

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 20/0510PP

KEY INFORMATION

Ward: (6)
Paisley Southeast

Applicant:
University of the West
of Scotland/Miller
Homes

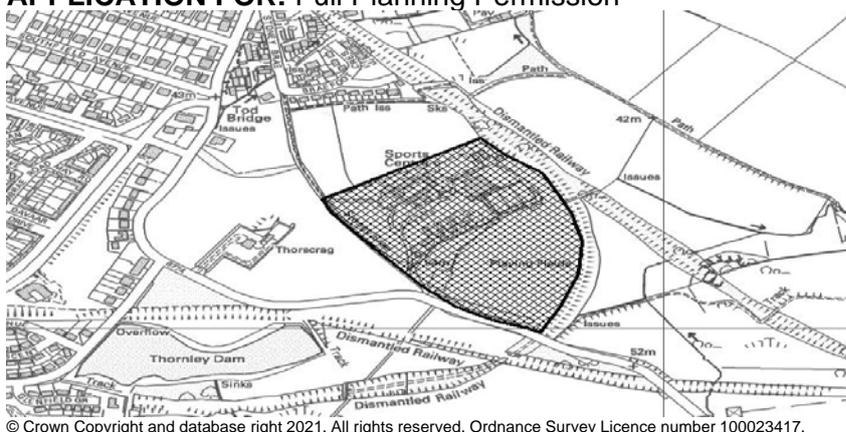
Registered:
26 August 2020

Report by Head of Economy and Development

PROPORAL: Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works

LOCATION: Thornly Park Campus, 125 Caplethill Road, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Refuse

IDENTIFIED KEY ISSUES

The site is identified within the Adopted Renfrewshire Local Development Plan 2014 as Policy P6 – Paisley South Expansion Area and Policy P1 – Renfrewshire’s Places as well as P2 Housing Land Supply of the Proposed Renfrewshire Local Development Plan 2021 (as modified).

There have been 116 objections to the proposal and a petition with 1160 signatures.

There have been no objections from consultees.

The proposal does not fully comply with Policy P3 of the Proposed Renfrewshire Local Development Plan 2021 (as modified) as it would not provide a mix of housing types and tenures, in particular affordable homes provision on the site in line with the policy.

Alasdair Morrison
Head of Economy and
Development

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 20/0510/PP

APPLICANT:	University of the West of Scotland/Miller Homes
SITE ADDRESS:	Thornly Park Campus, 125 Caplethill Road, Paisley
PROPOSAL:	Erection of residential development comprising of 179 units with associated access, landscaping and ancillary works
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>116 objections have been received including a petition with 1160 signatures.</p> <p>The concerns raised by the objectors can be summarised as follows: -</p> <p>Impact on infrastructure - Roads A Transport Statement was submitted with the application to assess the site's suitability and the impact traffic would have on the road network. A range of measures were agreed with the applicant to ensure that the development would have accessibility for all modes of travel.</p> <p>The Council's Environment and Infrastructure Services (Traffic and Transport) advise that the Transport Statement provides a robust assessment and have no objections.</p> <p>Impact on infrastructure - Education The Director of Children's Services were consulted and advise that the numbers of pupils generated from the proposed development could be accommodated within the primary school infrastructure.</p> <p>There would be a potential impact from the development on Secondary School infrastructure. It was agreed that this can be mitigated by the provision of a financial contribution to fund additional educational infrastructure at St Andrew's.</p> <p>Impact on infrastructure - Medical Facilities The site has been proposed for development in two Local Development Plans. The Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019). Through the preparation of both Plans both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections/adverse comments to the site at any stage in proposing this site as a future housing site.</p> <p>Impact on Climate Change The impact on climate change is integral to decision making on</p>
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every development. It is considered that house building will have an impact on climate change, however in order to meet the housing need and demand for Renfrewshire housing requires to be located in the right locations.

Scottish Planning Policy and the policies and guidance set out in the Adopted and Proposed Local Development Plan state that a layout that supports low carbon design is key to assisting in climate change mitigation.

The applicant has also submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions. This has been considered in line with the policies of both the Adopted and Proposed Local Development Plan.

Flooding and Drainage associated with the development

A Flood Risk Assessment was submitted with the application which concludes that with the proposed mitigation measures the development would not be at an unacceptable risk of flooding, would not increase flooding elsewhere and can be drained in a sustainable manner to meet the requirements of all relevant authorities.

The proposals put forward are also to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Loss of Trees

A tree survey was undertaken to identify all of the trees and groups on and around the site. The development was then superimposed on the tree survey plan and the effect of the development on the trees was assessed in the Arboricultural Impact Assessment which formed the basis of a Tree Protection Plan.

The survey did not identify that any part of the site is ancient woodland, there are no protected species of tree within the site or any ancient or veteran trees.

A comprehensive landscaping scheme has been designed to provide a long-term landscape management and maintenance approach for the implementation and long-term care of the landscape aspects of the development.

The loss of existing trees would be mitigated by proposing supplementary tree planting throughout the development and would present an opportunity to introduce a more diverse species mix which would increase the long-term benefits to the site and surrounding area.

Scottish Forestry did not object and advise that although some trees would be removed to accommodate the development, compensatory planting would be carried out to ensure that there would be a net zero loss. A compensatory planting scheme should be submitted. A suitable condition will be secured in this regard.

Suburbanisation of Green Belt / Urban sprawl

The site forms part of the Paisley South Expansion Area as identified in the Adopted Renfrewshire Local Development Plan 2014. In addition the site is also identified in the Proposed Local Development Plan 2021 (as modified) for residential development purposes.

The site was chosen as a potential future housing site as it complies with the overall Spatial Strategy set out in the Development Plan to use previously used sites before greenfield and Green Belt sites.

Impact on biodiversity and wildlife

An Ecological Appraisal and Bat Roost Assessment were submitted with the application. All mitigation / enhancement measures and activities will be co-ordinated and timeously implemented on site by the requirement of Construction Environmental Management Plan and associated Ecology Management Plan.

The timing of the works is extremely important to avoid hibernation periods and breeding seasons for birds. Again, the Construction Environmental Management Plan and associated Ecology Management Plan will provide a pre, during and post construction timetable for the required mitigatory operations.

Licences to undertake works which may have an impact of protected species will also be required. The licences will be sought from NatureScot and do not come under the control of the Council. NatureScot were also consulted and had no comments to make.

Loss of green space

Much of the green space that surrounds the grounds of the former UWS student accommodation will be retained and act of a green wedge around the site.

An area of open would be formed in the eastern area of the site to provide amenity space which is integral to the layout and there would also be other formal and informal areas of open space throughout the site.

Loss of Sports Pitches within the site

Policy P8 Open Space of the Adopted Renfrewshire Local Development Plan and P6 Open Space of the Proposed Renfrewshire Local Development Plan states that the Council

	<p>will support the protection of open space, recreational provision and amenity space from development unless it can be demonstrated that its loss, or replacement with alternative provision in a sustainable and accessible location is acceptable and in accordance with the criteria set out in the New Development Supplementary Guidance.</p> <p>Sportscotland have been consulted and advise that a financial contribution from the applicant towards alternative outdoor sports facilities within the area would be acceptable.</p>
CONSULTATIONS:	<p>SEPA – No objections.</p> <p>Scottish Water – No objections.</p> <p>West of Scotland Archaeology Service - No objections subject to the implementation of a condition for the developer to secure a scheme of archaeological works.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Scottish Forestry – No objections. Although some trees would be removed to accommodate the development, compensatory planting would be carried out to ensure that there would be a net zero loss. A Compensatory Planting Scheme should be submitted in this regard. Trees that are to be retained should also be protected during construction.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Sportscotland – No objections subject to a condition requiring an assessment of synthetic pitch capacity/provision and a Section 75 contribution towards the delivery of replacement grass pitch provision and potentially towards synthetic pitch provision.</p> <p>Response: This could be secured through an appropriate planning condition and Section 75 legal agreement.</p> <p>NatureScot – No objections.</p> <p>Design Services (Flooding) – No objections.</p> <p>Environment and Infrastructure Services (Traffic & Transport) – No objections subject to conditions.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Environmental Protection Section - No objections. The Air Quality Assessment and Noise Assessment submitted with the</p>

	<p>application demonstrate that there would be no significant noise or air quality impact on existing or future residents as a result of the development. Conditions should be imposed with respect to a site investigation and remediation strategy.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Children’s Services – No objections subject to the provision of a financial contribution to fund additional educational infrastructure at St Andrew’s Academy.</p> <p>Response: This could be secured through a Section 75 legal agreement.</p>
<p>PRE-APPLICATION COMMENTS:</p>	<p>Pre-application meetings have taken place between officers and the applicants, the main points of principle and detail discussed was in relation to:</p> <ul style="list-style-type: none"> • Flooding/Drainage; • Walking/cycling/public transport networks; • Internal and external road network; • Biodiversity, Ecology; • Trees; • Educational and sports pitches requirements; • Layout/design/play and open space provision; • Range and types of housing; • Low Carbon Design/development.

<p>SUPPORTING STATEMENTS</p>	<p>Pre-Application Consultation Report (PAC) – A PAC report is required by the Development Management Regulations for all major planning applications such as this development.</p> <p>The submitted report sets out details of the steps taken by the applicant to provide sufficient information about the proposed development, public events, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p> <p>One public event was held on 21 August 2019 (67 attendees) within the Robertson Sports Centre, Thornly Park Campus</p> <p>Issues raised during feedback included:</p> <ul style="list-style-type: none"> • Roads Infrastructure; • Community Infrastructure (education, health, shops); • Loss of greenspace; • Ecology/trees; • Flooding; <p>Response: The content of the Pre-Application Report meets the requirements set out in statute.</p>
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Planning Statement: The submitted statement describes the site and surroundings, planning history, development proposals, policy context and provides a planning assessment for the site.

Response: The Council requested further detailed information in respect of Affordable Homes, Low Carbon Design and Broadband Infrastructure.

Design and Access Statement: The submitted statement evaluates the site within its wider context and identifies the key features and assets.

The Design and Access Statement concludes that the proposal represents an excellent opportunity to provide a high quality, new residential development on an allocated site forming part of the Paisley Southern Expansion Area.

Response: The detail of this document provides a cohesive interpretation of the assessments produced alongside this application.

Flood Risk Assessment – The assessment concludes that with the proposed mitigation measures the development would not be at an unacceptable risk of flooding, would not increase flooding elsewhere and can be drained in a sustainable manner to meet the requirements of all relevant authorities.

Response: The proposals and assessment are to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Transport Assessment – Assessment of the walking, cycling, public transport and vehicular routes to/from the development are included in the Transport Assessment. Following discussions with the applicant, a number of new upgraded infrastructure proposals have been agreed to be delivered by the applicant.

The Transport Assessment also assessed the traffic generation from the development including a number of key junctions to determine if any detrimental impact would occur. As a result of this assessment, upgrades to Caplethill Road/Glenburn Road would be provided with analysis showing how the upgraded junction would operate more efficiently than at present.

Response: Environment and Infrastructure (Traffic and Transport) advise that the statement provides a robust assessment on the impact the development would have on the surrounding road network. The range of measures now proposed by the applicant also ensure that the development would have accessibility for all sustainable modes of travel.

Site Investigation Report - The Site Investigation Strategy proposes measures consistent with conventional practice.

Response: The Council's Environmental Protection Section have no objections subject to the imposition of planning conditions with respect to the submission of an updated site investigation, a remediation strategy and implementation plan and a verification report.

Noise Impact Assessment (NIA)– The NIA concludes that the proposed mitigation in the form of glazing specification and enhanced garden fences would mitigate any exceedances of noise limits for a small number of properties which have been identified where this is necessary.

Response: The Council's Environmental Protection Section have no objections.

Air Quality Assessment - The Assessment concludes that that there would be no significant air quality impact on existing or future residents as a result of the development.

Response: The Council's Environmental Protection Section have no objections.

Tree Survey/Arboricultural Impact Assessment/Tree Mitigation Statement – A tree survey was undertaken to identify all of the trees and groups on and around the site. In accordance with British Standard BS5837, the development was then superimposed on the tree survey plan and the effect of the development on the trees was assessed in the Arboricultural Impact Assessment which formed the basis of a Tree Protection Plan.

Response: Compensatory planting requires to be carried out to ensure that there would be a net zero loss of trees as a result of the development. Trees remaining on site will also be protected during construction.

Bat Roost Assessment and Ecological Appraisal - These documents identify ecological receptors and outline mitigation measure together with landscaping enhancement measures.

In line with Scottish Planning Policy the document outlines that ecological enhancements will result in a net gain in biodiversity.

By adopting appropriate mitigation/ enhancement measures, which include the integrated landscape design framework, the planting of native trees on the site and the inclusion of hedgerows to strengthen habitat corridors, it is considered that the ecological assets identified in the reports would not be adversely affected by the development.

Response: NatureScot were consulted and have no objections to the proposal.

Energy Statement – The Energy Statement states that the development has been designed to optimise energy efficiency and reduce carbon dioxide emissions by incorporating a balanced approach to reducing energy demand through good fabric performance and effective building services, augmented with a de-centralised renewable energy supply system by means of photo voltaic panels fitted to each property.

Response: The content of the Energy Statement is considered to be acceptable and demonstrates compliance with appropriate policies.

Socio-Economic Statement – The document presents the net economic benefit generated by the proposed development, including:

- 311 gross construction jobs during construction;
- 294 indirect/induced jobs;
- The provision of housing choice across the housing sector;
- £594,797 per annum in Council Tax;
- £2.8 million expenditure with £1.02million being retained in Renfrewshire;
- GVA of £13.29 million
- New retail and public sector employment

Response: Noted.

Affordable Homes Statement: The layout consists of 179 dwellinghouses ranging from 3 bed terraced, semi-detached and townhouse dwellings and 4 and 5 bedroomed detached dwellings.

There is to be 36 terraced units, 4 semi-detached, 17 terraced townhouses and 122 detached homes.

The development will consist of 53 terraced units (32% of the overall units at the site) to assist delivery of suitable accommodation for first time buyers, starter homes and smaller units for those looking to downsize in the area.

The report highlights that the mix proposed on the site would provide a range of housing types to cater to a variety of needs and budgets within the vicinity. The mix of new homes is based on the established market demand in the locality.

	<p>The applicant considers their approach to providing a range of product types and assistance packages for first time buyers would be compliant with the principles of Policy P3.</p> <p>Response: The statement provides justification in relation to compliance with Policy P3 - Housing Mix and Affordable Housing of the Proposed Renfrewshire Local Development Plan.</p> <p>However, it is considered that this justification and the homes provided on this site does not fully comply with Policy P3 of the Proposed Renfrewshire Local Development Plan in that affordable housing requirements should be addressed in all residential developments of 50 units or more. The applicant will not be providing affordable housing on this site.</p> <p>It is not considered that the mix of house types and sizes of the new homes provides a mix for the locality, particularly when the majority of the site will consist of 4 and 5 bedroom detached units.</p> <p>UWS - Sportscotland Statement – The statement outlines the discussions with Sportscotland regarding the provision of a financial contribution for alternative facilities provision within the Paisley area to compensate for the loss of sports facilities within the site.</p> <p>Response: Sportscotland have been consulted and advise that a developer contribution towards alternative sports facilities within the area would be acceptable.</p> <p>Broadband Infrastructure Statement: The development has been designed to reflect the need for well-connected digital communication networks that will evolve and respond to technology improvements and incorporate existing and future high-speed digital network connections and other future digital technologies.</p> <p>The digital infrastructure has been designed and integrated directly into each of the respective properties, with no need to have separate external equipment or apparatus located within the wider site, and therefore, by virtue of such discrete siting, it has been possible to keep any environmental impacts to a strict minimum.</p> <p>Response: The development takes cognisance of the broadband infrastructure requirement and is designed in a way which could incorporate a choice of high- speed connections.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p>Adopted Renfrewshire Local Development 2014</p> <p><u>POLICY P6 Paisley South Expansion Area</u></p> <p><u>POLICY ENV 2 Natural Heritage</u></p>

	<p><u>POLICY P8 Open Space</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I5 Flooding and Drainage</u> <u>POLICY I7 – Low Carbon Developments</u></p> <p>New Development Supplementary Guidance 2014 Places Development Criteria Infrastructure Development Criteria Trees, Woodland and Forestry Contaminated Land Flooding and Drainage</p> <p>Proposed Renfrewshire Local Development Plan 2021 (as amended)</p> <p><u>POLICY P1 Renfrewshire’s Places</u> <u>POLICY P3 Housing Mix Affordable Housing</u> <u>POLICY P6 Open Space</u> <u>POLICY ENV 2 Natural Heritage</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I3 Flooding and Drainage</u> <u>POLICY I4 Renewable and LCE Developments</u> <u>POLICY I6 Communications and Digital Infrastructure</u> <u>POLICY I7 Zero and Low Carbon Buildings</u> <u>POLICY I8 Developer Contributions</u></p> <p>Proposed New Development Supplementary Guidance Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land.</p>
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PLANNING HISTORY	<p>Application No: 19/0384/NO - Erection of residential development - Accepted – 21 Aug 2019</p> <p>Application No: 19/0385/EO - Screening opinion for a residential development - Environmental Assessment Not Required – 3 July 2019</p> <p>Application No: 93/1313/PP - Extension to sports hall - Granted Subject to Conditions – 11 March 1994</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 179 dwellinghouses ranging from 3 bed terraced and semi-detached dwellings and 4 and 5 bedroomed detached dwellings.</p> <p>The application site is located to the south of Paisley, on the</p>

	<p>edge of the town and is accessed by vehicles from Caplethill Road which bounds the site to the south.</p> <p>The remainder of the site is bound by fields to the north, west and east with the UWS Campus buildings located within the central and northern part of the site. There are sports pitches within the southern half of the site which would be removed to accommodate the development.</p>
<p>ASSESSMENT</p>	<p>The application site is located within the Paisley South Expansion Area (Policy P6) as identified in the Adopted Renfrewshire Local Development Plan 2014 and both Renfrewshire's Places (Policy P1) and Housing Land Supply (Policy P2) in the Proposed Renfrewshire Local Development Plan 2021 (as modified).</p> <p>Policy P6 contained within the Adopted Local Development Plan states that Thornly Park is allocated as a site to provide medium to long term residential expansion to Paisley subject to a master plan approach.</p> <p>Policy P1 in the Proposed Renfrewshire Local Development plan considers the site is included as part of the built form of Paisley.</p> <p>Policy P2 contained within the Proposed Plan identifies the site as contributing to the 5 year supply of effective housing land required for Renfrewshire.</p> <p>The principle of residential development on the site is accepted and in line with the Development Plan.</p> <p>With regard to the detailed design and layout, the proposal requires to be assessed against the approved guidance set out and is considered as follows:</p> <p>Residential Amenity The proposal sets out a residential layout which respects privacy, provides a good level of amenity for each dwelling and a good outlook to all sides of the site.</p> <p>There are linkages to/from and throughout the site create permeability through the development and connectivity to the surrounding area.</p> <p>The site benefits from a degree of enclosure provided by the existing trees which would be augmented through additional landscaping, tree planting and new hedges to be implemented as part of the proposals.</p> <p>Design, Plot Configuration and Finishing Materials The proposal offers 3, 4 and 5 bedroom of terraced, semi-detached, detached homes and townhouses in the layout, with</p>

house designs which offer a variety of roof forms, orientation and finishing materials.

The detailing and architectural style would vary with the introduction of key character areas which would differentiate spaces and enclosures with dual elevations and enhanced gables at corner plots creating interest at areas of open space and pedestrian links.

Active Travel & Transportation

The proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian/cycling arrangements.

The site would be accessed by vehicles from Caplethill Road at the south-west corner of the site and would take the form of a new junction. Internally, the primary street would be a loop, stepping down to secondary streets and lanes in line with Designing Streets Guidance.

The layout includes provision of pedestrian connections including a link to the core path network around the site and also to the bus network which operates on Caplethill Road. A pedestrian/cycle link to the east adjacent to an area of open space is also provided.

Following discussions with the applicant, a number of new upgraded infrastructure proposals have been agreed and delivered by the applicant. The upgrades include: -

- Upgrades to the core path GB/6 that runs along the western boundary;
- A 3m footway with 0.5m carriageway segregation on the south side of Caplethill Road;
- Upgrades to the footpath to the northern footway on Caplethill Road;
- A footpath that runs from the north east of the site to Stoney Brae;
- Bus stop improvements on Caplethill Road;
- A signalised crossing on Caplethill Road; and,
- Traffic calming measures on Caplethill Road.

The Transport Assessment assessed the traffic generation from the development including a number of key junctions. As a result of this assessment, upgrades to junction at Caplethill Road and Glenburn Road would be provided with analysis showing how the upgraded junction would operate more

	<p>efficiently than at present.</p> <p>Street and Surface Finishes Pedestrian/cycle/road network & access to amenity spaces are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>Traffic calming measures including varying road widths, and changes in road material have been utilised.</p> <p>Boundaries and Open Space The landscape approach has been informed by the existing form and topography of the site and surrounding area, This includes enhancement of existing trees and to provide a long-term management and maintenance approach for the implementation and long-term care of landscape aspects.</p> <p>Areas for informal play would be located throughout the development including areas for more formalised play. Sports pitches provision will be dealt with through a financial contribution agreed with Sportscotland and the Council.</p> <p>All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.</p> <p>The proposal complies with Policy P8 of the Renfrewshire Local Development Plan.</p> <p>Natural Heritage The layout for the development includes green/open space elements with green buffers around the site, the layout also includes the planting of native shrub, tree and hedge planting to compensate for any loss of trees from the site.</p> <p>Ecological enhancements are proposed across the site to ensure that there is no net loss of biodiversity.</p> <p>The proposal complies with Policy ENV2 of both the Adopted and Proposed Renfrewshire Local Development Plan.</p> <p>Flooding/Drainage A Flood Risk Assessment was submitted with the application which concludes that with the proposed mitigation measures would ensure that the development can be drained in a sustainable manner to meet the requirements of all relevant authorities.</p> <p>The proposals put forward are to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).</p> <p>Scottish Water have confirmed that they have no objections to</p>
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the proposal subject to a suitable connection to their infrastructure.

The proposal complies with Policy I5 of the Adopted Renfrewshire Local Development Plan and Policy I3 of the Proposed Renfrewshire Local Development Plan.

Low Carbon Development

Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.

This Energy Statement submitted with the application outlines that the applicant supports the principle of reducing carbon emissions by reducing energy demand through their approach to the provision of energy efficient housing.

This approach will result in a reduction in carbon emissions for the site as a whole which is in line with Policy I7 of the Adopted Renfrewshire Local Development Plan and Policy I4 of the Proposed Renfrewshire Local Development.

Housing Mix & Affordable Housing

Policy P3 - Housing Mix and Affordable Housing and the associated Supplementary Guidance of the Proposed Plan states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.

The applicant provided an Affordable Housing Statement to demonstrate compliance with Policy P3.

In relation to Policy P3, this has been the settled view of the Council since the Board approval of the Proposed Plan in March 2019. The fact that the Planning Authority has accepted the majority of the modifications from the Examination into the Proposed Renfrewshire Local Development Plan, including the modifications in relation to Policy P3, indicates this is the most up to date policy position of the Council. The Proposed Renfrewshire Local Development Plan is a material consideration in the assessment of this proposal.

It is agreed that the applicant has provided a mix of house types but not tenures as outlined in Policy P3 of the Proposed Plan.

The layout cannot be considered to meet any specific needs of housing for older people or future residents that are less able, wherein housing associations and Council new build stock aim to meet at least 10% of their new homes on site to be

	<p>wheelchair accessible and all new homes meet housing for varying needs.</p> <p>Policy P3 requires affordable housing up to 25% where there are 50 or more homes being proposed. Affordable housing provision outlined in Policy P3 is in line with Scottish Planning Policy. The applicant is not providing affordable homes at the site.</p> <p>It is considered that the applicant has not demonstrated that the units to be provided on the site fully complies with Policy P3 of the Proposed Renfrewshire Local Development Plan.</p> <p>Developer Contributions Policy 16 contained within the Proposed Local Development Plan states that contributions will be sought for the items such as education, health care, traffic management etc. to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location.</p> <p>A Section 75 Agreement would be required to secure the provision of a financial contribution to mitigate for educational impacts directly arising from the development and for alternative sport facilities provision within the Paisley area to compensate for the loss of sports facilities within the site.</p> <p>Broadband Infrastructure Policy I6 (Communications and Digital Infrastructure) contained within the Proposed Local Development Plan requires that proposals require to support the expansion of the communications network including telecommunications, broadband and digital infrastructure.</p> <p>The development has been designed to respond to technology and incorporate existing and future high-speed digital network connections and other future digital technologies.</p> <p>It is considered that the development takes cognisance of the broadband infrastructure requirement and is designed in a way which could incorporate a choice of high- speed connections.</p> <p>Conclusion It is considered that although the proposal would be in accordance with all of the policies contained within the Adopted Local Development Plan, it is not fully compliant with all of the policies in the Proposed Renfrewshire Local Development Plan.</p> <p>It is considered that Policy P3 in the Proposed Renfrewshire Local Development Plan is a new addition to the development plan framework for Renfrewshire aiming to get a housing mix</p>
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	<p>on sites which support sustainable mixed communities.</p> <p>Appropriate housing mix for the locality and viability of the development are key consideration, the applicant has not demonstrated this through the application details, therefore fails to fully comply with Policy P3 of the Proposed Renfrewshire Local Development Plan.</p>
RECOMMENDATION	Refuse

Reasons for Decision

1. That the proposals do not demonstrate how they meet the local housing need and demand nor do they provide a mix of housing types and tenures to meet current and future housing needs and support sustainable mixed communities. In addition the proposed development does not provide up to 25% affordable housing as set out in Policy P3. The proposal therefore is not fully compliant with Policy P3 of the Proposed Renfrewshire Local Development Plan 2021 (as modified).

Alasdair Morrison
Head of Economy & Development

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.