
To: Infrastructure, Land and Environment Policy Board

On: 24 January 2018

Report by: Director of Development and Housing Services and Director of Finance and Resources

Heading: The Renfrewshire Council (Glasgow Airport Investment Area, City Deal) (Number One) Compulsory Purchase Order 2018

1. Summary

- 1.1 To provide an update on progress and developments since the approval by this Board on 30 August 2017 to acquire land by compulsory purchase to implement the proposed City Deal infrastructure development including confirmation of the powers to be used and to update the details for land.
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2. Recommendations

- 2.1 The Board is asked to approve the updated details for land as shown on the Location Plan, Map 1, Map 2, Map 3, Map 4 and the updated list of owners and interests included in the GAIA CPO Land Schedule required to implement the Glasgow Airport Investment Area Project. These details will be included in The Renfrewshire Council (Glasgow Airport Investment Area, City Deal) (Number One) Compulsory Purchase Order 2018.
- 2.2 The Board is asked to note:
- that voluntary acquisition discussions are continuing and will continue with all affected parties concurrently with the publication of the Compulsory Purchase Order and voluntary acquisition will be progressed wherever practicable; and

- the announcement by the First Minister on 11 December 2017 that the Netherton Farm site, now in Council ownership has been chosen as the location for the new Manufacturing Institute for Scotland (NMIS).

3. Background

- 3.1 Approval to acquire the title and interests required to implement the main Glasgow Airport Investment Area (GAIA) City Deal Project was given by the Infrastructure, Land and Environment Policy Board on 30 August 2017. Since then the Project has developed in a number of areas.
- 3.2 The planning application to which this CPO relates “Glasgow Airport Investment Area, Abbotsinch Road, Paisley (reference 17/0485/PP)” was submitted to Renfrewshire Council on 05 July 2017 and planning consent for all the elements of the project relating to this CPO was granted on 7 November 2017.
- 3.3 Following the board approval on 30 August, the major land interest for the GAIA development (Netherton Farm) has been acquired on a voluntary basis and does not now require to be included in the CPO. Section 4.4 of the report to Board on 30 August advised that the particular powers to be used for the CPO would be finalised when the outcome of this specific voluntary acquisition was completed. The acquisition of this land now means that the most appropriate powers to be used for the CPO will be those under the Roads (Scotland) Act 1984. This act allows for temporary and permanent servitudes to be acquired, where appropriate, rather than full ownership, which is generally more beneficial to owners.
- 3.4 The specimen design for the Project has also been subject to further refinement and the land plans and schedule of interests have been updated to reflect this refinement. Some of the land requirements are for servitudes in respect of this drainage and other areas are temporary servitudes required during construction only and ownership of these areas will not transfer to the Council through the CPO process under the Roads (Scotland) Act.
- 3.5 The First Minister announced on 11 December 2017 that the Netherton Farm site, now in Council ownership through voluntary acquisition utilising City Deal funding, has been chosen as the location for the new National Manufacturing Institute for Scotland (NMIS) (see link <http://www.bbc.co.uk/news/uk-scotland-scotland-business-42310321>). In addition to other attributes in Renfrewshire, the selection of the site as the home of NMIS has been predicated to a considerable extent on the site ownership and enabling infrastructure being brought forward through this City deal GAIA project. The delivery of NMIS, and the wider vision for an advanced manufacturing innovation district centred around it, has the potential to bring up to 10,000 new jobs to the area. Officers are now working closely with

Scottish Government and other partners to take forward the delivery of NMIS with the intention of commencing construction of NMIS in 2018.

- 3.6 To meet the programme for NMIS, there is a need for the Council to commence construction of the GAIA City Deal infrastructure in 2018. Although voluntary acquisition discussions will continue, it is now necessary that the CPO process is advertised and commenced as soon as possible to meet those timescales. In view of this, it is appropriate to bring an update report to the Board to reflect the use of Roads (Scotland) Act powers and to authorise the amendments to the land plans and Schedule for the CPO to reflect the voluntary acquisition of the key site and the other refinements referred to above.

Implications of the Report

1. **Financial** - Project budget of £39.1m for Glasgow Airport Investment Area funded through City Deal. Cabinet authorisation of £6.64m includes for land acquisition for this project.
2. **HR & Organisational Development** - N/A
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving* – The GAIA development will facilitate new development opportunities and business growth with both projects improving educational and health opportunities for people within the local communities as well as aiding employees to access these major existing and new employment centres.
 - *Reshaping our place, our economy and our future* - The completed infrastructure will provide connectivity and access to new and existing jobs for people in our communities. During the project construction period 365 new jobs will be created and as a result of new business creation it is estimated that up to 10,600 additional new permanent jobs will be created.
 - *Creating a sustainable Renfrewshire for all to enjoy* - The completed infrastructure will include segregated provision for walking and cycling. It will also enable improved public transport links. The cycle ways will link west between the Projects
 - *Working together to improve outcomes* - Officers are now working closely with Scottish Government and other partners to take forward the delivery of NMIS with the intention of commencing construction of NMIS in 2018
4. **Legal** - Acquisition of the affected land as outlined in the body of the report.
5. **Property/Assets** - As per this report.
6. **Information Technology** - none

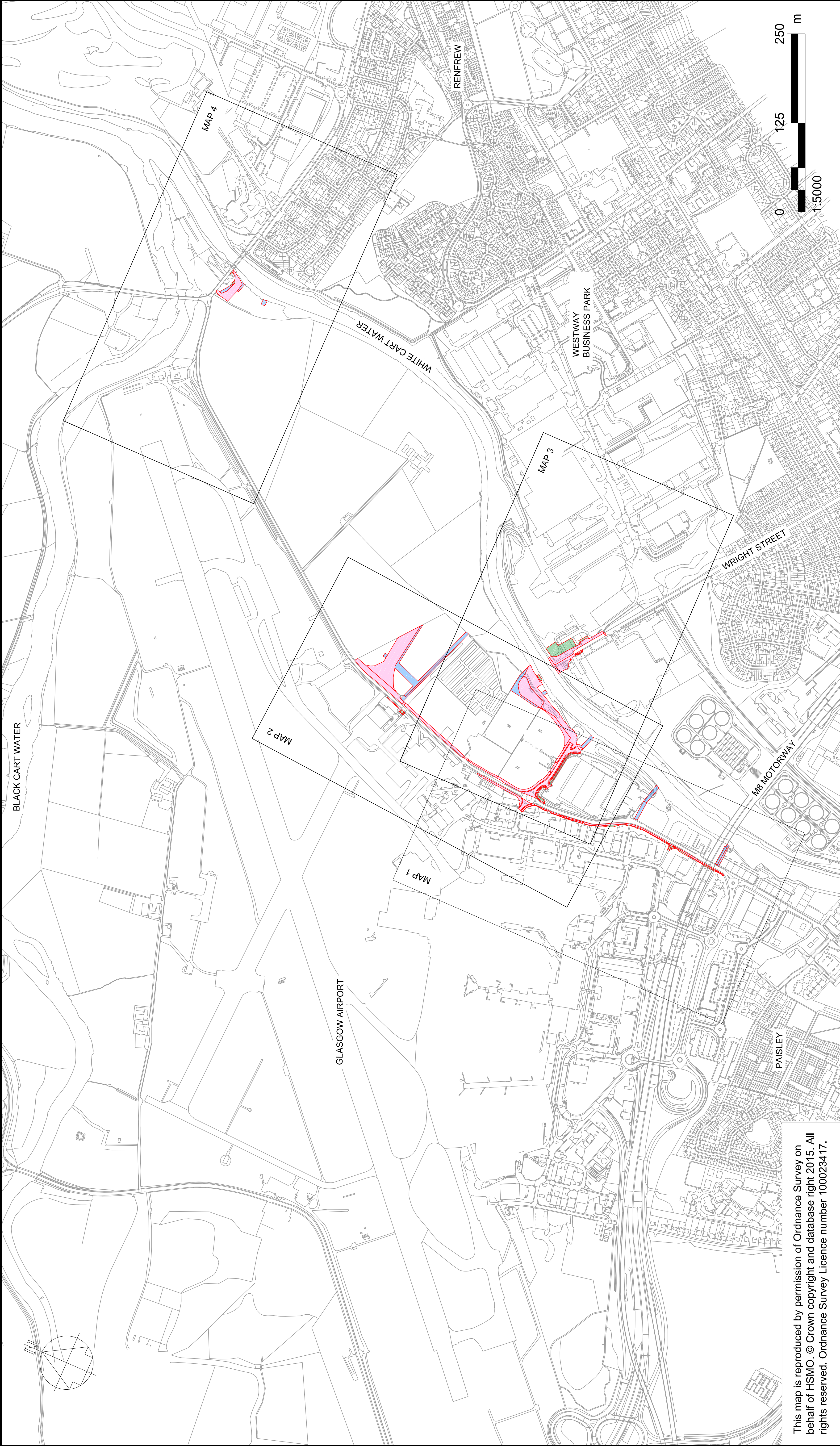
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - None
9. **Procurement** – None
10. **Risk** - Should land assembly and other statutory consents not be granted timeously then this would delay Project delivery and realisation of Project benefits.
11. **Privacy Impact** - None
12. **COSLA Policy Position** – N/A.

List of Background Papers

Schedule of interests attached

Plans attached

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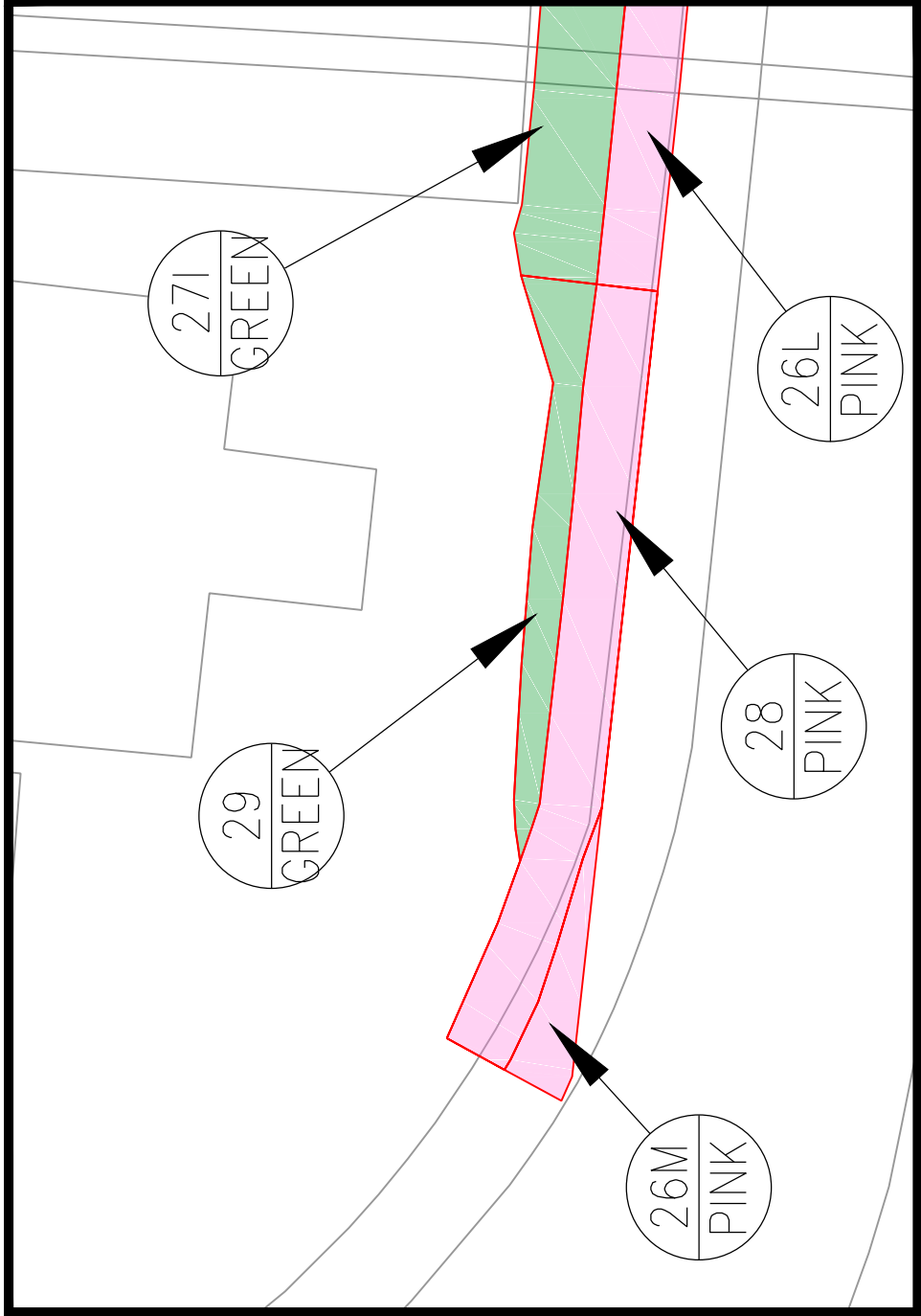
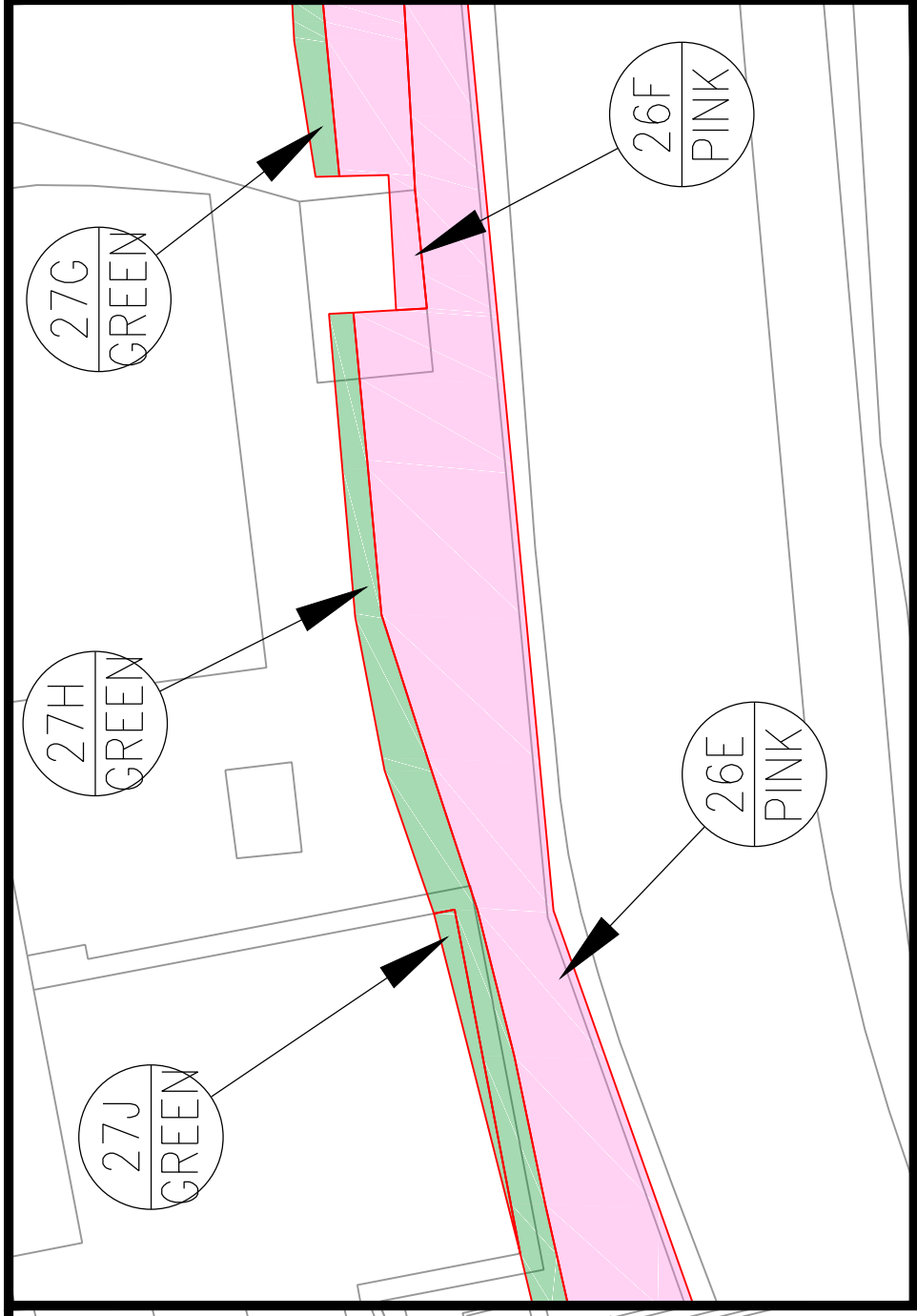
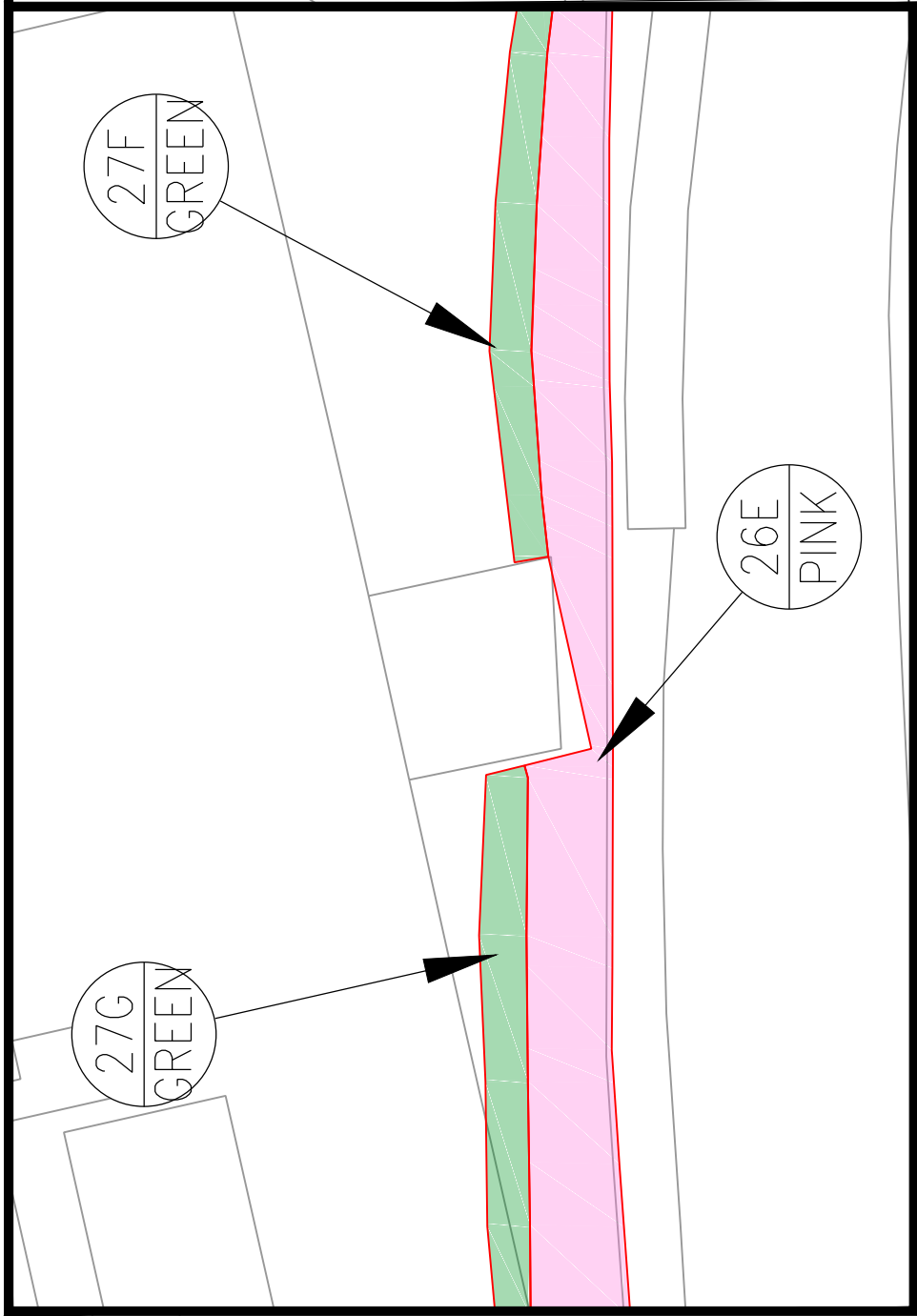
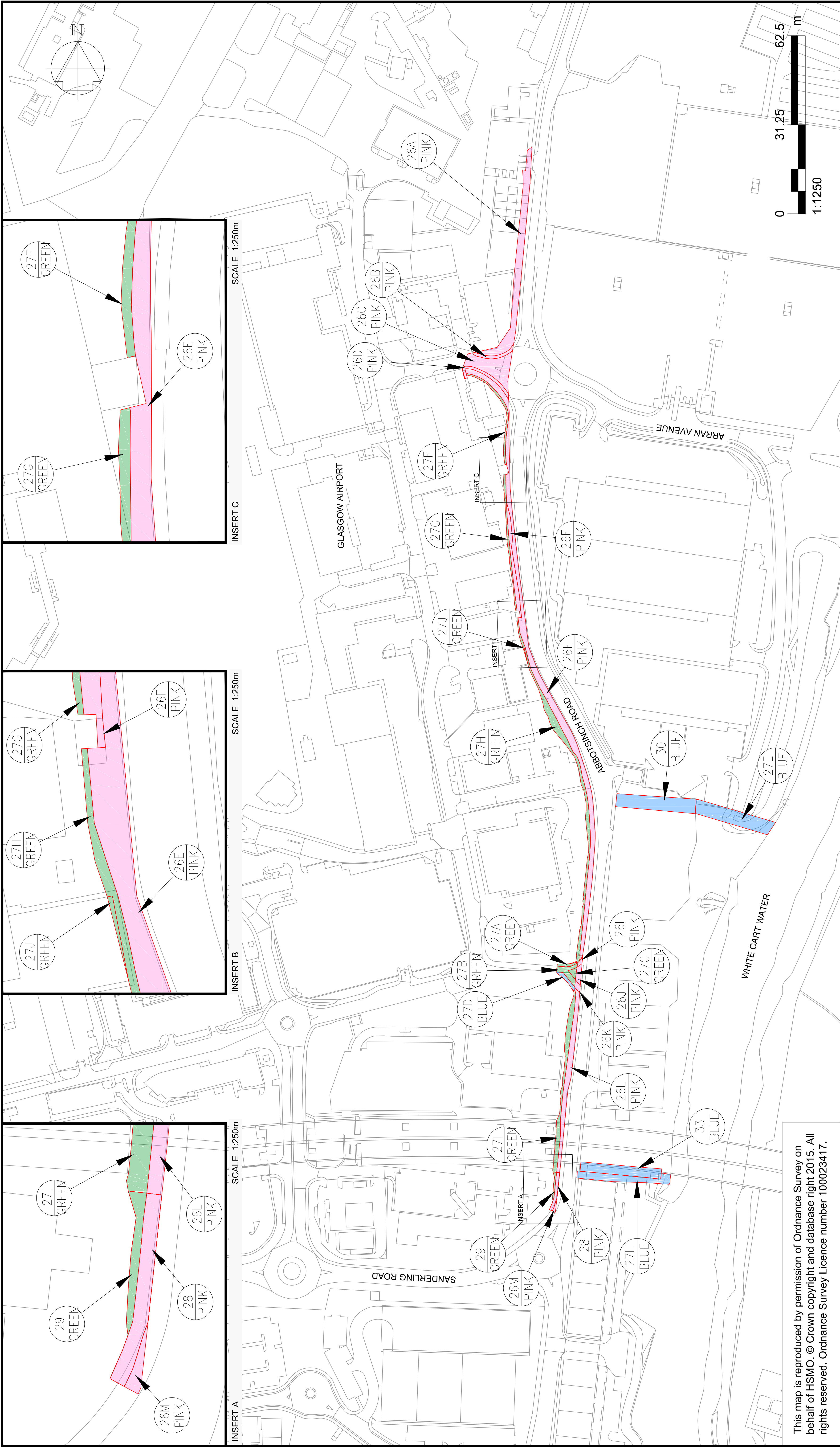
RENFREWSHIRE COUNCIL



- KEY:
- PINK LAND TO BE ACQUIRED
 - BLUE SERVITUDE RIGHT TO BE ACQUIRED
 - GREEN TEMPORARY SERVITUDE RIGHT TO BE ACQUIRED

THIS IS THE LOCATION PLAN REFERRED TO IN
THE RENFREWSHIRE COUNCIL (GLASGOW
AIRPORT INVESTMENT AREA, CITY DEAL)
(NUMBER ONE)
COMPULSORY PURCHASE ORDER 2018

AUTHORISED SIGNATORY



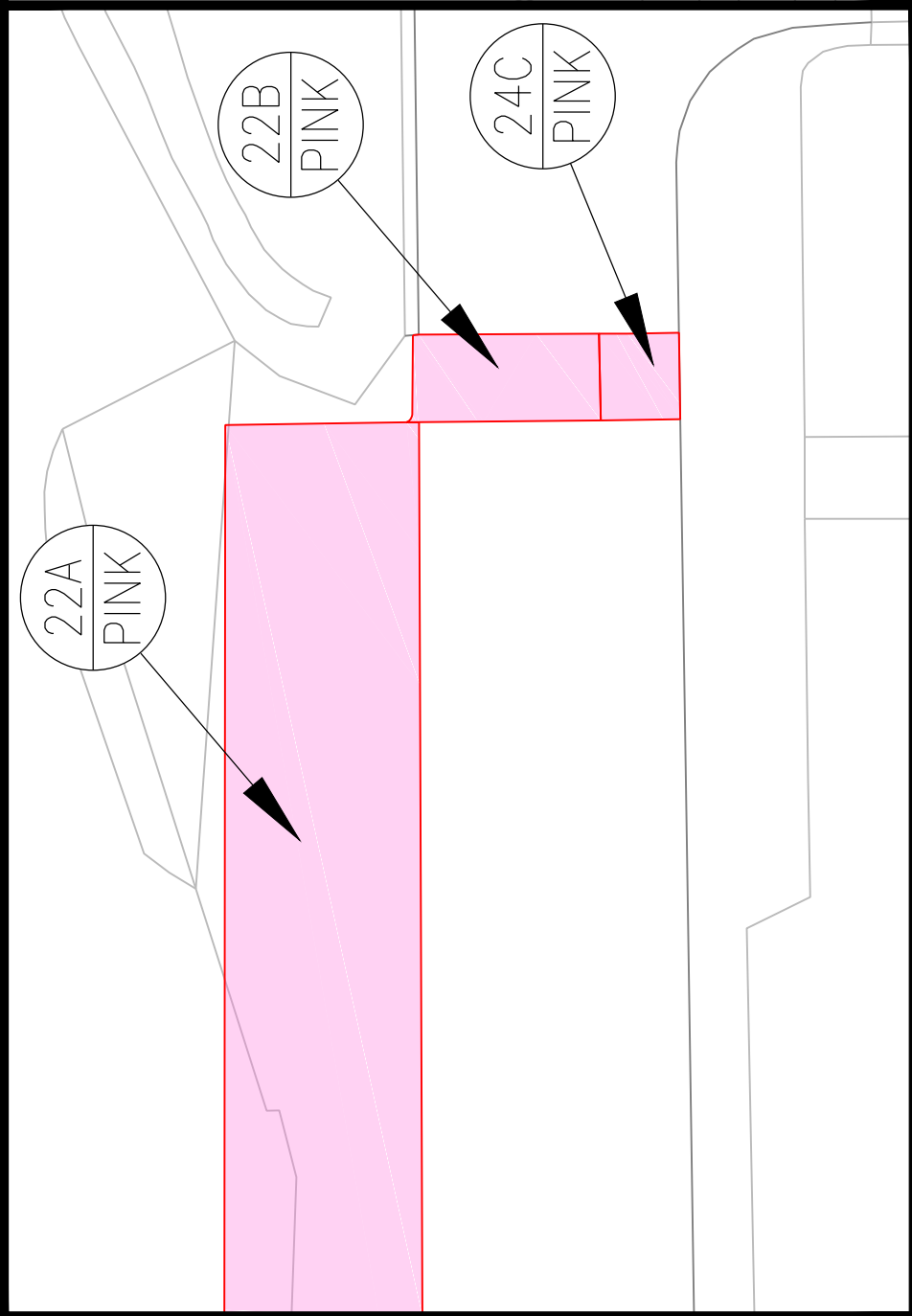
THIS IS MAP 1 REFERRED TO IN THE
RENFREWSHIRE COUNCIL (GLASGOW
AIRPORT INVESTMENT AREA, CITY DEAL)
(NUMBER ONE)
COMPULSORY PURCHASE ORDER 2018

KEY:
PINK LAND TO BE ACQUIRED
BLUE SERVITUDE RIGHT TO BE ACQUIRED
GREEN TEMPORARY SERVITUDE
RIGHT TO BE ACQUIRED

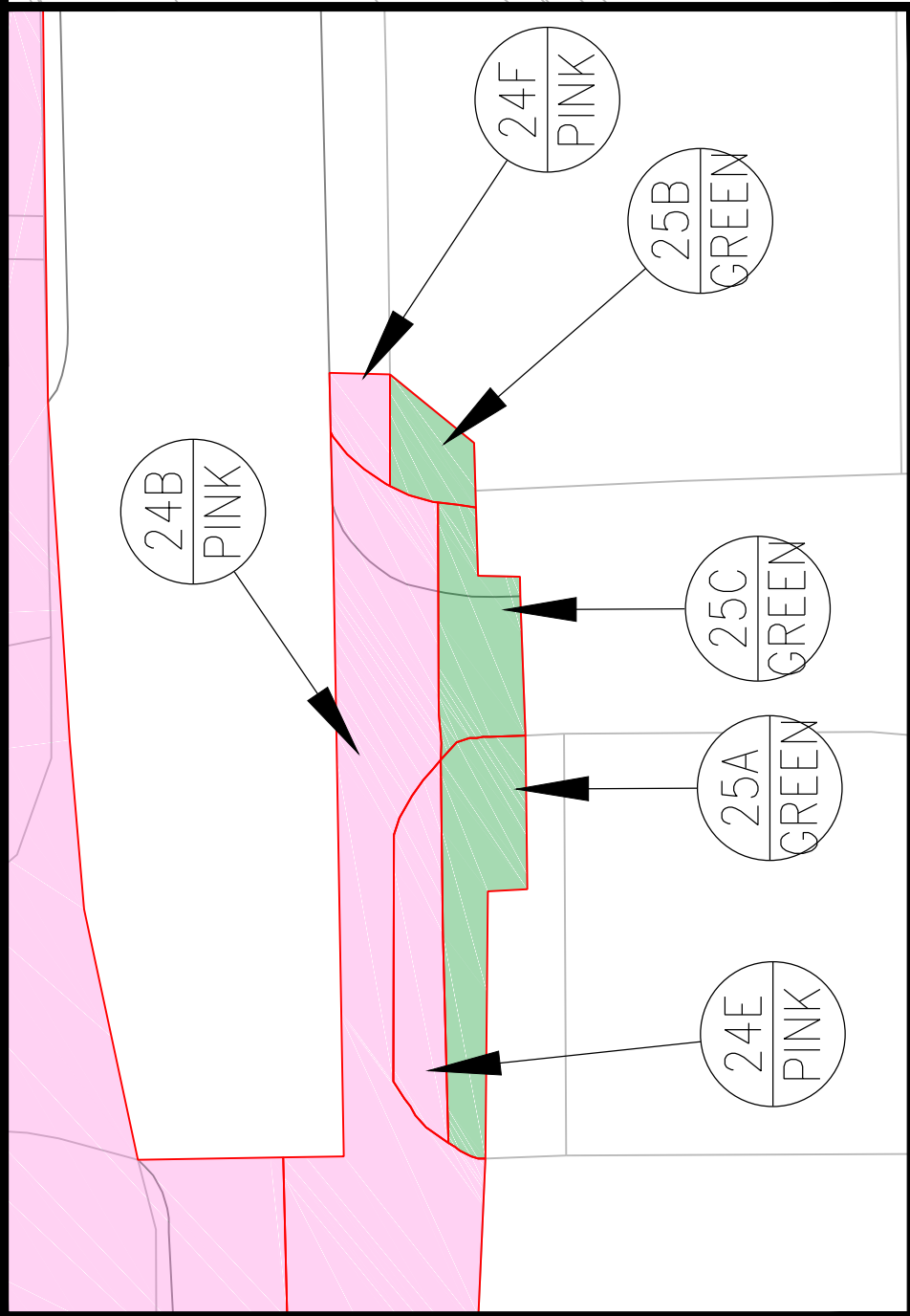
RENFREWSHIRE COUNCIL


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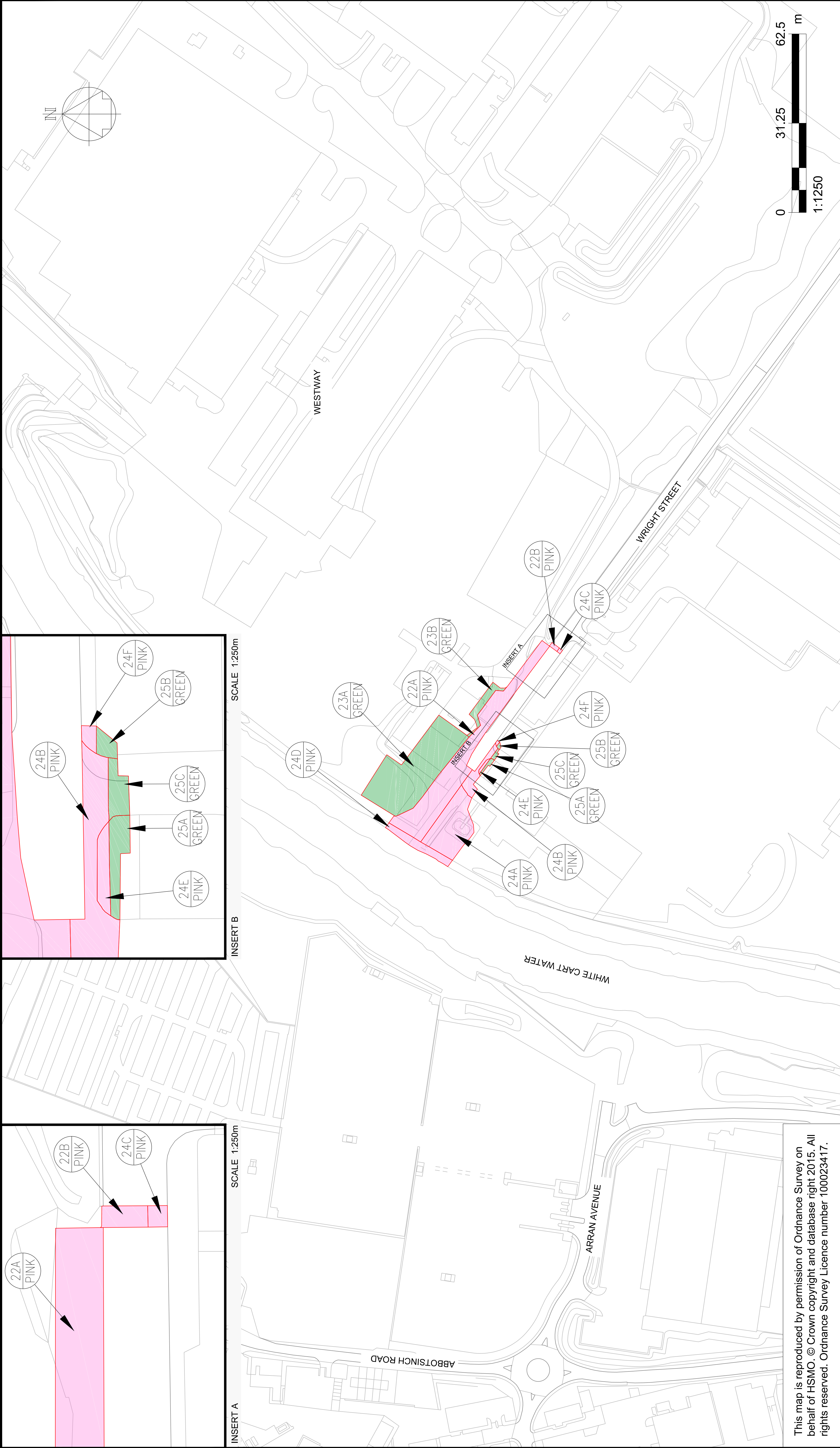
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SCALE 1:250m



INSERT B
SCALE 1:250m



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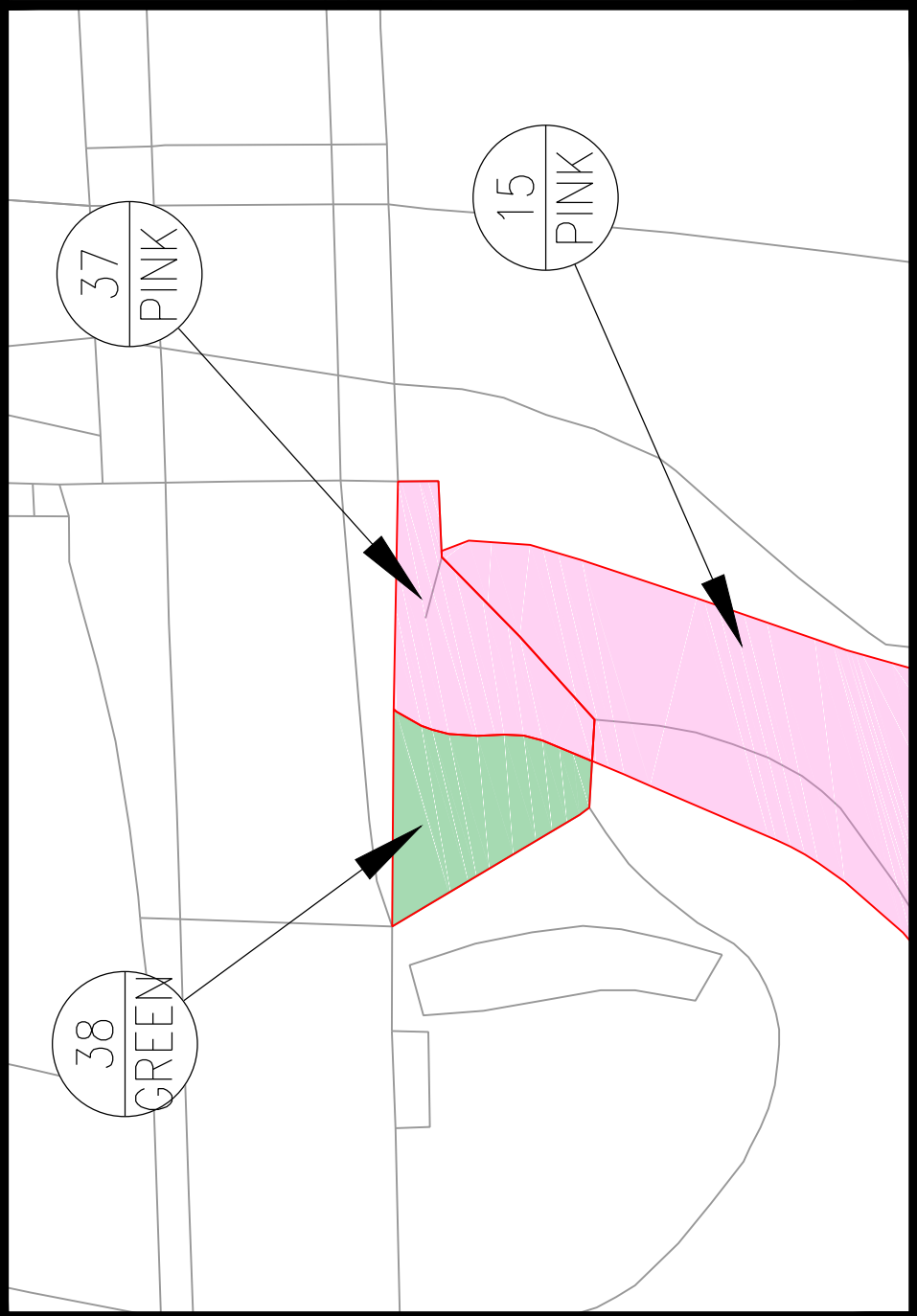
RENFREWSHIRE COUNCIL



KEY:
PINK LAND TO BE ACQUIRED
GREEN TEMPORARY SERVITUDE RIGHT TO BE ACQUIRED

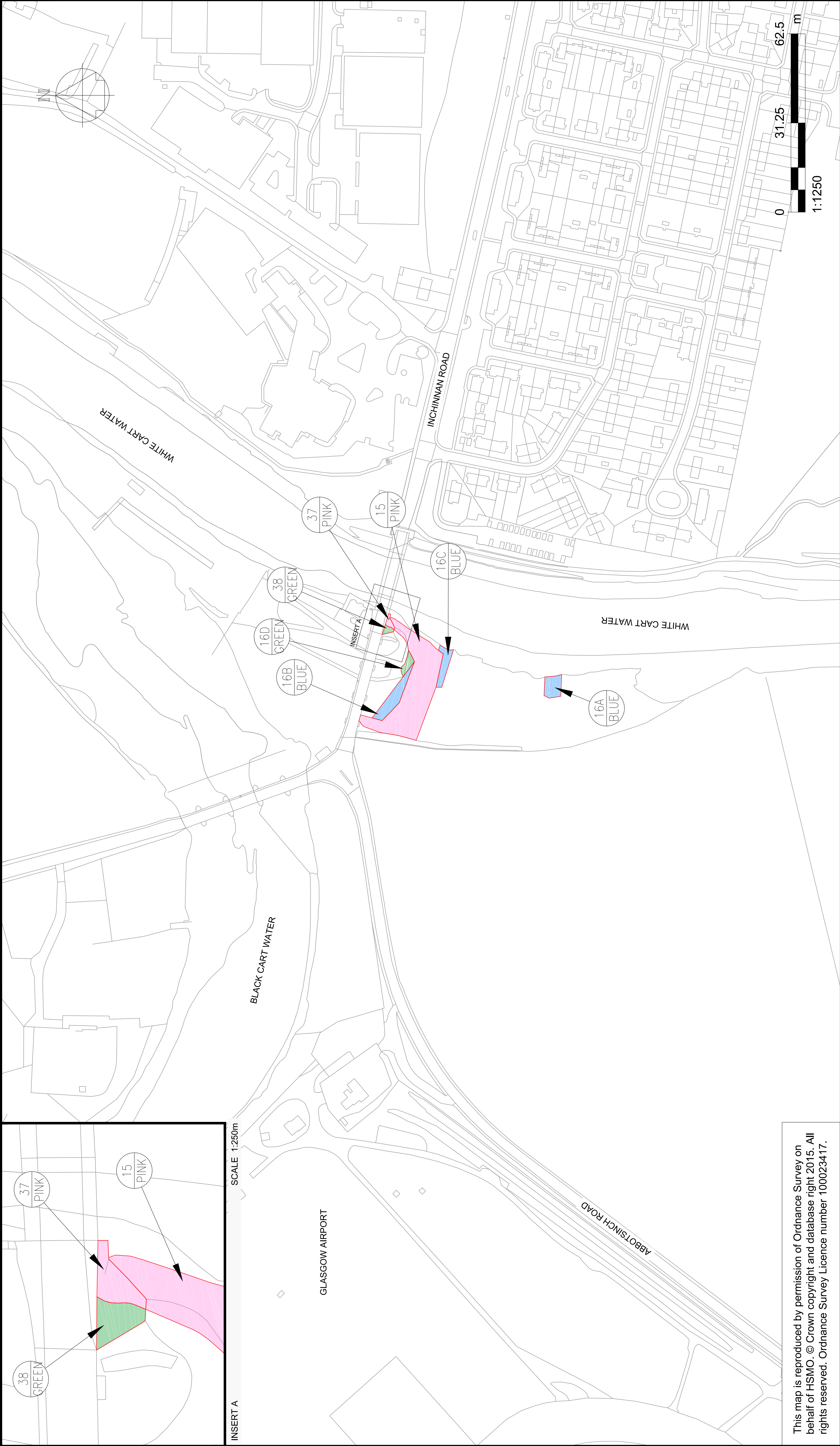
THIS IS MAP 3 REFERRED TO IN THE
RENFREWSHIRE COUNCIL (GLASGOW
AIRPORT INVESTMENT AREA, CITY DEAL)
(NUMBER ONE)
COMPULSORY PURCHASE ORDER 2018

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INSERT A

SCALE 1:250m



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RENFREWSHIRE COUNCIL



KEY:
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GREEN TEMPORARY SERVITUDE RIGHT TO BE ACQUIRED

THIS IS MAP 4 REFERRED TO IN THE
RENFREWSHIRE COUNCIL (GLASGOW
AIRPORT INVESTMENT AREA, CITY DEAL)
(NUMBER ONE)
COMPULSORY PURCHASE ORDER 2018

AUTHORISED SIGNATORY

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Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
AGS Airports Limited 1 Park Row Leeds LS1 5AB Registered Number 09201991	Owner Gleniffer Thistle FC Abbotsinch Playing Fields Abbotsinch Road Paisley PA3 2RY President: Billy Hassan [address] Vice-President: Tony O'Hare [address] Secretary: Billy Hassan [address] Treasurer: George Edgar [address] National Car Parks Limited Saffron court 14B St Cross Street London EC1N 8XA Area Estates Limited Ground Floor 30 City Road London EC1Y 2AB '@SIPP Pension Trustees Limited 6 th Floor Mercantile Building 53 Bothwell Street Glasgow G2 6TS Bayside Investment Co Limited 198 Lower Addiscombe Road Croydon Surrey CR0 7AB Whitbread plc (Premier Inn) Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable Bedfordshire LU5 5EX Gama Aviation PLC Business Aviation Centre Farnborough Airport Farnborough Hampshire GU14 6XA

	ScotSTAR Scottish Ambulance Service Gyle Square 1 South Gyle Crescent Edinburgh EH12 9EB Glasgow Airport Aviation Enthusiasts Club 140 Abbotsinch Road Paisley PA3 2RY Secretary Stewart Davidson BBA Aviation PLC 105 Wigmore Street London W1U 1QY P.J.H. Group Limited Alder House Kearsley Bolton BL4 8SL Expeditors International (UK) Limited 1 Ascot Road Bedfont Middlesex TW14 8QH Saints Transport Limited Halo House Galleymead Road Colnbrook Slough Berkshire SL3 0EN Nippon Express (U.K.) Limited Heathrow 360 2 Millington Road Hayes Middlesex UB3 4 AZ The Avec Corporation Limited 85 Church Road Hove
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	East Sussex BN3 2BB Alpha LSG Limited Building 319 World Cargo centre Manchester Airport Manchester M90 5EX Airport Industrial Nominees Limited Bow Bells House Bread Street London EC4M 9HH LHR Airports Limited The Compass centre Nelson Road Hounslow Middlesex TW6 2GW World Duty Free Limited The Compass Centre Nelson Road Hounslow Middlesex TW6 2GW For WDF Group Cargo Service Yard Building 84 Campsie Drive Paisley Gate Gourmet London Limited Heathrow West Building 1071 Southampton Road Heathrow Airport Hounslow Middlesex TG6 3AQ Stream Marine Training Limited Abercorn House 79 Renfrew road Paisley PA3 4DA
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W B Westway LP in administration c/o David Chubb PricewaterhouseCoopers LLP 7 More London Riverside London SE1 2RT	Owner
ForFarmers UK Limited Horizon House Fred Castle Way Rougham Industrial Estate Roughham Bury St Edmunds IP30 9ND	Vacant
AP30 Limited International House Castle Hill Victoria Road Douglas Isle of Man IM2 4RB	Vacant
Scottish Ministers St Andrew's House Regent road Edinburgh EH1 3DG	AMEC (FCG) Limited No2 Booths Park Chelmsford Road Knutsford Cheshire WA16 8QZ Area Estates Limited Ground Floor 30 City Road London EC1Y 2AB '@SIPP Pension Trustees Limited 6 th Floor Mercantile Building 53 Bothwell Street Glasgow G2 6TS
Inchinnan Cruising Club Inchinnan Road Bridge Isle Renfrew PA4 9EE Commodore: Cameron Johnstone [address] Vice-Commodore: Denize Hunter [address] Hon Secretary: Tom Elder [address] Treasurer: Alan Mills [address]	Owner

Trustees of Blythswood Estates
160 West George Street
Glasgow
G2 2HQ

Inchinnan Cruising Club
Inchinnan Road
Bridge Isle
Renfrew
PA4 9EE
Commodore: Cameron Johnstone [address]
Vice-Commodore: Denize Hunter [address]
Hon Secretary: Tom Elder [address]
Treasurer: Alan Mills [address]