

## Notice of Meeting and Agenda Planning & Property Policy Board

Date	Time	Venue
Tuesday, 15 March 2016	15:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM  
Head of Corporate Governance

### Membership

Councillor Eddie Devine: Councillor Audrey Doig: Councillor Christopher Gilmour: Councillor Eddie Grady: Councillor John Hood: Councillor James MacLaren: Councillor Stephen McGee: Councillor Marie McGurk: Councillor Alexander Murrin: Councillor Iain Nicolson: Councillor Bill Perrie: Councillor Maureen Sharkey:

Councillor Terry Kelly (Convener): Councillor Bill Brown (Depute Convener)

### Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

### Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at [www.renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx](http://www.renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx)

For further information, please either email [democratic-services@renfrewshire.gov.uk](mailto:democratic-services@renfrewshire.gov.uk) or telephone 0141 618 7112.



## Items of business

### Apologies

Apologies from members.

### Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

- |          |   |                |
|----------|---|----------------|
| <b>1</b> | <b>Revenue Budget Monitoring Report</b>   | <b>5 - 14</b>  |
|          | Joint report by the Directors of Finance & Resources, Community Resources and Development & Housing Services. |                |
| <b>2</b> | <b>Capital Budget Monitoring Report</b>   | <b>15 - 20</b> |
|          | Report by the Director of Finance & Resources.  |                |
| <b>3</b> | <b>Shop Premises at 36-40 Foxbar Road, Paisley</b>  | <b>21 - 26</b> |
|          | Report by the Director of Finance & Resources.  |                |
| <b>4</b> | <b>Shop Premises at 64 Netherhill Road, Paisley</b>   | <b>27 - 32</b> |
|          | Report by the Director of Finance & Resources.  |                |
| <b>5</b> | <b>Lease of Former Janitors Cottage at East Fulton PS to KLAS Care</b>  | <b>33 - 38</b> |
|          | Report by the Director of Finance & Resources.  |                |
| <b>6</b> | <b>Paisley Library Relocation</b>   | <b>39 - 44</b> |
|          | Report by the Director of Development & Housing Services.   |                |
| <b>7</b> | <b>Service Improvement Plan 2016/17-2018/19</b>   | <b>45 - 78</b> |
|          | Report by the Director of Development & Housing Services.   |                |
| <b>8</b> | <b>Solar Farm Development Planning Advice Note</b>  | <b>79 - 86</b> |
|          | Report by the Director of Development & Housing Services.   |                |

- 9 Scottish Government Draft Planning Delivery Advice: Housing & Infrastructure 87 - 92**
- Report by the Director of Development & Housing Services.
- Proposal of Application Notices**
- Proposal of Application Notices are included for members information only. Members should note that the Notices may subsequently come before them for determination as planning applications and as such should consider the guidance contained in the Scottish Government Guidance on the Role of Councillors in Pre-Application Procedures and the Councillors Code of Conduct.
- 10 Proposal of Application Notices 93 - 96**
- Report by the Director of Development & Housing Services.
- Planning Applications**
- Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.
- 11 Planning Applications 97 - 150**
- Report by the Director of Development & Housing Services.
- EXCLUSION OF PRESS AND PUBLIC**
- The Board may by resolution exclude the press and public from the meeting during consideration of the following items of business as it is likely, in view of the nature of the business to be transacted, that if members of the press and public are present, there could be disclosure to them of exempt information as defined in paragraph 6 of Part I of Schedule 7A of the Local Government (Scotland) Act, 1973.
- 12 Former Road Depot, Scott's Road, Paisley**
- 13 Proposed Sale of Chapel House, Ardgowan Street, Paisley**




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**To:** Planning and Property Policy Board

**On:** 15 March 2016

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**Report by:** Director of Finance and Resources, Director of Community Resources and Director of Development and Housing Services

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**Heading:** Revenue Budget Monitoring to 8 January 2016

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## 1. Summary

- 1.1 Gross expenditure is £396,000 (5.7%) over budget and income is £396,000 (10.9%) greater than anticipated which results in a **net breakeven position** for the services reporting to this Policy Board.

This is summarised over the relevant services in the table below:

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
Planning Division	Breakeven	-	Breakeven	-
Property and Construction Services	Breakeven	-	Breakeven	-

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## 2. Recommendations

- 2.1 Members are requested to note the budget position
- 2.2 Members are requested to note there have been net budget realignments of (£9,353) processed since the last report primarily related to the reallocation of previously agreed savings partially offset by transfers to corporate landlord.
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### 3. **Planning & Regeneration**

<b>Current Position:</b>	<b>Breakeven</b>
<b><i>Previously Reported:</i></b>	<b><i>Breakeven</i></b>

The Planning Division account reflects a breakeven position with no significant variances to report on any of the budget categories.

#### 3.1 **Projected Year End Position**

It is projected that the Planning division will achieve a breakeven position by the year end.

### 4. **Property and Construction Services**

<b>Current Position:</b>	<b>Breakeven</b>
<b><i>Previously Reported:</i></b>	<b><i>Breakeven</i></b>

The current breakeven position mainly reflects overspends in Property Costs, Supplies and Services and Contractors and Others costs which have been offset by an over-recovery in income.

The overspends on the Property Services account at this stage in the financial year, reflect the increased levels of systems and professional support required to service the significant capital schemes currently being led by the Property Services division and will be offset by increased fee income.

#### 4.1 **Projected Year End Position**

It is anticipated that Property Services will achieve a breakeven position at the year end.

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## **Implications of the Report**

1. **Financial** – Net revenue expenditure will be contained within available resources.
2. **HR & Organisational Development** – none

3. **Community Planning** – none
4. **Legal** – none
5. **Property/Assets** – none
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 because it is for noting only. 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** – none
11. **Privacy Impact** - none

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#### **List of Background Papers**

None

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**Author:** David Forbes, Extension 6424



**REVENUE BUDGET MONITORING STATEMENT 2015/2016**  
1st April 2015 to 08 January 2016

**POLICY BOARD : PLANNING AND PROPERTY**

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs		5,066	3,668	3,698	(14)	3,684	(16)	-0.4%	overspend
Property Costs		3,573	2,096	2,163	0	2,163	(67)	-3.2%	overspend
Supplies & Services		99	92	217	0	217	(125)	-135.9%	overspend
Contractors and Others		443	422	623	(15)	608	(186)	-44.1%	overspend
Transport & Plant Costs		9	8	5	0	5	3	37.5%	underspend
Administration Costs		1,899	245	256	(1)	255	(10)	-4.1%	overspend
Payments to Other Bodies		996	386	381	0	381	5	1.3%	underspend
CFCR		0	0	0	0	0	0	0.0%	breakeven
Capital Charges		2,080	0	0	0	0	0	0.0%	breakeven
<b>GROSS EXPENDITURE</b>		<b>14,165</b>	<b>6,917</b>	<b>7,343</b>	<b>(30)</b>	<b>7,313</b>	<b>(396)</b>	<b>-5.7%</b>	<b>overspend</b>
Income		(9,509)	(3,640)	(4,070)	34	(4,036)	396	10.9%	over-recovery
<b>NET EXPENDITURE</b>		<b>4,656</b>	<b>3,277</b>	<b>3,273</b>	<b>4</b>	<b>3,277</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>

Bottom Line Position to 08 January 2016 is breakeven of	£000's	0	0.0%
Anticipated Year End Budget Position is breakeven of		(0)	0.0%

RENFREWSHIRE COUNCIL  
REVENUE BUDGET MONITORING STATEMENT 2015/2016  
1st April 2015 to 08 January 2016

**POLICY BOARD : PLANNING AND PROPERTY**

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
	£000's	£000's	£000's	£000's	£000's	£000's	%	
Planning	1,999	444	514	(70)	444	0	0.0%	breakeven
Property and Construction Services	2,657	2,833	2,759	74	2,833	0	0.0%	breakeven
<b>NET EXPENDITURE</b>	<b>4,656</b>	<b>3,277</b>	<b>3,273</b>	<b>4</b>	<b>3,277</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>

£000's

0
(0)

Bottom Line Position to 08 January 2016 is breakeven of  
Anticipated Year End Budget Position is breakeven of

0.0%  
0.0%

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2015/2016**  
**1st April 2015 to 08 January 2016**

**POLICY BOARD : PLANNING AND PROPERTY : PLANNING**

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs		1,913	1,416	1,507	(58)	1,449	(33)	-2.3%	overspend
Property Costs		82	5	2	0	2	3	60.0%	underspend
Supplies & Services		4	5	21	0	21	(16)	-320.0%	overspend
Contractors and Others		10	19	34	(15)	19	0	0.0%	breakeven
Transport & Plant Costs		7	5	2	0	2	3	60.0%	underspend
Administration Costs		1,428	187	198	(1)	197	(10)	-5.3%	overspend
Payments to Other Bodies		737	320	320	0	320	0	0.0%	breakeven
CFCR		0	0	0	0	0	0	0.0%	breakeven
Capital Charges		634	0	0	0	0	0	0.0%	breakeven
<b>GROSS EXPENDITURE</b>		<b>4,815</b>	<b>1,957</b>	<b>2,084</b>	<b>(74)</b>	<b>2,010</b>	<b>(53)</b>	<b>-2.7%</b>	<b>overspend</b>
Income		(2,816)	(1,513)	(1,570)	4	(1,566)	53	3.5%	over-recovery
<b>NET EXPENDITURE</b>		<b>1,999</b>	<b>444</b>	<b>514</b>	<b>(70)</b>	<b>444</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>

£000's

0.0%  
0.0%

Bottom Line Position to 08 January 2016 is breakeven of  
Anticipated Year End Budget Position is breakeven of

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2015/2016**  
**1st April 2015 to 08 January 2016**

**POLICY BOARD : PLANNING AND PROPERTY : PLANNING**

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Policy and Regeneration Development Standards		2,350 (351)	1,251 (807)	1,326 (812)	(75) 5	1,251 (807)	0 0	0.0% 0.0%	breakeven breakeven
<b>NET EXPENDITURE</b>		<b>1,999</b>	<b>444</b>	<b>514</b>	<b>(70)</b>	<b>444</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>

£000's

0.1%  
0.0%

Bottom Line Position to 08 January 2016 is breakeven of  
Anticipated Year End Budget Position is breakeven of

0  
(0)

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2015/2016**  
**1st April 2015 to 08 January 2016**

**POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES**

Description (1)	£000's	Revised Annual Budget (2)	Revised Period Budget (3)	Actual (4)	Adjustments (5)	Revised Actual (6) = (4 + 5)	Budget Variance (7)		
		£000's	£000's	£000's	£000's	£000's	£000's	%	
Employee Costs		3,154	2,252	2,191	44	2,235	17	0.8%	underspend
Property Costs		3,492	2,091	2,161	0	2,161	(70)	-3.3%	overspend
Supplies & Services		95	87	196	0	196	(109)	-125.3%	overspend
Contractors and Others		433	403	589	0	589	(186)	-46.2%	overspend
Transport & Plant Costs		2	3	3	0	3	0	0.0%	breakeven
Administration Costs		471	58	58	0	58	0	0.0%	breakeven
Payments to Other Bodies		258	66	61	0	61	5	7.6%	underspend
CFCR		0	0	0	0	0	0	0.0%	breakeven
Capital Charges		1,445	0	0	0	0	0	0.0%	breakeven
<b>GROSS EXPENDITURE</b>		<b>9,350</b>	<b>4,960</b>	<b>5,259</b>	<b>44</b>	<b>5,303</b>	<b>(343)</b>	<b>-6.9%</b>	<b>overspend</b>
Income		(6,693)	(2,127)	(2,500)	30	(2,470)	343	16.1%	over-recovery
<b>NET EXPENDITURE</b>		<b>2,657</b>	<b>2,833</b>	<b>2,759</b>	<b>74</b>	<b>2,833</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>

£000's

0.0%  
0.0%

Bottom Line Position to 08 January 2016 is breakeven of  
Anticipated Year End Budget Position is breakeven of

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2015/2016**  
**1st April 2015 to 08 January 2016**

**POLICY BOARD : PLANNING AND PROPERTY : PROPERTY AND CONSTRUCTION SERVICES**

Description (1)	£000's	Revised Annual Budget (2)	£000's	Revised Period Budget (3)	£000's	Actual (4)	£000's	Adjustments (5)	£000's	Revised Actual (6) = (4 + 5) £000's	Budget Variance (7)		
											£000's	%	
Directorate		(125)		79		79		0		79	0	0.0%	breakeven
Investment & Technical Services		(12)		381		203		0		203	178	46.7%	underspend
Finance & Support Services		(42)		372		452		98		550	(178)	-47.8%	overspend
Corporate Landlord		2,854		1,751		1,751		0		1,751	0	0.0%	breakeven
Facilities Management		0		0		0		0		0	0	0.0%	breakeven
Central Repairs Account		0		0		0		0		0	0	0.0%	breakeven
Office Accommodation		(18)		250		274		(24)		250	0	0.0%	breakeven
<b>NET EXPENDITURE</b>		<b>2,657</b>		<b>2,833</b>		<b>2,759</b>		<b>74</b>		<b>2,833</b>	<b>0</b>	<b>0.0%</b>	<b>breakeven</b>

£000's

0.0%

0.0%

Bottom Line Position to 08 January 2016 is breakeven of

Anticipated Year End Budget Position is breakeven of




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**To: PLANNING & PROPERTY POLICY BOARD**

**On: 15 MARCH 2016**

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**Report by: Director of Finance and Resources**

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**Heading: Capital Budget Monitoring Report**

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**1. Summary**

- 1.1 Capital expenditure to 8<sup>th</sup> January 2016 totals £3.776m compared to anticipated expenditure of £3.876m for this time of year. This results in an under-spend position of £0.100m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Planning Services	£0.030m u/spend	5% u/spend	£0.020m o/spend	4% o/spend
Corporate Projects (Property)	£0.070m u/spend	2% u/spend	£0.011m o/spend	0% o/spend
<b>Total</b>	<b>£0.100m u/spend</b>	<b>3% u/spend</b>	<b>£0.031m o/spend</b>	<b>1% o/spend</b>

- 1.2 The expenditure total of £3.776m represents 61% of the resources available to fund the projects being reported to this board. The vast majority of the remaining spend is related to the Energy Efficiency and Lifecycle Capital Maintenance Fund projects. A large portion of this expenditure is expected toward the end of the financial year and it is anticipated that there will be a full expenditure against the current budgets. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.

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2.           **Recommendations**

- 2.1           It is recommended that Members note this report.
- 

3.           **Background**

- 3.1           This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Development & Housing Services.
- 3.2           This capital budget monitoring report details the performance of the Capital Programme to 8<sup>th</sup> January 2016, and is based on the Capital Investment Programme which was approved by members on 12<sup>th</sup> February 2015, adjusted for movements since its approval.
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4.           **Budget Changes**

- 4.1           Since the last report there have been budget changes totalling £1.576m reflecting budget being re-profiled from 2015/16 to 2016/17:
- Energy Efficiency Programme (£0.738m) which are mainly due to revised procurement delivery timescales and delays from external contractors.
  - Lifecycle Capital Maintenance Fund (£0.838m), the majority of which relates to intrusive building works that can only be carried out during the school holidays at Bridge of Weir Primary School.

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## Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –  
**Greener** - Capital investment will make property assets more energy efficient.
4. **Legal** – none.
5. **Property/Assets** – none.
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** – none.
11. **Privacy Impact** – none.

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### **List of Background Papers**

- (a). Capital Investment Programme 2015/16 & 2016/17 – Council, 12<sup>th</sup> February 2015.

The contact officers within the service are:

- Geoff Borland (Finance & Resources)
- Joe Lynch (Finance & Resources)
- Fraser Carlin (Development & Housing)

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**Author:** *Geoff Borland, Principal Accountant, 0141 618 4786, geoffrey.borland@renfrewshire.gov.uk.*

## Appendix 1

### CAPITAL PROGRAMME 2015/16 - BUDGET MONITORING REPORT TO 8 JANUARY 2016 (£000s)

POLICY BOARD Department	Council Approved Programme	Current Programme	Share of Available Resources	Year to Date Budget to 8-Jan-16	Spent to 8-Jan-16	Variance to 8-Jan-16	% variance	Unspent Cash Flow For Year	% Cash Spent
<b>Planning &amp; Property</b> Development & Housing(THI/LGAN) Corporate Projects(Property)	829	1,299	1,299	560	530	30	5%	769	41%
	4,830	4,851	4,851	3,316	3,246	70	2%	1,605	67%
	5,659	6,150	6,150	3,876	3,776	100	3%	2,374	61%
<b>TOTAL</b>									





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**To: Planning & Property Policy Board**

**On: 15<sup>th</sup> March 2015**

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**Report by: Director of Finance & Resources**

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**Heading: Shop premises at 36 - 40 Foxbar Road, Paisley.**

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## **1. Summary**

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a new lease of the shop premises at 36 - 40 Foxbar Road, Paisley.
- 

## **2. Recommendations**

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property and the Head of Corporate Governance to conclude a new lease of the shop premises at 36 - 40 Foxbar Road, Paisley, on the basis of the main terms and conditions contained in this report.
- 

## **3. Background**

- 3.1. Mr Mohammed Ramzan has been a tenant of the Council owned shop property at 38/40 Foxbar Road, Paisley since 1<sup>st</sup> July 2014. This shop trades as a licensed grocer and newsagent, has a current passing rental of £13,200 per annum, and the lease now runs on month to month basis. From 20<sup>th</sup>

August 2014, Mr Ramzan has also leased the adjacent shop at 36 Foxbar Road. This unit is used for storage purposes, has a current passing rent of £5,000 per annum and is also on a month to month lease. The tenant has recently undertaken alteration works to combine both units into one larger property, in accordance with all necessary building warrants. It is therefore considered appropriate to conclude a new lease covering the combined premises, rather than continuing with the two existing short term agreements.

- 3.3. Discussions have taken place with Mr Ramzan, and the following main terms and conditions of lease have been provisionally agreed.

4. **Proposed terms and conditions of lease;**

- 4.1 The existing short term leases shall be renounced at a mutually agreed date between both parties.

- 4.2 The new lease shall be for a period of 10 years and shall be on the basis of the Council's standard Full Repairing and Insuring style of lease.

- 4.3 The initial annual rental shall be £18,200, and the rent shall be reviewed after 5 years.

- 4.4 The use of the property shall continue as a licensed grocer and newsagent.

- 4.5 The tenant shall meet the Council's reasonable legal and professional expenses incurred in concluding the lease.

- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.

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## **Implications of the Report**

1. **Financial** – Annual rental of £18,200 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Wealthier & Fairer - New lease will provide more security of tenure for both landlord and tenant.

4. **Legal** – New lease to be concluded.

5. **Property/Assets** – As per this report.

6. **Information Technology** – none.

7. **Equality & Human Rights -**

- (a) 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 because no groups or individuals have any involvement currently at the property. 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** – none.

11. **Privacy Impact** – none.

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**Author:** Andrew Smith, tel. 0141 618 6180,  
email [andrew.smith@renfrewshire.gov.uk](mailto:andrew.smith@renfrewshire.gov.uk)





Renfrewshire  
Council

# 36-40 Foxbar Road, Paisley

## Report Plan Ref. E2144



1:1,250

User: howardhaughj2

Date: 28/01/2015



Notes:

enter text here

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**To: Planning & Property Policy Board**

**On: 15<sup>th</sup> March 2016**

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**Report by: Director of Finance & Resources**

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**Heading: Shop premises at 64 Netherhill Road, Paisley.**

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## **1. Summary**

- 1.1 This report seeks consent to dispose of the shop property at 64 Netherhill Road, Paisley to the sitting tenant, Mr Muhammed Atif on the basis of the terms and conditions contained in this report, subject to the property being declared surplus to the Council's requirements by the Housing and Community Safety Policy Board which meets on 15<sup>th</sup> March 2016, and subject to receipt of Scottish Ministers consent.
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## **2. Recommendations**

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to conclude the disposal of the shop property at 64 Netherhill Road, Paisley to Mr Muhammed Atif, subject to the terms and conditions contained in this report.
- 2.2 Note that disposal of the property is subject to receipt of Scottish Ministers consent in terms of section 12(7) of the Housing (Scotland) Act 1987 for the disposal of Housing Revenue Account land and property.

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### 3. **Background**

- 3.1. Mr Muhammed Atif has been a tenant of the Council owned shop property at 64 Netherhill Road, Paisley since July 2013. His current lease is on a month to month basis, at an annual rental of £4,700. The shop is located in a single storey building comprising ten shop units, three of which are in the ownership of the Council. The lease permits the shop to trade as a grocer & newsagent, and the other Council units in this parade trade as a bakery and a pharmacy.
- 3.2. Mr Atif is keen to invest in the property, but considers that he will have more incentive to do so if he has outright ownership of the shop. He has therefore submitted a request to purchase this property.
- 3.3. The Board may recall approving a new longer term lease at this address at the meeting on 26<sup>th</sup> January 2016. Mr Atif still intends to conclude the longer term lease, and thereafter proceed to purchase the shop.

### 4. **Proposed terms and conditions of sale;**

- 4.1 The following provisional terms and conditions of sale have been agreed with Mr Atif;
- 4.1.1 The purchase price payable shall be £61,500( Sixty one thousand five hundred pounds).
- 4.1.2 Disposal shall be subject to the property being declared surplus to the requirements of the Council by the Housing and Community Safety Policy Board which meets on 15 March 2016.
- 4.1.3 The disposal shall be subject to the receipt of Scottish Ministers consent in terms of section 12(7) of the Housing(Scotland) Act 1987 for the disposal of land and property held on the Housing Revenue Account..
- 4.1.4 The purchaser shall meet the cost of all of the Council's reasonable legal and professional expenses incurred in concluding the sale.
- 4.1.5 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

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### **Implications of the Report**

1. **Financial** – Purchase price of £61,500 to be received.

2. **HR & Organisational Development** – None.
3. **Community Planning** –  
  
Wealthier & Fairer - Disposal will provide Mr Atif with more incentive to invest in the property.
4. **Legal** – Disposal to be concluded and Scottish Ministers consent to be obtained.
5. **Property/Assets** – Disposal will relieve the Council of any responsibility for this property.
6. **Information Technology** – none.
7. **Equality & Human Rights** -  
  
(a) 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 because no groups or individuals have any involvement currently at the property. 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** – none.
11. **Privacy Impact** – none.

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User: howardhaughj2

Date: 12/11/2015



Notes:

### Legend

- Shop area
- Service road & yard





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**To: Planning & Property Policy Board**

**On: 15<sup>th</sup> of March 2015**

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**Report by: Director of Finance and Resources**

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**Heading: Lease of the Former Janitors cottage at East Fulton Primary School to KLAS CARE**

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**1. Summary**

- 1.1 The purpose of this report is to seek the consent of the Board to lease the janitors cottage at East Fulton Primary School to KLAS CARE as outlined on the attached plan E2454.
- .

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**2. Recommendations**

- 2.1 Declare the former Janitor's cottage and its associated land surplus to requirements which equates to 580 square metres or thereby as indicated on the attached plan E2454.
- 2.2 Note that the lease of the cottage will also include the provision of a right of access which will also be used by users of the primary and nursery school buildings as highlighted on plan E2454.
- 2.3 Authorise the Head of Corporate Governance to conclude the lease of this former Janitor's cottage on the terms detailed within the body of this report and on such other terms and conditions that may be deemed necessary to protect the Council's interest.

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### 3. Background

- 3.1. The former Janitor's cottage is located adjacent to East Fulton Primary School, Linwood and can be accessed via Gilmartin Road. It has not been occupied as a Janitor's cottage for a considerable number of years and has fallen into disrepair.
- 3.2. KLAS CARE, an after school provider, who currently occupy a classroom within East Fulton Primary expressed an interest in leasing the former Janitor's cottage. They seek to expand their business and envisage this provides an opportunity to improve the service they offer the Community. KLAS CARE have confirmed that they have the funding in place to proceed with entering into the lease and to undertake the necessary works to repair and improve the property for their proposal. They are receiving this funding from a number of charitable groups along with a social enterprise investment loan.
- 3.3. The Head of Corporate Governance has confirmed there is no title restriction which would prohibit the possible lease of this ground.
- 3.4. The following lease terms have been provisionally agreed which will form the basis of the lease:
  - 1) Renfrewshire Council will lease to KLAS CARE the former Janitors Cottage, situated on Gilmartin Road, Linwood, PA3 3SG as shown on the attached plan E2454.
  - 2) The lease shall be on the Council's standard Full Repairing and Insuring lease and shall endure for a period of 15 years from the date of entry, which date shall be mutually agreed between the parties. There will be mutual break options at the end of 5 years and 9 years.
  - 3) The premises are let in their current condition to KLAS CARE for their proposed use of Out of School Care/Learning Centre and for no other purpose.
  - 4) The premises will initially be leased to KLAS CARE at an annual rent of £1, if asked, for the first year to reflect a rent free period of 1 year to account for the improvement works proposed to bring the property back into a condition suitable for use.
  - 5) Thereafter, from the start of year 2 and for year 3, the rent shall be £600 per annum, payable half yearly advance. Thereafter, the rent will be subject to annual review with a 10% increase each year after the end of Year 3.
  - 6) KLAS CARE shall accept the premises in their existing condition as at the date of entry and thereafter, shall be responsible for all repairs and maintenance required to the subjects of let and for meeting all occupancy costs, utility charges, rates, taxes etc, due to their occupation of the premises.

- 7) KLAS CARE will be responsible for meeting its proportionate share of the maintenance of the communal access road and car park which serves the school, the nursery and the former janitors cottage.
- 8) KLAS CARE shall insure the building and its contents (including any plate glass and the tenant's fixtures and fittings) with a reputable insurance company to the satisfaction of the Landlord.
- 9) KLAS CARE shall maintain appropriate public liability insurance cover and shall indemnify the landlord for liability in respect of any injury or damage no matter by whom it is sustained arising directly or indirectly as a result of the repair or condition of or of any alteration to the property or the use of the property.
- 10) Given the level of investment by KLAS CARE in repairing this property and fitting it out to meet their requirements, should the Council choose to terminate the lease prematurely before the first 5 year break option, which termination is not through any failure by KLAS CARE in terms of the lease, then the Council will be responsible for reimbursing KLAS CARE their initial investment of £52,000. This sum will be reduced each year by 20% until after the end of year 5 at which time there will be no reimbursement due.
- 11) Each party shall meet their own professional & legal expenses in the granting of this lease, but KLAS CARE shall meet any registration dues or taxes applicable in respect of the lease.

## Implications of the Report

1. **Financial** – Rent of £600 per annum which will increase after year 3 by 10% per annum
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** – Not Applicable.
4. **Legal** – Completion of this transaction by the Head of Corporate Governance
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
7. **Equality & Human Rights** -
  - (a) 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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – *Should the lease not be concluded* this building will continue to fall into dis-repair.
11. **Privacy Impact** – Not Applicable.

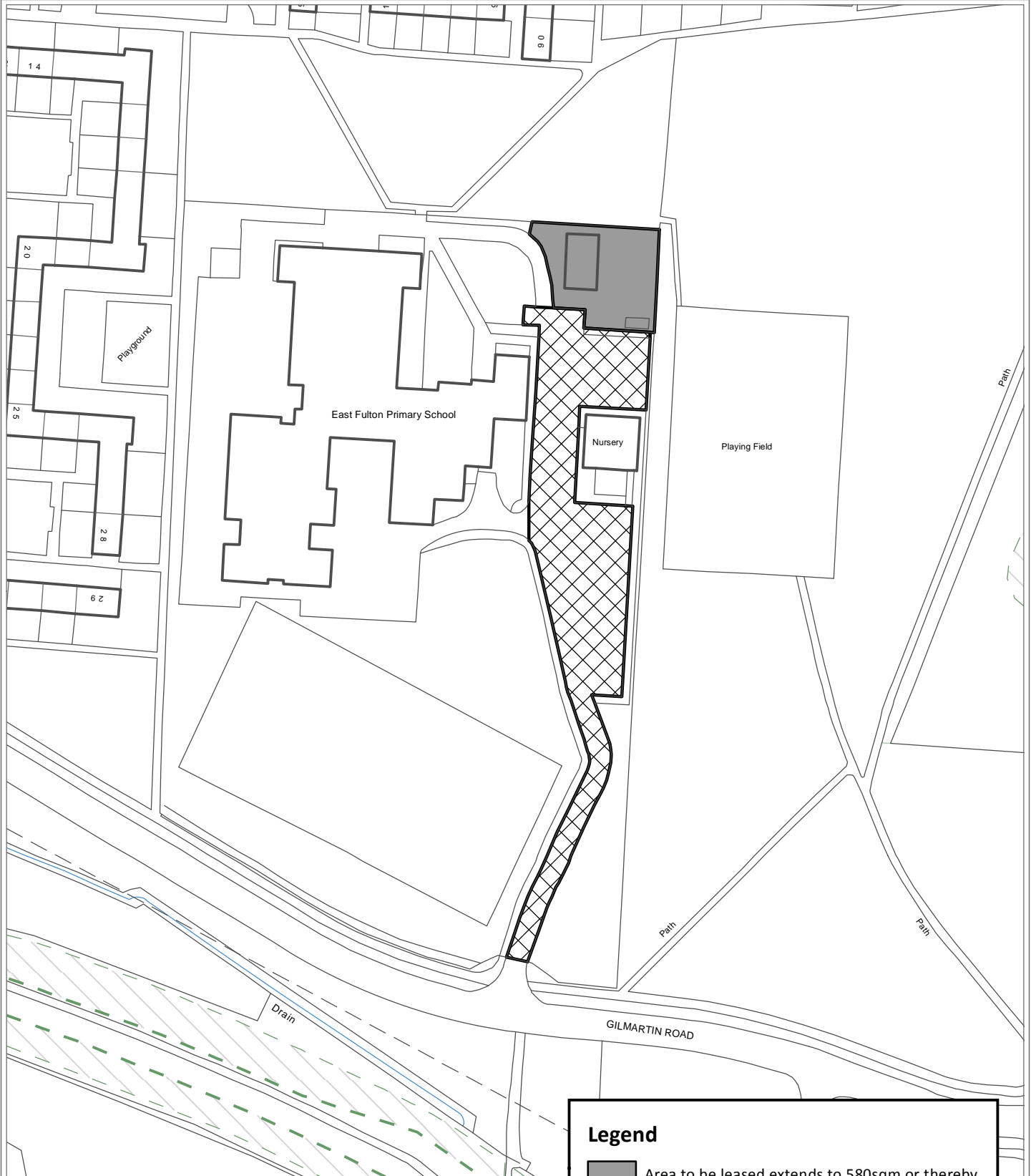
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Date: 19/02/2016



### Legend

- Area to be leased extends to 580sqm or thereby
- Right of access

Notes:





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**To:** Planning & Property Board

**On:** 15 March 2016

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**Report by:** Director of Development and Housing Services

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**Heading:** Paisley Library Relocation

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## 1. Summary

- 1.1. The regeneration of Paisley Town Centre is a key priority for the Council. The Paisley Town Centre Heritage Asset Strategy (PTCHAS) sets out a vision for a cultural and heritage-led regeneration of the town centre which includes the redevelopment of Paisley Museum and Library to create a signature visitor attraction of national importance for the town.
  - 1.2. The options appraisal carried out for the new museum (and submitted to HLF in December 2015) demonstrates the need to relocate the lending library element of the current offer to an alternative site to allow for the new museum to be developed.
  - 1.3. This report examines the options available from a property perspective and recommends a preferred relocation option for the library to members for their consideration.
- 

## 2. Recommendations

It is recommended that;

- 2.1 the Board approves the Council to enter into negotiations to purchase the property at 22/22a High Street, Paisley as the preferred site for a new lending library for central Paisley, subject to the property (following detailed survey) being able to provide an appropriate library facility for Paisley
- 2.2 the Board authorises the Director of Finance and Resources to conclude negotiations subject to the terms and conditions contained within this report

and any other terms and conditions considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the interests of the Council.

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### **3. Background**

- 3.1 The regeneration of Paisley Town Centre is a key priority for the Council as highlighted in the Paisley Town Centre Heritage Asset Strategy.
- 3.2 The Outline Business Case (OBC) for Paisley's new museum was approved by the Economy & Jobs Policy Board in November 2015 and proposes a significant redevelopment of the existing museum. The overall aim of the project is to deliver large scale economic regeneration benefits for the town. The economic impact analysis estimates that the project will draw an increase in annual visitor numbers to 150,000 visits per annum and contribute 238 jobs to the local economy both through increased visitor numbers and by targeting opportunities for local people and suppliers in all parts of the project.
- 3.3 The November 2015 decision noted the opportunity to deliver an enhanced lending library service for Paisley as a result of the museum redevelopment and further regeneration benefits for the town centre through the consideration of options for an alternative location in the heart of the town centre. The Board also agreed to conduct a consultation exercise with service users and wider interests on this opportunity, the results of which were reported to the Council's Leadership Board in February 2016. A summary of the key findings from that exercise are outlined below. Overall the results indicate a positive or neutral response to the planned changes, with double the number of respondents viewing the relocation as a good or very good idea, compared to those that viewed it as a bad or very bad idea:
- Of users, 85% said they were very or quite likely to visit the library in its new location, with 12% unsure;
  - Only 4% said they were quite or very unlikely to visit;
  - Of lapsed and non-users, 47% said they would be very or quite likely to visit the library in its new location, with 37% quite or very unlikely and 16% unsure;
  - Of users, 43% think the relocation is a very good or quite a good idea;
  - Of lapsed and non-users, 54% think the relocation is a very good or quite a good idea;
- 3.4 The main reasons for a positive reaction were:
- More accessible / better access
  - Convenient location / good location
  - Perception more people will use it
- 3.5 The only previous context to seeking alternative premises for a Paisley Central Library was some initial work carried out by officers a number of years

ago examining the potential of the Town Hall as a possible alternative location. This did not progress as far as being reported to a Council Board.

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#### 4. Preferred Location

4.1. Given the preference of service users that any relocation should be within Paisley Town Centre officers have developed a series of criteria against which to assess the potential locations for relocating a new library to. These are set out below:

- Ability to contribute significantly to the ongoing regeneration of Paisley Town Centre, and in particular the High Street;
- Stimulation of private sector investment;
- Accessible to public transport;
- Close to the centre of the town;
- High profile and easily recognisable as Paisley's Central Library;
- The ability to direct footfall to where it is needed most in terms of future private investment decisions for vacant property;
- Property available to purchase or on long lease basis to justify Council investment in new long term public facility;
- Ability to develop a new library in the timescales required to meet the programme for redevelopment of Paisley Museum (i.e. by late 2017)
- Ability to offer a minimum of (circa) 600 sq metres floorspace to meet Renfrewshire Leisure space requirements;

4.2. Officers took the approach to assess all currently vacant (Feb 2016) premises in the Town Centre within easy reach of the town's High Street. A long list of nine potential sites was developed and these were then assessed against a range of criteria and ranked from 1 to 9.

4.3. The premises that has been ranked first amongst all of the options considered is a property at **22/22a High Street**, Paisley. These two neighbouring units were previously operated as a single entity by the Abbey National Building Society. Following the relocation of the building society to 13 High Street in 2008 (when Santander took over the society and rebranded) the property was split into two units. One side was operated by the Internacional clothes store until 2012 and the adjoining unit has been vacant aside from temporary short term lettings.

4.4. The property lies right in the centre of the pedestrianised section of Paisley High Street, opposite the entrance to the Paisley Centre. It is very high profile in Paisley terms and offers a very distinctive double-height frontage that makes it unusual in the context of the neighbouring properties. The building is not currently listed. Officers are of the view that the location offers the potential to make a very significant contribution to the regeneration of the High Street and the improving image of the Town Centre as a place to invest.

- 4.5. The property is in excess of 650 sq metres over the first four floors. The upper floors could be used for associated staff offices or “non-public” functions subject to further survey work and internal layout options. It also has a basement area which could be utilised for storage if appropriate and suitable following the more detailed surveys.
- 4.6. A public lift would be introduced to allow for disabled access to all public floors of the building.
- 4.7. Access for servicing would be from the High Street, but in that respect is no different to many other properties in the same situation. Public access and egress and emergency exit would be from the High Street only.
- 4.8. Internally the property is in a poor condition but shares this characteristic with many of the other vacant properties assessed. The purchase price reflect current property valuations for premises in this condition in Paisley High Street. The costs of the acquisition of the property and its refurbishment for a lending library are to be funded from the resources specifically approved for this project.
- 4.9. It should be noted that the property has been the subject of an initial survey by AECOM on behalf of the Council in late 2015 when the Council entered into preliminary discussions with the owner. The consultant’s report has flagged up a number of unresolved issues which will require more detailed intrusive surveys of different parts of the building. These detailed surveys will allow the Council to establish more precisely the costs of refurbishment and redevelopment for library purposes.
- 

## **5. Property Terms**

- 5.1. The combined property offers approximately 650 sq metres over 5 floors – basement, ground, first, second and third. Not all floors would necessarily be available for public use but this will be subject to further analysis and in particular the ability to offer lift access from the ground floor to all floors. All floors of the properties are reached from the High Street entrance. Fire exits are also likely to be via the High Street due to the configuration of properties immediately north of the site at School Wynd.
- 5.2. The commercial terms on which the property is being offered to Renfrewshire Council is as follows:
- Purchase on basis of vacant possession and ownership transferring to Renfrewshire Council;
  - Sale price of £250,000 (excl VAT). VAT will be charged but then reclaimed by Renfrewshire Council;

- Business Rates attributable of £39,300; however with Renfrewshire Leisure as tenant and a registered charity would not be liable for business rates;
  - Insurance – the property would have to be added to the Council's insurance policies;
- 5.3. An application for planning permission will be submitted by the Council to allow for proposed library uses and allow flexibility for cafe or other potential uses of the premises (previously class 1 retail and class 2 financial services).
- 5.4. A detailed assessment will be undertaken to ensure that the building can be refurbished or redeveloped for the proposed use and monitored closely by a dedicated Project Manager from the Council's Property Services Team to remain within the agreed Paisley Town Centre regeneration budget.

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## Implications of the Report

1. **Financial** – the financial implications to the Council are principally the purchase price for the property at 22/22a High Street, the development costs as well as the fit-out costs for the library facility and associated uses. These will be funded from the resources specifically approved for the Library relocation project.
2. **HR & Organisational Development** – the facility will be staffed by existing employees of Renfrewshire Leisure (or partner organisations or franchisee should associated uses, eg. cafe, be considered suitable) and the property managed and maintained by the Council's Facilities Management Team during the term of the Council's ownership.
3. **Community Planning –**  
**Children and Young People** – the new Lending Library for central Paisley will offer enhanced opportunities for community participation in learning;  
**Empowering our Communities** – the Library will allow for capacity building in cultural and other activities;  
**Jobs and the Economy** – the new Library will bring attention to the momentum gathering within Paisley and Renfrewshire which will boost confidence in the area as a place for further investment, particularly in the High Street;  
**Safer and Stronger** – by reducing vacancy and encouraging footfall in the heart of the Town Centre the Library can foster a greater sense of safety for Town Centre users and encourage further investment in other vacant property;
4. **Legal** – the Council's negotiations to purchase the premises in question is being undertaken with guidance from senior property and financial offers and the Head of Corporate Governance. There are not considered to be any significant legal issues..

5. **Property/Assets** – the implications of the Council's ownership of the property is covered in the body of the report.
  6. **Information Technology** - The premises will be assessed in terms of specific IT requirements to meet the needs of proposed Library users and employees.
  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
  8. **Health & Safety** – No implications identified
  9. **Procurement**- Any contractual requirements for the refurbishment of the premises at 22 / 22a High Street will be dealt with by the Head of Property Services under the Council's Scheme of Delegation.
  10. **Risk** – No significant implications identified
  11. **Privacy Impact** - No implications identified
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#### **List of Background Papers**

**Leadership Board; 17 February 2016; Paisley Central Library Consultation Report**

**Economy & Jobs Policy Board; 18 November 2015; The Regeneration of Paisley Town Centre – Paisley Museum**

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**To: Planning and Property Policy Board**

**On: 15 March 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Service Improvement Plan 2016/17 – 2018/19**

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**1. Summary**

- 1.1 The Service Improvement Plan is a comprehensive statement of what Development and Housing Services intends to achieve over the next three years, based on the resources likely to be available. It takes account of the themes, actions, outcomes and targets set out in Renfrewshire's Community Plan, Local Outcome Improvement Plan (formerly Single Outcome Agreement) and Council Plan.
- 1.2 The future focus of Development and Housing Services is directed to deliver the Council's regeneration, employability and economic development priorities, as well as fulfilling the Council's role as landlord to its tenants and performing its statutory planning function to the highest possible standards.
- 1.3 The Service Improvement Plan covers a rolling three year period, and is reviewed and updated annually. The attached Service Improvement Plan covers the period 2016/17 to 2018/19.
- 1.4 This Service Improvement Plan contains:
- A strategic statement which sets out the key activities and achievements during 2015/16 and an assessment of the challenges and priorities for the service over the next three years;
  - The high level strategic outcomes the service will deliver
  - Strategic improvement action plan
  - Service performance scorecard
- 1.5 This Service Improvement Plan responds to the challenging financial environment and public sector reform which needs to be driven locally as well as responding to the national agenda. Despite these challenges, the service

has continued to make the best possible use of resources and consequently, there are significant achievements to report.

- 1.6 An outturn report detailing progress made with the previous Service Improvement Plan 2015/16 to 2017/18 will be presented to the policy board in May 2016.
- 

## **2. Recommendations**

It is recommended that the Planning and Property Policy Board:

- 2.1 Approves the attached Service Improvement Plan.
  - 2.2 Agrees that progress towards the actions outlined in the plan should be reported to the board in November 2016.
- 

## **3. Background**

- 3.1 One of the main purposes of the Service Improvement Plan is to outline for elected members and our customers what Development and Housing Services intends to achieve over the next three years based on the financial and employee resources likely to be available and reflecting customer needs, the Council's priorities and the need to deliver Best Value.
  - 3.2. The Service Improvement Plan is part of the process of cascading the Council's priorities throughout the organisation. It also provides the means to integrate the various other operational plans and action plans. Service Improvement Plans link Council and Community Planning priorities to Individual Development Plans, so that every employee knows how they help contribute to the council achieving its objectives.
  - 3.3. The Service Improvement Plan provides the Planning and Property Policy Board with a basis for evaluating the performance of the service, in terms of developing and improving services. Progress on the implementation of the Service Improvement Plan will be monitored and reported to the Planning and Property Policy Board on a six monthly basis. A review of progress will be brought to the board in November 2016.
- 

## **4. Our Key Priorities during 2016/17**

- 4.1 Section 6 of the Service Improvement Plan details the main priorities for Development and Housing Services as a whole and outlined below are those main priorities which fall within the remit of the Planning and Property Policy Board.

- Implement current Local Development Plan (LDP) including investigating the potential for taking forward a range of initiatives to assist with the funding of development infrastructure requirements for housing identified as Housing Action Programme Sites.
- Develop and adopt new Local Development Plan 2 (LDP). Work on the review of the Local Development Plan 2 (LDP) has already commenced as LDP2 requires to be adopted by 2019. The Development Plan Scheme was approved by The Planning and Property Policy Board in August 2015 and this details the timetable for the adoption of the next LDP.
- Develop and adopt Town Centre Strategy and Action Plans. Taking account of the representations and comments made during the consultation, the finalised Centre Strategies and Action Plans for the 5 town centres will be presented to the Planning and Property Policy Board later in 2016. Draft strategy and action plan for local and village centres will be prepared and presented to the Planning and Property Policy Board during 2016.
- We will implement the Renfrewshire Outdoor Access Strategy – “Outdoors for You”. Following consultation and consideration of the comments received the Final Access Strategy will be referred to the Planning and Property Policy Board for approval and a comprehensive baseline will be developed during the first year of the strategy to help improve the monitoring and evaluation process.
- We will present the Renfrewshire Planning Performance Framework (PPF) for 2015/16 to the Planning and Property Policy Board in May 2016 and submit approved PPF to Scottish Government in July 2016. The Planning Performance Framework is produced annually and the framework gives a balanced measurement of the overall quality of the planning service and will be used to drive a culture of continuous improvement.
- We will continue to support the Council’s strategic priorities including the development of a winning bid for Paisley to be UK City of Culture 2021 and to support delivery of the Glasgow and Clyde Valley City Deal programme.

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## Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** - None.

3. **Community Planning** – The Service Improvement Plan takes account of the themes, actions, outcomes and targets set out in the Council Plan and Community Plan.
  4. **Legal** - None.
  5. **Property/Assets** – Measures are set out in this Service Improvement Plan which deals with the management of Development and Housing Services housing assets.
  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** – None
  11. **Privacy Impact** - None
- 

### **List of Background Papers**

- (a) None
- 

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# **Development and Housing Services**

## **Service Improvement Plan 2016/17 – 2018/19**

### **Service Planning and Policy Development (Development and Housing Services)**

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# I. Introduction

- I.1 This Service Improvement Plan for Development and Housing Services covers the period from 2016/17 to 2018/19. The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available.
- I.2 The plan notes the principal factors that will influence service needs, development and delivery. It sets out the main priorities to be pursued and the key outcomes to be achieved over the next three years. The strategic actions and drivers which will help us to achieve the outcomes are outlined in our action plan in section 6.
- I.3 The main factors that our service needs to respond to are the challenging financial environment and the appetite for public sector reform. Our response to these challenges needs to be driven locally as well as aligned to the national agenda and in keeping with legislative changes.
- I.4 The financial environment in which the Council is operating will remain challenging for the medium to long term with additional spending pressures expected due to increasing demands on services through socio-economic factors, demographic changes and central government policy changes.
- I.5 There is also an increasing expectation that public services will be more responsive to customer needs, make better use of modern technology particularly through online services, and provide a more joined-up, holistic service with our key partners.
- I.6 The Renfrewshire Community Plan was formally approved by the Council in June 2013 and sets out an ambitious vision for the area, with each partner having a role in achieving outcomes for local people and communities. Complementing this, the Council Plan, 'A Better Future, A Better Council 2014-17' was approved by the Council in December 2013.
- I.7 The approach taken in the Council Plan is simple; A Better Future in Renfrewshire will be delivered through A Better Council which continues to improve and evolve its services to ensure we remain a high performing Council. The Council Plan was refreshed in December 2015 and the refocused priorities outline how Renfrewshire Council will continue to deliver improved outcomes for local people, communities and businesses. This approach is integrated within our service and strategic planning processes and this Service Improvement Plan is organised around these themes (as described in section 4).
- I.8 Development and Housing Services has been instrumental in ensuring Renfrewshire Council has made strong progress in delivering the Council Plan's vision to date. Major initiatives including the £1.13 billion City Deal programme, the UK City of Culture 2021 bid, the Invest in Renfrewshire programme, and the 10 year Paisley Town Centre Heritage Asset Strategy have been driven forward during the first two years of the Council Plan and play a significant role in delivering this second phase of the Council Plan.

- 1.9 Our contribution to the work of the Council is making a real difference to the people of Renfrewshire with significant reduction in unemployment with youth unemployment now below the Scottish average for the first time at 1.9%. Furthermore we are helping to ensure best value for residents through our participation in the major organisational change within the Council which has already achieved significant savings.
- 1.10 In a period of major changes, as detailed above, the Service Improvement Plan outlines how we will deliver the strategic priorities over the next three years. The action plan (section 6) highlights our priority actions and signposts to the strategies and plans which contain the operational actions needed to deliver the desired outcomes.

## 2. Key Activities of the Service

- 2.1 Development and Housing Services provides the planning, regeneration, housing and homeless services for the Council. This includes helping to deliver sustainable economic and physical regeneration in Renfrewshire, managing the Council's stock of approximately 12,500 houses and leading for the Council on the City Deal programme and Paisley's bid for UK City of Culture 2021.
- 2.2 Looking forward, the service will continue to operate in the context of the financial challenges facing the Council over the next three years. Specific areas of focus are outlined below.

### 2.3 **Regeneration**

- The service will continue to play a lead role in the Council's aim to stimulate the economy and reduce unemployment. This will include continuing to deliver the Invest in Renfrewshire programme, working to support local businesses to grow, and supporting unemployed people in to work.
- We will also lead the delivery of the action plans for all of Renfrewshire's town centres with particular focus on progressing the Paisley Heritage Asset Strategy and preparation for candidacy for the UK City of Culture 2021.
- Glasgow Airport continues to be a key economic driver for Renfrewshire and for the Glasgow City Region and we will continue to work with partners to support the development of the Glasgow Airport Investment Zone, and with local authorities in the Greater Glasgow area to develop a collaborative infrastructure fund which prioritises economic growth.
- In our strategic housing role we will continue to work with our partners to develop and plan for future housing provision to ensure that there is an appropriate supply of affordable housing across all tenures to meet the needs of our communities.

## 2.4 City Deal

In Renfrewshire, three projects have been identified as being key elements of the Infrastructure investment across the City Region:

- **Clyde Waterfront / Renfrew Riverside:** This project seeks to secure the ongoing regeneration of Renfrewshire's waterfront and to support private sector investment to ensure that the economic benefits from this area are realised. This involves investment in road infrastructure, including a new bridge crossing between Renfrew and Yoker, which will in turn provide enhanced employment opportunities and improve access to investment opportunities at Glasgow Airport and Inchinnan Business Park.
- **Glasgow Airport Investment Zone:** This proposal relates to an ongoing commitment that has been pursued by Renfrewshire Council, in partnership with Glasgow Airport, Scottish Enterprise and the City Council to maximise the investment and employment opportunities associated with the Airport. This involves investment in road infrastructure to the east of the current Airport boundary and promoting improved access to the M8 and adjoining roads network.
- **Glasgow Airport Access:** This project will be jointly delivered with Glasgow City Council and involves enhancement to the access between Glasgow Airport / Paisley Gilmour Street and onwards to Glasgow Central and the wider rail network. This project will deliver a long established investment priority and enhance the role of the Airport and surrounding area in the performance of the economy of the city region.

In addition to the infrastructure projects, there are three labour market projects currently being progressed by the Councils and the City Deal Programme Management Office. Renfrewshire Council is working closely with the other member authorities to ensure that the Labour Market projects deliver maximum benefits and aligns with existing Renfrewshire employment support activities.

## 2.5 Paisley's bid to be UK City of Culture 2021

The UK City of Culture 2021 programme aims to encourage the use of culture and creativity as a catalyst for long lasting cultural, economic and social change.

In preparing to bid for UK City of Culture 2021, the benefits of a "whole town" Paisley Bid include:

- Raising Paisley's national and international profile as a visitor destination.
- Building the civic pride of residents, and changing perceptions of Paisley as a place to visit.
- Encouraging investment and promoting a new vibrancy for the town centre.
- Creating new employment opportunities, in particular the visitor and creative economy.

- Through art and cultural programmes, engaging with communities and citizens of all ages across Renfrewshire.
- Galvanising community participation and connections.
- Building capacity and aspiration among our young people.
- Providing a strong and compelling ambition for the area that will be a catalyst for partnership working.

Whatever the outcome of the bidding process, the overarching ambition is that Paisley's bid will raise its profile and change perceptions of the town, set new benchmarks for engagement and regeneration, foster new partnerships within the town and with national agencies, and accelerate the pace of economic and social regeneration.

## 2.6 Planning and Housing Services

- The Local Development Plan provides the framework for future development in Renfrewshire and includes a number of important opportunities including the potential investment of up to £250m in the expansion of Braehead.
- The Planning Service will play a key role in supporting the City Deal team in the development of land use planning to ensure economic outcomes are maximised for the infrastructure projects.
- The former ROF Bishopton site is also progressing, with plans for up to 2,500 new homes over a 10-15 year period. Management of the Section 75 agreement linked to this development will continue to be a focus of the service.
- Managing the impact of Welfare Reform changes and in particular the change to direct housing payments as Universal Credit is implemented will be a key challenge going forward. As previously reported, the Housing Service will need to have more detailed knowledge of our tenants and their household circumstances as we deal with the roll out of Universal Credit. Although in these early days the numbers are relatively low, we are using this period to strengthen relationships with tenants, internal colleagues and DWP to make sure that communications are effective and contacts are targeted: to maximise income for customers impacted by the benefits changes, and protect rental income as far as possible as the roll out progresses and numbers of tenants in receipt of the new Universal Credit increases. This change presents a key risk for the Housing Revenue Account, and will continue to be closely monitored.
- Although we completed our Scottish Housing Quality Standard improvement programme in March 2015, we continue to develop forward plans for future investment in our housing stock. This will include delivery of capital investment and regeneration programmes, to ensure that our council housing stock is of an appropriate standard.

- Continuing to work with our partners in the Homelessness Partnership and others to focus on prevention of homelessness.
  - We will continue to work with Renfrewshire Health and Social Care Partnership to develop partnership working arrangements and with wider partners to develop options for the future provision of appropriate accommodation for vulnerable people
- 2.7 Our improvement action plan in section 6 contains the actions which will enable us to achieve the outcomes we have set for the specific areas of activity outlined above.
- 2.8 In addition, the action plan contains actions which will ensure Development and Housing Services continues to contribute to the ongoing 'Better Council' change programme and highlights how it will support and develop new ways of working.

### 3. Making a difference

A comprehensive outturn report detailing all our achievements over the last year will be presented to the policy board in May 2016. Below are the key achievements of the service during 2015 – 16.

- Following the Council's decision to prepare a bid for UK City of Culture 2021 the necessary governance structures and staff resources have been put in place to move this project forwards. The official launch event took place at Paisley Abbey in November 2015 and the new team are successfully engaging with stakeholders and developing the project plan workstream necessary to deliver a successful bid for Paisley.
- The Strategic Business Cases for Renfrew Riverside & Clyde Waterfront Project, the Glasgow Airport Investment Area Project and the Airport Access Project have all now been approved by Councillors and the City Deal Cabinet. The development of Outline Business Cases for the projects are now being progressed. We are now in the second year of the City Deal Working Matters programme – tackling those with health related issues.
- Invest in Renfrewshire continued to deliver successful results with youth unemployment now below the Scottish average for the first time at 1.9%, falling from 10.9% in June 2012 when the programme started. A new ambitious target of achieving full youth employment has been agreed. For the next three years the employability service will concentrate on new approaches to target some of the key poverty indicators for those looking for work including health issues, debt and money management, housing, energy and childcare.

- June 2015 saw the launch of InCube, the Council's retail incubator to support the growth and development of creative retail businesses. InCube provides a programme of support via workshops and speakers and a business accelerator programme has commenced. The first 13 businesses moved in during the summer and an additional 20 young companies joined early in 2016.
- The Paisley Town Centre Heritage Asset Strategy picked up two titles at the Placemaking Awards in London in 2015 - recognising the very best planning and regeneration projects from across the whole of the UK. The refurbishment of the Grand Fountain in Fountain Gardens, Paisley won Best Restoration/ Conservation Award at the Museum and Heritage Awards held in London in May 2015. Judges praised the Renfrewshire-Council-led scheme, saying it 'combined painstaking research with clear community outcomes resulting in the greatest reward of all, civic pride'
- The Outline Business Case for the Paisley Museum, the signature project on the Heritage Strategy, was completed and an application to the Heritage Lottery Fund for £15m towards this £56.7m project was submitted.
- We produced our draft Town Centre Strategy and Action Plans for Erskine, Johnstone, Renfrew, Braehead, and Linwood. We carried out a wide range of consultation with local communities and key stakeholders on all 5 of the draft strategies, including the week long Charrette in Erskine in February 2016.
- The Hillington Park Simplified Planning Zone (SPZ) Scheme was approved by the Planning and Property Policy Board on 26th August 2014 and adopted on 1st October 2014. The Scheme has been operational for more than a year and already it has helped to support development proposals which will deliver over £17 million of investment in the Park. In June 2015 the work relating to the SPZ won the Scottish Award for Quality in Planning.
- Development and Housing has responsibility for the Council's wide ranging events programme which continues to develop year on year with visitor numbers growing annually. The Spring/Summer 2015 programme saw the delivery of the first food festival in collaboration with the Camra Beer Festival. The British National Youth Cycle Championship was also held in Paisley in collaboration with local cycle club Johnstone Wheelers. Our biggest ever winter events programme included the Spree, the Halloween Festival held over 2 days, the Christmas Lights Switch on and the Monte Carlo Classic car rally in January 2016. All of these events and activities help to build momentum toward Paisley's UK City of Culture 2021 bid.
- In May 2015 we reported on our performance in relation to the Scottish Housing Quality Standard programme. Taking abeyances and exemptions into account, the Council was 100% compliant with SHQS by the end of March 2015. (84.6% achieved SHQS, 15.4% in abeyance). During 2015/16, the Council secured additional investment to contribute to external wall

insulation across common blocks and the replacement of redundant district heating. The total combined benefit is approximately £5.3M enabling work to over 700 council properties in mixed tenure blocks and a similar number of owners.

- We improved rent collection despite the challenges of welfare reforms with a reduction in current tenant arrears of £107,000; maximising applications for Discretionary Housing Payments (DHP), tenants benefited from just under £1m of the fund. Average letting time reduced by 12 days, this alongside investment activity and regeneration initiatives saw an encouraging reduction in void loss of £216,000. The Housing team continue to consolidate processes locally related to Universal Credit, including links with DWP for the benefit of affected tenants.

## 4. Delivering our Key Outcomes

- 4.1 The Improvement Action Plan in section 6 outlines the high level outcomes we aim to achieve and the main strategic actions and drivers which will enable us to achieve these outcomes. They are supported by a range of operational plans and actions across our different service areas which are referenced in the action plan. The action plan also details how these strategic actions link in to our commitments in the Renfrewshire Community Plan.
- 4.2 Development and Housing Services has a total of 9 key outcomes under which all of our improvement actions are grouped. Each of these key outcomes is aligned to one of the Council Plan Priorities, as detailed below, however it should be recognised that we are involved in a range of activities to help deliver the other Priorities detailed within the Council plan.

### **A Better Future: PLACE**

- Priority 1: Driving Physical and Economic Regeneration
- Priority 2: Building on our Culture and Heritage
- Priority 4: Creating a Sustainable Renfrewshire

### **A Better Future: PEOPLE**

- Priority 5: Reducing the Level and Impact of Poverty
- Priority 7: Supporting and Sustaining People into Employment

### **A Better Council**

- Priority 10: Continuing to be a Well Run Council

The 9 Key Outcomes of our Improvement Action plan are detailed below, under the relevant Council Plan Priority. In section 6 we list the high level actions which will enable us to achieve our 9 key outcomes.

**Priority 1: Driving Physical and Economic Regeneration**

**Key Outcome 1** – We will deliver the Clyde Valley City Deal investment programme

**Key Outcome 2** – We will continue to support the economic development of businesses and communities in Renfrewshire

**Key Outcome 3** – We will work to support investment in the sustainable growth of Renfrewshire's communities

**Key Outcome 4** – We will work with partners to ensure people have access to suitable, affordable housing across all tenures

**Priority 2: Building on our Culture and Heritage**

**Key Outcome 5** – We will support and develop cultural and tourism activity in Renfrewshire

**Priority 4: Creating a Sustainable Renfrewshire**

**Key Outcome 6** – We will deliver improvements to the condition of Renfrewshire's housing stock

**Priority 5: Reducing the Level and Impact of Poverty**

**Key Outcome 7** – We work with our tenants and other clients to provide the support and help they need

**Priority 7: Supporting and Sustaining People into Employment**

**Key Outcome 8** - We will continue to support our residents into employment

**Priority 10: Continuing to be a Well Run Council**

**Key Outcome 9** - We deliver Best Value and measure and report on our performance

## 5. Measuring our Performance

- 5.1 A suite of performance indicators is included as section 7 of this plan. The indicators are grouped under the same key outcomes as in the action plan with links to the relevant strategic actions.
- 5.2 The performance indicators scorecard include a number of indicators which form part of performance information reported and evaluated at other strategic forums including
- The Corporate Management Team, made up of the Chief Executive and Directors.
  - The Senior Management Team of Development and Housing Services, made up of the Director and the Heads of Service.
  - The Council Plan updates
  - The Community Plan thematic boards.
  - The Local Government Benchmarking Framework
  - The Scottish Housing Regulator through our Annual Return on the Charter.
- 5.3 The Service Improvement Plan monitoring report in November 2016 will include a comprehensive scorecard of our performance indicators which will show how well we are doing across all of these performance indicators in terms of meeting our key outcomes in the first six months of the year. Furthermore, an outturn report in May 2017 will show how well we have performed across the full year 2016/17.

## 6. Our Strategic Improvement Actions

A Better Future: PLACE – Priority 1 : Driving Physical and Economic Regeneration			
Key Outcome 1 – We will deliver the Clyde Valley City Deal investment programme			
Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones
1.1 Deliver Glasgow and Clyde Valley City Deal programme	Jobs and the Economy	December 2016	<p>Over the last year the Glasgow and Clyde Valley Councils developed a set of proposals which would deliver over £2 billion of additional economic activity and 29,000 new jobs over the next twenty years.</p> <p>In Renfrewshire, three projects have been identified as being key elements of the Infrastructure investment across the City Region: <b>Clyde Waterfront / Renfrew Riverside, Glasgow Airport Investment Zone and Glasgow Airport Rail Link.</b></p> <p>Main actions include;</p> <ul style="list-style-type: none"> <li>• Lead Consultants have been appointed for Glasgow Airport Investment Zone and Clyde Waterfront / Renfrew Riverside projects and they will work on options appraisals to develop the details of the project for the outline business case.</li> <li>• <b>SUMMER 2016</b> – Appointment of a lead consultant to take forward the Airport Access Project.</li> <li>• <b>NOV/ DEC 2016</b> – Outline Business Case for the Glasgow Airport Investment Zone, the Clyde Waterfront/ Renfrew Riverside and the Airport Access Project will be presented to the Leadership board and then the City Deal Cabinet for approval.</li> </ul> <p>Regular reports will be submitted to Council or the relevant Policy Board on progress with the City Deal Project.</p>

## A Better Future: PLACE – Priority 1 : Driving Physical and Economic Regeneration

### Key Outcome 2 – We will continue to support the economic development of businesses and communities in Renfrewshire

Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones
2.1 Deliver the Invest in Renfrewshire (Invest in Business programme)	Jobs and the Economy	March 2017	<p>The Invest in Renfrewshire Programmes and Services provide a clear and joined up approach to support the growth of the local economy and to tackle unemployment rates. Upcoming actions Include</p> <ul style="list-style-type: none"> <li>• <b>2016 - 2017</b> – Lead on 'Living Wage' campaign and support to employers to sign up to Living Wage</li> <li>• <b>SUMMER 2016</b> – Official opening of new InCube MAKlab creative workshops.</li> <li>• <b>JUNE 2016</b> – Commence second InCube programme for local start up and early stage businesses.</li> <li>• <b>NOVEMBER 2016</b> – Deliver a wide range of events to contribute to Global Entrepreneur Week.</li> <li>• <b>ONGOING</b> – We will continue to deliver a wide range of support to local business through Invest in Renfrewshire grants and loans.</li> </ul> <p>The Invest in Renfrewshire economic development programmes are subject to regular and ongoing reports to the Economy &amp; Jobs Policy Board.</p>
2.2 Deliver the Invest in Renfrewshire (Invest in Communities programme)	Jobs and the Economy	March 2017	<ul style="list-style-type: none"> <li>• <b>APRIL 2016</b> - Programme will be open for applications for the new LEADER programme; Renfrewshire Council is leading the delivery of the LEADER 2014-2020 programme for the rural areas within Renfrewshire, East Renfrewshire and Inverclyde, acting on behalf of the Local Action Group (LAG).</li> <li>• <b>2016</b> – A newly formed and approach for Community Economic Development with a team of three staff working across Renfrewshire's communities to promote external funding opportunities and develop new local services.</li> <li>• <b>ONGOING</b> – Continuation of Social Economy grant programme and Third Sector trainee programme.</li> </ul> <p>The Invest in Renfrewshire economic development programmes are subject to regular and ongoing reports to the Economy &amp; Jobs Policy Board.</p>

2.3 Creation of a longer term vision for Paisley Town Centre	Jobs and the Economy	Early 2017	<p>During 2016 the Council will develop a longer term vision for the Paisley Town Centre. The future vision for the Town Centre will be one that seeks to change perceptions about the place. This vision needs to help reinstall confidence in a credible future as a place to visit and spend time.</p> <p>The vision will be drafted for summer 2016 and then (once agreed by the Council) subject to consultation with key stakeholders and the wider community in Renfrewshire.</p> <p><b>MARCH – JUNE 2016</b> – vision development session</p> <p><b>SUMMER 2016</b> – presentation of draft vision to Renfrewshire Council members</p> <p><b>AUG – SEPT 2016</b> – stakeholder consultation</p> <p>We aim to have an agreed vision before the end of 2016 or early 2017.</p>
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<b>A Better Future: PLACE – Priority 1 : Driving Physical and Economic Regeneration</b>			
<b>Key Outcome 3 – We will work to support investment in the sustainable growth of Renfrewshire's communities</b>			
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>
3.1 Implement current Local Development Plan (LDP)	Jobs and the Economy	2014 - 2019	<p>The Planning and Property Policy Board approved the current Renfrewshire Local Development Plan in August 2014. The Renfrewshire LDP Action Programme sets out how the objectives, strategy and policies within the Renfrewshire Local Development Plan (LDP) can be successfully implemented and delivered. Main actions still ongoing include</p> <ul style="list-style-type: none"> <li>• <b>2016</b> - Investigate the potential for taking forward a range of initiatives to assist with the funding of development infrastructure requirements for housing identified as Housing Action Programme Sites.</li> <li>• <b>2016</b> – We will aim to provide a range and choice of housing across the Renfrewshire area to meet the housing need and demand.</li> </ul>
3.2 Develop and adopt new Local Development	Jobs and the Economy	2018	<p>Work on the review of the Local Development Plan 2 (LDP) has already commenced as LDP2 requires to be adopted by 2019. The Development Plan Scheme was approved by The Planning and Property Policy Board in August 2015 and this details the timetable for the adoption of the next LDP, as outlined below.</p>

Plan 2 (LDP)			<ul style="list-style-type: none"> <li><b>AUGUST 2016</b> – Prepare and publish Main Issues Report and consult over a 12 week period.</li> <li><b>AUGUST 2017</b> – Prepare and publish the proposed LDP taking into account comments received on the Main Issues Report. Consult on the proposed LDP over a 12 week period.</li> <li><b>DECEMBER 2017</b> – Submit the proposed LDP with a proposed Action Programme. (Start of Examination process).</li> <li><b>JUNE to SEPT. 2018</b> – Report on the Examination and the Council to consider Reporter’s findings and recommendations.</li> <li><b>JUNE to SEPT. 2018</b> – Publish Local Development Plan with any modifications arising out of Examination Report and advertise intention to adopt.</li> <li><b>OCTOBER 2018</b> – Adoption of new Local Development Plan.</li> </ul>
3.3 Develop and adopt Town Centre Strategy and Action Plans	Jobs and the Economy	August 2016	<p>A series of Draft “Centre Strategies and Action Plans” for the 5 town centres of Erskine, Johnstone, Linwood, Renfrew and Braehead were presented to the Board in 2015. These Draft Strategies formed the basis for consultation with the local community and key stakeholders and these consultation exercises are now complete. The next steps are;</p> <ul style="list-style-type: none"> <li><b>AUGUST 2016</b> - Taking account of the representations and comments made during the consultation, the Finalised Centre Strategies and Action Plans for the 5 town centres will be presented to the Planning and Property Policy Board.</li> <li><b>AUGUST 2016</b> - Draft strategy and action plan for local and village centres will be prepared and presented to the Planning and Property Policy Board</li> </ul> <p>The baseline report will be prepared every two years to allow for regular review of the town centre strategies and their actions along with monitoring of their performance and delivery.</p> <p>By <b>June 2016</b> The THI Projects will have delivered:</p> <ul style="list-style-type: none"> <li>Building Repairs – Paisley Arts Centre and 43 Causeyside Street completed. 41 Causeyside Street and 44 Causeyside Street to be completed by June 2016.</li> <li>Shop front Restoration – eight shop fronts completed and one further shop front completed in February 2016.</li> </ul>
3.4 Deliver Paisley THI project	Jobs and the Economy	June 2016	

			<ul style="list-style-type: none"> <li>Bringing historic floor space back into use – restoration of 4-6 Forbes Place into 8 one bed flats completed March 2016.</li> </ul> <p>Complementary Initiatives – includes delivery of the Activity &amp; Training Plan. Programme of activities has been delivered in partnership with Arts &amp; Museums, UWS and West College Scotland. Celebration Event to mark the end of the THI/CARS February 27<sup>th</sup> 2016</p>
3.5 Deliver Paisley THI/ CARS project	Jobs and the Economy	2016 - 2021	<p>Subject to approval of funding application to Heritage Lottery Fund and Historic Environment Scotland, over the course of the five year project the main deliverables will be;</p> <ul style="list-style-type: none"> <li>Repair and refurbishment a number of priority buildings within the Paisley Town Centre Conservation Area, in partnership with owners.</li> <li>Improving areas of public realm including the west end of High Street and the area around Browns Lane.</li> <li>We have developed an activity plan with a range of actions to help raise people's awareness of Paisley's heritage, culture and an understanding of the importance of maintaining the built heritage.</li> </ul> <p>This project will help deliver the desired outcomes of the Paisley Town Centre Asset Strategy &amp; Action Plan and will work with the UK City of Culture 2021 partnership in achieving the aims of the bid.</p>
3.6 Implement Renfrewshire Outdoor Access Strategy – "Outdoors For You"	A Greener Renfrewshire	2016 - 2026	<p>Consultation on the draft Outdoor Access Strategy is being carried out during February and March 2016 which involves external agencies, Community Planning partners, Community Councils, Renfrewshire Local Outdoors Access Forum and other access stakeholders.</p> <ul style="list-style-type: none"> <li><b>AUGUST 2016</b> - Following consultation and consideration of the comments received the Final Access Strategy will be referred to the Planning and Property Policy Board for approval.</li> <li><b>AUGUST 2017</b> - A comprehensive baseline will be developed during the first year of the strategy to help improve the monitoring and evaluation process.</li> <li><b>2016 – 2026</b> – Implement Strategic actions contained within Outdoors For You strategy</li> </ul> <p>A statement will be prepared examining the progress on the issues identified in the action plan on a biennial basis. This will also inform the future review of the "Outdoors For You".</p>

<b>A Better Future: PLACE – Priority 1 : Driving Physical and Economic Regeneration</b>				
<b>Key Outcome 4 – We will work with partners to ensure people have access to suitable, affordable housing across all tenures</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
4.1 Deliver Local Housing Strategy (LHS)	Community Care, Health and Wellbeing  Jobs and the Economy	2016 - 2021	<p>Our current LHS covers the period 2011 – 2016. We have prepared a new draft LHS to cover the period 2016 – 2021 and we will complete the public consultation phase at the end of March 2016. Following this, our new LHS will be presented to the Housing and community Safety Policy Board;</p> <ul style="list-style-type: none"> <li><b>MAY 2016</b> – Finalised LHS presented to HACS Board for approval</li> <li><b>AUGUST 2016</b> – Update on progress of previous LHS covering 2015/16</li> <li><b>2017</b> – Annual update on progress on LHS actions</li> </ul>	
4.2 Deliver new Strategic Housing Investment Plan (SHIP)	Jobs and the Economy	2016	<p>Local authorities are required to prepare a Strategic Housing Investment Plan (SHIP) ever two years and submit this to the Scottish Government. The SHIP should show how investment in affordable housing will be targeted to achieve the objectives set out in the Local Housing Strategy (LHS).</p> <ul style="list-style-type: none"> <li><b>MAY 2016</b> - The SHIP for the period 2016/17 to 2020/21 will be presented to the Housing and Community Safety Policy Board. The SHIP will include a number of new sites to be determined in consultation with partners, as well as the following which are currently progressing: <ul style="list-style-type: none"> <li><b>Milliken Road, Kilbarchan</b> - 18 new units of affordable housing</li> <li><b>Renfrew new supply (second site)</b> – 77 new units of affordable housing</li> <li><b>Orchard Street/Causeyside Street</b> - comprehensive tenement improvement</li> <li><b>Bishopton (Phase 1)</b> - affordable housing units</li> <li><b>Paisley West End</b> – regeneration,</li> <li><b>Johnstone Castle</b> – regeneration</li> </ul> </li> </ul>	
4.3 Progress housing	Jobs and the Economy	2017	The Housing and Community Safety Policy Board agreed that around 290 tenement flats in <b>Johnstone Castle</b> should be demolished and that detailed plans should be developed for newbuild Council housing in the area.	

regeneration programmes			<p>Main actions for <b>Johnstone Castle</b> include</p> <ul style="list-style-type: none"> <li>• <b>ONGOING</b> - continue to progress the rehusing of existing tenants on a phased basis (Phase 1 &amp; 2 complete. Phases 3 &amp; 4 ongoing) and the acquisition of privately owned properties</li> <li>• <b>2016-2017</b> – Design team in place. Contracts for the construction of new build Council housing to be procured.</li> <li>• <b>2016</b> – Demolition contractor on site till May 2016 for site clearance of Phases 1 and 2.</li> <li>• <b>2017</b> - commence the first phase of newbuild</li> </ul> <p>Other regenerations actions include;</p> <ul style="list-style-type: none"> <li>• <b>2016</b> – We will work with Sanctuary (Scotland) Housing Association, our RSL partner to develop a Masterplan for regeneration of <b>Paisley West End</b>.</li> <li>• <b>2016</b> – We will acquire sites at Dargavel Village, Bishopton for the building of affordable housing units.</li> </ul>
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## A Better Future: PLACE – Priority 2 : Building on our Culture and Heritage

### Key Outcome 5 – We will support and develop cultural and tourism activity in Renfrewshire

Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones
5.1 We will develop a successful bid for Paisley to be UK City of Culture 2021	Jobs and the Economy	2017	<p>A detailed work programme to deliver the key work-streams associated with the bid is now being progressed, the main milestones for our bid are,</p> <ul style="list-style-type: none"> <li>• <b>JUNE 2016</b> –Developing our vision and bid themes. Setting outcomes and evaluation</li> <li>• <b>ONGOING</b> – Substantive community consultation and engagement activity based around the summer and autumn events programme.</li> <li>• <b>DECEMBER 2016</b> – Programme developed and draft bid prepared</li> <li>• <b>MARCH 2017</b> - Bid writing, review and production</li> <li>• <b>APRIL to NOVEMBER 2017</b> – The UK Government Bid Process, from submission of initial bid to announcement of winner</li> </ul>
5.2 Implement the Paisley Town	Jobs and the Economy	2021	<p>In January 2014 the Economy and Jobs Policy Board approved The Paisley Town Centre Heritage Asset Strategy. The strategy contains a number of ambitious plans within it, including</p>

Centre Heritage Asset Strategy			<ul style="list-style-type: none"> <li>• <b>OCTOBER 2017</b>– Complete museum store project with official opening in October 2017.</li> <li>• <b>JUNE 2016</b> – Complete current Paisley T.H.I. programme.</li> <li>• <b>DECEMBER 2016</b> – Complete the, up to £5m, refurbishment of the iconic Russell Institute.</li> <li>• <b>MAY 2018</b> – Complete design and development activities for the refurbishment and extension of Paisley museum in preparation of Heritage Lottery Fund stage 2 application (subject to successful stage 1 bid).</li> <li>• <b>JUNE 2021</b> – Deliver the new Paisley T.H. I. project (subject to approval of funding applications). This further scheme focussing on New Street and the western end of High Street will seek to build on the success of the current project.</li> <li>• <b>2016 ONWARD</b> - <ul style="list-style-type: none"> <li>o to develop support and funding for the delivery of the strategy</li> <li>o the development of business cases for capital works.</li> <li>o to take forward a bid for UK City of Culture 2021</li> <li>o to support cultural and tourism activity in Paisley and across Renfrewshire</li> <li>o to commission and recruit such specialist advice as required</li> </ul> </li> </ul> <p>Progress on delivering the strategy is reported to the Economy and Jobs Policy Board on a regular basis.</p>
5.3 Contribute to Purple Flag accreditation process.	Safer and Stronger Renfrewshire	December 2016	<p>Paisley First and Renfrewshire Council are working together to prepare and submit a Purple Flag application during 2016. The main stages of this application are;</p> <ul style="list-style-type: none"> <li>• Entry form and registration for Purple Flag Accreditation (completed – February 2016).</li> <li>• Develop a representative working group and prepare assessment against the five Purple Flag Core Agenda themes (Ongoing).</li> <li>• Overnight visit by Purple Flag assessors to evaluate bid.</li> <li>• Decision by Purple Flag Accreditation panel on the basis of recommendations from assessors.</li> </ul>

A Better Future: PLACE – Priority 4 : Creating a Sustainable Renfrewshire				
Key Outcome 6 – We will deliver improvements to the condition of Renfrewshire’s housing stock				
Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones	
6.1 Implement revised Housing Asset Management Strategy	A Greener Renfrewshire	December 2016	<p>A revised strategy will set out proposals to deal with abeyances and exemptions which have arisen from the Scottish Housing Quality Standard (SHQS) and programmes to maintain delivery of the standard in coming years. The strategy will also address the delivery of new Energy initiatives and the impact of proposed regeneration strategies and potential stock re-provisioning on the asset base.</p> <ul style="list-style-type: none"><li>• <b>DECEMBER 2016</b> – Revised Strategy presented to board for approval</li></ul>	
6.2 Implement Housing Capital Investment Plan 2015/16 to 2017/18	A Greener Renfrewshire	2018	<p>The Housing Capital Investment Plan 2016/17 to 2018/19 was approved by the Council in February 2016. The new Capital Investment Programme sets out our approach to lifecycle replacement of key components to ensure housing stock is maintained at the required SHQS.</p> <p>The main areas for investment within the plan are:</p> <ul style="list-style-type: none"><li>• Internal improvements (kitchens, bathrooms and rewiring)</li><li>• External improvements (such as roof, render, rain water goods improvements)</li><li>• Energy Efficiency and carbon reduction programmes</li><li>• Other priorities such as disabled adaptations.</li></ul> <p>The Capital Investment Plan also outlines how we will contribute to regeneration programmes in key areas such as Johnstone Castle, Paisley West End and Ferguslie Park.</p> <p>The Plan also includes provision for new affordable social housing in Renfrewshire as detailed in the SHIP.</p> <p>In addition for 2016/17 the Council hopes to secured additional investment under the Scottish Government HEEPS: ABS and the ECO carbon reduction programme to contribute to external wall insulation programmes across common blocks.</p>	
A Better Future: PEOPLE – Priority 5 : Reducing the Level and Impact of Poverty				

<b>Key Outcome 7 – We work with our tenants and other clients to provide the support and help they need</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
7.1 Deliver on actions Development and Housing Services lead on within Tackling Poverty Action Plan	Children and Young People	March 2017	<p>Renfrewshire's Tackling Poverty Strategy has been developed to respond to the recommendations from the Tackling Poverty Commission's strategic assessment of the nature, causes and impact of poverty in Renfrewshire.</p> <p>We will work with Community Planning partners to deliver the priority outcomes of the strategy and we lead as Project Executive on a the following actions within the Tackling Poverty Programme;</p> <ul style="list-style-type: none"> <li>• Living Wage Campaign</li> <li>• Invest in Renfrewshire Employability Programme</li> <li>• Promote community benefits and anti-poverty practices (City Deal)</li> <li>• Subsidies for Childcare</li> <li>• Transport Assistance</li> <li>• Funding/ Support to community groups</li> <li>• Pilot asset based regeneration approaches</li> <li>• Social Rent Affordability</li> <li>• Private Landlords</li> </ul>	
7.2 Continue to support Council's approach to dealing with Welfare Reform	Children and Young People	March 2017	<p>We continue to build knowledge of our tenant's circumstances and improve processes and links with specialist money advice, employability services and the DWP, in the interests of supporting our tenants to help mitigate the worst impacts on low income households of the next phase of Welfare Reforms.</p>	
7.3 Establish procedures for successful resettlement of refugees.	Safer and Stronger Renfrewshire	March 2017	<p>We will ensure robust arrangements are developed including for housing options advice, employability options, etc.</p>	

7.4 Review existing homelessness strategy and incorporate high level outcomes within the new Local Housing Strategy 2015 - 2021.	A Safer and Stronger Renfrewshire	June 2016	A lower level operational working document will be developed during 2016. The Homelessness Partnership will develop and monitor the outcomes of the working document. High level strategic outcomes will be incorporated within the new LHS and progress will be reported within the LHS annual updates.
7.5 Review impact of homeless prevention activities (including George St. service) and implement recommendations.	A Safer and Stronger Renfrewshire	April 2017	<p>We are currently undertaking a review of the prevention activities and initiatives within homeless services.</p> <ul style="list-style-type: none"> <li>• <b>AUGUST 2016</b> – Complete review of existing arrangements</li> <li>• <b>APRIL 2017</b> – Complete implementation of recommendations and revised arrangements</li> </ul>

## A Better Future: PEOPLE – Priority 7 : Supporting and Sustaining People into Employment

### Key Outcome 8 – We will continue to support our residents into employment

Strategic Action	Link to Community Plan Theme	Dates Due	Outcomes and significant milestones
8.1 Deliver the Invest in Renfrewshire (Employability programme)	Jobs and the Economy	March 2017	<p>The Council's Invest in Renfrewshire Employability Programmes supports around 2,000 people each year. Key deliverables as part of this include</p> <ul style="list-style-type: none"> <li>• <b>2016</b> –Renfrewshire Community Planning Partnership, led by Renfrewshire Council will work towards Renfrewshire being a full Youth Employment Area. This will be the biggest priority for the coming year.</li> <li>• <b>APRIL – MARCH 2017</b> – Increase take up of Tackling Poverty funds for Childcare and Access to Work.</li> <li>• <b>APRIL – MARCH 2017</b> – Renfrewshire Council will increase traineeships from 40 to 120 this year.</li> <li>• <b>APRIL 2016</b> – Commencing delivery of Employability Fund and Modern Apprenticeship programme contracts from Skills Development Scotland.</li> <li>• <b>APRIL 2016</b> – Launch of the new Renfrewshire Recruitment Initiative</li> <li>• <b>MAY 2016</b> – Official launch of retail academy at InCube shop.</li> <li>• <b>JUNE 2016</b> – 3<sup>rd</sup> Annual 'Celebrating Success' Awards ceremony</li> <li>• <b>JUNE 2016</b> - Annual Invest in Renfrewshire partnership conference both being held</li> <li>• <b>JUNE 2016</b> – Launch of the City of Culture Enterprise Academy.</li> <li>• <b>AUGUST 2016</b> – Official launch of second intake of Project SEARCH</li> <li>• <b>ONGOING</b> – Second year of the City Deal Working Matters programme – tackling those with health related issues</li> </ul> <p>The Invest in Renfrewshire economic development programmes are subject to regular and ongoing reports to the Economy &amp; Jobs Policy Board.</p>

<b>A Better Council: – Priority 10 : Continuing to be a Well Run Council</b>				
<b>Key Outcome 9 – We deliver Best Value and measure and report on our performance</b>				
<b>Strategic Action</b>	<b>Link to Community Plan Theme</b>	<b>Dates Due</b>	<b>Outcomes and significant milestones</b>	
9.1 Implement Risk Management Plan	Council action with no direct linkage to Community Plan	April 2017	<p>In keeping with 'Risk Matters', the Council's combined risk management policy and strategy, the Development and Housing Services Risk Register is refreshed on an annual basis and is approved by the Housing and Community Safety Policy (HACS) Board as part of the Risk Management Plan. The Plan identifies relevant risks and the significance of each is assessed in terms of the current nature of the risk.</p> <ul style="list-style-type: none"> <li><b>MAY 2016</b> – Updated Risk Management Plan presented to board for approval</li> <li><b>NOVEMBER 2016</b> – Present midyear progress report on the management of the service's risks to HACS board.</li> <li><b>MAY2016 till APRIL 2017</b> – Close monitoring and scrutiny of the identified risks is carried out throughout the year.</li> </ul>	
9.2 Submit Annual Return on the Charter to Scottish Housing Regulator (SHR) and report back to stakeholders	Council action with no direct linkage to Community Plan	March 2017	<p>The Annual Return on the Charter (ARC) is the primary avenue through which our performance as a landlord is measured. It enables our tenants and other customers to evaluate our performance in areas of interest to them, and also to compare us against other social landlords. Key milestones in this process are;</p> <ul style="list-style-type: none"> <li><b>MAY 2016</b>– ARC submitted to Scottish Housing Regulator detailing our performance in 2015/16.</li> <li><b>AUGUST 2016</b> – Present report on our performance on the SSHC to Housing and Community Service Policy Board.</li> <li><b>OCTOBER 2016</b> - We will produce a tenants report (in collaboration with our tenants) in order for our customers to evaluate our performance as a landlord.</li> <li><b>MAY 2016 till MARCH 2017</b> – We will implement those improvement actions identified through analysis of our performance and our return to the SHR.</li> </ul>	

9.3 Produce Planning Performance Framework (PPF) for 2015/16	Council action with no direct linkage to Community Plan	July 2016	<p>The Planning Performance Framework is produced annually and the framework gives a balanced measurement of the overall quality of the planning service and will be used to drive a culture of continuous improvement. The main milestones in this process are</p> <ul style="list-style-type: none"> <li>• <b>MAY 2016</b>– Present Renfrewshire Planning Performance Framework for 2015/16 to the Planning and Property Policy Board</li> <li>• <b>JULY 2016</b> – Submit approved PPF to Scottish Government</li> </ul>
9.4 Continue to implement and monitor the impact of policies and activities aimed at reducing staff absence levels.	Council action with no direct linkage to Community Plan	March 2017	Sickness absence levels are reduced.

## 7. Performance Indicator Scorecard

<b>A Better Future: PLACE – Priority 1 : Driving Physical and Economic Regeneration</b>								
<b>Key Outcome 2 – We will continue to support the economic development of businesses and communities in Renfrewshire</b>								
<b>PI CODE</b>	<b>Performance Indicator Description</b>	<b>2012/13 Value</b>	<b>2013/14 Value</b>	<b>2014/15 Value</b>	<b>2015/16 Target</b>	<b>2016/17 Target</b>	<b>2017/18 Target</b>	
DHS.EMP.04	Number of new companies signed up to the 'Invest in Renfrewshire'	266	337	156	N/A	*	*	
DHS.EMP.05	Number of new companies supported to create new and additional jobs	85	305	111	N/A	*	*	
DHS.EMP.07	Number of new companies supported to grow their business (through development and training grants and business loans)	48	141	82	N/A	*	*	
DHS.EMP.08	Number of new businesses start ups in Renfrewshire with Business Gateway Support	343	330	311	N/A	*	*	

\*Draft targets have been set and will be confirmed by the beginning of the new financial year 2016/17

<b>A Better Future: PLACE – Priority 1 : Driving Physical and Economic Regeneration</b>							
<b>Key Outcome 4 – We will work with partners to ensure people have access to suitable, affordable housing across all tenures</b>							
PI CODE	Performance Indicator Description	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Target	2016/17 Target	2017/18 Target
HPSIP01	New build: Affordable housing units	175	196	56	150	*	*
SOA10.10a	New build: Private housing units	276	343	467	745	*	*

\* New supply targets for coming years will be set out in the new Local Housing Strategy

<b>A Better Future: PLACE – Priority 4 : Creating a Sustainable Renfrewshire</b>							
<b>Key Outcome 6 – We will deliver improvements to the condition of Renfrewshire's housing stock</b>							
PI CODE	Performance Indicator Description	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Target	2016/17 Target	2017/18 Target
HPCHARTER08	Percentage of properties at or above the appropriate NHER (National Home Energy Rating) or SAP (Standard Assessment Procedure) ratings specified in element 35 of the SHQS, as at 31 March each year.	N/A	85.07%	97.35%	100%	100%	100%
HPCMT13a	% of Council housing stock which meets the Scottish Housing Quality Standard	32.3%	62.1%	100%**	100%	100%	100%

\*\*Taking abeyances into account, the Council was 100% compliant with SHQS by the end of March 2015. (84.6% achieved SHQS, 15.4% in abeyance).

<b>A Better Future: PEOPLE – Priority 5 : Reducing the Level and Impact of Poverty</b>								
<b>Key Outcome 7 – We work with our tenants and other clients to provide the support and help they need</b>								
PI CODE	Performance Indicator Description	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Target	2016/17 Target	2017/18 Target	
HPCMT05	Average time from client presenting themselves as homeless to completion of duty (number of weeks)	19.8	20.5	18.4	21	19	21*	
T.B.C.	Amount of arrears accrued due to the introduction of Universal Credit	N/A	N/A	N/A	DATA ONLY	DATA ONLY	DATA ONLY	
DHSSIP03	Amount of arrears accrued due to impact of Bedroom Tax	N/A	£0	£0**	DATA ONLY	DATA ONLY	DATA ONLY	
HPCHARTER30	Rent collected as percentage of total rent due in the reporting year.	100.5%	99.5%	100.2%	95%	95%	95%	
HPCHARTER31	Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	5.8%	5.6%	6.3%***	8%	8%	9%	

\* Rise in target is to accommodate efforts to tackle repeat homelessness

\*\*Bedroom tax arrears funded through DHP (£823k) or written off (£109k)

\*\*\*Although this shows an increase from 5.6% in 2013/14 to 6.3% in 2014/15, this is result of a change in the way this indicator is calculated. The Scottish Housing Regulator has confirmed that arrears written off during the year must now be included in the total arrears figure at the yearend which caused this increase from last year. If this change was applied to last year then the comparable position would be a decrease from 7.2% to 6.3% reflecting the focus on rent collection throughout the year and improving performance.

<b>A Better Future: PEOPLE – Priority 7 : Supporting and Sustaining People into Employment</b>								
<b>Key Outcome 8 – We will continue to support our residents into employment</b>								
<b>PI CODE</b>	<b>Performance Indicator Description</b>	<b>2012/13 Value</b>	<b>2013/14 Value</b>	<b>2014/15 Value</b>	<b>2015/16 Target</b>	<b>2016/17 Target</b>	<b>2017/18 Target</b>	
DHS.EMP.01	Number of unemployed people being supported through Renfrewshire Employability Programme.	2,001	2,294	1,462	N/A	*	*	
DHS.EMP.02	Number of people supported into work through Renfrewshire Employability Programme.	376	929	629	N/A	*	*	
DHS.EMP.03	Number of people supported, sustained in work at 6 Months through Renfrewshire Employability Programme	48	310	475	N/A	*	*	
DHS.EMP.06	Number of new people employed through wage subsidy support (includes graduates and traineeships)	81	382	394	N/A	*	*	

\*Draft targets have been set and will be confirmed by the beginning of the new financial year 2016/17

## A Better Council: – Priority 10 : Continuing to be a Well Run Council

### Key Outcome 9 – We deliver Best Value and measure and report on our performance

PI CODE	Performance Indicator Description	2012/13 Value	2013/14 Value	2014/15 Value	2015/16 Target	2016/17 Target	2017/18 Target
HPCMT07 %	Overall Repairs Completed Within Target	88.1%	93.8%	92.8%	95%	95%	95%
HPCHARTER12	Average length of time taken to complete non emergency repairs (days)	9.2	8.5	8.5	15	15	15
DHS.SPSO.03a	Percentage of complaints closed at the frontline resolution stage within 5 working days	N/A	94.9%	98%	DATA ONLY	DATA ONLY	DATA ONLY
DHS.SPSO.03a	Percentage of complaints closed at investigation stage within 20 working days	N/A	94.9%	97%	DATA ONLY	DATA ONLY	DATA ONLY
HPCHARTER13	% of reactive repairs carried out in the last year completed right first time	92%	87.8%	87.5%	91%	91%	92%
HPCHARTER34	% of rent loss due to voids	3.1%	2.57%	2.03%	2.0%	2.25%	2.25%
HPCHARTER35	Average length of time taken to re-let properties in the last year	63	56	44	42	40	35
PT.DS.PPF.CMT01	Average Time for processing Planning Applications (Householder)	7.8	6.9	7.2	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.PPF.CMT02	Average Time for processing Planning Applications (Non Householder)	11.2	8.7	8.3	DATA ONLY	DATA ONLY	DATA ONLY
PT.DS.PPF.CMT03	Average Time for processing Planning Applications (Major)	36.6	12	10.1	DATA ONLY	DATA ONLY	DATA ONLY
T.B.C.	Average number of work days lost through sickness absence per employee (FTE)	N/A*	6.55	7.53	8.44	N/A	N/A

\*2013/14 was the first year of the new directorate of Development and Housing Services



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**To: Planning and Property Policy Board**

**On: 15 March 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Solar Farm Development Planning Advice Note**

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**1. Summary**

- 1.1. At the Planning and Property Board meeting on the 26 January 2016, the Board authorised the Director of Development and Housing Services to prepare a Planning Advice Note relating specifically to the development of Solar Farms. This has been prepared and is attached at Appendix 1 for the Board's consideration.
  - 1.2. The need for the preparation of the Solar Farm Planning Advice Note is due to the Council experiencing an increased interest from developers seeking to take forward new development sites for Solar Farm proposals. To guide Solar Farm developments to the most appropriate locations in Renfrewshire, a criteria based Planning Advice Note relating to Solar Farms has been prepared.
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**2. Recommendations**

- 2.1 It is recommended that the Board:
  - (i) Approves the Solar Farm Development Planning Advice Note.

### 3. **Background**

- 3.1. Scottish Government has set an ambitious target of generating the equivalent of 100% of Scotland's electricity demand from renewable resources by 2020.
  - 3.2. The Adopted Renfrewshire Local Development Plan supports in principle the development of all types of renewable and low carbon energy generating technologies. The policy framework is intended to allow for consideration of all renewable technology types. It does not provide specific detail relating to the development of any one particular type of renewable technology, including Solar Farms.
  - 3.3. The Council have experienced an increase in the number of enquiries relating to the development of Solar Farms across Renfrewshire. The increase in the scale and volume of interest in the potential development of Solar Farms over a short period of time was not anticipated when the policy was developed in the Local Development Plan. To ensure appropriate consideration of various proposals, a specific criteria based Planning Advice Note relating to the development of Solar Farms has been prepared.
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### 4. **Next Steps**

- 4.1. The Solar Farms Development Planning Advice Note will be put on the Council's website at <http://www.renfrewshire.gov.uk/webcontent/home/services/planning+and+building+standards/development+planning/pt-lm-renfrewshireddevelopmentplanningguidance> and will be used by the Council to allow a full and appropriate consideration of the particular issues relating to Solar Farm developments.
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## **Appendix 1**

Solar Farm Development Planning Advice Note.

### **List of Background Papers**

- (a) None
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### **Implications of the Report**

- 1. **Financial** - None
- 2. **HR & Organisational Development** - None
- 3. **Community Planning**

## **Empowering our Communities –**

**Greener** – The development of energy from Solar Farms provides a sustainable, renewable source.

4. **Legal** - None
5. **Property/Assets** - None
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 because it is for noting only. 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** – None
11. **Privacy Impact** - None

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## **Planning Advice Note**

### **Solar Farm Developments in Renfrewshire**

This Planning Advice Note provides additional guidance in relation to Renfrewshire Local Development Plan (LDP) Policy I6 - Renewable and Low Carbon Energy Developments, with a specific focus on large scale ground mounted solar photovoltaic (PV) installations.

Renfrewshire Council encourage developers to engage early with the Council's Development Management Section to discuss any development proposal for a Solar PV Farm.

#### **Planning Considerations**

The following key planning considerations should be taken into account when preparing any development proposal for a Solar PV Farm within Renfrewshire:

##### **Existing Land Use**

Previously developed land, industrial land and agricultural land that is not of prime quality are the most appropriate locations for solar farm developments within Renfrewshire, although in each instance proposals will be assessed against the relevant policies in the Renfrewshire LDP.

Where a proposal is proposed on prime quality agricultural land<sup>1</sup>, on land with an environmental designation, or of historical significance, applicants must provide sufficient information on the potential impact on this existing land use and the mitigation that will be provided.

##### **Landscape / visual impact**

The landscape / visual impact of a Solar PV Farm is likely to be one of the most significant potential impacts of such a development within Renfrewshire. As such development should be sited so as to minimise the visual effect on landscapes and provisions will be made to screen the development using natural features such as hedges and/or trees.

Planning applications should include an analysis of the landscape impact of the development proposal. This should indicate where the site can be seen from and demonstrate the potential visual impact using computer modelling or photo montages.

Lighting and security fencing should be kept to a minimum. Natural features should be used where possible to assist in site security and screen security fencing. Planning applications

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<sup>1</sup> Agricultural land identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute)

should contain full details and specifications of all security and lighting measures in order to enable a full assessment of their impact to be made.

### **Site Levelling Works**

Any site levelling works that are required should be discussed at pre-application stage with Renfrewshire Council's Development Management officers and will be fully detailed within any subsequent planning application.

### **Construction Compound**

Any construction compound needed to enable the development of the Solar PV Farms should be located in a way that minimises its environmental and amenity impact. Details of the size and location of the site office, machinery, plant and construction materials should be detailed within the planning application.

### **Access Tracks**

Access tracks to the solar farm should be kept to a minimum to better enable the site to be returned to its previous condition.

### **Ground Anchors**

Foundations which enable the ground to be returned to its previous use will be preferred. Trenching and foundations should be kept to a minimum.

### **Ground Maintenance**

Arrangements will need to be in place for the management of vegetation which may continue to grow beneath the Solar Farm. It is recommended that the Solar Farms are designed to enable management through grazing by small livestock, such as sheep, chickens or geese.

This would require panels to be positioned at least 70cm above ground level and cabling to be suitably protected. Renfrewshire Council will insist that an appropriate ground maintenance programme is in place through the use of planning conditions attached to any planning consent.

### **Glint and Glare**

The potential impact of glint and glare on landscape/visual amenity, aircraft, rail and road safety should be considered in the preparation of development proposals for Solar PV Farms. In some cases a Glint and Glare Assessment will be required as part of a planning application, this may be important if tracking panels are proposed.

## **Airport Safety**

Renfrewshire Council has a statutory duty to consult the Ministry of Defence, the National Air Traffic Services, and certain civil Airport Operators about proposed development which could affect aviation sites of national importance. Early engagement with these consultees is important when preparing development proposals for Solar PV Farms.

## **Post Construction Road Survey**

On completion of the construction works, a Post Construction Road Survey will require to be undertaken by the applicant and any remediation works required will be agreed in writing with Renfrewshire Council. Planning conditions or legal agreements accompanying any planning consent will be considered by Renfrewshire Council to secure the required remediation works and this work will require to be funded by the applicant.

## **Decommissioning**

Restoration of sites to their previous use should be possible if low impact foundations are used. Renfrewshire Council will seek to secure the required decommissioning works, restoring the land to its previous use, through planning conditions or legal agreements attached to any consent and this work will require to be funded by the applicant.

## **Duration of Planning Permission**

Solar PV Farms are considered as a temporary use of land and Renfrewshire Council will look to limit the duration of the project should planning permission be granted. Proposals for the extension of a project by replacing the original PV units will require planning consent and will be assessed on their own merits.

## **Planning Applications - Supporting Information**

Early pre-application discussions with Renfrewshire Council's Development Management officers will clarify which of the information listed below will be required in support of a planning application for Solar PV Farms:

- A location plan (1:1250 metric scale)
- A site/block plan (1:500 metric scale)
- Elevations
- Design and access statement
- A supporting statement
- Fencing specification and details (where applicable)
- Details of connection to electrical grid
- Details of any ancillary works or buildings proposed, including elevations
- A landscape/visual assessment

- An Environment Impact Assessment, an ecological assessment, historic environment statement where applicable
- Flood Risk Assessment where applicable
- Post Construction Road Survey
- Maintenance and Management Statements
- Glint and Glare Assessment

### **Contact us**

Should you wish to discuss any of the information contained in this Planning Advice Note or would like to arrange a pre-application discussion with a Development Management officer, please contact:

**email:** [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)

**phone:** 0300 300 0144

**fax:** 0141 618 7935

**visit or write** to us at:

Development and Housing Services

Renfrewshire House

Cotton Street

Paisley

PA1 1JD



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**To: Planning and Property Policy Board**

**On: 15 March 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Scottish Government's Draft Planning Delivery Advice: Housing and Infrastructure**

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## **1. Summary**

- 1.1 On the 18 February 2016 the Scottish Government published Draft Planning Delivery Advice on Housing and Infrastructure. The document is available to view at: <http://www.gov.scot/Resource/0049/00494177.pdf> and is written to assist the preparation of Development Plans and will also be a material consideration in the determination of planning applications and appeals.
  - 1.2 Following the publication of the draft advice, a letter was received from Alex Neil MSP, Cabinet Secretary for Social Justice, Communities and Pensioners' Rights on the 25 February 2016, a copy of the letter is found at Appendix 1.
  - 1.3 The letter reiterates the high priority that the Scottish Ministers are placing on the delivery of good quality housing developments and seeks the continued support of Councils in facilitating developments that will provide the houses that communities need and help to create successful and sustainable places.
  - 1.4 The letter also states that the Cabinet Secretary will recall all Planning Appeals for housing proposals over 100 units to ensure that housing land supply issues are given ministerial scrutiny.
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## **2 Recommendations**

2.1 It is recommended that the Board:

- (i) Authorises the Director of Development & Housing to submit a response to the consultation by the Scottish Government's Draft Planning Delivery Advice: Housing and Infrastructure stating that Renfrewshire Council do not wish to make any further observations;
- (ii) Notes the letter of 25 Feb 2016 from the Cabinet Secretary for Social Justice, Communities and Pensioners' Rights to all Local Authority Chief Executives on Planning and Delivery of Housing at Appendix 1.

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## **3 Background**

- 3.1 The Scottish Government have published draft advice on Housing and Infrastructure Delivery which seeks to assist the preparation of development plans and the determination of planning applications and appeals.
- 3.2 The Draft advice sets out that the delivery of successful places will be achieved through joint working and setting out place-based spatial visions which are clear about where growth will occur. In this context, Councils and other agencies involved in the development industry are encouraged to place a clear emphasis on providing sufficient land to meet housing needs.
- 3.3 The Board should also note that current practice in Renfrewshire Council is referred to on three occasions within the draft advice as providing good practice in the delivery of housing and infrastructure.

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## **4 Letter from Cabinet Secretary**

- 4.1 A letter has been issued to Chief Executives in Scotland from Cabinet Secretary for Social Justice, Communities and Pensioners' Rights, Alex Neil. The letter sets out the high priority that the Scottish Ministers are placing on the delivery of good quality housing developments. It seeks the support of Council in facilitating developments and points to the challenging targets for the delivery of all housing.
- 4.2 Mr Neil's letter emphasises that Local Development Plans should provide a generous and effective land supply, with clear and proportionate developer contributions along with prioritising the management of housing applications to decisions.
- 4.3 The letter confirms that Mr Neil will call in all housing proposals over 100 houses that have been refused by Council's, to ensure that housing land

supply issues are given ministerial scrutiny allowing him to monitor how Scottish Planning Policy is being implemented.

- 4.4 In this context, a recent refusal by the Planning & Property Board from the 11 November 2015 for a site at Abbey Road in Elderslie is currently before Mr Neil for his decision.

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## 5. Next Steps

- 5.1. The draft advice is being consulted upon over a 6 week period which ends on the 31 March 2016. The draft advice is considered to reflect the aims, objectives and outcomes set out in the current adopted Renfrewshire Local Development Plan which will be taken forward as the Council reviews the local development plan. The advice of delivering successful places, housing and infrastructure along with high quality of development is already being implemented within Renfrewshire and the Council supports the draft advice.
- 5.2. A letter will be sent to the Scottish Government before the 31 March 2016 deadline confirming the support of Renfrewshire Council in relation to the Planning Delivery Advice: Housing and Infrastructure.

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## Appendix 1

Letter from Alex Neil MSP on Planning and Delivery of Housing.

### List of Background Papers

- (a) Draft Planning Delivery Advice: Housing and Infrastructure  
<http://www.gov.scot/Resource/0049/00494177.pdf>

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## Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning**  
**Jobs and Economy** – Delivery of good quality housing along with co-ordinated infrastructure investment will encourage a strong and vibrant local economy as well as attractive environments and successful communities.
4. **Legal** - None
5. **Property/Assets** - None
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 because it is for noting only. 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** – None
  11. **Privacy Impact** - None
- 

**Author:** The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: [Sharon.marklow@renfrewshire.gov.uk](mailto:Sharon.marklow@renfrewshire.gov.uk)

[All Local Authority Chief Executives]



28 February 2016

Dear Colleague

## PLANNING AND DELIVERY OF HOUSING

I am writing to you to reiterate the high priority that Scottish Ministers place on the delivery of good quality housing developments and to seek your continued support in facilitating developments that will provide the houses our communities need and help to create successful and sustainable places.

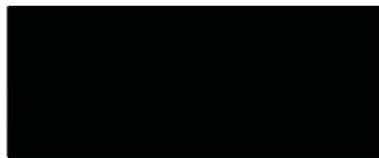
Across Scotland we have challenging targets for delivery of both affordable and mainstream houses but completion rates remain insufficient to meet requirements. Housing and infrastructure delivery are part subject of the current review of the planning system but I want to ensure now that we do all we can to meet the shared responsibility to provide more quality housing. For local authorities that should include ensuring local development plans do provide a generous and effective land supply, pursuing clear and proportionate developer contributions and working to align consents, prioritising the management of significant housing applications to decision and supporting that across service areas, including in completion of legal agreements. I fully understand that where there are delays in the system these are not necessarily due to one particular party or organisation but I am looking to all those with influence in the system, including the development industry, to play their part in upping our game.

Earlier this month my officials published draft Planning Delivery Advice on housing and infrastructure aimed at assisting in the preparation of development plans, including improved joint working, continuous engagement between key stakeholders and improved clarity on requirements within plans. Comments on the draft are welcome until March 31, 2016.

I have also taken the decision to recall all appeals for housing proposals over 100 units, to ensure that housing land supply issues are given ministerial scrutiny. So far only a handful of appeals have been recalled and overall ministerial involvement in planning cases will continue to be a very small proportion of the tens of thousands of cases dealt with by local authorities each year. I am drawing this to your attention as it will apply to relevant appeals

in all planning authority areas, allowing me to monitor how Scottish Planning Policy is being implemented for major housing proposals across the country.

The review of the planning system is the beginning of a process of reform and will be followed by further engagement as solutions are identified and progressed. I would encourage your continuing contribution to this programme of reform and improvement.



ALEX NEIL

# Prospective Planning Application

Reference No. 16/0036/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

8 Johnstone North,  
Kilbarchan and  
Lochwinnoch

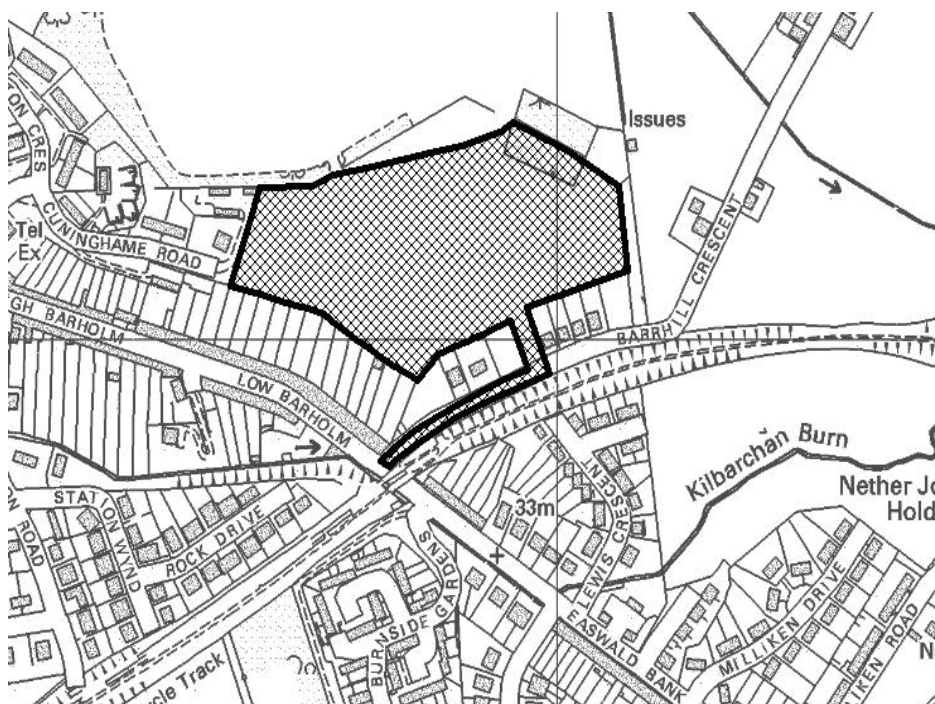
### Prospective Applicant

AWG Property Ltd/Cemex  
UK Property  
47 Melville Street  
Edinburgh  
EH3 7HL

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, LANDSCAPING AND ENGINEERING WORKS

**LOCATION:** SITE ON NORTHERN BOUNDARY OF NOS. 2 TO 16 BARRHILL CRESCENT, KILBARCHAN, JOHNSTONE



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## RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

## IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt.

Fraser Carlin  
Head of Planning and  
Housing

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### Site Description and Proposal

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The site comprises an area of agricultural land, extending to approximately 4.7 ha, on the north eastern edge of Kilbarchan, outwith the established village envelope. To the south and west lies existing residential development, with further Green Belt land to the north (Kilbarchan Quarry) and east.

It is proposed to develop the site for residential purposes (in principle), with vehicular access being taken from Barrhill Crescent, with the potential to accommodate an as yet undefined number of units. Ancillary works would include the formation of associated landscaping and engineering works.

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### Local Development Plan

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The site is identified within the adopted Renfrewshire Local Development Plan as Green Belt (ENV1).

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### Relevant Site History

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None.

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### Community Consultation

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The applicant's Proposal of Application Notice advises that a public exhibition shall be held on 15 March 2016 at Kilbarchan Old Library Centre, between the hours of 2pm and 8pm, with copies of the Proposal of Application Notice sent to Kilbarchan Community Council and local members.

A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission in principle.

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### Key Issues

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The principal matters which would require to be assessed should the prospective application be submitted are:-

(1) The development proposal is contrary in principle to the designation of the site within the Renfrewshire Local Development Plan and any application should be supported by a justification as to why the site should be released for housing.

(2) Whether the design, layout, density, form and external finishes respect the character of the area;

(3) Whether access and parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility;

(4) Whether local infrastructure, including sewerage, drainage and educational facilities are capable of accommodating the requirements of the development proposed; and

(5) Whether there are any other environmental, policy or site specific considerations that require to be addressed.

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### Recommendation

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That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind. Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

# Prospective Planning Application

Reference No. 16/0091/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

11 Erskine and Inchinnan

### Prospective Applicant

Renfrewshire Council –  
Children's Services  
Renfrewshire House  
Cotton Street  
Paisley  
PA1 1LE

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** DEMOLITION OF TWO PRIMARY SCHOOLS AND ERECTION OF JOINT CAMPUS PRIMARY SCHOOL AND NURSERY

**LOCATION:** BARGARRAN AND ST JOHN BOSCO PRIMARY SCHOOLS, BARRHILL ROAD, ERSKINE



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## RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the adopted Renfrewshire Local Development Plan as being covered by a 'Places' land use policy designation (Policy P1).
- The site is already in use for educational purposes.
- The proposals have emerged through the Schools Estate Management Plan which was approved by the Education Policy Board in May, 2014

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### Site Description and Proposal

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The site is currently occupied by two primary schools, Bargarran and St John Bosco's, and is located within a predominantly residential area in Erskine.

The site extends to 3.6 hectares, and is bound by Bargarran shopping centre to the north, terraced residential properties to the west, Barrhill Road to the east with residential properties beyond, and Craigend Hill to the south.

It is proposed to demolish the two primary schools, and erect a joint campus primary school and nursery.

The proposals have emerged through the Schools Estate Management Plan which was approved by the Education Policy Board in May, 2014.

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### Local Development Plan

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The site is identified within the adopted Renfrewshire Local Development Plan as Renfrewshire's Places (Policy P1).

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### Relevant Site History

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None.

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### Community Consultation

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The public exhibition will be held at Erskine Library on 8<sup>th</sup> March 2016 between 2pm and 8pm, with copies of the Proposal of Application Notice sent to Bishopton and Erskine Community Councils. A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.

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### Key Issues

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The principal matters which would require to be assessed should the prospective application be submitted are:-

(1) Whether the development proposal complies in principle to the designation of

the site within the Renfrewshire Local Development Plan as it relates to the development of a primary school and nursery on a site of established educational use;

(2) Whether the design, layout, density, form and external finish of the development respect the character of the area; and

(3) Whether access, parking, circulation and other traffic arrangements are acceptable in terms of road safety and public transport accessibility.

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### Recommendation

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That the Board note the key issues identified to date and advise of any other issues that it is considered should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind. Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact David Bryce on 0141 618 7892.

# RENFREWSHIRE COUNCIL

## SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 15/03/2016

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Page
13/0049/PP  <b>Ward1: Renfrew North</b>	Intu Shopping Centres Plc (Formerly Capital Shopping Centres Plc)	Kings Inch Drive / King's Inch Road ( Braehead), Renfrew	Erection of mixed use development comprising Class 1 (retail use), Class 2 (financial, professional and other services), Class 3 (food & drink use), Class 7 (hotel use), Class 11 (assembly & leisure), including an events arena and other ancillary uses; construction of transport interchanges and route for Fastlink bus service, car parking, roads & accesses, footpaths and covered walkways, public realm works (including provision of open space & civic square), together with landscaping, all associated works and necessary infrastructure ; and demolition of some buildings.	A1
<b>RECOMMENDATION:</b>		Disposed to grant		

Total Number of Applications to be considered = 1



RENFREWSHIRE COUNCIL

Application No: 13/0049/PP

DEVELOPMENT AND HOUSING SERVICES  
RECOMMENDATION ON PLANNING APPLICATION

Regd: 23/01/2013

**Applicant****Agent**

Intu Shopping Centres Plc (Formerly  
Capital Shopping Centres Plc)  
40 Broadway  
London  
SW1H 0BT

Nathaniel Lichfield and Partners  
101 George Street  
Edinburgh  
EH2 3ES

**Nature of proposals:**

Erection of mixed use development comprising Class 1 (retail use), Class 2 (financial, professional and other services), Class 3 (food & drink use), Class 7 (hotel use), Class 11 (assembly & leisure), including an events arena and other ancillary uses; construction of transport interchanges and route for Fastlink bus service, car parking, roads & accesses, footpaths and covered walkways, public realm works (including provision of open space & civic square), together with landscaping, all associated works and necessary infrastructure ; and demolition of some buildings.

**Site:**

King's Inch Drive / King's Inch Road (Braehead), Renfrew

**Application for:**

Planning Permission in Principle

**Introduction**

Members are asked to consider the attached report relating to one of the most significant development proposals submitted within Renfrewshire in recent years. Intu Shopping Centres PLC (formerly Capital Shopping Centres PLC) seeks planning permission in principle for a £200m investment at Braehead.

Members will note that this application for Planning Permission in Principle was previously determined by this Board on the 11 November 2014. Members voted to approve the application. The application was required to be referred to the Scottish Ministers, due to objections from neighbouring authorities. The Scottish Ministers considered that there were no apparent issues of national interest that merited intervention and did not call-in the application. The Council then issued the decision which granted consent for the development subject to conditions.

Following the granting of the planning application, a petition for Judicial Review of the Council's decision to grant planning permission in principle for the development at Braehead was lodged in the Court of Session.

Simultaneously to the determination of the planning application for the development at Braehead, Members will recall, that at the Board on the 11 November 2014, the Board agreed to defend the validity of the Adopted Renfrewshire Local Development Plan that was under challenge in relation to the designation of Braehead as a Town Centre and also in relation to the needs of Gypsy/Travellers.

Statutory appeals had been submitted to the Court of Session against the adoption of the Renfrewshire Local Development Plan. The appeal challenging the Council's decision to designate Braehead as a Town Centre was heard in June 2015 and the appeal was allowed. As a result of the Courts decision, the town centre status of Braehead was removed with any reference to Braehead as a Town Centre deleted from the Local Development Plan. (Please see Appendix 1 which provides an illustration to the Board as to the effect of the Court's ruling on the adopted Local Development Plan.)

The petition for Judicial Review in respect of the authority's decision to grant planning permission in consent of application with reference 13/0049/PP was timetabled to be heard in the Court of Session on 7, 8 and 9 July 2015. However, after taking advice of Senior Counsel following the decision by the Court which quashed Braehead's Town Centre status in the LDP, it was considered inadvisable to proceed to defend the petition for Judicial Review.

The Council therefore conceded the petition for Judicial Review. The result of which is that the approved planning consent is reduced, it no longer stands. It is as though the Board did not reach a decision on the planning application.

The planning application is 'revived' and for the avoidance of doubt requires to be determined afresh in light of the change in status of Braehead within the Local Development Plan and any other material considerations which have changed since the Board's previous decision. The previous report of handling put before the Board for consideration on the 11 November 2014 requires to be disregarded. This Board report provides a fresh assessment, undertaken in light of the current position, including the additional and updated supporting information, along with the subsequent consultations and representations that have been submitted.

### **Revived Planning Application**

The proposed development remains the same as that which was previously considered by the Board.

To take cognisance of the change in status of Braehead in the Local Development Plan and to recognise the passage of time since the application was submitted in January 2013, the applicants have submitted further information in the form of an updated Planning Statement and a Retail Capacity and Impact Assessment in October 2015 with an updated Socio-Economic Impact Report in January 2016. In addition, in October 2015 the applicants also submitted a Sequential Site Assessment to accompany the planning application.

Additional environmental information was submitted in October 2015, with addendums to the Environmental Statement and Transport Assessment.

Members are asked to consider this application afresh in light of the change in circumstances and the updated as well as the additional supporting documents.

### **Strategic Role of Braehead**

Over the last 15 years Braehead has been a key economic driver. It has supported and assisted in the wider regeneration of the Clyde Waterfront and in particular Renfrew Riverside.

Braehead provides a strategic role within the Glasgow and Clyde Valley area. The Renfrew Riverside area, centred on Braehead, displays great achievements in terms of the sheer scale of urban renewal and environmental transformation. It has seen the development of over 1000 houses, the creation of high quality business space and it has become a retail and visitor destination. Other successes include the delivery of a police station, health centre, leisure and recreation facilities along with good accessibility and connectivity to surrounding areas.

The proposed development at Braehead seeks to consolidate its position as a focus for growth, anchor further investment and build upon the successful economic and regeneration benefits by diversifying its offer, enhancing the range of retail, commercial and leisure uses as well as strengthening the quality of place. This enhancement seeks to support Braehead's strategic role. It will maintain its role in regenerating the surrounding area and will continue to act as a catalyst for further investment in the area. The applicant's submission states some 3000 jobs (over 2500 Full Time Equivalent) will be created directly and indirectly as a result of this development, with over 2000 direct temporary construction work jobs being available. This in turn will support the development of employment opportunities across the wider Glasgow and Clyde Valley area.

Securing continued investment at Braehead will also support the implementation of Renfrewshire's City Deal projects. Members will be aware that the Council is a key partner of the Glasgow and Clyde Valley City Deal which identifies a number of infrastructure projects throughout the Clyde Valley region. In particular the Clyde Waterfront and Renfrew Riverside Project, with the construction of a new bridge across the Clyde along with the North Renfrew Development Road, just west of Braehead, presents a clear opportunity to leverage further investment and growth into the area.

Braehead is defined as a Strategic Centre within the Adopted Renfrewshire Local Development Plan (2014). A fundamental aim of the Local Development Plan is to promote sustainable economic growth. This application represents substantial investment to support the enhancement and diversification of Braehead as a catalyst for sustainable economic growth, securing its role within Renfrewshire as well as the wider area. This aim of the Local Development Plan, is therefore, strongly supported by the proposals.

### **The Development Plan**

The current Development Plan is the Glasgow and the Clyde Valley Strategic Development Plan (2012) and the Renfrewshire Local Development Plan (2014). Both of these plans will remain as the statutory planning frameworks until they are replaced.

Currently the Strategic Development Plan is in the process of being replaced. The Proposed Strategic Development Plan was approved by the Clydeplan Authority Joint Committee in December 2015 and represents the Authority's settled view. The Proposed Strategic Development Plan (SDP) was recently out for public consultation and may be subject to modification as a result of representations or changes, additions and/or deletions made during the Examination of the Plan. The Proposed SDP is a material consideration that requires to be taken into consideration in determining this planning application.

### **Adopted Strategic Development Plan (2012)**

The Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) identifies a network of 23 Strategic Centres which includes Braehead. Glasgow City Centre is at the apex of the network given its strategic economic significance and diverse range of core functions, setting it apart from all other centres. The GCVSDP states that the wider network of strategic centres beyond the City Centre equally needs to be protected and enhanced, with a channelling of investment to secure their respective roles, improve their quality of offer, diversity, public realm and environment, and their continuing sustainable accessibility. It is considered that the current planning application would assist in securing and enhancing Braehead's role as a strategic centre.

The GCVSDP indicates that the process of evolution and change will continue as the balance of the role and function changes between centres. The proposed development at Braehead allows the Strategic Centre to evolve and manage change. It aims to balance the role and functions of the Strategic Centre by diversifying and incorporating a range of functions to address the challenges outlined in Schedule 12 to the GCVSDP.

Schedule 12 – Network of Strategic Centres, lists the network of strategic centres, their challenges and the range of interventions that will be required to support their long-term roles and functions. Strategic Development Plans are to set clear parameters for local authorities in their local development plan. The GCVSDP sets out that there is a need to take forward the interventions as outlined in Schedule 12.

Strategic Support Measure 11 – Network of Strategic Centres, states that Local Development Plans should be the primary vehicle for taking forward the management and development of the Network of Strategic Centres.

The Renfrewshire Local Development Plan at Figure 11 – Renfrewshire Network of Centres Role & Function sets out Braehead's role and function as well as the challenges and opportunities in line with Schedule 12 of the GCVSDP. Figure 12 in the Renfrewshire Local Development Plan establishes a

framework for a masterplan for Braehead, which is in line with Strategic Support Measure 11 and responds to the 'Future Actions' in Schedule 12 of the GCVSDP. The application comprises a masterplan which seeks to meet the aspirations of both the GCVSDP and the Renfrewshire Local Development Plan which includes a mix of uses that are considered to deliver the spatial vision of the Development Plan by ensuring investment, regeneration and renewal in this area. The application includes development parameters and proposals that accord with the masterplan provided at Figure 12 of the Renfrewshire Local Development Plan.

It is recognised that the long-term health and well-being of Glasgow City Centre as well as its fundamental role require to be safeguarded along with the protection of the other strategic centres in the Network of Centres. It is considered that the Retail Capacity and Impact Assessment, which has been submitted takes a reasonable and rational approach and demonstrates that the proposed development will not result in an unacceptable impact upon the City Centre or other centres in Braehead's shopping catchment.

The proposal is therefore considered to accord with the GCVSDP.

### **Clydeplan's - Strategic Development Plan Proposed Plan (2016)**

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority.

The Proposed SDP maintains the network of 23 Strategic Centres which includes Braehead. Reflecting the judgement of the Court of Session that references to Braehead as a Town Centre are held to be deleted from the Adopted Renfrewshire Local Development Plan, Schedule 2 – Network of Strategic Centres identifies Braehead as a Strategic Centre with Commercial Centre status.

Schedule 2 lists challenges and future actions. It is considered that the proposed development set out in the application will secure continued investment through a capital investment of some £200m. This investment will enhance the retail, commercial and leisure offer, however more importantly it will also enhance the quality of place with attractive public realm, new civic space, additional active travel, green networks and public transport facilities, further developing town centre character. The masterplan and the appropriate phasing of the proposed development, secured through the use of conditions, will ensure co-ordination of this action.

It is considered that the proposed development is also in line with Policy 4 – Network of Strategic Centres, in that it will support a range of economic and social activities within Braehead. The elements proposed in the application will protect and enhance the development of the network of strategic centres. As stated above, the proposal is in line with the role and function, challenges and future actions as set out in Schedule 2. As confirmed by the applicant's Retail Capacity and Impact Assessment, the proposals will not significantly impact on Glasgow City Centre nor conflict with the aims of the Joint Strategic Commitment – Glasgow City Centre. The applicant has also undertaken a Sequential Site Assessment which concludes that there are no sequentially preferable sites that are suitable and available to accommodate the development proposed, allowing for flexibility.

### **Renfrewshire Local Development Plan (2014)**

Following the decision of the Court of Session, the Adopted Renfrewshire Local Development Plan (RLDP) continues to identify Braehead as a Strategic Centre though no longer as a Town Centre. The RLDP identifies a hierarchical network of centres where Paisley Town Centre sits alongside Braehead Centre at the top of the network.

The role and function along with the challenges and opportunities remain the same as they did prior to the Court judgement. The application will support the role and function as identified in the RLDP, by enhancing the retail, leisure, commercial and leisure uses. The proposal will also support the challenges identified by enhancing placemaking as well as adding to the range of uses assisting in developing town centre character. The application also includes proposals to enhance active travel and green networks as well as developing a transport hub which accords with the RLDP, continuing to stimulate and support the wider Clyde Waterfront regeneration. The application is therefore considered

to be compliant with Policy C1 – Renfrewshire Network of Centres, reflecting Figures 11 and 12 of the RLDP.

A key consideration in the assessment of the application is the impact of the proposal on Paisley Town Centre. Paisley Town Centre provides a significant cultural and heritage function which the Council is promoting through the Paisley Town Centre Heritage Asset Strategy and other initiatives. In this regard, Braehead is not seen as being in direct competition with Paisley with the two centres offering differing, but complementary, functions which adds to the overall strength of Renfrewshire's network of centres.

In respect of the remaining centres within Renfrewshire's network, the RLDP details the role and function of each of its centres and the operation of the network. Centre Strategies and Action Plans are being developed to take forward the development and management of these centres. In any case, the proposed development will not have a significant impact on these centres.

The proposed development will add to the overall strength of Renfrewshire's network of centres and will not undermine the role of Paisley Town Centre or any other centre within the network.

### **Other material considerations**

NPF3 is a long term strategic national vision for Scotland which identifies the spatial development priorities of the Scottish Government. It sets the context for development planning and provides a framework for the spatial development of Scotland as a whole. In aiming to deliver Scottish Government's priorities of creating a more successful country, with opportunities for all to flourish, it encourages increasing sustainable economic growth, economic activity and investment whilst protecting natural and cultural assets.

Scottish Planning Policy (SPP) sets out national planning policies for the development and use of land. SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances.

A number of technical reports have been provided to support the application.

A Sequential Site Assessment (October 2015) has been submitted as further information to support the planning application and it is considered that it has been satisfactorily demonstrated that there are no sequentially preferable sites, which are suitable to accommodate the development currently proposed at Braehead.

The updated Planning Statement (October 2015) and a Retail Capacity and Impact Assessment (October 2015) submitted in support of the application confirm that there will be no unacceptable detrimental impact to the role and function of the other Strategic Centres in Braehead's shopping catchment.

The updated Socio-Economic Impact Report (January 2016) outlines that the proposed development represent a significant new capital investment in the area which will raise the overall level of economic activity and expenditure in the area, helping to achieve the socio-economic policy objectives of economic prosperity and increasing access to job opportunities.

The technical reports demonstrate that all necessary requirements have been satisfactorily met or can be met through the approval of matters specified as conditions.

While representations have been made to the application from other commercial operators and individuals as well as West Dunbartonshire Council and Inverclyde Council, on balance it is considered that there are no issues which have been raised which would justify an unfavourable recommendation.

## **Conclusions and Recommendations.**

The proposed development will provide significant economic benefits, through investment and job creation, while enhancing the physical environment of Braehead and the continued regeneration of the Clyde Waterfront. Significant weight is attached to the wider economic and regeneration benefits which are regarded as material considerations in the assessment of this proposal.

The proposal is considered to be supportive in achieving the aims of both the Strategic and Local Development Plan. The proposal is considered to comply with the provisions of the Development Plan, and is supported by other material considerations and is therefore recommended for approval, subject to conditions.

## **Description**

Planning permission "in principle" is sought for a mixed use development at Braehead, Renfrew. The proposal incorporates a masterplan approach which seeks to establish the development framework to support the continued regeneration of Braehead through major development, investment and improved connectivity to surrounding communities.

The application comprises the following elements:-

- Extension to the western end of the centre comprising 41,000sqm net additional Class 1 (retail) floor space
- Extension to the western and central area of the shopping centre comprising 3,100sqm of Class 2 or Class 3 units
- Erection of a 200 bed hotel
- Erection of an 8000 capacity arena
- Formation of a transport interchange comprising the relocation and upgrading of the bus station
- The extension and erection of multi storey car parks
- Formation of a civic square
- Formation of a designated route and infrastructure for the Fastlink bus service
- Associated amenity space, hard and soft landscaping, public realm enhancements and improved pedestrian/cycle/highway connections.

The site extends to some 40ha and includes shops, food courts, bars, curling rink, cinema and snow dome and various leisure and retail uses as well as the riverside walkways, parking facilities and bus station. The application site also includes part of the surface car parking for the adjacent retail park to facilitate junction and road widening improvements. The development area also includes Kings Inch Road and Kings Inch Drive to the south of the centre.

To the north, the site is bound by the River Clyde. Braehead Retail Park and a supermarket occupy land to the east of the site while to the west is a 4 storey hotel with offices beyond. Large scale residential developments (Ferry Village) lie to the west and south west of the site beyond the hotel and offices. On the south side of Kings Inch Drive, opposite the application site, lies IKEA and Diageo.

The application is for planning permission 'in principle' at this stage and comprises of a location plan, site plan and parameter plans (which provide the location of the proposed building plots and the maximum heights of the proposed buildings/structures). An indicative masterplan supports and informs the application as does a series of technical studies.

## **History**

87/260/RF & 87/0977/GG (original outline applications) – Erection of retail mall, retail warehousing, leisure, heritage, warehousing, workshop, hotel, and business park – Approved on Appeal 12 June 1990.

Ref.13/0049/PP

93/0570/PP - Erection of development comprising (A) shopping, retail warehousing, distribution, leisure, managed workshops, hi-tech park, riverside park, and (B) hotel. Approved 23rd December 1994.

96/0581/PP – Erection of mixed use development comprising shopping, leisure, high tech park, riverside park and associated parking and landscaping – Approved 7 March 1997.

00/988/PP - Mixed use development comprising hotel and leisure uses (including indoor snow slope, cinema, health club, nightclub and family entertainment centre) with ancillary retail, restaurant and bar facilities, business development, residential development and associated works including the raising of ground levels and landscape and highway infrastructure. Outline planning permission granted subject to conditions – Approved 24 September 2003.

12/0586/NO – Proposal of Application Notice for the current proposal – Accepted 31 August 2012

12/0598/EO – Screening Opinion for the current proposal – Environmental Impact Assessment required – Opinion given on the 31 August 2012

12/0700/SC – Scoping Opinion of the current proposal – Opinion given on the 7 November 2012.

### **Policy & Material Considerations**

#### Glasgow and Clyde Valley Strategic Development Plan May 2012

Spatial Development Strategy – Clyde Waterfront

Strategy Support Measure 11 – Network of Strategic Centres

Strategy Support Measure 15 – Meeting Risk – Delivering the spatial development priorities

Diagram 3 – Spatial Development Strategy and indicative compatible development

Diagram 4 – Sustainable Location Assessment

Schedule 12 – Network of Strategic Centres – Roles and functions, managing change.

Schedule 14 – Spatial Development Priorities

Background Report 14

Scales of Development Likely to Be Significant – Non Statutory Guidance

#### Renfrewshire Local Development Plan 2014

Spatial Strategy

Policy C1: Network of Centres

Policy I1: Connecting Places

Policy I3: Potential Transport Improvements

Policy I4: Fastlink

Policy I5: Flooding and Drainage

Policy P7: Green Network

Policy ENV5: Air Quality

#### New Development Supplementary Guidance

Centre Development Criteria

Strategic Town Centres and Core Town Centres

Hot Food, Public Houses, Licensed Clubs

Infrastructure Development Criteria

Connecting Places

Fastlink

Flooding and Drainage

Green Network

Air Quality

Contaminated Land

Noise

Tourism

## **Material considerations**

### **National Planning Framework 3**

### **Scottish Planning Policy**

Sustainability  
Placemaking  
Promoting Town Centres

### **Clydeplan's – Strategic Development Plan Proposed Plan 2016**

Spatial Development Strategy  
Policy 1 – Placemaking  
Joint Strategic Commitment – Glasgow City Centre  
Policy 4 – Network of Strategic Centres  
Schedule 2 – Network of Strategic Centres  
Diagram 11 – Assessment of Development Proposals  
Background Report 5

### **Other:-**

Court of Session judgement on the adoption of the Renfrewshire Local Development Plan 2014.

## **Publicity**

The application was subject to press advertisements in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 and the Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application was initially advertised in the Paisley and Renfrewshire Gazette on the 30 January 2013 and in the Edinburgh Gazette on the 1 February 2013 in line with the 2011 Regulations and the 2013 Regulations.

Following the decision of the Court of Session and the submission of updated, further and additional information received on the 14 October 2015, the application was re-advertised in the Paisley and Renfrewshire Gazette on the 18 November 2015 and the Edinburgh Gazette on the 13 November 2015. Neighbours and objectors were re-notified of the application on the 9 November 2015 in line with the 2011 Regulations and the 2013 Regulations.

On the 13 January 2016 the applicant confirmed the change of name of the applicant from Capital Shopping Centres Plc to Intu Shopping Centres Plc. For completeness, the applicant requested the additional environmental information submitted in October 2015 to be re-advertised under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011. The application was re-advertised in the Paisley and Renfrewshire Gazette on the 27 January 2016 and the Edinburgh Gazette on the 29 January 2016 to clarify the name change.

Following the submission of an updated Socio-Economic Impact Assessment on the 14 January 2016, the application was re-advertised in the Paisley and Renfrewshire Gazette on the 27 January 2016 in line the 2013 Regulations. Neighbours and objectors were re-notified of the application on the 28 January 2016.

## **Objections/Representations**

The initial planning application attracted 12 letters of representation from parties ranging from individuals, neighbouring councils and other retail centre owners/operators. The substance of these representations are summarised as follows:-

- The proposal is contrary to Scottish Planning Policy on retailing;
- The proposal is contrary to the Glasgow and the Clyde Valley Strategic Development Plan;
- Contrary to the Local Development Plan;
- Braehead is a commercial centre and not a town centre;
- No sequential test carried out;
- Application should not be determined until the local plan is adopted;
- The proposal does not contain a diverse range of uses;
- The methodology, assumptions and conclusions of the applicant's Retail Impact Assessment are questioned and not accepted;
- The proposal will adversely affect Paisley Town Centre and other centres within Renfrewshire.
- The scale of the proposal will impact upon Glasgow City Centre;
- The proposal will affect traditional town centres;
- There is no requirement to increase the retail provision to support the regeneration of the centre;
- The proposal will result in an increase in traffic generation and lead to an adverse affect on air quality;
- Braehead already suffers from traffic congestion. Expansion may compound health and safety risks associated with emergency services attending the airport in the event of a major incident.

Following the re-advertisement and re-notification of the revived planning application with updated, further and additional supporting information, 11 letters of representation from parties ranging from individuals to neighbouring councils and other retail centre owners/operators were received. A holding response was received from Glasgow City Council. The substance of these representations that were in addition to representations set out above are summarised as follows:-

- The approach and methodology of the Sequential Site Assessment is not fit for purpose;
- The 'amended' Renfrewshire Local Development Plan is contrary to Scottish Planning Policy Town Centre First principle;
- Renfrew has suffered significantly due to Braehead;
- The Renfrewshire Local Development Plan is contrary to the Glasgow and the Clyde Valley Strategic Development Plan;
- The applicant has failed to have proper regard to the changes since the application was previously determined;
- Errors and emissions in the EIA regulations, procedures and policies;
- Braehead no longer has support from the development plan;
- The proposed additional floorspace at Braehead will have an adverse impact on the Network of Strategic Centres;

Following the second re-advertisement and re-notification of the revived planning application as a result of further information being submitted with the updated Socio-Economic Impact Report, 5 letters of representation were received from Glasgow City Council, East Renfrewshire Council, a retail centre owner/operator and a neighbouring commercial operator. The substance of these representations that were in addition to representations set out above are summarised as follows:-

- Deletion of Town Centre status at Braehead in the Renfrewshire Local Development Plan fundamentally removes the support upon which the applicant and the Council had relied in justifying the proposed development at Braehead;
- The economic impact from the Braehead development will benefit Renfrewshire as well as the wider labour market and it will continue its function as a catalyst for economic regeneration;
- The operational impact of neighbouring premises requires to be considered in particular the level of activity and traffic;
- The lack of up to date information;
- The application has been formulated on the erroneous understanding of policy;
- The scale of development could not be reasonably justified under an objective assessment of development plan policy;
- The proposal cuts directly against the SPP approach of town centre first;

- The Proposed SDP should be afforded very limited weight in the decision making process;
- The updated Socio-Economic Impact Report make no reference to Scottish Planning Policy, it is not transparent, it is difficult to assess the validity of its assumptions it is therefore considered that there are overstated optimistic economic impacts;
- There are technical concerns regarding the bespoke and unevidenced assessment or assumptions in the Socio-Economic Impact Report which includes the treatment of displacement;
- The application is fundamentally about retail floorspace, not about meeting the aspirations of the development plan.

### **Consultations**

**Transport Scotland (Environmental Impact Assessment)** – No objection and commented that the level of traffic does not trigger the need for further assessment in relation to environmental impacts such as noise or air quality associated with the trunk road network or associated receptors. It was noted that consideration has been given to the construction phase of the activity and that no significant impacts are identified.

No objections following further re-consultations.

**Transport Scotland (Planning Application)** – No objections subject to a condition requiring the provision of a Travel Plan to encourage more sustainable travel.

No objections following further re-consultations.

**Scottish Natural Heritage** - No objections to the Environmental Impact Assessment or the proposed development. That Green Network principles have been considered within the wider masterplan development was welcomed and it was suggested that consideration is given to detailing specific green network improvements beyond conceptualisations and into actual design proposals. Consideration should be given to the implementation of a construction environmental management plan (CEMP) before work commences to prevent any adverse impact to the Clyde riverbank.

No objections following further re-consultations.

**Historic Scotland** - No objections.

No objections following further re-consultations.

**Glasgow Airport Safeguarding** - No objections subject to conditions concerning bird hazard management, landscaping, height restrictions of buildings and renewable energy schemes.

**SEPA** - No objections subject to the preparation of a Construction Environment Management Plan.

No objections following further re-consultations.

**Scottish Water** - No objections.

No objections following further re-consultations.

**Head of Roads (Design)** - No Flood Risk Assessment (FRA) required. The submitted Drainage Impact Assessment (DIA) is acceptable. The submitted DIA should form the basis for a detailed assessment to be provided at the approval of matters specified in conditions stage.

No objections following further re-consultations.

**Head of Roads (Traffic)** – No objection. It is recognised that this scale of development cannot be accommodated without some delays on the local road network but accepts that the assessment has

factored in committed development which has yet to be completed (Ferry Village). The actual increase in traffic as a result of the proposed development relates to an additional 11% on the network which can be suitably mitigated. Further clarification and details are required for the operation of the junction improvements and pedestrian/vehicle movements between the main centre and the civic square. In general, the mitigation measures have been accepted. The proposed Fastlink route requires further detailed consideration through the approval of matters specified in conditions stage.

No objections following further re-consultations.

**SPT** – Do not object but are concerned that the route proposed for Fastlink may not be the optimum route. Request that the route is not approved until further details are submitted and options considered. Also request that the existing bus station remains operational until such time as the proposed transport interchange is completed. Suggest that further details are required of the transport interchange and an electronic bus information service should be promoted. Suggest that consideration is given to a planning obligation to secure developer contributions to the provision of Fastlink along the route. Overall they welcome the inclusion of Fastlink within the proposed scheme.

In relation to the re-advertisement and re-notification of the revived planning application with updated and additional supporting information, SPT consider that the comments to the previous application remain relevant.

**Director of Community Resources (Environmental Improvement)** - No objections - Based on the results of the Transport Impact Assessment and Air Quality Assessment, the increase in traffic volume and the resultant change in pollutant concentrations will have no significant impact on the environment. The Site Investigation will require to be updated to take account of current standards and an appropriate condition can be attached which will address this issue.

No objections following further re-consultations.

**Glasgow City Council** - Following to the re-advertisement and re-notification of the revived planning application with further and additional information, Glasgow City Council have indicated that they have no objections.

**West Dunbartonshire Council** – Objections are similar to those already articulated above. In particular the Council consider that the proposals are not supported by the GCVSDP; they will undermine town centres in West Dunbartonshire, Glasgow City Centre as well as other centres in the Network of Strategic Centres and the retail assessment assumptions are not accepted.

In relation to the re-advertisement and re-notification of the revived planning application with further and additional information, West Dunbartonshire Council retain their objection on the grounds which are outlined in the section on 'Objections/Representations'. In particular, the proposed additional floorspace at Braehead will have an adverse impact on several centres within the Network of Strategic Centres including Clydebank and Dumbarton.

**Inverclyde Council** – Objects to the planning application on the grounds similar to those already outlined in the section on 'Objections/Representations'. In particular in relation to Inverclyde, the proposal has the potential to severely limit future growth of Greenock/Inverclyde or at the very least will slow growth down to an unacceptable level.

**East Renfrewshire Council** – The Council observe that there are generally limited effects from the proposals. It is noted that the proposed development will raise the level of economic activity of Renfrewshire as well as a wider area in the Clydeplan conurbation. It is acknowledged that the expansion of Braehead's role will enable it to continue as catalyst for economic regeneration.

**Summary of Main issues of:****Environmental Statement (2013)**

The Planning Authority determined, in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, that the proposal comprised development which fell within Schedule 2 of the regulations and raised the potential for significant environmental impacts which required to be the subject of an Environmental Impact Assessment.

The topic areas considered during the scoping exercise undertaken to identify the environmental issues which required Environmental Impact Assessment (EIA) included transport, air quality, visual and townscape analysis, ground conditions, socio economics, environmental noise, ecology, flooding and water resources and archaeological and cultural heritage.

In consultation with the statutory consultees, the Planning Authority issued its formal scoping opinion on the 7 November 2012. This set out the matters that required to be addressed in an Environmental Statement, focusing on those matters with potentially significant environmental effects that required further assessment under the EIA regulations. The scoping opinion also identified those matters which have been scoped out of the Environmental Assessment.

The topic areas fully assessed in the Environmental Statement were transport, air quality and cumulative and residual impacts.

The following provides as summary of the Environmental Statement:

**Traffic and Transport** – The assessment of potential environmental impacts concludes that the effect will not be significant. Nevertheless, mitigation measures are included to reduce any potential impact through infrastructure improvements, the provision of the Fastlink facility and through improvements to pedestrian and cycle ways.

**Air Quality** - The assessment concludes that there will be a negligible impact on air quality levels at the locations considered as a result of the proposed development.

**Drainage Assessment** – No significant environmental impacts were identified.

**Ground Investigation** – Potential pollutant linkages were identified with the conclusion reached that further intrusive investigations are required and it is considered that such investigations can be controlled through appropriate conditions.

**Protected Species** – The assessment recommends good practice guides to be followed during construction and mitigation measures in the form of landscaping and lighting.

**Cultural Heritage Statement** – No scheduled or archaeological features were identified within the site.

**Cumulative environmental impacts** - Planned and committed developments were also considered and the assessment concludes that no significant impacts are likely to occur. In respect of environmental impacts associated with the construction of the development, a Construction Environmental Management Plan is proposed to mitigate potential impacts.

The assessment concludes that the project is not considered to result in significant environmental effects.

**Environmental Statement – Addendum (2015)**

In relation to the Environmental Statement Addendum (October 2015), the report reviews the conclusions and recommendations of the Environmental Statement that was prepared in 2013. From this review, 3 aspects are reconsidered, they are as follows:

1. Update to ecology baseline including a new report on the presence of European Protected Species;
2. Evaluation of any baseline changes that could change the conclusions of the air quality impact assessment; and,
3. Review of cumulative and residual effects assessment.

#### **Planning Statement/Retail Capacity & Impact Assessment (2013)**

This outlines the history and evolution of Braehead, the nature of the proposals and the context of the development. The statement sets out the applicant's justification of the development against the relevant policies of the Development Plan and Scottish Planning Policy (SPP) and has been updated to reflect the decision of the Court of Session on the Renfrewshire Local Development Plan. The statement examines the proposals against the provisions of the relevant policies and provides an assessment of the wider benefits of the proposal in the context of the location of the development. A retail impact assessment is included which considers the impact upon a number of Strategic Centres in the Strategic Development Plan area as well as considering the potential impacts on other designated centres including Glasgow City Centre.

#### **Planning Statement/Retail Capacity & Impact Assessment (2015)**

The updated Planning Statement and Retail Capacity Impact Assessment explains the position following the Court of Session judgements on both the Renfrewshire Local Development Plan and the planning application.

#### **Sequential Site Assessment (2015)**

A Sequential Site Assessment was submitted following the Court of Session Judgement which assesses whether there are other sequentially preferable sites within the identified network where the development comparable to that proposed at Braehead could be accommodated.

#### **Design Statement/Access Statement (2013)**

This describes how Braehead has evolved and outlines how the proposed development has emerged. The document provides a contextual, indicative masterplan approach to the wider Braehead area including the proposed development. This seeks to demonstrate that the proposed development assists in strengthening the role and function of Braehead as a focus for the continued regeneration of the area through urban design, high quality buildings, improving the sense of place and arrival points, strengthened networks and improved pedestrian accessibility.

#### **Transport Assessment (TA) (2013)**

This assesses the impacts on the current network through consideration of trip generation resulting from the proposal and taking account of other committed development in the area, including residential development at Ferry Village. Accessibility of the proposed development by all forms of transport is assessed under:-

##### **(a) Fastlink/Transport Interchange**

An integral part of the proposal is the provision of infrastructure to serve the Fastlink bus service which is proposed to run through the development and which seeks to deliver high quality, fast, frequent and reliable bus services. Whilst a route is shown on the submitted plans detailed consideration of this and associated infrastructure can be made at the approval of matters specified as conditions stage should this application in principle be approved.

A transport interchange is also proposed which relocates the bus station to a more central location within the development and incorporating a low level and dedicated access for Fastlink.

##### **(b) Parking**

The parking strategy proposes to reduce the level of surface car parking provision through new decked car parks to the south west of Soar and additional decks on the existing multi storey car parks. The level of parking provision within the site would increase from 7718 to 8500 spaces although the overall parking ratio would be reduced.

##### **(c) Road widening**

Road widening is incorporated along Kings Inch Road and Kings Inch Drive to provide additional lanes on the approaches to junctions surrounding the centre. This additional capacity seeks to accommodate predicted traffic flows taking cognisance of the proposals and other committed development within the area.

(d) Traffic generation

The applicants state that when such centres are extended in the manner proposed, customers stay (dwell) longer to visit the wider range of services and retail offer. Therefore the larger the offer within a centre the longer the customer stays (dwells). Therefore the actual impact on the road network is not directly proportional to the increase in floor space.

The assessment outlines that the traffic generation associated with the proposed development will give rise to a predicted 11.2% increase which is the average figure derived from three assessment methodologies used. The approach to trip generation has been agreed in scoping discussions with the Council and Transport Scotland.

The Transportation Assessment considers the impact of development traffic generated as a percentage of base traffic in the weekday evening, Saturday afternoon and Sunday afternoon peak hours. In all circumstances the network modelling described in the Transportation Assessment indicates that traffic increases across the network can be accommodated by the proposed network improvements.

(e) Junction Changes

The proposed improvements to the local road network include increasing the number of lanes approaching the existing signalised junctions and replacement of the Kings Inch Road/Laymoor Avenue / Blue Car Park and Kings Inch Drive / Green Car Park roundabout with signalling to increase capacity throughout the network; facilitate the provision of pedestrian routes; measures to facilitate access and egress by buses to the proposed bus station; and, the incorporation of a route through the site for Fastlink.

(f) Signal Timings

Revisions to signal timings at junctions along Kings Inch Road and Kings Inch Drive are proposed. Timing plans derived from the traffic modelling would form part of the detailed design of traffic improvements and new traffic signal design would come forward through the approval of matters specified as conditions stage.

**Transport Assessment (TA) – Addendum (2015)**

An addendum has been submitted to the TA to reflect the passage of time that has elapsed since the original TA was prepared and following the decision of the Court of Session. The addendum considers whether there are any new issues in relation to transport and roads that have arisen in the intervening period, examining recent development within the surrounding area, which has taken place, which could potentially affect the traffic flows on the trunk and local road network. In addition the addendum also considers the proposed development for the design year of 2019 whereas the main TA identified the design year as 2017. The addendum concludes that the methodology used remains unchanged and that, even with the growth of traffic factored in to 2019, the impact of the proposed development on the network is not significant.

**Socio- Economic Impact Report (2013)**

This concludes that the proposed development will provide wide ranging economic benefits across Renfrewshire and Glasgow City Council areas including:-

- A capital investment of approximately £200 million over 5 years;
- Approximately 2,650 direct permanent job opportunities to be created directly on site once the development is complete;

- 2,920 net additional direct and indirect job opportunities in total in the local area and 3,320 net additional direct and indirect job opportunities spread across the region (including those in the local area and on the site);
- GVA (Gross Value Added of goods and services produced) generated by the construction and operational phases of the development amounting to some £55.6 million per annum, providing a significant boost to the local economy;
- Wider economic benefits, including maintaining and enhancing Braehead's role as a centre, providing major employment benefits to the local labour market and providing a catalyst for wider regeneration of the surrounding Clyde Waterfront area.

### **Socio- Economic Impact Report (2016)**

Provides an updated assessment of the potential socio-economic impacts arising from the development. In particular it concludes:

#### **Construction Impacts**

- Around 2,220 person-years direct construction employment (417 jobs per annum;)
- An estimated £25.3 million Gross Value Added (GVA) generated by direct construction jobs per annum over the build period;
- Up to 460 indirect and induced jobs per annum supported in supply chain and wider economy;

#### **Operational Impacts**

- Around 2,650 direct operational jobs on-site (1,965 Full time Equivalent net additional jobs);
- An estimated GVA uplift of £65.1 million resulting from net additional jobs on-site;
- Supplier and wage expenditure will support 395 'spin-off' jobs (690 in Scotland);

#### **Wider Impacts**

- Capital expenditure of £200 million;
- Improvements to local transport connections and public realm;
- Stimulate further investment and economic activity in the local area;

### **Pre Application Consultation Report**

Pre application consultation has been undertaken in accordance with legislative requirements. A summary report outlining the consultation process indicates over 800 people commented on the proposals as a result of the public events. The report notes that 93% of respondents were in favour of the proposed development.

Appropriate Assessment – N/A

Planning Obligation Summary – N/A

Scottish Ministers Direction – Given that objections have been received from the local authorities of Inverclyde and West Dunbartonshire Councils, should the Board be minded to grant permission, the application will require to be referred to the Scottish Ministers.

**Assessment****Environmental Assessment (2013)**

The Environmental Statement (ES) has been reviewed in terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 and the advice contained in Circular 3/2011 and the consultation responses received. The ES has also been updated with the base line data reviewed and further walk over studies undertaken following the passage of time between the original assessments. The outcome can be summarised as follows:-

Elements of the Project - The ES is considered to have properly described the physical characteristics of the development.

Policy Framework - The ES is considered to have properly identified and considered the relevant planning designations and policies at the time of submission.

Environmental Effects – The ES is considered to have referred to all the salient and relevant potential effects.

Mitigating Measures - The ES is considered to have identified the appropriate mitigatory measures, where necessary, to address the environmental effects of the proposed development and this has been addressed in the conditions.

**Environmental Statement – Addendum (2015)**

In relation to the Environmental Statement Addendum (October 2015), the report reviews the conclusions and recommendations of the Environmental Statement prepared in 2013 and concludes that the majority of the findings need not be reconsidered as the development proposals remain unchanged and the potential impacts unaltered with the exception of 3 aspects, the ecology baseline, the air quality impact assessment and the cumulative and residual effects assessment.

These 3 aspects were reviewed by the applicant and it was concluded in both the Environmental Statement Addendum and the Transport Assessment Addendum in relation to air quality that there have been no significant changes to the original assessed environmental baseline. The conclusions and recommendations of the 2013 Environmental Statement remain valid.

Having reviewed and evaluated the Environmental Statement along with the Environmental Statement Addendum and the Transport Assessment Addendum in relation to air quality, taking into consideration the responses from the consultees and having particular regard to the characteristics of the development, the location of the development and the character of the potential impacts and the proposed mitigation measures it is considered that the development proposals would not result in a significantly adverse or unacceptable effect on the environment.

**Scoping Opinion (2012)**

With regards to the need for an updated Scoping Opinion, a point raised in a representation to the proposed development, it is noted that the applicant's original Scoping Report sets out that the Main Issues Report for the Renfrewshire Local Development Plan designates Braehead as a town centre. However, the Council's Scoping Opinion of the 7 November 2012 clearly sets out in the assessment that the scoping opinion is not based on the planning merits of the proposal, but rather to identify the key environmental issues for the Environmental Impact Assessment. The Scoping Opinion does not refer to the planning status of Braehead. Therefore it is considered that there is no requirement for a revised or updated Scoping Report or Scoping Opinion.

In relation to the 'scoping out' of the socio-economic impacts, the applicant's Scoping Report states that they do not consider that the proposals will raise any detrimental socio-economic impacts that require assessment within the EIA and that the socio-economic benefits will be considered within a separate stand-alone report which was submitted in support of the application.

In the Council's Scoping Opinion it states that the Planning Authority agree with the submitted Scoping Report that socio-economics does not require to be included within the scope of the Environmental Statement but that the economic justification, if applicable, could be provided in support of the

application. Therefore it is considered that the applicant's Scoping Report provides an explanation for 'scoping out' socio-economic impacts and the Council agrees with this explanation.

### **Planning Assessment**

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the Glasgow and Clyde Valley Strategic Development Plan 2012 and the Renfrewshire Local Development Plan 2014.

### **Glasgow and the Clyde Valley Strategic Development Plan 2012 (GCVSDP)**

The scale and nature of the proposed development is considered to be strategic in relation to the GCVSDP Strategic Scales of Development and requires to be assessed against the relevant parts of the GCVSDP.

The proposals have been assessed against the GCVSDP with specific regard to the following:

- The Fundamental Principles of the SDP;
- Diagram 3 which sets out the Strategic Development Strategy and Indicative Compatible Development;
- Diagram 4 which provides a Sustainable Location Assessment;
- Strategy Support Measure 11 – Network of Strategic Centres along with Schedule 12 – roles and functions, managing change; and,
- Strategy Support Measure 15 – Meeting risk: delivering the spatial development priorities

### **The Fundamental Principles**

A Fundamental Principle of the Strategic Development Plan is that development and investment proposals, whose location and development accords with the Spatial Development Strategy and its related frameworks, will be deemed to support the Spatial Vision and Strategy, subject to their detailed specifications and content being acceptable to the local development planning and development management provisions.

The development and investment proposals in relation to this planning application at Braehead are compatible with and reflect the Spatial Development Strategy (SDS) insofar as they relate to the Sustainable Development Locations, both the Clyde Waterfront and the Network of Strategic Centres.

As part of the Fundamental Principles of the SDP, Diagrams 3 and 4 provide a summary strategic framework for local authorities taking local planning development decisions.

### **Diagram 3 - Spatial Development Strategy (SDS) and indicative compatible development**

Diagram 3 identifies GCVSDP spatial development strategy core components. Braehead is considered to be an integral part of the SDS in that it is one of the key drivers in supporting regeneration and renewal at the Clyde Waterfront as well as being a Strategic Centre within the Network of Centres.

The proposal at Braehead is a mixed use development aiming to deliver investment, regeneration and renewal, land-use and transport integration, development in a sustainable location, the provision of green infrastructure and greening the economy with the potential to have low carbon energy technologies built into the detail of the development.

It is therefore concluded that the proposed development is in line with the provisions of Diagram 3 and is compatible with the SDS.

### **Diagram 4 – Sustainable Location Assessment**

Diagram 4 is a sustainable location assessment tool for determining whether development proposals are in line with the spatial development strategy and support the plans spatial role and function. It is considered that given that the proposed development accord with the provisions and wider aspirations of the GCVSDP including the SDS, the assessment requires to consider whether the proposal supports the SDS spatial role and function.

As indicated above, the Clyde Waterfront is a core component of the SDS. The proposed development at Braehead supports the role and function of Renfrew Riverside and the overall Clyde Waterfront area through investment, increasing economic activity, placemaking, sustaining and enhancing the range of uses as well as improving sustainability.

The GCVSDP identifies that the scale of the challenge to regenerate and renew the Clyde Waterfront area remains strategically significant. The investment related to implementing the proposed development at Braehead will go some way to reducing the significance of this challenge. Without the private sector led investment at Braehead the regeneration at this location would not be as advanced. The regeneration of the centre cannot be achieved without focusing on the primary roles and functions of the centre, including retail.

The proposed development at Braehead sets out a clear and focused vision for the area. Through determining the proposal, the Council has the opportunity to set out, assisted by the use of conditions, how this vision can be implemented and how the development will proceed. This therefore assists in the delivery of the SDS.

The proposal will also prioritise resources in and around Braehead for an optimum return on investment in the Renfrew Riverside and wider Clyde Waterfront area which should also assist in the delivery of the aspirations of the Clyde Valley City Deal.

Braehead's role and function within the network of centres is equally important to the GCVSDP spatial development strategy. It states that the wider network of strategic centres beyond Glasgow City Centre needs to be protected and enhanced, with a channelling of investment to secure their respective roles. The proposed development at Braehead will realise this aspiration by helping to improve the quality of offer, the diversity of uses as well as enhancing the quality of the public realm and delivering improved sustainable travel and transport.

It is considered that the proposed development accords with Diagram 4 as well as supporting the SDS spatial role and function. The proposed development therefore does not require to be assessed against the criteria shown under the "No" sub heading in Diagram 4. As specified in Diagram 4, strategic developments which are considered to comply with the SDS then require to be assessed against the relevant local development plan. Furthermore as outlined in the second Fundamental Principles, page 4 of the SDP, it is only new strategic development proposals which do not reflect the SDS and its related frameworks which are deemed not to be supportive of the Spatial Vision and Strategy and will require to be assessed on their own merits adopting the sustainable location assessment set out in Diagram 4.

### **Strategy Support Measure 11 – Network of Strategic Centres**

Strategy Support Measure 11 (SSM 11) requires that the management and development of the Network of Strategic Centres is taken forward by Local Development Plans. The adopted Renfrewshire Local Development Plan (RLDP) is considered later in this report.

The planning of such centres should be in accordance with the principle of Diagram 4 – Sustainable location assessment. The local planning authority requires to assess whether the proposal is in line with the SDS to support the spatial role and function of the plan. As noted above, the proposal is in line with the SDS and supports the spatial role and function of the SDP.

Within the network of centres, the GCVSDP places Glasgow City Centre at the apex of the network of strategic centres. Central to the SDS is the long term health and well being of Glasgow City Centre. In considering this proposal it is clear that the GCVSDP requires Glasgow City Centre's strategic role at the apex of the network to be safeguarded.

In their updated Planning Statement and Retail Capacity and Impact Assessment (Oct 2015) the applicant states that their analysis shows that the proposed development at Braehead will not affect the SDP's policy commitment to protecting and enhancing the role of the City Centre. The turnover of Glasgow City Centre is likely to increase by more than 30% to 2019, even allowing for the effects of the

proposed development at Braehead. It indicates that Glasgow City Centre is estimated to draw around 23% of the available spending in the Braehead study area in 2019 even after the opening of the proposed additional retail facilities at Braehead, whereas Braehead itself is anticipated to consume some 7.3%. The trade diversion from Glasgow City Centre to Braehead following the completion of the development, this is estimated at 1% with the impact upon Pollock/Silverburn being around 5% and Paisley 2.1%. In all instances the estimated levels of trade diversion upon existing town centres comprise around 5% or below and are well with tolerance levels.

This analysis is also in line with the findings of other retail assessments that have been undertaken recently such as by Turley in support of the planning application submitted to Glasgow City Council for the redevelopment and expansion of Pollok Town Centre (14/01485/DC) as well as the Glasgow City Centre Retail Impact Study by Roderick MacLean Associates, commissioned by Glasgow City Council. All of these reports indicate that there is sufficient available spending in the Network of Centres that can support expansion at Braehead Centre and Pollock Town Centre and maintain the long-term health and well being of Glasgow City Centre.

In particular the Turley study for the recent Silverburn planning application stressed that the City Centre is performing strongly as a retail destination, with significant planned investment strengthening its retail offer.

Footfall in the City Centre is increasing and its retail rents are the highest in Scotland by a substantial margin. All of the evidence from the three recent retail reports suggest that Glasgow is maintaining and increasing its dominance of the retail market across the Glasgow and the Clyde Valley area and in Scotland as a whole.

The applicant has identified and acknowledged that although there is likely to be an impact upon Glasgow City Centre as a result of the proposed development, crucially the impact is not likely to be to the extent which would adversely affect the role of the City Centre within the network.

It is considered that the Retail Capacity and Impact Assessment, which has been carried out takes a reasonable and rational approach and concludes that the city centre's position will be safeguarded and will remain protected at the apex of the network of centres.

As well as Glasgow City Centre, the GCVSDP states that the wider network of strategic centres equally need to be protected and enhanced. The applicant has also provided a detailed assessment of the impact upon other centres in the Network of Centres. The assessment demonstrates that the proposed development will not give rise to an unacceptable impact on any of the other centres within Braehead's shopping catchment area which could be affected.

Having considered the findings therein and the representations made, the assessment carried out by the applicants is thorough and robust, takes account of all relevant developments, is based on sound reasoning which is appropriately justified within the assessment and arrives at rational conclusions, which is also supported by retail reports recently undertaken by other consultants. Therefore the proposal is considered to be compliant with SSM11.

### **Schedule 12 – Network of Strategic Centres: roles and functions; managing change**

Schedule 12 in the GCVSDP list 23 Strategic Centres in the network, their challenges and the range of interventions that will be required to support their long-term roles and functions. The SDP states that local authorities, through their respective LDPs and related action programmes, need to take forward the interventions outlined in Schedule 12.

The GCVSDP identifies Braehead as a Strategic Centre within the network of 23 centres for the plan area. It identifies that the challenges facing Braehead are to diversify its offer in order to support the Clyde Waterfront regeneration by incorporating a range of functions including residential, civic, transport and leisure which will help to maintain the sustainability of the centre and wider regeneration programme thereby contributing to the Strategic Development Priority – the Clyde Waterfront. The schedule also identifies interventions that will be required to support its long-term roles and functions.

Further actions in the schedule indicate that the further regeneration of Braehead is taken forward by the development of a masterplan.

The planning application comprises a masterplan which is in line with the framework as set out in Figure 12 of the adopted Renfrewshire Local Development Plan. The masterplan demonstrates the evolution of the proposed development, with indicative plans demonstrating how the development will connect into the wider area beyond the boundaries of the application site, linking with the residential development at Ferry Village and the surrounding commercial development, improving its environment and public realm. The application includes a new transportation interchange and Fastlink bus route while a hotel, new arena and civic square are also proposed. The proposed masterplan accords with the actions identified in the GCVSDP and the proposed development incorporates a suitable mix of uses including uses set out in Schedule 12.

Many of the representations refer to the GCVSDP's description (Schedule 12) of Braehead's 'Current Planning Status' as a commercial centre. In light of the recent Court judgement on the Renfrewshire Local Development Plan, that is the status that should prevail at Braehead unless changed by a replacement Development Plan. It is considered that all of the centres within the Network of Centres are strategic. Schedule 12 requires to be considered in its entirety and no single part of the schedule can be considered whilst setting aside the other parts of the schedule.

It is considered that the proposed development is consistent with Schedule 12 given that the proposed development incorporates a range of uses including the uses referred to in Schedule 12 such as civic, transport and leisure uses. Furthermore, Renfrewshire Council, through its respective LDP and related action programme, has identified interventions in line with this schedule and the planning application at Braehead is also in compliance with the schedule.

#### **Strategy Support Measure 15 – Meeting risk: delivering the spatial development priorities**

In relation to Strategy Support Measure 15 (SSM15) the proposed development will occur on brownfield land and will be within walking distance of the large scale residential development at Ferry Village as well as various business and commercial developments.

The application has several elements which cumulatively can act as a catalyst for the continued regeneration of the area. The proposed transport interchange, civic space, improved pedestrian connectivity and urban design proposals are all aspects of the development which will assist in the continued regeneration and diversification of the development site, and wider area, supporting the viability of Braehead.

The delivery and successful implementation of this development will require the support and continued investment of both private and public sectors. The proposed development, as well as the successful implementation of the City Deal projects' will support the delivery of the priorities set out in Schedule 14 of the GCVSDP and therefore comply fully with Strategy Support Measure 15.

Developing the retail offer remains important to continue to fulfil Braehead's role and function. In particular, it is recognised that Braehead needs to adapt to a changing retail environment. It is not uncommon, nor in conflict with Development Plan policy, for regeneration to be retail led and Braehead is no exception. The planning statement outlines that the proposed retail floor space is required to ensure that Braehead remains a key economic driver and is equipped to face the future challenges of the retail sector.

In summary, therefore, and in light of the above assessment, it is concluded that the proposed development accords with the Spatial Development Strategy and its related frameworks and is therefore considered to support the spatial vision of the GCVSDP.

#### **Clydeplan's - Strategic Development Plan Proposed Plan (2016)**

The preparation of the second Strategic Development Plan for the Glasgow and the Clyde Valley city region has commenced. The Proposed SDP was approved by the Clydeplan Authority Joint Committee in December 2015 and is a material consideration as it represents the Clydeplan Authority's settled view.

The Proposed SDP was recently put out for public consultation. Following the statutory period for the submission of formal representations, the SDP may be modified to take account of representations, matters arising out of consultations or any minor drafting or technical matters before it is submitted to the Scottish Ministers for Examination and a decision made. Given that the Proposed SDP is the Authority's settled view it is a material consideration in the determination of this strategic planning application.

The Proposed SDP builds on the legacy of the first SDP, seeking to place the region at the forefront of the growth of Scotland's economy. In terms of Leadership and Delivery, the focus for SDP is to support the delivery on the ground through securing high quality development in the right place at the right time. It recognises the importance of the Glasgow and Clyde Valley City Deal and that this infrastructure fund will also support a number of potential projects, aimed at delivering the key strategic priorities.

### **The Spatial Development Strategy**

The Spatial Development Strategy (SDS) sets out broad principles, including a focus on regeneration, network of centres, sustainable economic growth, low carbon infrastructure and placemaking. The SDS supports a presumption in favour of sustainable development that contributes to growth. It is considered that the proposal at Braehead complies with these broad principles and is a sustainable development that will contribute to growth and placemaking.

The main focus of the SDS is a development corridor, running west to east through the city region. The development corridor includes transformational mixed use projects such as the Clyde Waterfront which includes Renfrew Riverside. The Proposed SDP notes that this spatial priority has a number of City Deal projects associated with increased economic activity and connectivity and that cross boundary joint working will be essential to ensure maximum benefits are gained from these projects.

The investment at Braehead will align with the City Deal aspirations to increase economic activity, with the development acting as a catalyst for further investment in the area, with around 3000 jobs being created directly and indirectly as a result of the proposed development. It will also encourage greater connectivity with the proposed development enhancing walking, cycling and public transport provision. The regeneration of Braehead will form a vital and central element in the continuing wider regeneration of Clyde Waterfront and will support the aims and aspirations of City Deal.

### **Policy 1 – Placemaking**

In line with Scottish Government policy principles to support sustainable development and the creation of high quality places, the Proposed SDP aims to ensure that new development contributes towards the creation of high quality places across the city region. The Design and Access Statement submitted by the applicant explains the design led and participative process that the design team took, working with Renfrewshire Council along with Key Agencies and other stakeholders to prepare an indicative masterplan. Options were reviewed and refined in consultation with Architecture and Design Scotland. A masterplan applying good urban design principles to create an improved external environment, quality architecture and public realm with a clear 'sense of place' drawing upon local character and identity was produced to support the planning application. It is considered that the approach taken by the applicants is in accordance with Policy 1 Placemaking.

### **Joint Strategic Commitment – Glasgow City Centre**

In support of the vision and the SDS, local authorities are to recognise the strategic importance of Glasgow City Centre to the future well being of the city region. Consideration of the impact of proposed development both individually and cumulatively on the city centre is required. Furthermore decision making from all stakeholders is required to support and protect the city centre.

It is considered that this has been addressed above, in particular in considering Strategic Support Measure 11 of the adopted GCVSDP. Consideration of the impact of Braehead both individually and cumulatively was not only carried out by the applicant in the updated Planning Statement and the Retail Capacity and Impact Assessment but also by other consultants, in particular the City Centre Retail Impact Study by Roderick MacLean commissioned by Glasgow City Council which the applicant

has made reference to. The detailed analysis undertaken has confirmed that Glasgow City Centre can continue to grow and thrive and maintain its dominant position and will not be adversely affected by the Braehead proposals. Both Silverburn and Braehead schemes, cumulatively, could come forward without undermining existing designated centres or future investment.

#### **Policy 4 – Network of Strategic Centres**

Similar to Strategic Support Measure 11 of the adopted GCVSDP, Policy 4 recognises the significance of Glasgow City Centre along with its diverse range of core functions, which sets it apart from all other strategic centres. This has been recognised in the consideration of this application as set out above.

In assessing strategic development proposals, such as the proposed development at Braehead, the protection and enhancement of the development of the network of centres in line with the role, function, challenges and future actions as set out in Schedule 2 requires to be considered. As outlined above, the applicant has also provided a detailed assessment of the potential impact on other centres in the Network of Centres. The assessment demonstrates that the proposed development will not give rise to an unacceptable impact on any of the other centres within the network which could be affected based on Braehead's shopping catchment area.

The protection and enhancement of the long term health of Glasgow City Centre to ensure that there is no detrimental impact on its role and function has been assessed above along with the consideration of the Joint Strategic Commitment – Glasgow City Centre.

Policy 4 recognises that the Network of Centres is the preferred location for strategic scale development and therefore the proposed development at Braehead is in line with this. The proposal has been the subject of a sequential approach which is detailed in the supporting information contained in the Sequential Site Assessment submitted by the applicants. The applicant's Planning Statement and Retail Capacity and Impact Assessment assess the impact on other Strategic Centres in the network and it is confirmed that there is no detrimental impact on the role and function of these other centres.

The planning proposal at Braehead therefore complies with Policy 4.

#### **Schedule 2 – Network of Strategic Centres**

The Proposed SDP states that the Network of Centres are going through a period of, often profound change, but no single approach will provide a solution to each centre. Each centre has its own character, distinct role and function and related challenges.

Schedule 2 lists the same 23 Network of Centres as in the current adopted GCVSDP. Each of the centres challenges, the range of interventions that is required to support their long-term roles and functions are set out in Schedule 2. It states that Local Authorities, through their respective LDPs and related Action Programmes, need to take forward the interventions outlined in Schedule 2.

#### **Challenges**

For Braehead, the first of the challenges outlined in Schedule 2 is to secure continued investment. As the Proposed SDP states, each centre is going through a period of change. For Braehead, this challenge is to continue to secure investment and refresh its offer in line with changing market needs and demands. Securing £200 million of investment through the proposed development will assist in meeting this challenge, maintaining Braehead's strategic role and function as well as contributing to economic growth in the city region.

Another challenge outlined in Schedule 2 is to 'enhance the retail, commercial and business offer and quality of place through the provision of a range of uses to strength the urban character'. Each element of this challenge can be met through implementing the masterplan which is aligned to the current planning application. As outlined above, through the use of phasing and conditions, the range of uses proposed in this application can be brought forward along with the additional retail and leisure elements at Braehead. An integrated transport hub is important for the sustainability of the centre and this will be one of the first elements to come forward through this development. This will be secured through planning conditions.

The design and access statement highlights that the key outcome of implementing the masterplan associated with this planning application is to significantly enhance the urban design quality of the area. Strengthening connections to and from Braehead, along with introducing character areas, gateways, high quality buildings and public space are all included within the proposed development and they will help to achieve the challenge of ‘enhancing the quality of public realm’ that is outlined in Schedule 2.

The final challenge outlined in Schedule 2 is to ensure that Braehead is central to the ongoing regeneration of Renfrew Riverside delivering new development as well as investment within the context of the Glasgow and Clyde Valley City Deal. The proposals will deliver new development and investment which will complement the ongoing regeneration of the Renfrew Riverside through the quality of place aspects, increased connectivity and enhancements to the public transport elements in the area. The proposed development will also align well with the aspirations for City Deal, bringing investment, employment, helping to grow the population along with continued growth in the area.

### **Future Actions**

The Proposed SDP requires local authorities to bring forward the interventions outlined in Schedule 2. Given the important role that the Strategic Centres play in Renfrewshire, the Council has already proceeded with implementing some of these actions. The Draft Braehead Centre Strategy and Action Plan has been prepared and has been the subject of public consultation. It is likely that the finalised Braehead Strategy and Action Plan will be in place by summer 2016. The Braehead Action Plan indicates that the Council will work in partnership with owners of the centre and other stakeholders to deliver a masterplan that will enhance the placemaking qualities, improve public transport links and facilities and assist in the delivery of a range of uses to enhance the existing offer and further develop town centre character. The planning application will help deliver many of these actions.

Another Future Action outlined in Schedule 2 is to ‘consider planned investment within the context of a masterplan ensuring co-ordinated action in support of the Clyde Waterfront and Renfrew Riverside City Deal projects’. The current planning application provides a masterplan that seeks to deliver the projects listed in Schedule 2. The investment will provide a range of retail, commercial and leisure uses, enhancing the existing offer. Improved integration with the surrounding area along with enhancing green networks and public realm in and around the area is central to the masterplan and the applicant’s Design and Access Statement that supports the planning application. The applicant has also been working with Key Agencies as well as the Council to look at the best options for future public transport interventions for the centre and surrounding area. New employment and residential opportunities will be delivered through the continuing regeneration of Renfrew Riverside along with the implementation of the City Deal projects; the continued evolution of Braehead is essential to support this regeneration.

A baseline health check has also been prepared by the Council. This will allow for ongoing monitoring of investment in relation to Braehead should the planning application be approved.

In summary, the proposed development at Braehead will assist greatly in meeting the challenges outlined in Schedule 2. The applicant and the Council along with Key Agencies and stakeholders will require to work together, developing and assisting in the delivery of the Future Actions listed in Schedule 2, if the planning application is approved. The proposed development would allow for the investment to successfully implement these actions. The masterplan framework set out in Figure 12 of the adopted Renfrewshire Local Development Plan accounts for all of the ‘Future Actions’ set out in the Proposed SDP.

### **Diagram 11 – Assessment of Development Proposals**

The Proposed SDP states that the purpose of Diagram 11 is to aid consistent application and implementation of the SDP. It should be used by local authorities when assessing strategic scale development proposals such as the current application at Braehead. The diagram is to be used to determine whether the proposals comply with the SDP policies, schedules and diagrams.

In assessing the current planning application at Braehead, as highlighted above, the development proposal supports the vision, Spatial Development Strategy and Placemaking Policy and has had regard to the Glasgow City Centre Joint Strategic Commitment. In relation to the Network of Strategic Centres, the proposed development complies with Policy 4, Schedule 2 and Diagram 3. Given this assessment, the proposed development is deemed to accord with the SDP.

### **Renfrewshire Local Development Plan (RLDP) 2014**

#### **Spatial Strategy**

Within the adopted RLDP, the Spatial Strategy seeks to provide an overarching vision against which all development proposals should be considered. The principle aim of the strategy is to promote sustainable economic growth by indicating opportunities for change and support investment in regeneration, create and enhance communities and places, and provide high quality new development in the right locations.

#### **Implementing the Spatial Strategy**

It is considered that the proposed development at Braehead will comply with the criteria listed in implementing the LDP Spatial Strategy. While the application is only for planning permission in principle at this stage, the submitted plans show the location of the proposed buildings, the mix of uses, spaces between buildings and how these will integrate with public transport infrastructure, public realm and improved pedestrian connectivity to the surrounding communities. The proposed development along with the masterplan will positively contribute to the character of the place, benefiting the amenity of the area.

#### **Placemaking**

The key aim of the planning application is to improve the sense of place through redesigning its character and creating an improved external environment for visitors.

The proposed public transport hub will enhance accessibility and circulation. This, combined with the enhanced gateway arrival points and the proposed civic and amenity spaces, will significantly improve the sense of place, character and appearance.

The proposed development is considered, subject to detailed submissions through the approval of matters specified in conditions, to provide a high quality and accessible development.

#### **Building Design / Low Carbon emissions**

As the application is in principle only at this stage, there are no specific details of the buildings. However the applicant has stated that they are prepared to meet BREEM Very Good standards. The proposed development supports the transition to a low carbon economy by providing more modern buildings, improved active travel and public transport infrastructure. The proposed buildings will also be required to meet the standards of the Building Scotland Act 2003.

#### **Natura 2000**

The proposed development will not have an adverse impact on any Natura 2000 protected sites.

Having considered the relevant criteria it is considered that the proposal accords with the principles of the Spatial Strategy of the RLDP.

#### **Centres**

The RLDP was adopted on the 28th August 2014. An appeal in relation to Braehead being designated as a Town Centre was heard in the Court of Session in June 2015. The appeal was allowed and the sections in the Local Development Plan that refer to Braehead as a Town Centre were quashed by the Court. The effect of this ruling was that reference to Braehead as a Town Centre was deleted from the Local Development Plan. Braehead is, therefore, a Strategic Centre with the GCVSDP describing its current status as a Commercial Centre. Most of the text within the Centres section of the RLDP remains as adopted including Figure 11- Renfrewshire Network of Centres Role & Function, Figure 12 – Braehead Framework for a masterplan and Policy C1 – Renfrewshire Network of Centres. Appendix

1 to this report provides an illustration to the Board as to the effect of the Court's ruling on the adopted Local Development Plan.

The RLDP identifies a hierarchical network of centres which comprise of Strategic Centres, Core Town Centres, Local Service Centres and Commercial Centres. The LDP details the role and function of each of its centres and the operation of the network. Strategic Centres sit at the top of the hierarchy. Braehead remains as a Strategic Centre within the RLDP along with Paisley and therefore the two centres sit equally at the top of the network.

It is necessary in assessing this application to consider the relationship of Braehead to Paisley and also the other centres in Renfrewshire's Network of Centres.

The RLDP acknowledges that Paisley Town Centre's role has changed and continues to change. Whilst retail remains important to the future of this centre it offers a significant cultural and heritage function which the Council seeks to promote through the Paisley Town Centre Asset Strategy along with other initiatives such as its bid for UK City of Culture status in 2021. Braehead is not in direct competition with Paisley as the two centres offer differing, but complementary, functions which adds to the overall strength of the network of centres. The proposed development at Braehead will not undermine the role of Paisley Town Centre or the Council's Centres Strategies for any other centre within Renfrewshire's network.

As highlighted in the Proposed SDP, the changes in retailing are not unique to Renfrewshire's centres and are similar to those experienced in many other centres as a result of the continuing economic challenges and changes in retailing trends including consumer needs and demands. Braehead's offer has allowed Renfrewshire to retain retail expenditure. However, as with many other centres, Braehead needs to continue to enhance and improve its offer in order to continue to fulfil its identified role and function within Renfrewshire and the City Region.

In assessing all other centres within Renfrewshire's Network of Centres, Renfrew Town Centre lies, less than 1 mile away, to the south west of Braehead and is the closest centre within the network. Again Renfrew Town Centre provides a different offer to Braehead. It is based on day to day shopping needs and its civic role. It does not directly compete with Braehead. In fact ongoing monitoring and health checks in all of Renfrewshire's Centres has indicated that Renfrew Town Centre has the lowest vacancy rate of all of Renfrewshire's Centres.

It is considered that each centre provides complementary roles and functions adding to the overall strength of Renfrewshire's Network of Centres. This concept, which is encouraged by Scottish Planning Policy, is important in understanding how the Council views the network of centres within the local authority area.

The proposal at Braehead will continue to channel the investment into Renfrewshire, enhancing the range of activities and uses in the area, improving the overall quality of offer to encourage people to stay, work and visit without significantly impacting on the role and function of the other centres in the network.

### **Policy C1 – Renfrewshire Network of Centres**

Policy C1 of the RLDP states that development that will strengthen the network and enhance centres will be welcomed. The proposed development at Braehead is considered to assist in strengthening the network by increasing the range and choice of uses which will lead to further vibrancy, increased accessibility and be complementary within the network as well as compatible with the surrounding area.

A key aim of the scheme, as described in the applicant's Design and Access Statement, is to improve the connectivity for pedestrians and cyclists and the permeability through the centre. It is considered that the proposed development achieves this aim through the proposed public realm works and the interconnectivity between buildings, public spaces and transport links. New gateway / arrival points are proposed at the junction of Kings Inch Drive / Kings Inch Road and Kings Inch Road / Laymoor Avenue. These works are considered to enhance the appearance, function and accessibility of the

centre. Overall the proposal is considered to provide a positive contribution to the sense of place, it supports the development of town centre character and the proposed development complies with Policy C1.

### **Figure 11 – Renfrewshire Network of Centres Role & Function**

Braehead is Renfrewshire's principal retail centre with strong supporting leisure, commercial and business uses. The proposed development is considered to be in line with the hierarchy of the network of centres as well as the role and function as outlined in Figure 11 of the RLDP.

The Challenges and Opportunities outlined in Figure 11 include developing a town centre character at Braehead, creating a sense of place and increasing connectivity. As highlighted previously in this assessment, the proposed development aims to assist in the delivery of this challenge. Figure 11 outlines that there is significant opportunity for the development of town centre uses that will continue to stimulate and complete the wider Clyde Waterfront regeneration. This opportunity can be realised by the proposed development set out in this planning application. The proposed development is in line with Figure 11.

### **Figure 12 - Braehead**

Figure 12 in the RLDP sets out a framework for a masterplan, the proposed development is in line with this framework.

### **Renfrewshire LDP New Development Supplementary Guidance - Centre Development Criteria**

Policy C1 also requires developments within the network of centres to be assessed against the New Development Supplementary Guidance (SG) on Delivering the Centre Strategy.

The SG states that development proposals within each centre are required to be consistent with the hierarchy of centres and will be assessed against the relevant criteria as follows:-

- i) The proposed development is considered to provide a positive contribution to enhancing the character, function and connectivity of Braehead through improved public transport and pedestrian links and additional public realm works. Furthermore, the application proposes a mixed used development including retail, leisure and commercial uses which are considered to enhance and expand upon the range of uses within the centre and support the viability of the centre.
- ii) It is recognised that Braehead's urban form has not changed significantly since its original conception. A key principle in the development is to create an improved, more accessible and outward facing external environment. The proposed development seeks to maintain and enhance the centre in accordance with the GCVSDP and the requirements of the RLDP, in particular figure 12.
- iii) In order to ensure that the key elements are brought forward in a sustainable manner consideration must be given to the phasing of development which can be controlled by appropriate conditions should the application be approved.

In respect of the individual uses proposed, those being Class 1 shops, arena, hotel, transport interchange, Class 2 financial and professional services and Class 3 food and drink uses, these are considered to be acceptable within such centres and when assessed against the above Centre Development Criteria and the New Development Supplementary Guidance.

### **Policy I1 – Connecting Places**

Policy I1 of the RLDP outlines that increased access and connectivity to walking, cycling and public transport networks is a key consideration for investment locations. The policy states that the Council will support development proposals which give priority to sustainable modes of travel which have no significant impact on the safe and efficient operation of the local and trunk road network. The applicant's Transport Assessment has demonstrated that the proposed development is compliant with this policy.

The SG on connecting places within the RLDP lists several criteria by which all proposals will be assessed:-

### Connecting Places

The submitted application proposes a range of transport improvements including a new transport hub which involves relocating the existing bus facilities to a central location within the site, improving connectivity from public transport within the centre and to surrounding residential and commercial areas.

While the application is for planning permission in principle at this stage, the indicative masterplan outlines improvements to pedestrian connectivity and access to the riverside walkways to the north of the site. These links will contribute to the green network and extend the accessibility of Braehead from outwith the centre.

Within the TA the applicants state that an extension to an existing facility differs from that of a new stand-alone facility. Key to this concept is that when considering an extension the proportion of visitors to the proposed development would be accounted for by those already visiting Braehead but choosing to stay longer due to the increased offer. Therefore, when such a concept is accepted the increase in floor space is not directly proportional to the traffic generated on the surrounding network. The longer the visitors stay on the site the less traffic there is on the network at any given time.

This principle has been accepted by the Council's Head of Roads and Transport Scotland and is supported by the applicant's own experience in operating their other centres throughout the UK.

The civic square area forms an additional gateway to the centre and is considered to be important in establishing a sense of place and inclusiveness within the centre. This primarily involves the pedestrianisation of what is currently the surface car park for the Soar complex. To facilitate the operation of the civic square, the proposal involves altering the existing junction at Kings Inch Rd by replacing the roundabout with a signalised junction to enable the flow of traffic to be appropriately managed.

Vehicle and pedestrian movements will be high at this location with vehicles accessing the multi storey car park to the north within the site while pedestrians are crossing between the main centre and Soar. The Council's Head of Roads requires further details to be provided to demonstrate how this access will accommodate the pedestrian and vehicular movement envisaged by the applicants. These can be addressed through appropriate planning conditions.

The Head of Roads sought additional information regarding the operation of the junction to the south east of development plot 9, although again he has recognised that such operational matters can be suitably addressed through conditions should this application in principle be approved.

The improved and enhanced active travel and public transport is important to facilitate the proposed development. The improved pedestrian and cycle links, the centralised bus facilities, which require to be progressed through approval of matters specified as conditions (AMSC), will assist in reducing the current levels of car dependency.

In light of the above, the Head of Roads does not object to the proposed development subject to conditions regarding further details to be provided concerning the junction improvements and pedestrian crossings within the site. The recommendations within the TA will be implemented through the use of appropriate conditions.

The Head of Roads recognises that it would be improbable for a development of this scale to be accommodated without some impact on the surrounding road network but that on the basis of the information provided the impacts are considered to be manageable while accepting that, as on the approach to any major centre, there may be some delays if travelling by private car.

Transport Scotland are satisfied that the development will result in a minimal impact upon the trunk road network and consequently have not raised any objections to the proposal subject to a condition which requires the applicants to provide a travel plan.

For the reasons above, it is considered that the proposal, subject to the submission and consideration of further details which can be addressed through the assessment of AMSC applications, meets the aims and requirements of Policy I1 and associated supplementary guidance on connecting places.

### **Policy I3 – Potential Transport Improvements**

Policy I3 identifies the implementation of the Fastlink route. The Fastlink service is intended to run from Glasgow City Centre through the New South Glasgow Hospital and then on to Braehead, Renfrew and Glasgow Airport.

The proposed route shown in the submitted plans demonstrates that the Fastlink service can enter and exit the centre and can be suitably accommodated within the overall development and accords with the indicative route outlined in the RLDP proposals map.

SPT have raised some concerns about the lack of segregation and are not, as yet, satisfied that the route shown represents the optimal solution for Fastlink. The application is for planning permission in principle only at this time. Further discussion on the delivery of Fastlink will continue with consideration of the detail through the approval of matters specified in conditions.

### **Policy I4 - Fastlink**

It is recognised that the Fastlink scheme is an important element in delivering a sustainable development in the context of this application. It is therefore considered that this element of the proposal will require to be brought forward during the initial phases of development. This can be suitably addressed through conditions should this application be approved.

SPT have suggested that the applicant provides a financial contribution to Fastlink as prescribed by Policy I4. However, the applicant is providing land (some 4000sqm) and infrastructure (additional traffic signal equipment, the provision of new bus stops and facilities) to accommodate Fastlink. It is estimated by the applicant that the approximate cost of these works and provision of land could amount to £1.45million excluding abnormal costs, which are not known at this stage.

The supplementary guidance of the RLDP in relation to Fastlink does allow for a reduction in financial contributions if developers are contributing land for the provision of Fastlink. In this respect it is considered that providing land and infrastructure central to the implementation of the Fastlink route would render a financial contribution to be unnecessary in this instance.

The land and infrastructure that has been identified in this application to facilitate the provision of Fastlink is entirely within the application site boundary. Therefore there is no requirement to secure this provision through a s75 legal agreement. The delivery of Fastlink can be appropriately secured through conditions.

### **Policy I5 – Flooding and Drainage**

Policy I5 of the RLDP requires that development proposals satisfactorily address any potential risk to and from flooding and suitably consider the implications for drainage infrastructure. Flood modelling work has been undertaken by the applicant and it has been demonstrated that the proposed development will not raise any significant issues with respect to flood risk.

The applicants have submitted a drainage impact assessment to support this application. The detail submitted is sufficient for an in-principle application. A detailed drainage impact assessment will be required to support the approval of matters specified in conditions for the development plots as and when they come forward.

### **Policy P7 – Green Network**

Policy P7 stipulates that the Council will support development where there is the potential to contribute to or safeguard the existing green network. The proposed development is considered to provide significant potential for enhancing connections and the existing green network from Braehead to Renfrew. The development will also provide improved pedestrian links along the River Clyde.

**Policy ENV5 – Air Quality**

The assessment carried out in respect of air quality has not raised any significant issues and the Director of Community Resources has not raised any concerns in respect of the submission.

Having given due consideration to the information submitted, the proposed development accords with Policies I1, I3, I4, I5, P7, ENV 5 and the associated New Development Supplementary Guidance of the RLDP.

In respect of contaminated land, the applicants have submitted preliminary reports. The Director of Community Resources requires further information prior to the development commencing but accepts that such information can be satisfactorily submitted for consideration through conditions should this application be approved.

The proposal accords with the relevant provisions of the RLDP.

**Other Material Considerations**

For the reasons given above it has been concluded that the proposal complies with the relevant policies of the Development Plan. If the proposal is found not to accord with the Development Plan then the application should be refused unless material considerations indicate otherwise.

**National Planning Framework 3 (NPF3)**

NPF3 is a long term strategic national vision for Scotland which identifies the spatial development priorities of the Scottish Government, the provisions of which are required to be taken through to the production of the SPP and the respective Development Plans of each Planning Authority. Other than the national developments identified within the framework, the document's purpose is to inform the preparation of Scottish Planning Policy ( SPP) and Development Plans rather than the assessment of individual planning applications.

However, an overarching theme of NPF3 is the promotion of sustainable economic development. For the reasons given above, the proposed development is considered to meet this theme and therefore accords with the overarching principles contained within the NPF3.

**Scottish Planning Policy**

Scottish Planning Policy (SPP) sets out national planning policies for the development and use of land.

SPP introduces a presumption in favour of development that contributes to sustainable development and sets out 13 principles that guide policies and decisions. It suggests that the planning system aim is to achieve the right development in the right place and not allow development at any cost.

In line with SPP, it is considered that due weight to the net economic benefit of the potential investment at Braehead has been given and that the proposed development is responding to economic challenges and opportunities as outlined in the Glasgow and the Clyde Valley and Renfrewshire plans, policies and strategies, as well as the other benefits noted above including regeneration which is important for Renfrewshire and these benefits are considered to be of a significant weight in the determination of this application.

For over 15 years Braehead has been a key economic driver both locally and regionally and has been pivotal in advancing the wider regeneration of the Clyde Waterfront, transforming a former derelict industrial area into a strategic centre which has provided substantial growth, urban renewal and investment within Renfrewshire. The proposed development seeks to maintain Braehead's position, both locally and regionally, to diversify its offer in support of its strategic role and to act as a catalyst for further investment in the area.

As discussed previously in this report, the proposed development represents a significant investment in Renfrewshire and is considered to be necessary to fully realise the regeneration aspirations of the Clyde Waterfront initiative at Renfrew Riverside.

The proposed development comprises of the capital investment of some £200m, is anticipated to generate some 3000 jobs and will act as a catalyst for the development of the surrounding housing and commercial sites and the regeneration of the wider area.

The development provides substantial planning and economic benefits to the Renfrewshire and the City Region economy. The proposal also encompasses significant improvements to the public realm and the urban form of the centre while enhancements proposed to the public transport network and infrastructure will improve the accessibility and connectivity to and from the centre. The planning and economic benefits which would be generated as a result of this development are considered vital to Renfrewshire and the Clyde Valley region's economy and the future strategic role of Braehead.

Due weight is attached to the wider planning, economic and regeneration benefits that are a product of the proposed development and are regarded as material considerations in the assessment of the proposal. It is considered that these benefits would be sufficient to outweigh any non compliance with the Development Plan, had such non-compliance been established. Similarly the benefits to Renfrewshire and the Glasgow and the Clyde Valley area are considered to outweigh any identified impacts to Strategic Centres or other centres within the SDP area.

Placemaking is central to the design led masterplan approach put forward in this planning application. The Design and Access Statement along with the masterplan supports and provides good design and placemaking. It provides an opportunity to reshape the centre and surrounding land to provide a more inclusive accessible centre with a high quality urban environment that can contribute to Renfrewshire's economy, encouraging further investment.

The applicant is also making good use of existing land, buildings and infrastructure as well as improving and enhancing all of these factors. The proposal therefore supports the policy principles that are encouraged in SPP.

In relation to the Town Centre First approach that is promoted in SPP, it is considered that although not a Town Centre, Braehead's strategic nature in the City Region and its importance in Renfrewshire's Network of Centres providing a hub for a range of activities, supporting and meeting the needs of residents, business and visitors, are in line with the key elements outlined in SPP. The proposed development would promote the development of town centre character.

The Development Plan identifies a network of centres. The RLDP sets out a hierarchy and explains how each centre complements each other. A health check has been carried out for Braehead and a Draft Centre Strategy and Action Plan prepared. The health check has helped to develop a strategy to deliver improvements to Braehead Centre. The Draft Braehead Centre Strategy and Action Plan sets out the spatial elements to implement interventions. The proposed development at Braehead assist in delivering these spatial elements.

Paragraph 70 of SPP states that decisions on development proposals should have regard to the context provided by the network of centres in the development plan. It is considered that this has been comprehensively assessed above along with the analysis of the relationship of the proposed development with the network of centres as required by paragraph 72 of SPP. The applicant has fully demonstrated through the Retail Impact Assessment that the proposed development does not significantly impact on the current network of centres as set out in the GCVSDP or the Renfrewshire Local Development.

Paragraph 71 of SPP requires development proposals on the edge of town centre, commercial centre or in out-of-town locations that are contrary to the development plan, to demonstrate that more central options have been thoroughly assessed and that the impact on existing town centres is acceptable. Although, as set out in this report, the proposals are not considered to be contrary to the development plan in the assessment above, the applicant has in any event submitted a Sequential Site Assessment given that the development will generate significant footfall. It is considered that the sequential approach is required to assess whether there are more suitable sequentially preferable locations available for the proposed development.

The sequential assessment undertaken by the applicant sets out the methodology, justification for the catchment area used and undertakes an assessment of a number of Strategic Town Centres and town centres within the identified network and assesses whether the development could be located within these centres or on the edge of them. The assessment considered a total of 67 sites with 17 Strategic Town Centres and Town Centres and demonstrated that there are no sequentially preferable sites, which are suitable and available to accommodate the development currently proposed at Braehead. It is considered that the applicant's approach to the Sequential Site Assessment is in line with paragraph 69 of SPP, where it takes a flexible and realistic approach in applying the sequential approach to demonstrate that there are no sequentially preferable locations that are suitable or available to accommodate the development proposed.

The proposal can be considered to be in accordance with the relevant provisions of SPP.

### **Objections / Representations**

In respect of those points which are material and have not been addressed in the foregoing assessment, the following assessment is given:-

The acceptability of the applicant's RIA has been assessed previously in this report. The assessment takes into account the economic recession and justifies the spending growth rates which have been adopted, including the allowance made for internet spending.

The soundness of the applicant's RIA, including its base data and methodology, is also demonstrated by the fact that its conclusions comparable to with those of the other recent retail studies (Turley and MacLean), which examined the potential impact of the recent Silverburn proposals and which took into account the scheme proposed at Braehead. All three studies concluded that both the Silverburn and Braehead expansions could be accommodated without unacceptable impact to Glasgow City Centre and other centres in the Strategic Centre network.

While it is accepted that there will be some impact upon the centres within the GCVSDP area, including those in West Dunbartonshire, it is not considered to be of a significant or unacceptably detrimental extent. The estimated impact on Glasgow City Centre will be well within acceptable levels, a point accepted by both Turley Associates and Roderick MacLean in their retail assessments.

Furthermore, the GCVSDP states that all the centres within the network equally require to be protected and enhanced with a channelling of investment to secure their respective roles. There is no clear preference given to protect one centre at the cost of another. As stated previously, Schedule 12 within the GCVSDP does not distinguish between the strategic centres listed with the exception of Glasgow City Centre which is consistently highlighted as being at the apex of the network.

The Sequential Assessment has demonstrated that there are no more centrally located sites suitable and available within the assessment area in terms of Renfrewshire centres. The RIA demonstrates why neither Paisley nor Renfrew centre are expected to suffer as a result of the expansion of Braehead and also that these centres will benefit from an increase in the proportion of spending which is retained in the Council area. As indicated above, it is considered that both the Retail Impact Assessment and Sequential Site Assessment are comprehensive and their conclusions robust.

The compatible and complementary relationship, which Braehead has to Renfrew and Paisley and other Renfrewshire Town Centres, is identified within the Local Development Plan and the above assessment. Therefore the proposed development will not result in a significant adverse impact on the employment levels within Renfrewshire's network of centres.

The feasibility of joining the Deanside railway into the transport interchange is not part of the proposed development and has therefore not been considered in the assessment of this application.

In relation to the applicant's Sequential Site Assessment and in particular disaggregation of the development, the methodology incorporates the principles established in both SPP and relevant case law (particularly the Supreme Court Judgement of Tesco Stores Ltd v Dundee City Council, 21 March 2012). Both confirm that potential alternative sites are to be assessed in terms of their ability to

accommodate the development proposed by the applicant, allowing for flexibility, and not some other form of alternative development. Any potential alternative sites must be able to accommodate the entire mix of uses proposed, irrespective of their viability when considered individually. Furthermore it is irrelevant whether or not the retail component is to be delivered as a single unit, providing flexibility has been adopted, it is the development as a whole that must be considered.

SPP contains no requirement for disaggregation to be considered in the present circumstances. Instead, the only guidance provided by SPP in respect of showing flexibility when assessing alternative sites, is provided at paragraph 69. It is made clear that such considerations to alter or reduce in scale 'the proposals' should only apply where that proposal is in an out-of-centre location. The submitted sequential site assessment has demonstrated flexibility by giving due consideration to the potential for adjusting the scale and components of the scheme when considering alternative sites. It should be noted that whilst alternative locations have been put forward by third parties in the representations as being sequentially preferable, it has been demonstrated by the applicant that these locations/sites are not suitable and available for the development proposed.

In relation to the implications of the court judgement, the amendments to the Renfrewshire Local Development Plan did not remove Braehead's status as a Strategic Centre. The Court's judgement did not designate Braehead as anything new, it merely removed its Town Centre status. It is recognised that Braehead no longer has town centre status; but the development plan continues to support the development at Braehead as proposed by the applicant.

With regards to the concerns raised on the use of bespoke and unevidenced assessment or assumptions in the Socio-Economic Impact Report along with the transparency, validity of assumptions and overstated optimistic economic impacts, this has been fully considered in the determination of this application. The applicant has provided further clarification in relation to the methodology and confirmed that they have used a best practice framework in compiling the Socio-Economic Impact Report. Bespoke methodology along with economic and other modelling is recommended best practice and the applicant has sought to present employment densities more closely aligned to the nature of the sector which they accommodate. It is confirmed by the applicant that the bespoke approach provides a more accurate estimate of employment impact associated with the scheme by drawing upon Intu-specific data that better reflects the employment densities likely to be observed at Braehead. Furthermore, the bespoke assessment produced as part of this application has been considered to measure 'product market displacement' as opposed to generic estimated measures. It is considered that the Socio-Economic Impact Report is clear in the substantial beneficial economic impacts in both the local area and the wider labour catchment area. It is considered that the proposed development will help achieve the socio-economic policy objectives of economic prosperity and increasing access to job opportunities as set out in the Renfrewshire Local Development Plan.

In relation to the point raised by objectors that the decision made by the Court of Session and the deletion of Town Centre status at Braehead in the Renfrewshire Local Development Plan fundamentally removes the support upon which the applicant and the Council had previously relied in justifying the proposed development at Braehead, it is considered that paragraphs 23 – 25 on page 68 of the Reporter's Report on the Examination into the Renfrewshire Local Development Plan are relevant and offer support for the approach taken in this assessment.

Paragraph 23 of the Reporter's Report states 'In any event, even if Braehead were not designated as a town centre in the proposed plan (RLDP Proposed Plan), expansion would not necessarily conflict with local and national planning policy. If Braehead were to remain a strategic commercial centre, as it is now, any planning application for expansion would be assessed against the policies in the local development plan, the New Development Supplementary Guidance, the strategic development plan and Scottish Planning Policy.' This provides a clear indication that the loss of Town Centre status does not necessarily mean conflict with planning policy. Keeping an open mind, it is necessary to assess the proposals against the Local Development Plan, as amended by the effect of the Court judgement, and to consider all other material considerations. It is considered that the assessment contained in this report of handling sets out the acceptability of the proposed development at Braehead.

At paragraph 24 of the Reporter's Report, it states 'In the absence of town centre status at Braehead, there would nevertheless, be support from Scottish Planning Policy for expansion at Braehead where no city or town centre or edge of centre sites were suitable or available and the retail impact analysis revealed no significant adverse impact on the role and function of any other network centre and no unacceptable impact on Glasgow City Centre. It is considered that the applicant's Retail Impact Assessment and Sequential Site Assessment demonstrates compliance with this approach. As noted by the Reporter, Braehead remains a strategic commercial centre, within the Network of Centres shown on Figure 11 of the Local Development Plan.

Finally in paragraph 25 of the Reporter's Report it states that the requirement for the sequential approach and analysis of the retail impact means that there would be evidence to show no detrimental impact on any other network centre.' This has been demonstrated by the applicant and accepted as part of the determination of this planning application.

### **Legal Challenge**

Members are asked to note that a legal challenge remains on the validity of the Local Development Plan in relation to the needs of Gypsy/Travellers. Advice has been obtained from Senior Counsel on the materiality of this challenge on the assessment of this planning application which is explained within the attached report. The existence of this challenge is itself a material consideration for the Board.

On balance, however, it is considered that this challenge is not related to the application site or the nature of the development proposed. Even if the challenge were to be successful it is not considered that this would affect the validity of the decision taken in respect of this planning application which is before members.

### **Recommendation and reasons for decision**

In light of the above assessment, it is considered that the proposed development complies with the relevant provisions and policies of the Development Plan and the Environmental Impact Assessment regulations. In such circumstances the proposed development should be approved unless material considerations indicate otherwise.

Having considered all the material considerations, there are none which would lead to the conclusion that the application should be refused.

Section 59 of the Town and Country Planning (Scotland) Act 1997 sets out the time limits for planning permission in principle. Applications for approval required before development can be begun must be made within 3 years from the grant of planning permission in principle and planning permission in principle will lapse unless development is begun within two years from the grant of the last of such approvals. Circular 3/2013 advises that planning authorities can direct that different time periods apply. It further advises planning authorities to be mindful that some major developments will benefit from longer timescales than the statutory 3 year period for applying for certain approvals. It is considered that this is such a development and it is further recommended that Board also issue a direction that the permission be extended from three years to five years.

It is therefore recommended that the application is approved subject to conditions.

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### **RECOMMENDATION**

Disposed to grant

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### **Other Action**

- 1 The application requires to be referred to the Scottish Ministers as a result of objections from neighbouring/adjoining planning authorities.
- 2 That a direction be issued with the permission to the effect that the time period of

consent for this planning permission in principle be extended from three years to five years for the submission of the approval of matters specified in conditions and thereafter 2 years in which to commence the development.

## Conditions and Reasons

### 1 Reason for Decision

The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

- 2 Before any work on a site which forms part of any development plot or development area, as identified by drawing number CTM-XX-00-15-1001-06, is commenced, details of the undernoted matters (Approval of Matters) shall be submitted, for that particular development plot or development area, for the written approval of the Planning Authority; the submission shall be in the form of a detailed layout within the relevant development plot or other areas to be developed within the application site (as identified by drawing number CTM-XX-015-1001:06).

#### Approval of Matters

- Height, massing and siting of all buildings and structures generally within the approved parameters
- Design and external appearance of all buildings, open space, urban realm and other structures;
- Means of access to the buildings, open space and urban realm and other structures
- Existing and proposed site and floor levels in relation to Ordnance Datum;
- Hard and soft Landscaping Works
- Roads, footways, cycleways, servicing and layout of underground, multi storey and surface parking and cycle parking provision and pedestrian permeability within and through the site
- Layout of vehicular and pedestrian accesses
- Lighting schemes
- Infrastructure works

Reason: In order to enable the Planning Authority to consider these matters in detail.

- 3 That the details required by condition 2 above shall accord with the parameters as approved by the following plans:-

- Location Plan CTM-XX-00-15-1100-01
- Site Plan/Proposed Building Plots CTM-XX-00-15-1001-06
- Site Plan/Indicative vehicular Access Locations CTM-XX-00-15-1002-06
- Braehead Zone A Parameters Plan (Horizontal Limits of Deviation) CTM-A-00-15-1051-05

- Braehead Zone B Parameters Plan (Horizontal Limits of Deviation) CTM-B-00-15-1055-04
- Braehead Zone A Parameters Plan (Vertical Limits of Deviation) CTM-A-00-15-1053-08
- Braehead Zone B Parameters Plan (Vertical Limits of Deviation) CTM-B-00-15-1057-06
- Demolition and Alterations CTM-XX-00-15-3000-03

Reason: To define the permission, to ensure that the development proceeds in accordance with the parameters and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 4 Prior to the submission of any of the matters specified in Condition 2 above, the developer shall submit for the written approval of the Planning Authority the following:-

(a) a timetable for the phased submission of Applications for Matters Specified in Conditions for each of the proposed development plots, the public realm improvements including civic square, pedestrian and cycle linkages, roads and public transport infrastructure and landscaping works;

(b) proposals for the phased development of the masterplanning of the site including timescales for commencement of development and a programme for completion of the works referred to in (a) above.

Proposals for phasing of the development required by (b) above shall demonstrate that:

- No net additional trading Class 1 comparison floorspace hereby permitted shall be brought into use or shall be operational before the public transport interchange and associated road and highway improvements have been completed and are operational or are available for use;
- not more than 20,000 square metres of net additional trading Class 1 comparison floorspace hereby permitted shall be brought into use or shall be operational before the civic square, public realm improvements and improved pedestrian and cycle linkages, including highway calming on Kings Inch Road, and the Class 7 (Hotel) floorspace have been completed and are operational or are available for use;
- Not more than a further 15,000 square metres of net additional trading Class 1 comparison floorspace hereby permitted shall be brought into use or shall be operational until construction has commenced on the Class 11 (Arena) use.

Thereafter the development shall proceed in accordance with the approved phasing proposals.

Reason: In the interests of the proper planning of the site and to establish a development framework; and to ensure that the development enshrines and delivers the principles of the Braehead Masterplan and to ensure that the works are brought forward in an appropriate and timely manner.

- 5 That the submission required by Condition 4 above shall demonstrate that the proposed transport interchange including the provision of the infrastructure to serve Fastlink or its equivalent service shall be operational prior to the opening of the retail development identified as Development Plot 5. The existing bus station shall not be

closed until such time as the transport interchange is fully operational.

Reason: To ensure that the required infrastructure is in place to serve the development hereby approved.

- 6 Prior to the development commencing on site a scheme to accommodate the provision of Fastlink or its equivalent service shall be provided for the written approval of the Planning Authority.

The scheme shall include the following:-

- An defined route including on and off road and segregated lanes where considered necessary which demonstrates that the service can suitably enter and exit the application site
- Detailed site levels and sectional plans which demonstrate how the route will integrate into the existing road network and Braehead centre as well as Kings Inch Drive and Kings Inch Road
- A traffic signal management scheme including details which gives consideration to the prioritisation of Fastlink
- Swept path analysis
- Provision of halts/stops along Kings Inch Road
- Display of digital timetabling facilities where necessary
- Drainage details
- Operational statement
- Junction / infrastructure works

Reason: To ensure that an optimal route and the necessary infrastructure is provided to serve the Fastlink scheme and to ensure that the works are brought forward in an appropriate manner.

- 7 Prior to work commencing on site details commensurate with Condition 2 above, for the proposed transport interchange as identified as Plot 8 on the approved plans, shall be submitted for the written approval of the Planning Authority and shall include the:-

- Design, scale and siting of the interchange
- Layout and access arrangements
- Location of bus halts
- Swept path analysis
- Existing and proposed levels and sectional drawings
- Operational details
- Pedestrian links to the interchange from outwith and to the centre.
- Landscaping details.
- Digital displays and signage locations

Reason: These details have not been submitted, to ensure that the works are brought forward in an appropriate manner, and to ensure that the development provides for a safe and accessible public transportation hub.

- 8 Prior to work commencing on site and commensurate with the requirements of Condition 2 above, the following shall be submitted for the written approval of the Planning Authority:-

Details of the proposed pedestrian crossing or alternative link arrangement between Plot 5 and the public square. The proposals shall demonstrate that the arrangements will not result in an unacceptably detrimental impact upon traffic levels on Kings Inch Road.

Reason: These details have yet to be provided and in the interests of road and pedestrian safety.

- 9 Prior to the commencement of development on Plot 9 details shall be provided for the written approval of the Planning Authority which demonstrate pedestrian linkages and access arrangements between the main centre and Plot 9.

Reason: These details have yet to be provided and in the interests of road and pedestrian safety.

- 10 Prior to the development of Plot 5 the proposed infrastructure works to the surrounding road network and junctions, including proposed changes to the SCOOT or other traffic signal system, within the application site shall be agreed in writing with the Planning Authority. Thereafter the approved works shall be completed prior to the occupation of the development at Plot 5.

Reason: To ensure that the mitigatory infrastructure works are brought forward in an appropriate manner.

- 11 No part of the development shall be occupied until a Travel Plan, the objective of which shall be to encourage sustainable means of travel, has been submitted to and approved in writing by the Planning Authority in consultation with Transport Scotland. The Travel Plan will identify measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It will incorporate measures designed to encourage modes of travel other than the private car.

Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75: Planning for Transport.

- 12 Prior to work commencing on any specific development plot or development area as identified on plan no CTM-XX-00-15-1001-06 a fully detailed drainage impact assessment for that development plot or development area shall be submitted for the written approval of the Planning Authority. The submission/submissions shall be based on the outline DIA undertaken by Dougall Baillie Associates dated January 2013. Thereafter the development of each plot shall be undertaken in accordance with the details approved by this condition.

Reason: To ensure that adequate drainage arrangements are provided.

- 13 Notwithstanding the details approved, the minimum floor level of any development shall be 5.5m AOD unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of flood risk management.

- 14 Prior to any development plot or development area hereby approved being brought into use details of the associated servicing arrangements, including the provision of any bin stores and refuse collection points shall be submitted for the written approval of the Planning Authority. Thereafter, the respective developments shall be implemented in accordance with the approved details.

Reason: These details have not been submitted and to ensure that the proposed developments can be suitably serviced.

- 15 A) Prior to any works commencing on any development plot or development area, a site investigation report (characterising the nature and extent of any soil, water and

gas contamination within that particular development plot or development area) shall be submitted for the written approval of the Planning Authority.

B) If remedial works are recommended within the report/reports approved under 15(A) then a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations, or if the development is to be phased then a phased remediation strategy, shall be prepared in accordance with authoritative technical guidance (including BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice; Planning Advice Note 33 (PAN33) and the Council's publication "An Introduction to Land Contamination and Development Management"), and submitted to the Planning Authority for written approval.

Reason: To ensure that the site is suitable for its proposed use.

- 16 Prior to the occupation of any building, or the use of any development plot or development area commencing, a Verification Report confirming completion of the works (for that specific development plot or development area) specified within the approved Remediation Strategy or Phased Remediation Strategy shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is suitable for its proposed use.

- 17 Prior to the demolition and /or any construction work for any development plot or development area taking place a Construction Environmental Management Plan (CEMP) shall be submitted for the written approval of the Planning Authority. Thereafter the demolition / development shall proceed in accordance with the approved CEMP.

Reason: In the interests of ensuring that any environmental impacts are minimised during demolition/construction.

- 18 The net additional trading (Class 1) comparison floorspace of the development hereby approved shall not exceed 41,000 square metres. Class 2 (Financial, Professional and Other Services) and Class 3 (Food and Drink) uses shall not exceed 3,100 square metres (Gross Internal Area). The hotel (Class 7) shall not exceed 200 bedrooms or 11,300 square metres (Gross Internal Area) whichever is the greater. The arena (Class 11) shall not exceed 5000 seats or 18,900 square metres (Gross Internal Area) whichever is the greater. Car parking provision shall not exceed 8500 space in total and the Transport Interchange shall not exceed 11 stands.

Reason: To define the permission, to ensure that the proposed development remains consistent with the supporting Environmental Statement and Transport Assessment, and in the interests of traffic movement and safety.

- 19 No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. Details of the Landscaping Scheme must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:

- the species, number and spacing of trees and shrubs
- details of any water features
- drainage details including SUDS – Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)'

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

- 20 No building or structure of the development hereby permitted shall exceed 50.5m AOD.

Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Glasgow Airport and endanger aircraft movements and the safe operation of the aerodrome.

- 21 No development shall take place which proposes a renewable energy scheme until full details of the proposed renewable energy scheme has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. No subsequent alterations to the approved renewable energy scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Glasgow Airport through interference with communication, navigational aids and surveillance equipment.

- 22 The development (including all details for approval and other matters submitted pursuant to this permission) shall be carried out in accordance with the mitigation measures set out in the Environmental Statement (January 2013/October 2015) unless otherwise provided for in any of the conditions or subject to any alternative mitigation measures as may be approved in writing by the Planning Authority, provided that such measures do not lead to there being any significant environmental effects other than those assessed in the Environmental Statement and Addendum.

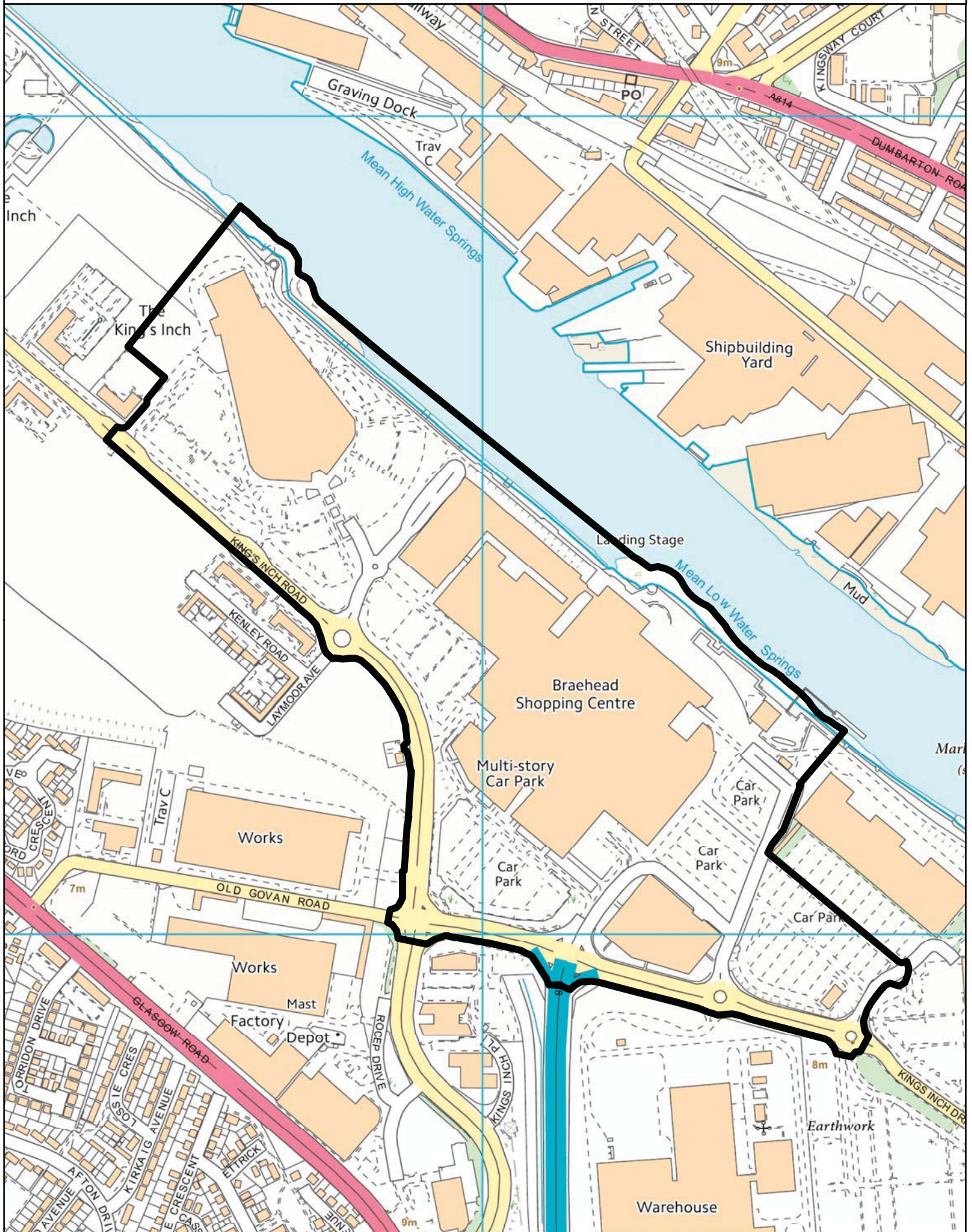
Reason: To ensure that the development is carried out in accordance with the mitigation measures identified in the Environmental Statement and to comply with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2013.

Fraser Carlin  
Head of Planning and Housing

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 David Bryce on extension 7892.







# Following Court of Session Judgement



## Renfrewshire Local Development Plan

August 2014

**FIGURE 4 - Spatial Diagram**

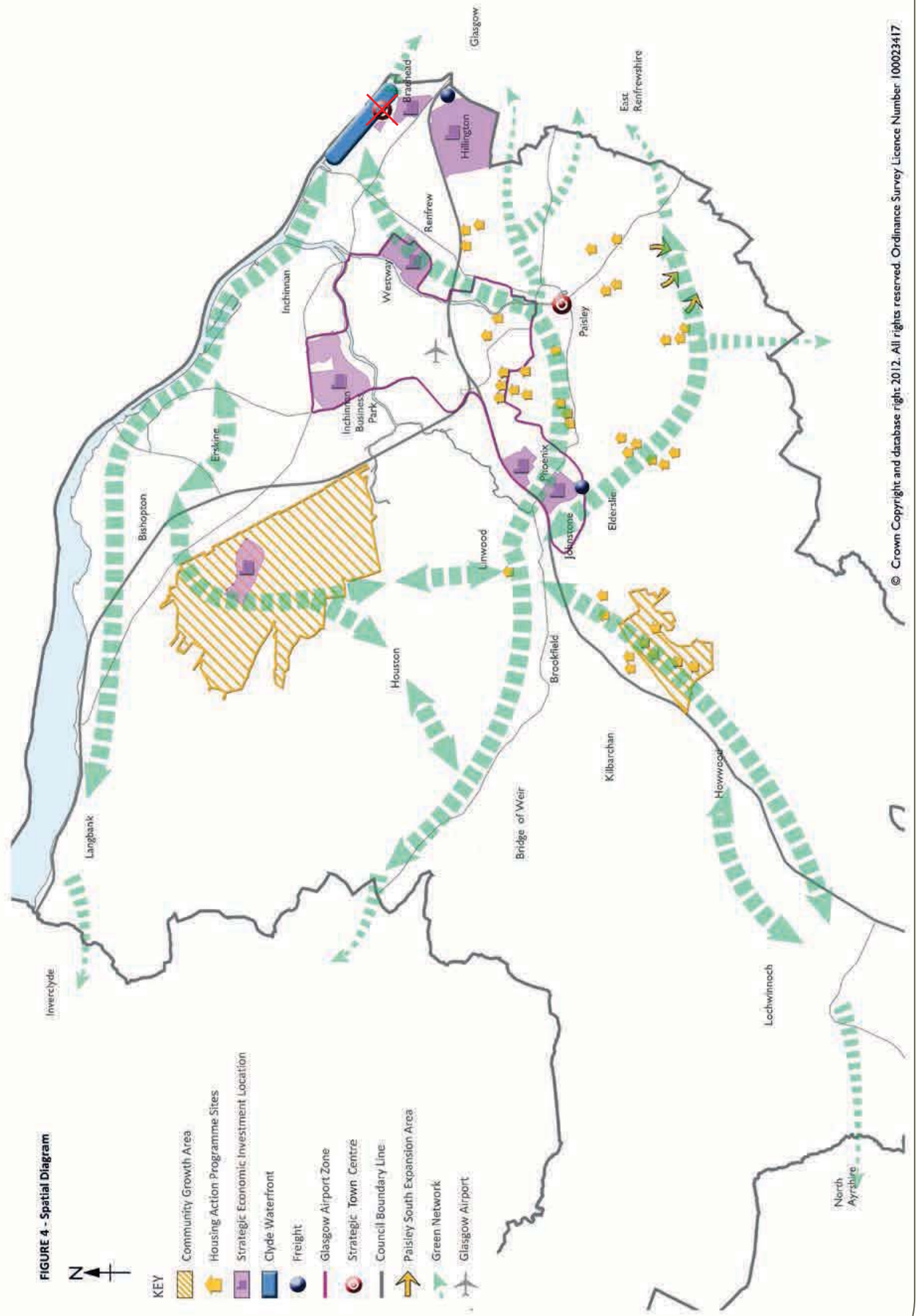


Figure 9 - Renfrewshire LDP Transition Areas

Location of Transition Area	Acceptable uses within Transition Area	Opportunities
Erskine Riverfront	Business and industrial uses within classes 4, 5 and 6 of the use class order, residential hotels, residential institutions, educational facilities, nurseries, leisure, restaurants (retail uses would not be acceptable)	Fully serviced greenfield sites which could accommodate a range of uses. Opportunity to transform the waterfront area creating a sense of place, increasing connectivity with the town centre and enhancing the green network.
Candren, Paisley	Business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities (retail uses would not be acceptable)	A flexible approach to development to deliver regeneration of this area of vacant land. Central location within Glasgow Airport Investment Zone with good links to the M8 and the airport.
North Johnstone	Business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, nurseries, residential (retail uses would not be acceptable)	Opportunity to regenerate this older industrial area to create a more flexible approach which benefits from its proximity to Johnstone Town Centre.
Neilston Road	Residential, business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, retail of a scale appropriate in relation to the Network of Centres	Deliver regeneration of vacant and derelict sites creating a sense of place. A flexible approach to development in this area to encourage uses which compliment Neilston Road Local Service Centre.
Paisley West End	Residential, retail, restaurants and cafes, offices, educational facilities, nurseries, residential institutions	Opportunity to deliver regeneration to significantly improve public realm and the range and quality of uses - benefits from close proximity to West End Local Service Centre and University of West Scotland and links to Paisley Strategic Town Centre.
Paisley East End	Residential, retail, restaurants and cafes, offices, storage facilities, educational facilities, nurseries, residential institutions	A more flexible approach to development in this area to transform this older industrial area to enable a greater mix of uses. Opportunity to improve public realm and strengthen the quality of the areas' environment.
Location of Transition Area	Acceptable uses within Transition Area	Opportunities
Wright Street, Renfrew	Residential, hotels, residential institutions, educational facilities, nurseries (retail uses would not be acceptable)	Opportunity to manage the transition of this older industrial area and redevelop vacant and derelict sites to create a sense of place.
Middleton Road, Linwood	Residential, residential institutions, educational facilities, nurseries, business and light industrial uses (retail uses would not be acceptable)	Deliver redevelopment of vacant and derelict sites and manage transition of an older industrial area creating a sense of place. Opportunity to strengthen the residential offer within this area and improve links with Linwood Local Service Centre.
Meadowside Street/ Blythswood Area/ Normandy Hotel, Renfrew	Residential, residential institutions, educational facilities, leisure, retail of a scale appropriate to the Network of Centres, nurseries, business, waste management and small scale renewables	A flexible approach to development in this area to deliver regeneration of the older industrial area and failing retail park. Opportunity to improve public realm and strengthen residential offer in this area, improve links with neighbouring residential areas and deliver Renfrew Northern Distributor Road to improve traffic flows within Renfrew Town Centre.
Old Govan Road, Braehead	Residential, business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, nurseries, hotels	Improvements in public realm as well as development of gap sites with appropriate uses to strengthen the quality of the environment on the approach to Braehead Strategic Town Centre. Opportunity to improve links with Braehead Strategic Town Centre and neighbouring residential areas.
Paisley North / Abercorn Street / Renfrew Road, Paisley	Business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, nurseries, leisure, commercial facilities	There are currently a mix of uses within this area therefore there are opportunities for a wide range of developments. This area benefits from being in close proximity to a range of transport options and services. Opportunity to manage the transition of this older industrial area and redevelop vacant and derelict sites.
Underwood Road, Paisley	Business and industrial uses within classes 4,5 and 6 of the use class order, residential institutions, educational facilities, nurseries, leisure, commercial facilities (retail uses would not be acceptable)	There are currently a mix of uses within this area therefore there are opportunities for a wide range of developments. This area benefits from being in a sustainable location, in close proximity to a range of transport options, services and facilities.

Town Centres are always in a state of evolution and their role and function has changed throughout the years. It is recognised that the current retailing trends will change our centres forever.

The strengthening of the vitality and viability of Renfrewshire's centres requires the channelling of investment to allow a diverse range of activities and uses to develop. The LDP will support existing and encourage new uses which contribute positively to the economic and cultural life of centres as well as improving the quality of offer, creating sustainable mixed communities and reducing the need to travel.

Encouraging a day and evening economy by creating vibrant and safe places will be an important consideration for all new developments. Well designed quality spaces, public realm and sustainable access will also be key to improving the economic potential as well as the environment of Renfrewshire's centres.

### Renfrewshire's Network of Centres

Centres have evolved and changed over the years with each of Renfrewshire's centres providing a complementary role and function within the network. (See Figure 10 and Figure 11)

Renfrewshire's Network of Centres comprises of a mix of:

- **Strategic Centres**

The Network of Centres can be viewed as hierarchical. The Strategic ~~Town~~ Centres sit at the top of this hierarchy and have a significant role that extends to the whole of or beyond the boundaries of Renfrewshire. These centres provide an appropriate mix of activities and fulfil a strategic role as a retail location, or cultural and civic centre.

- **Core Town Centres**

Renfrewshire's Core Town Centres provide an important supporting role. Core Centres serve towns of significant size and provide local services for neighbouring settlements. They provide a mix of retail offer, commercial, leisure, civic and community services, which are important to Renfrewshire's places and the overall strength of the network.

- **Local Service Centres**

Local Service Centres perform a vital role in supporting many local communities within Renfrewshire. These centres have more localised catchment areas providing a range of goods and local services.

- **Commercial Centres**

These centres provide for retail development that typically cannot be located within town centres. They have a different and more specialised range of uses, physical structure, character and sense of place than the other network centres. Each centre provides a complementary role and function which together adds to the strength and diverse mix of uses within the network.

### Spatial distribution of Renfrewshire's Network of Centres

To help explain the function of the network it has been split into 3 geographic clusters based on the linkages that exist between centres and the complementary uses that they share.

#### Clyde Riverside - Braehead, Renfrew, Erskine, Bishopston

~~The LDP recognises Braehead as a town centre.~~ Braehead is identified in the SDP as a Strategic Centre however Scottish Planning Policy does make a distinction between town centres and other centres. The SDP seeks the development of a masterplan for the regeneration of the centre and wider area, as Braehead is central to the Clyde Waterfront regeneration initiative and the emerging community of Renfrew North. ~~The Council recognises that to secure this regeneration the policy backing of town centre status is very important.~~ The implication of this status would be to allow further retail development but the LDP will only support such expansion where it furthers the town centre status and character of Braehead. There is a need for Braehead as a place to develop a town centre rather than a shopping mall character and this must have a bearing on all proposals that emerge in the future.

Braehead has a particular role in Renfrewshire's network of centres. It is the main centre for comparison goods retailing in the area. As the role of Paisley, the traditional retail centre, changes within this network so Braehead

fulfils this function. In doing so Braehead therefore retains significant retail employment opportunities in Renfrewshire and retains retail expenditure within the area that might otherwise be met in further afield locations. Braehead benefits from being under single ownership and remains the only centre within Renfrewshire which has enough flexibility in its built fabric to accommodate future retailing trends.

It is important that Braehead does not provide local scale service and community uses. These are catered for in nearby Renfrew Town Centre. Development of Braehead should not impact on this role for Renfrew as a Core Town Centre, providing local civic and community services for Renfrew and the neighbouring settlements. There is a need for Braehead to continue to develop ~~its~~ town centre character, ~~to reflect its identification as a new town centre in Renfrewshire.~~

The LDP establishes a framework for a masterplan for Braehead, set out in Figure 12. This spatial strategy connects Braehead to its adjacent communities, improves accessibility around and through the centre, enhances its commercial and business functions and delivers substantive enhancements to its public realm. All of this should aim to meet an overall objective of creating a modern and exemplary town centre environment.

Renfrew Town Centre is the main local civic centre serving the Clyde Riverside area. It is an important local retail, leisure and commercial centre providing local community services for Renfrew and the neighbouring settlements. In recent years Renfrew Town Centre has seen the completion of major public realm and shopfront enhancement works. This has greatly benefited the quality of the environment of the centre helping to retain existing uses and promote new uses and development.

Erskine Town Centre is a retail, leisure and commercial centre serving Erskine, Bishopston and Inchinnan. The centre performs well and has experienced few or no vacancies in recent years; however, the role and function of the town centre could be strengthened, creating a place with a range and quality of facilities. The overall quality of the town centres' public spaces and linkages to the waterfront and the town's residential areas also require improvement to help it achieve a sustainable future.

Bishopston Local Service Centre provides local convenience retail, commercial and community uses. Residents however do make use of the services on offer within Erskine Town Centre. Bishopston has developed in a sporadic manner and lacks a focal point within the settlement. The development of Dargavel Village on the former Royal Ordnance Factory site provides an opportunity to strengthen the offer within the settlement and to develop a hub for retail and community uses.

#### Paisley Area - Paisley Town Centre, West End, East End, Neilston Road

Paisley Town Centre sits alongside Braehead at the top of the hierarchy of centres being the main civic and cultural hub within Renfrewshire. The centre offers a diverse mix of uses and a high level of attraction and accessibility. The centre provides a focus for business, community, leisure, heritage and educational uses and provides an attractive setting to live, work and visit.

While Paisley Town Centre has a rich mix of attributes its role is changing. Retail remains important to the future of the centre, however, this will focus more on convenience retailing and independent and local retailers. As the comparison retail offer contracts the strategy is to build on its strengths as a transport hub and a centre for community, cultural heritage, leisure, education and residential functions. Paisley Town Centre has a range of assets which are unique within Renfrewshire and are vital in supporting the overall strength of the Network of Centres. The spatial strategy for the centre is presented in Figure 13 showing a more concentrated retail area, with improvements to accessibility and circulation in and around the centre by potential enhancements to pedestrian, cycle and vehicular networks and the enhancement of attractions as well as heritage and cultural assets.

Paisley Town Centre is supported by the West End, East End and Neilston Road Local Service Centres. These centres fulfil an important role in supporting the local population providing retail and commercial uses which add to the range and choice of uses available in the Paisley area.

### West Renfrewshire - Johnstone, Linwood, Bridge of Weir and Lochwinnoch

The West Renfrewshire area is well served by a mix of town, local service and village centres which relate to and reinforce each other's role and function.

Johnstone Town Centre is the largest and most diverse centre within West Renfrewshire. In addition to its local retail offer, it is a civic and commercial centre providing local community services for West Renfrewshire.

Johnstone Town Centre, in common with other similar sized centres faces a number of challenges. Importantly, it needs to continue to refresh and improve its offer to ensure that it retains a competitive edge and remains the service centre for the wider West Renfrewshire area. The Council are making a significant investment in Johnstone Town Centre, delivering a new town hall for Johnstone to be opened in 2015. This will be a catalyst for further development opportunities.

Linwood (on completion of planned redevelopment), Bridge of Weir and Lochwinnoch Local Service Centres provide convenience retail, commercial and local community uses to meet local demand. Proposals to redevelop Linwood will result in dramatic improvements in terms of the vitality and viability of this centre. This centre will play an important role in the provision and choice of convenience retailing in West Renfrewshire and will attract shoppers from the neighbouring settlements.

Bridge of Weir's centre provides a diverse mix of specialist independent convenience and comparison retailers, as well as local commercial uses that contribute to and meet the needs of Bridge of Weir and the neighbouring villages.

Lochwinnoch, due to its location, doesn't perform the same complementary role as the other centres within West Renfrewshire, although specialist uses within the village may attract visitors from the wider area. This centre is essentially independent providing local services for the village.

Although not included in the network of centres other villages within West Renfrewshire do offer complementary uses which add to the strength and diverse mix of uses within the network in this area. These villages do not form part of the network as often the settlement and its centre are very small, or the shops and services are dispersed throughout the settlement in such a way that they do not take the form of a centre.

### Commercial Centres – Linwood Phoenix, Abbotsinch Retail Park, Braehead Retail Park

Within the Phoenix Commercial Centre and the Braehead Commercial Centre, there may be opportunities for some ancillary and / or enabling commercial development to complement the existing uses.

Renfrewshire's Commercial Centres will continue to reinforce the role and function of the Strategic Centres and Core Town Centres within the network and support will not be given to developments which could adversely impact upon the role and function of any other Network Centre, particularly the Strategic Centres.

Blythswood Retail Park is identified as a Transition Area in the LDP. The retail park is in a marginal retail location and has struggled to attract retailers since the loss of key anchor stores a number of years ago. A more flexible policy approach to allow for a greater mix of uses will help stimulate investment and improve the vibrancy of this area.

Figure 10 - Renfrewshire Network of Centres

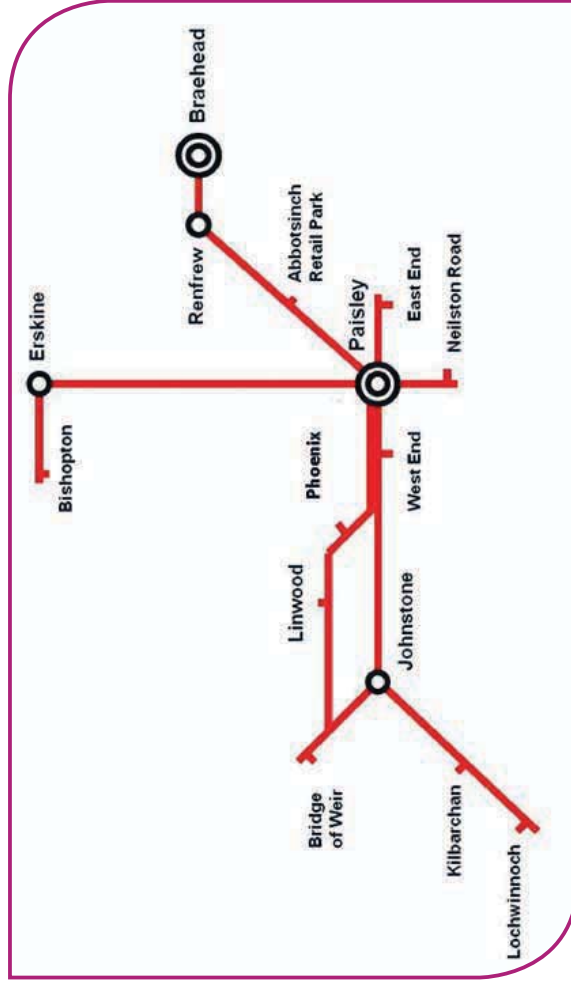
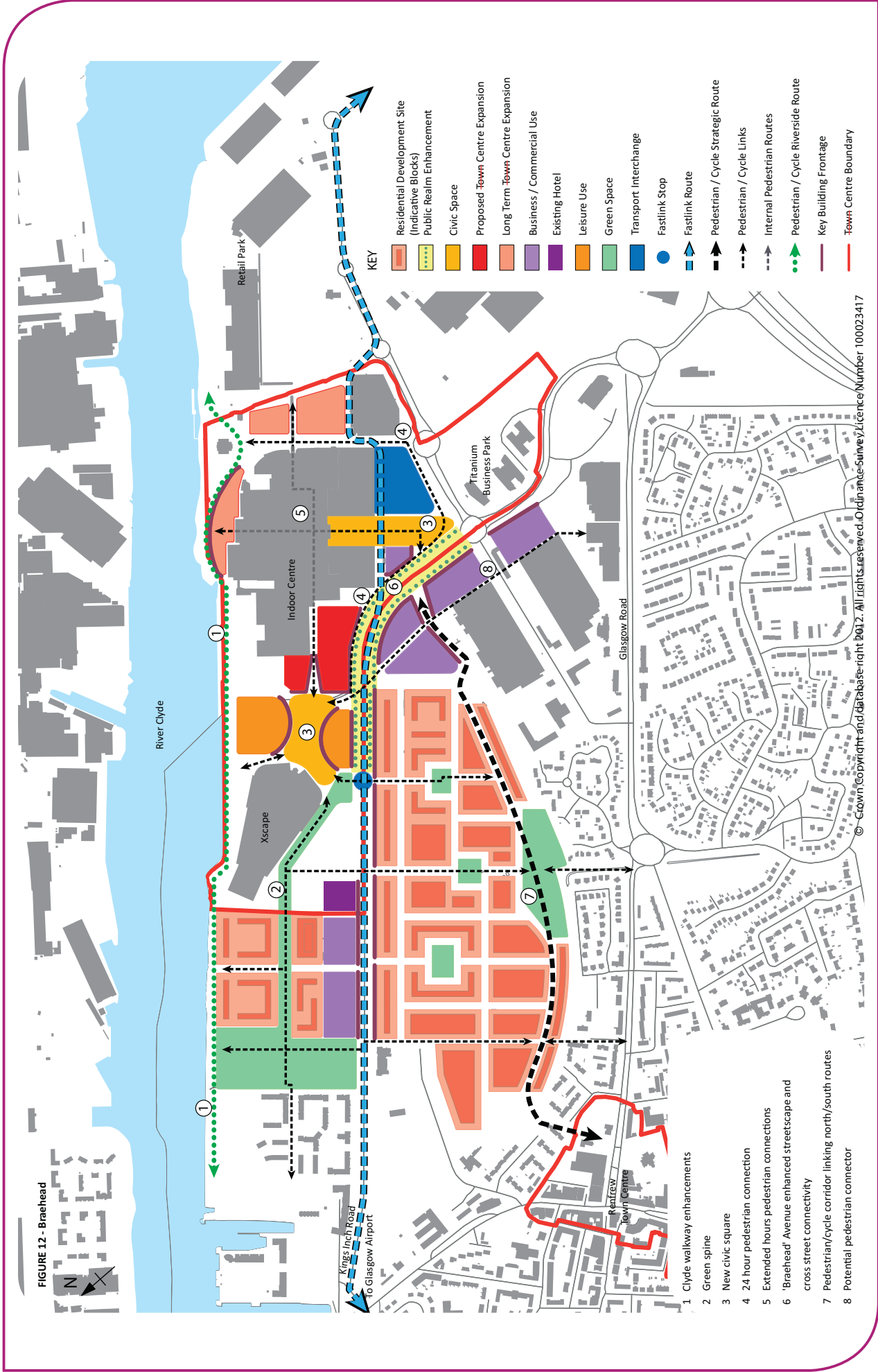
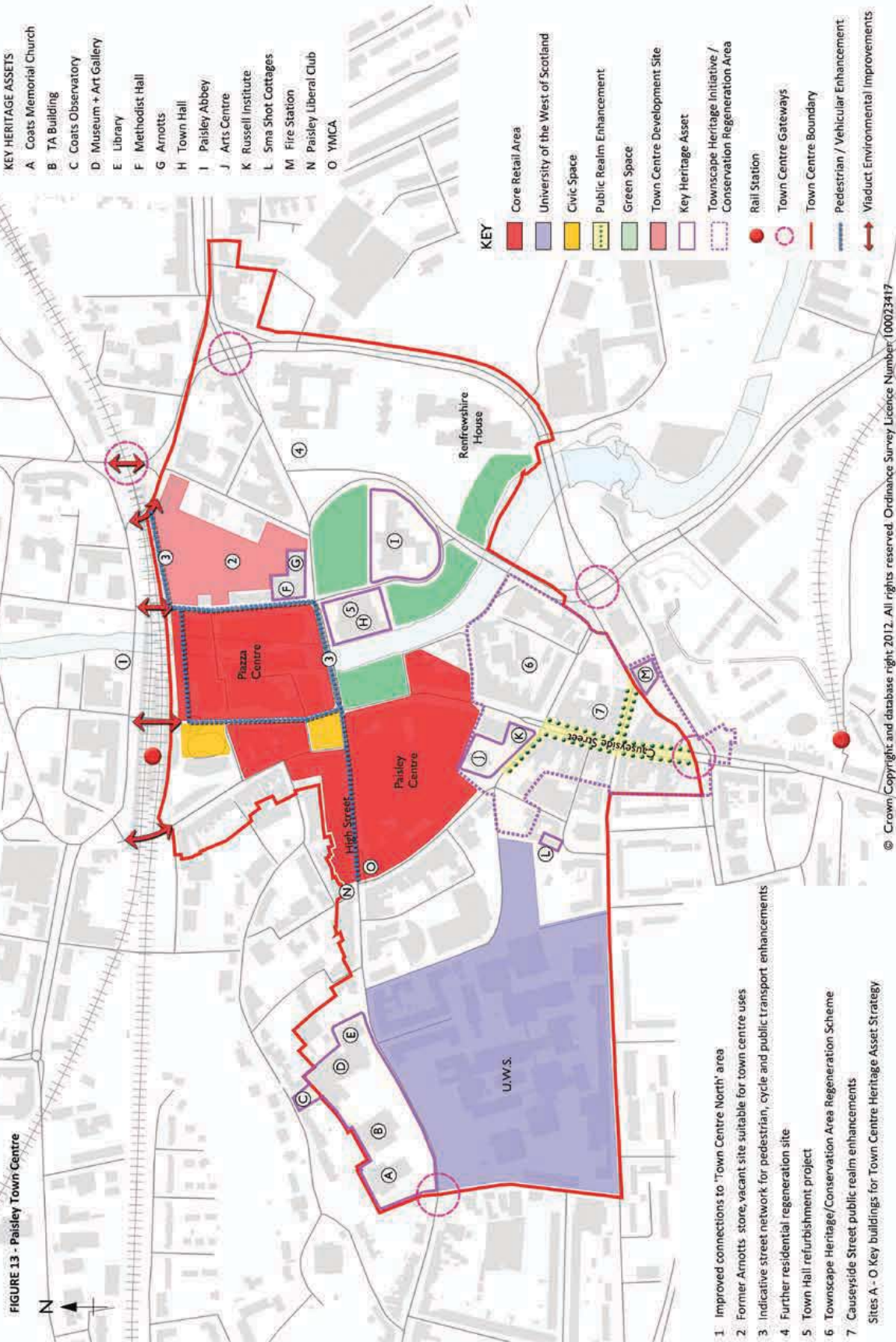


Figure 11 - Renfrewshire Network of Centres Role &amp; Function

Centre	Role and Function	Challenges/Opportunities
<b>Strategic Centres</b>		
Paisley Town Centre	Renfrewshire's main civic and cultural centre. Offers the most diverse mix of uses and attributes providing a hub for transport, retail, business, community, leisure, heritage, health and educational uses.	Area regeneration and diversification as the retail offer contracts - reinforce community role, residential development and promote university and heritage areas. Improving circulation and access by enhancing the pedestrian, cycle and vehicular network.
Braehead Town Centre	Principal retail centre within Renfrewshire with strong supporting leisure, commercial, and business uses.	To develop the town centre character, creating a sense of place and increasing connectivity between Braehead and Renfrew while developing a hub for public transport. Significant opportunity for development of town centre uses that will continue to stimulate and complete the wider Clyde Waterfront regeneration.
<b>Core Town Centres</b>		
Renfrew Town Centre	Local retail, civic, leisure and commercial centre providing local community services for Renfrew and neighbouring settlements.	Opportunities to have better linkages and connections to Braehead for a range of uses and transport functions. Continue to strengthen and refresh the offer within the town centre to maintain its vitality and viability.
Johnstone Town Centre	Local retail, civic and commercial centre providing local community services for West Renfrewshire.	Opportunity to deliver regeneration - integrate new civic hub with existing role and function, improve public realm and encourage complementary uses within the town centre. Encourage residential regeneration into the town centre.
Erskine Town Centre	Local retail, leisure and commercial centre providing local community services for Erskine, Bishopston and Inchinnan.	Strengthen the role and function of the town centre, creating a place with a range and quality of facilities appropriate for a town of its size. Opportunity to improve overall quality of the town centres' public spaces and linkages to the waterfront. There is a need to demonstrate that development does not have an adverse effect on the integrity of the Inner Clyde SPA.
<b>Local Service Centres</b>		
Linwood	On completion of planned redevelopment, the centre will provide convenience retail, commercial and local community uses to meet local demand.	Deliver regeneration of the centre to significantly improve public realm and the range and quality of uses (primarily retail offer).

Centre	Role and Function	Challenges/Opportunities
Bridge of Weir	Local convenience retail, commercial and community village centre.	Improvements in public realm as well as development of gap sites with appropriate uses to strengthen the quality of the centres' environment. Opportunity to strengthen local convenience retail offer within the village.
Bishopston	Local convenience retail, commercial and community village centre.	Protection and enhancement of village centre to support existing services.
Dargavel at ROF Bishopston	Local convenience retail, commercial and community village centre.	Opportunity to strengthen the offer within the settlement and develop a hub for retail, community and other complementary uses.
Lochwinnoch	Local convenience retail, commercial and community village centre.	Protection and enhancement of physical fabric of buildings and surrounding areas to support the existing services within the village.
Paisley West End	Local retail and commercial service centre.	Improve offer which would include a range of uses and reduce vacancy rate within the centre - improvements to the quality of the environment and area regeneration.
Paisley East End	Local retail and commercial service centre.	A flexible approach to development in this area to encourage other complementary uses in and around the centre.
Neilston Road	Local retail and commercial service centre.	Develop and refresh offer as well as extend area of the centre to build upon the diversification of the centre.
<b>Commercial Centres</b>		
Phoenix	Out of town retail and commercial centre.	Continue to ensure that buildings and built environment modernise and evolve to facilitate a range of commercial and retail uses appropriate in this location. Ensure centre continues to support the network and there is no significant impact on town centres.
Abbotsinch	Out of town retail centre.	A flexible approach to accommodate an appropriate range and choice of retail offer within centre to maintain an attractive and viable retail location. Ensure centre continues to support network and there is no significant impact on town centres.
Blythswood	Transition area.	Manage the change of Blythswood Retail Park from an out of town retail location to a mixed use transition area.
Braehead Retail Park	Edge of Centre Retail and Commercial Location.	Improve linkages with Braehead Town Centre and promote remaining development sites to improve range of commercial and retail offer appropriate in this location. Ensure centre continues to support network and there is no significant impact on town centres.





## POLICY C1 - Renfrewshire Network of Centres

Each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities and gain access to important transport connections. The Council welcomes development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses. All proposals will be considered in line with the hierarchy and role and function of centres detailed in Figure 11 and against the development criteria set out within the New Development SG.

## POLICY C2 - Development Outwith the Network of Centres

Proposals for retail and commercial developments out with the network of centres require to demonstrate that the following has been considered and that the location is appropriate for the use/development. Proposals out with the network of centres should:

- Provide clear justification as to why sites within the network of centres have been discounted, demonstrating a sequential approach has been undertaken to site selection;
- Demonstrate that the development will contribute to the area without significantly impacting on the vitality and viability of the centres within the defined network;
- Demonstrate that proposals are of an appropriate scale and do not significantly impact upon the function, character and amenity of the surrounding area; and
- Demonstrate that the development would tackle deficiencies in qualitative or quantitative terms that cannot be met in the network of centres.

All development proposals will be assessed against the relevant criteria detailed in the New Development SG.



## LDP Objectives

- The regeneration and evolution of the Strategic Development Plan strategic centres and other town and village centres as places of municipal, commercial and community value
- An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery
- Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places

## Programme of Delivery

The spatial strategy will be implemented through a number of key actions including:

- Work in partnership to develop Centre Strategies, Action Plans and Management Plans for centres to strengthen the role, function and diversification of uses within Renfrewshire's Network of Centres
- Continue to promote and develop initiatives such as Paisley Townscape Heritage Initiative to help building restoration and enhance public realm as well as leveraging in additional resources for investment
- Continue to develop initiatives targeted at promoting improvements to frontages and the fabric of our centres
- Develop more partnership approaches to tackling priority stalled sites and buildings such as joint venture arrangements, leveraging in more resources and skills to implement projects and proposals

(Please refer to the LDP Action Programme for full implementation and delivery details)

