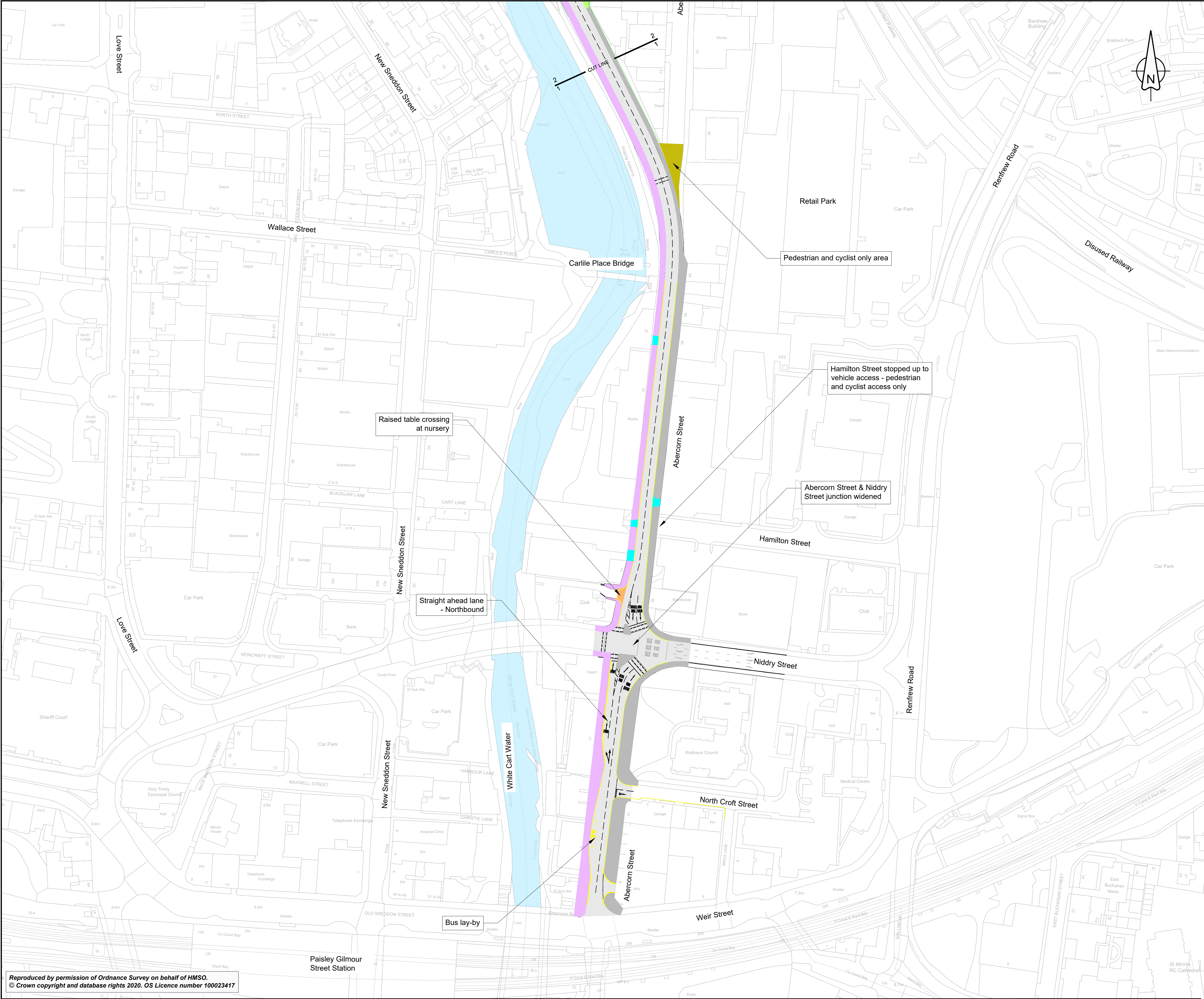
The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.

If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – Should land acquisition be taken forward in due course and planning and other statutory consents are not granted or funding for the project is not approved at Final Business Case stage, the Council may have acquired ownership of property for which an alternative use / purchaser may have to be found.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.
13. **Climate Risk** – provision of additional active travel routes with potential for impact on climate change, through reduction in the number of short motorised journeys

Author: Barbara Walker
Telephone: 0141 618 7156
Email: barbara.walker@renfrewshire.gov.uk





NOTES

- All dimensions are in metres and levels are A.O.D unless otherwise stated.
- Do not scale from this drawing.

KEY

- Footway
- Shared footway and cycleway
- Area only for pedestrians and cyclists
- Crossing point for pedestrians and cyclists
- Bus shelter
- Landscaping
- Road verge
- Carriageway
- Raised table
- Dropped kerb access maintained

KEY PLAN

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P01	C.Paul 18/05/22	C.Paul 18/05/22	P.Triseliotis 18/05/22	C.Bathgate 18/05/22	B.Lennie 18/05/22
Revision	Created dd/mm/yy	Checked dd/mm/yy	Reviewed dd/mm/yy	Approved dd/mm/yy	Authorised dd/mm/yy

Designer
6 Redheughs Rigg
South Gyle
Edinburgh
EH12 9DQ

Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

Project Name
**Advanced Manufacturing Innovation
District Scotland South**

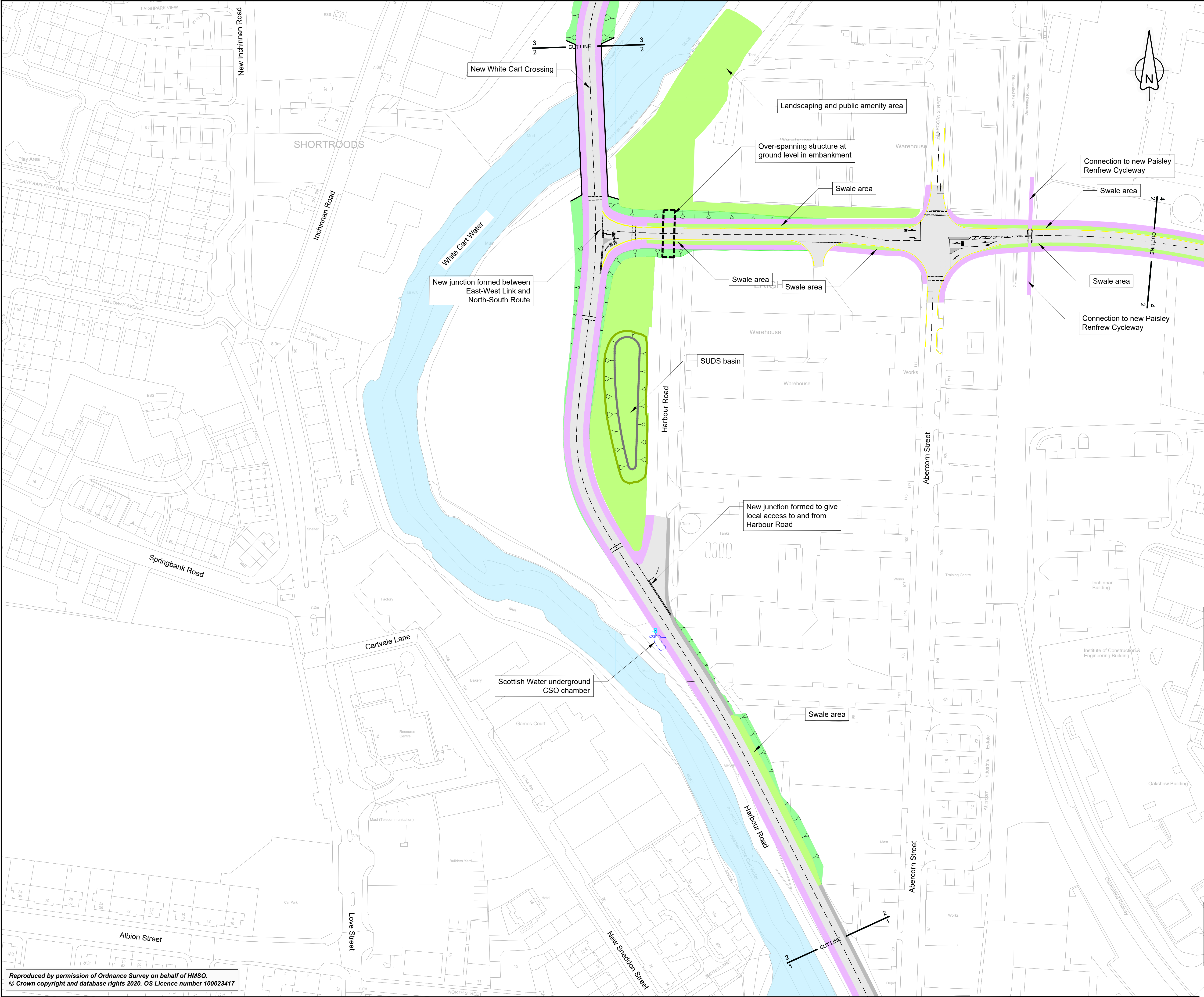
Drawing Title
**General Arrangement
Sheet 1 of 4
Weir Street to Harbour Road**

Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000 Dimensions : M	@ A1
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Drawing Number
Project | Originator | Volume |
AMIDSS - AMEY - GEN -
SWI
Location | Type | Role | Number

-DR-CH- 000001

Suitability S4	Suitability Description Fit for Stage Approval	Revision P01
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NOTES

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KEY PLAN

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P01	C.Paul 18/05/22	C.Paul 18/05/22	P.Triseliotis 18/05/22	C.Bathgate 18/05/22	B.Lennie 18/05/22
Revision	Created dd/mm/yy	Checked dd/mm/yy	Reviewed dd/mm/yy	Approved dd/mm/yy	Authorised dd/mm/yy

Designer
6 Redheughs Rigg
South Gyle
Edinburgh
EH12 9DQ

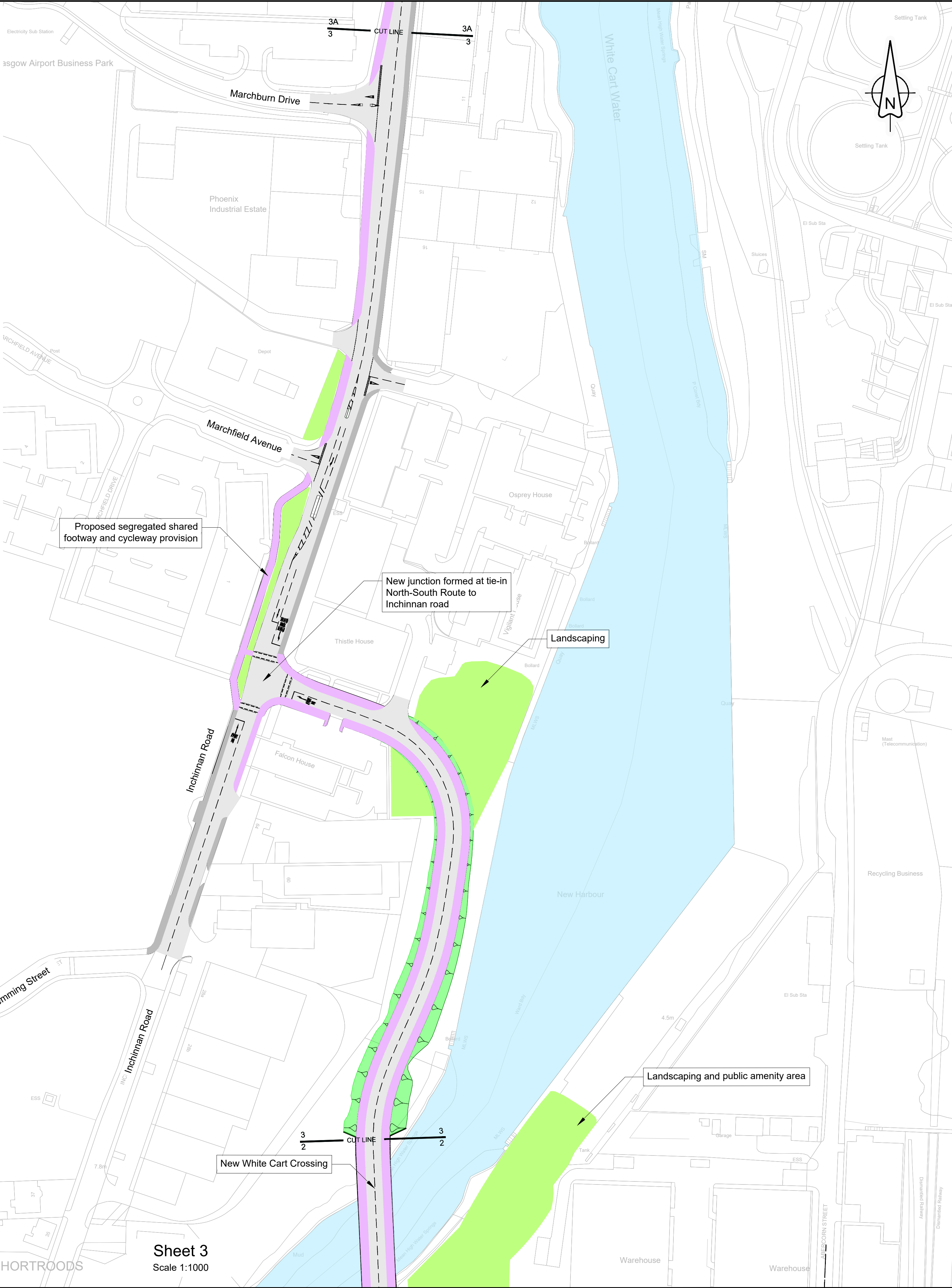
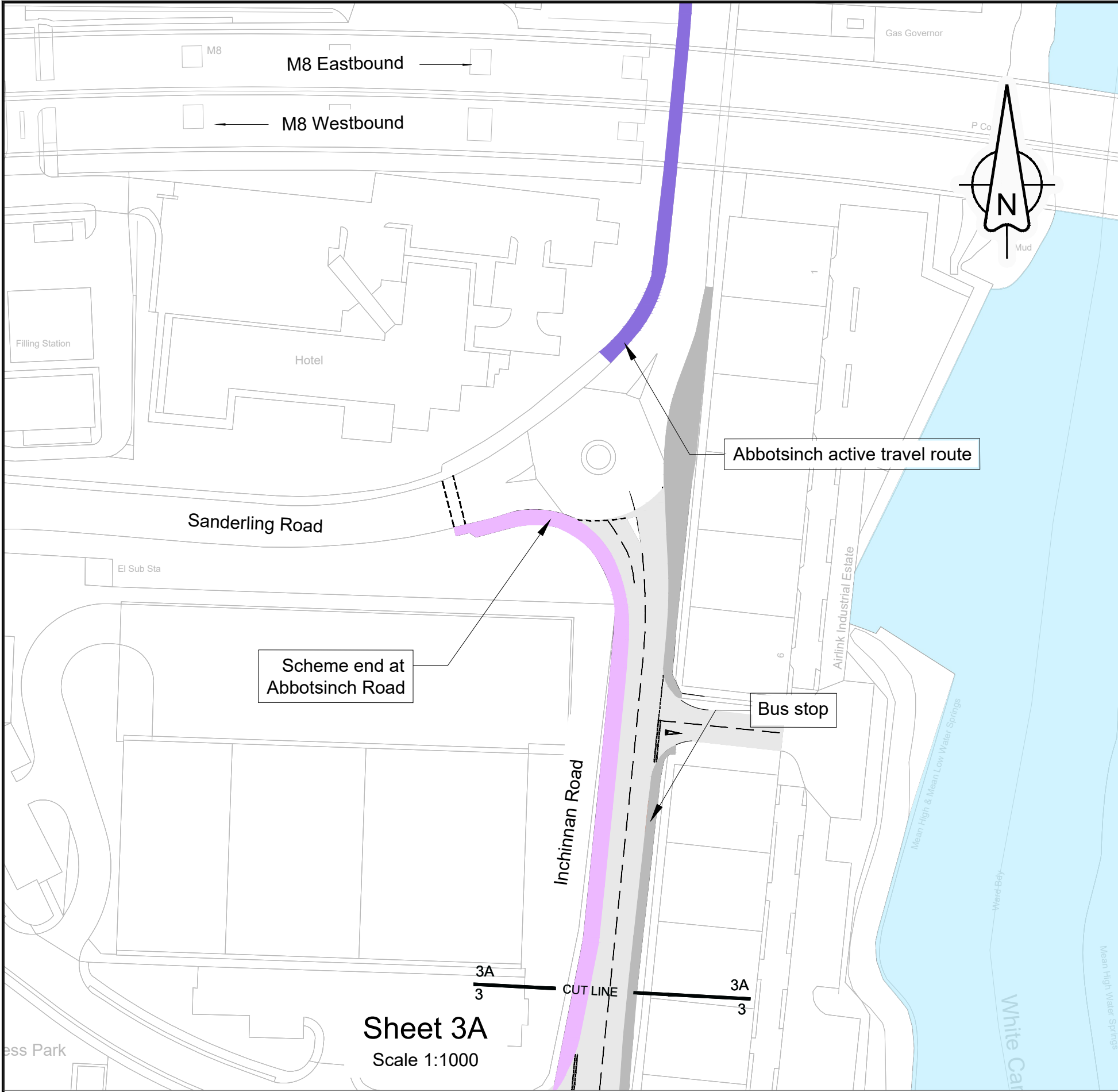
Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

Project Name
Advanced Manufacturing Innovation District Scotland South

Drawing Title
**General Arrangement
Sheet 2 of 4
Harbour Road to White Cart Crossing**

Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000 @ A1
Drawing Number Project Originator Volume AMIDSS - AMEY - HGN - SWI -DR-CH- 000002 Location Type Role Number		

Suitability S4	Suitability Description Fit for Stage Approval	Revision P01
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KEY

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- Landscaping
- Road verge
- Carriageway
- Raised table
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KEY PLAN

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P01	C.Paul 18/05/22	C.Paul 18/05/22	P.Triseliotis 18/05/22	C.Bathgate 18/05/22	B.Lennie 18/05/22
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Designer
6 Redheughs Rigg
South Gyle
Edinburgh
EH12 9DQ

ameyconsulting

Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

Renfrewshire Council

Project Name
Advanced Manufacturing Innovation District Scotland South

Drawing Title
**General Arrangement
Sheet 3 of 4
West Bank to Abbotsinch Road**

Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000 Dimensions : M	@ A1
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Drawing Number
Project | Originator | Volume |
AMIDSS - AMEY - HGN -
SWI -DR-CH- 000003
Location | Type | Role | Number

Suitability S4	Suitability Description Fit for Stage Approval	Revision P01
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Revision	Revision details				
	Created dd/mm/yy	Checked dd/mm/yy	Reviewed dd/mm/yy	Approved dd/mm/yy	Authorised dd/mm/yy

Designer
6 Redheughs Rigg
South Gyle
Edinburgh
EH12 9DQ

Client
Renfrewshire House
Cotton Street
Paisley
PA1 1WB

Project Name
Advanced Manufacturing Innovation District Scotland South

Drawing Title
**General Arrangement
Sheet 4 of 4
East-West Link**

Project Ref. No. CO25000380	Stage STAGE 6	Scale : 1:1000 @ A1
Dimensions : M		

Drawing Number	Project	Originator	Volume
AMIDSS	- AMEY	- HGN	-
SWI	-DR-CH-	000004	
Location	Type	Role	Number

Suitability S4	Suitability Description Fit for Stage Approval	Revision P01
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