

Planning Application: Supplementary Report



Renfrewshire
Council

Reference No. 19/0782/PP

KEY INFORMATION

Ward (1):

Renfrew North and
Braehead

Applicant:

Bellway Homes Ltd
Bothwell House
Hamilton Business
Park
Caird Street
Hamilton
ML3 0QA

Registered:

26 November 2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works

LOCATION: Land to East of Clyde View Park, King's Inch Road, Renfrew

APPLICATION FOR: Full Planning Permission

This supplementary report, together with the original Report of Handling considered by the Communities, Housing and Planning Policy Board on 19th January 2021 and the Supplementary Report considered by the Communities, Housing and Planning Policy Board on 16th March 2021 should be read together in considering the determination of planning application 19/0782/PP.

BACKGROUND

The Communities, Housing and Planning Policy Board at its meeting on 19th January 2021 considered the attached Report of Handling and decided to continue consideration of the report for the applicant to provide an element of affordable homes on the site. The detailed assessment of the proposed development is included in the attached Report of Handling.

Subsequently, the Communities, Housing and Planning Policy Board at its meeting on 16th March 2021 decided to continue consideration of the report, for the applicant to propose terms for a Section 75 agreement pertaining to the provision of affordable homes within the proposed development and agreement to provide a financial contribution for Education

SECOND SUPPLEMENTARY REPORT

Further to the previous Supplementary Report, details pertaining to affordable housing and education contributions are set out as follows:

AFFORDABLE HOMES

The applicant has advised that they will provide 62 units for affordable housing (25% of the overall unit number proposed for the site) to be secured via the approval of plans and a Section 75 agreement to ensure these homes remain affordable for their lifetime. The applicant will provide affordable housing which will be housing sold at a discount, 15% reduction below market value for this site and area.

It is considered that this approach to providing new affordable homes on the site without the requirement for

RECOMMENDATION

Grant subject to
conditions / Section 75
Agreement/Direction

Alasdair Morrison
Head of Economy &
Development

public funds to subsidise the build would be in line with both the Proposed Renfrewshire Local Development Plan 2021 (as modified) and Scottish Planning Policy and present a range and choice of homes on this site and for the area.

EDUCATION CONTRIBUTION

In relation to the provision of a financial contribution towards the extension of Kirklandneuk Primary School, the developer has agreed to make an appropriate contribution which would be fair and reasonable also to be secured by a section 75 agreement. The precise details of this contribution are currently being discussed with the Council's Children's Services. No section 75 agreement will be concluded with the applicant unless Children's Services agree that the amount offered as an education contribution is fair and reasonable.

This approach will ensure the additional number of children, within this catchment, generated by this development can be suitably accommodated without any impact to the existing education provision.

CONCLUSION & RECOMMENDATION

It is considered that the additional information provided by the applicant is sufficient to recommend that planning permission be granted subject to conditions and the conclusion of the Section 75 Agreement. For clarity the recommendation with reasons, conditions and S75 obligations are set out below:

Reason for Decision

The proposal accords with the provisions of the Development Plan and there are no material considerations which outweigh the presumption in favour of development according with the Development Plan.

A Section 75 Agreement requires to be concluded to secure the provision of affordable housing units and a financial contribution in relation to education.

Conditions

1. Prior to occupation of any unit within an identified phase of development, the developer shall submit for the written approval of the Planning Authority:
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

2. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority, in consultation with Glasgow Airport, a Bird Hazard Management Plan which includes details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. Thereafter, the Bird Hazard Management Plan finally approved shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

3. That before development starts, full details of the design of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority.

Reason: These details have not been submitted

4. That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of condition 3 above, shall be erected.

Reason: To safeguard the amenity of future residents.

5. That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, hereby approved shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

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PROSPECTIVE PROPOSAL: : Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works

LOCATION: Land to East of Clyde View Park, King's Inch Road, Renfrew

APPLICATION FOR: Full Planning Permission

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 19 January 2021 considered the attached Report of Handling and decided to continue consideration of the report for the applicant to provide an element of affordable homes on the site.

Following the Board, the applicant considered their options in line with Scottish Planning Policy and Policy P3 of the Proposed Renfrewshire Local Development Plan.

In considering the range, mix and choice of homes in the immediate area as well as the Renfrew Housing Market Area as a whole, the applicant engaged with the Council and Registered Social Landlords operating in the Renfrewshire Area.

In terms of the current Renfrewshire Strategic Housing Investment Plan 2021-22 to 2025-26, there is no capacity to fund affordable homes on this site. The funding contained in the current Renfrewshire Strategic Housing Investment Plan is fully committed in various locations across Renfrewshire until 2024 – 2025.

The applicant then considered other options to facilitate affordable homes on the site that they and other homebuilders have completed in other areas.

The applicant has recently completed a site in Blackbyres Road in Barrhead. This site contained intermediate affordable housing known as 'Golden Share' which is low cost entry level housing.

East Renfrewshire Council confirmed that their Strategic Housing Investment Plan funding is also fully committed for the next few years. The option of intermediate affordable homes provides a viable alternative to using Scottish Government resources to fund affordable homes and

RECOMMENDATION

Grant subject to conditions / Section 75 Agreement/Direction

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that this home choice has been a very popular and a successful addition to the range and mix of affordable homes for the area.

In terms of this site, the applicant, through a Section 75 Legal Agreement, will provide 48 affordable homes, 19% of the overall homes for the site.

It is considered that this approach to providing new affordable homes on the site without the requirement for public funds to subsidise the build would be in line with both the Proposed Renfrewshire Local Development Plan and Scottish Planning Policy and present a range and choice of homes on this site and area.

It is therefore recommended that members grant the application subject to conditions and the successful conclusion from the Council's perspective of a Section 75 Legal Agreement to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development as well as providing affordable homes on the site.

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RECOMMENDATION

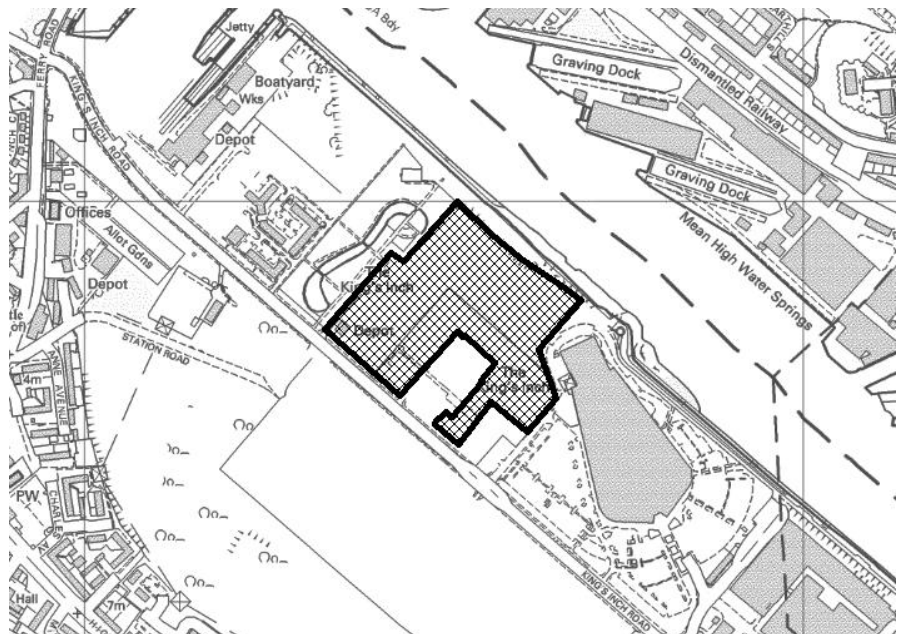
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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) as Policy P1 and the Proposed Renfrewshire Local Development Plan (2019) as Policies P1 and P2.
- There have been 172 representations, 170 against and 2 in favour of the proposals, including two from Local Elected Members.
- There were no objections from statutory consultees.
- The layout of the proposed development is acceptable and would provide a range of house sizes and types. Connectivity and good access to open space, services and facilities has been set out.
- A financial contribution is required to ensure education requirements associated with the development are delivered.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION 19/0782/PP

APPLICANT:	Bellway Homes Limited
SITE ADDRESS:	Land to East of Clyde View Park, King's Inch Road, Renfrew
PROPOSAL:	Erection of residential development comprising 142 dwellinghouses and 106 flats with associated access, landscaping and ancillary works
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>172 representations have been received, 170 raised objection, including 2 from Elected Members while 2 expressed support for the development.</p> <p>The issues raised are summarised as follows:-</p> <p>1. Traffic system can't handle the additional traffic brought by further housing, resulting in safety issues. Traffic will discourage people from using the facilities already in place at Braehead.</p> <p>Response: Following consultation with the Director of Environment and Infrastructure (Roads/Traffic) having considered the applicant's pre-application submissions as well as the details submitted alongside the planning application, no objections have been raised.</p> <p>The site layout has been designed to ensure that walking, cycling and public transport links and networks are integral to the development.</p> <p>The applicant has aimed to ensure that the connections and linkages are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>As part of the preparation of the Proposed Renfrewshire Local Development Plan (2019) a Renfrewshire wide transport appraisal was undertaken looking at all developments in the Renfrewshire area. It was concluded that adding the current proposal would not have an significant impact and the development could be accommodated within the existing road network.</p> <p>In any case this site was included in the overall Renfrew North proposals and walking, cycling, public transport provision along with access to the private vehicle were masterplanned which was accompanied by detailed assessments.</p>
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The Director of Environment and Infrastructure (Roads/Traffic) did request the applicant undertake an Accessibility and Parking Assessment to demonstrate how this layout will operate more effectively given what has been learnt from previous phases in the implementation of the Renfrew North development.

The applicant comprehensively demonstrated that the development was in line with all current Policy, Standards and Guidance in relation to active travel and transportation.

2. Renfrew needs more green zones, rail links and a leisure centre.

Response: Areas of green space / open space is dispersed throughout this proposed layout as well as through and around the Ferry Village area and indeed throughout the wider Renfrew area, with Clyde View park positioned directly to the west of the site. It is considered that there is adequate green space both as part of this proposal and linking into the wider area.

Rail links to and from Renfrew would be a decision for the Scottish Government and not something that could be considered as part of this application.

Renfrew and Braehead currently benefits from a range of facilities which are within a distance which can be reached via good walking, cycling and public transport networks.

3. Council services already stretched, with further housing likely to cause further impact.

Response: The site is a vacant piece of previously use land which was included for development in the masterplan for the Renfrew North area. From the consultations with various Council Services, no significant adverse impact has been outlined.

4. Appropriate infrastructure and services require to be in place. Insufficient GP surgeries, dentists and education and nursery provision in area for further development of this nature.

Response: The applicant has undertaken a comprehensive assessment of the educational requirements in relation to the proposed development.

The developer will make a financial contribution if there is confirmation that there are educational impacts as a result of the development.

There is adequate connections and linkages to existing services and facilities to Renfrew. Connectivity via foot/cycle and public transport from the site will ensure adequate access to services

and facilities.

Through the iterations of preparing Development Plans as well as the preparation of the masterplan for the Renfrew North area, all Key Agencies, Statutory Consultees and stakeholders are continuously consulted on each housing proposal. There have been no adverse comments regarding the inclusion of this site as a proposed housing site.

5.Renfrew will benefit nothing from further housing.

Response: As outlined above, this is a vacant piece of previously used land which was included for development in the masterplan for the Renfrew North area and has been considered as a potential housing site since 2004.

6.Building works will cause disturbance to local area.

Response: The impact of any building works associated with the delivery of development is not a material consideration that can be taken into account.

7.Loss of green space and displacement of wildlife.

Response: The site is not currently identified as an area of open space. It is a vacant previously used site considered as part of the wider redevelopment of the area.

An initial walkover of the site confirmed no notable wildlife present on the site.

8.Proposals should also include upgrades to schools to accommodate development plans. Overcrowding of schools having a detrimental impact on children.

Response: A financial contribution shall be sought should consent be issued, to ensure that educational requirements arising from the development are delivered.

Consultation between Planning and Children Services are continuous and take place early on and throughout the consultation and consideration process when development proposals are presented.

9.Quality of life has dropped in Renfrew over last 10 years.

Response: The site has been redeveloped through the years to provide a new place with connections to amenities and services expected in a good residential area.

10.Many of the houses being built are not affordable to the common person.

Response: The applicant has provided information alongside the application which sets out how this development would achieve the requirements of the policy in the Proposed Renfrewshire Local Development Plan (2019) relative to housing mix and house types including terraced and flatted properties which will be available at affordable prices.

The applicant has also provided within their supporting documentation that there will be incentives and opportunities offered to prospective purchasers to assist them to buy the properties proposed.

11. Concerned over air quality and how this development would impact on carbon zero targets as well as the river.

Response: Following consultation with Environmental Protection Section, no objections have been raised in relation to impact from air quality.

With regard to the river, SEPA and the Director of Environment and Infrastructure (Design Services) have also raised no objections. There have been extensive assessments and modelling carried out in relation to the impact on this site from the River Clyde.

The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions in comparison to existing homes.

12. Building more homes would devalue the area.

Response: The value of homes is not a material planning consideration that can be taken into account when determining this planning application.

13. Flood barriers already in place as this road floods.

Response: Extensive and comprehensive Flood Risk Assessments and Drainage Assessments along with detailed flood routing and modelling taking account the impact of climate change and tidal implications of the Clyde have been undertaken.

The details of this extensive work have been proposed to the satisfaction of SEPA and the Director of Environment and Infrastructure (Design Services).

14. Already many unsold properties in the area.

Response: Noted, however not a material planning consideration.

	<p>15. Renfrew is running out of industrial and commercial property to let.</p> <p>Response: Across Renfrewshire there is sufficient land allocated for business, industrial and commercial development through the Proposed Renfrewshire Local Development Plan (2019).</p> <p>The amount of land available for that use is also monitored and reported each year to ensure Renfrewshire has a sufficient range and choice of sites available.</p> <p>16. Cost of bus service unacceptable as an alternative to using private car.</p> <p>Response: Comments noted. The cost of buses is not within the control of planning.</p> <p>17. Can't empty buildings in Renfrew be used for additional housing provision rather than greenspace.</p> <p>Response: The use of vacant buildings is encouraged along with the reuse of brownfield and previously used sites before developing in the green belt which is in line with the strategy set out in the Renfrewshire Local Development Plan.</p> <p>As outlined above, this site is a vacant site which was previously used and has been identified as a proposed housing site in the Renfrewshire Housing Land Audit since 2006. The redevelopment of this site is in line with the overall Spatial Strategy of the Renfrewshire Local Development plan.</p> <p>18. Doesn't show any recreational areas within the layout which is disappointing and would be good for children.</p> <p>Response: Areas of open space are included and interspersed within the development layout, with a larger area of amenity space to the west of the application site boundary at Clyde View park.</p> <p>19. Safety of Clyde Walkway may be compromised as there is no way to tell what kind of people will move into the flats.</p> <p>Response: Clyde Walkway would be overlooked by the development which would assist in creating a safer space.</p>
<p>CONSULTATIONS:</p>	<p>Environmental Protection Section - No objections subject to conditions requiring the submission of a Site Investigation Report, Remediation Strategy and Verification Report.</p> <p>Response: Noted.</p>

	<p>The Director of Environment and Infrastructure (Design Services) - No objections.</p> <p>Response: Noted.</p> <p>The Director of Environment and Infrastructure (Roads Traffic) - No objections.</p> <p>Response: Noted.</p> <p>The Director of Children’s Services – It is considered that the development will generate new pupils at Kirklandneuk Primary School.</p> <p>A financial contribution will require to be agreed.</p> <p>Response: If accepted, a Section 75 Agreement will require to secure the provision of a financial contribution to ensure educational requirements directly arising from the development are delivered.</p> <p>Glasgow Airport Safeguarding - No objections, subject to the submission of a Bird Hazard Management Plan.</p> <p>Response: Noted.</p> <p>SEPA – No objections.</p> <p>Response: Noted.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p>
<p>PRE-APPLICATION COMMENTS:</p>	<p>Several pre-application meetings have been undertaken with the applicant Bellway Homes Limited and their agent’s.</p> <p>There were several iterations of layouts along with amendments to the layouts during the pre-application process. The aim was to provide a mixed development which fitted in well with its surroundings.</p> <p>Detailed discussions aimed to ensure a permeable layout could be achieved, retaining existing linkages, promoting connections to these links with an aim of retaining the spirit of the original masterplan scope for the area.</p> <p>There were extensive discussions regarding flooding and drainage, along with access to walking, cycling and public transport networks, parking and road and junction capacities in the immediate as well as wider area.</p> <p>There was detailed work undertaken regarding the educational</p>

	requirements for the proposals with continuous joint working between Children Services and Planning.
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SUPPORTING DOCUMENTS:	<p><u>Pre-Application Consultation Report</u> - The applicant submitted a Proposal of Application Notice (19/0497/NO) on 19 July 2019.</p> <p>A stakeholder and public consultation process were undertaken, and a pre-application consultation report has been submitted.</p> <p>This provides an overview of all pre-application consultations which have been undertaken, including details of the pre-application consultation events held on 13 December 2018 and 18 February 2019 respectively. The public consultation event was held at the atrium space in Braehead Shopping Centre on 05 September 2019.</p> <p>The summary provided by the applicant's agents states that around 35 people attended the event. Comments raised by attendees related to potential traffic congestion associated with the development, education capacity, healthcare availability pollution, the loss of greenspace and the types of houses to be provided.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development.</p> <p><u>Affordable Housing Note</u> - The applicant outlines their view that significant weight should not be applied to emerging Policy P3 of the Proposed Renfrewshire Local Development Plan (2019) given that the plan has not been put before the Scottish Ministers at this time and therefore may not be taken forward as a policy when the Plan is finally adopted.</p> <p>The document further states that Renfrewshire Council is on track to deliver its affordable homes targets over the next five years without the requirement for this specific development to provide any affordable units.</p> <p>The applicant shall be offering a mix of house types and assistance packages for first time buyers through the Government's Help to Buy Scheme.</p> <p>Overall, the applicant opines that the development accords with the current Adopted Renfrewshire Local Development Plan (2014) requirements and should be supported.</p> <p>Response: Although agreed that Policy P3 – Housing Mix and Affordable Housing has not been fully Examined by the Scottish Ministers as part of the Examination process of the Proposed Renfrewshire Local Development Plan (2019), this is the 'settled view' of the Council and is a material consideration</p>
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when determining planning applications at this current time.

It is acknowledged that Renfrewshire Council is on track to delivering affordable homes across Renfrewshire including new affordable homes in the Renfrew and Braehead area and that affordable homes have already been delivered in the immediate area by Housing Associations.

Drainage Impact Assessment – The applicant’s Drainage Impact Assessment considers that the proposed measures for drainage through the development of this site, coupled with the existing infrastructure in place through the original provision for the redevelopment of this area would meet the requirements of Scottish Water and Renfrewshire Council.

Response: Following consultation with the Director of Environment and Infrastructure (Design Services) these conclusions are agreed, and the proposal is considered acceptable.

Landscape Design Statement – A Landscape Design Statement has been provided which outlines the chosen landscape scheme and how it would integrate with the surrounding area, whilst respecting the requirements of Glasgow Airport Safeguarding.

Response: The landscaping arrangements proposed are considered acceptable for the location and will provide a good landscaped framework for new residential homes on the site.

As well as this, the landscaping proposed aims to link into the surrounding area providing new and enhance habitats and green corridors for species dispersal.

Design and Access Statement & Accessibility and Parking Statement – The applicant’s statements provide a history and context to the site, considering existing built form through the previous redevelopment of the wider area.

The site analysis further considers the opportunities of the site when proposing access and movement through the proposed development, leading to the final submitted detailed proposals.

Response: Overall the final submission, taking into account pre-application advice provided by the Council, is considered to be appropriate according with the overall masterplan for the Renfrew North area.

The site is considered to be well-connected and links up to the surrounding active travel and public transport network.

Air Quality Assessment – An Air Quality Assessment model predicts no significant change in relevant concentrations at all

	<p>sensitive receptors, with the impact magnitude for all investigated sensitive receptors categorised as negligible.</p> <p>Response: In consultation with Environmental Protection Section, the findings are considered acceptable.</p> <p><u>Noise Impact Assessment</u> – A Noise Impact Assessment has been provided which considers potential impact from road traffic noise on King’s Inch Road as well as industrial and commercial noise from surrounding land uses.</p> <p>The report concludes that there is a possibility that a slight to moderate impact could be felt on a small number of properties within the development and as such mitigation measures are proposed to assist in reducing any potential impact.</p> <p>Response: In consultation with Environmental Protection Section, these measures are considered appropriate.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan (2014)</u> Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I4: Fastlink Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Infrastructure Strategy: Connecting Places; Fastlink; and Flooding and Drainage Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Environment Strategy: Contaminated Land and Noise</p> <p><u>Proposed Renfrewshire Local Development Plan (2019)</u> Policy P2: Housing Land Supply Site Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Renewable and Low Carbon Energy Developments; Flooding and Drainage; and Development Contributions Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>

<p>PLANNING HISTORY</p>	<p>04/0201/PP – Amendment to the outline approval for mixed use development at North Renfrew. Granted subject to conditions March 2004.</p> <p>04/0269/PP - Mixed use development at North Renfrew (East): Discharge of Condition 5. Granted subject to conditions May 2004.</p> <p>06/0873/PP – Erection of residential development comprising in total 385 no. flatted dwellings and 27 no. townhouses with associated landscaping, infrastructure and access. Granted subject to conditions November 2006.</p> <p>06/1205/PP – Erection of residential development. Granted subject to conditions March 2007.</p> <p>19/0497/NO - Erection of residential development with associated ancillary works, open space and access. Accepted July 2019.</p>
<p>DESCRIPTION</p>	<p>Planning permission is sought for the erection of 142 dwellinghouses and 106 flats, with associated access, landscaping and ancillary works at Land to the east of Clyde View Park, King's Inch Road, Renfrew.</p> <p>The application site extends to approximately 5.6 hectares and is currently an area of overgrown previously used site, having formally housed a power station.</p> <p>The proposals seek to erect a mixture of terraced, semi-detached and detached dwellings and townhouses throughout, with flats proposed to the north and south of the site. The proposed flats would reach a maximum height of four storeys.</p> <p>Pedestrian / cycle linkages are proposed at numerous locations throughout the site to existing development and amenity space.</p> <p>Access to the development would be via the existing road opening on King's Inch Road, with a secondary access road also proposed to the south west.</p> <p>The site is bordered by the River Clyde to the north, Soar at Intu Braehead to the east, Clyde View Park to the west and to the south by further residential development and King's Inch Road.</p> <p>Centrally within the site is an existing office building which is currently unoccupied.</p>

ASSESSMENT	<p><u>The Development Plan</u></p> <p>The application site is covered by Policy P1 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019), which seek to contribute to the Council's housing land supply provision.</p> <p>In accordance with the Council's settled view, which is outlined in the Proposed Renfrewshire Local Development Plan (2019), housing would be an appropriate use which would contribute towards meeting Renfrewshire's Housing Need and Demand.</p> <p>The principle of the proposal, redeveloping vacant, previously used site in the middle of an existing place, would also be in line with the Spatial Strategy outlined in both the Adopted Renfrewshire Local Development Plan (2014) as well as the Proposed Renfrewshire Local Development Plan (2019) ensuring that brownfield land in Renfrewshire's existing places was used before green field land or green belt.</p> <p>This site forms part of the housing land supply for Renfrewshire and is required to meet housing need and demand in the short to medium term for Renfrewshire.</p> <p>Policy P3 – Housing Mix and Affordable Housing, set out in the Proposed Renfrewshire Local Development Plan (2019) is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this regard, the applicant has provided an additional statement in relation to the proposal being in compliance with Policy P3.</p> <p>In relation to this Statement, it is considered that the Proposed Renfrewshire Local Development (2019), which is the 'settled view' of Renfrewshire Council, is a material consideration in the determination of this application along with the Adopted Renfrewshire Local Development Plan (2014).</p> <p>The intention of Policy P3 – Housing Mix and Affordable Housing is for the applicant to demonstrate that the housing proposed in the submission meets the terms of Policy P3, in placemaking terms, not just housing numbers.</p> <p>It is appreciated that Renfrewshire Council, through the application and successful delivery of the Renfrewshire Local Housing Strategy, the Renfrewshire Local Development Plan and the Renfrewshire Strategic Housing Investment Plan, that the delivery on new affordable homes across Renfrewshire is on target.</p>
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It is also recognised that there have also been recent completions of successful affordable housing projects in the immediate area, delivered by Housing Associations, again in line with both Renfrewshire Local Housing Strategy and the Renfrewshire Strategic Housing Investment Plan.

It is considered that proposals demonstrate that they meet local housing need and demand by including a range and choice of types and sizes of units. This includes housing for older people and less able residents in the flatted properties on the ground floor, along with the delivery of starter homes and smaller units dispersed throughout the site.

In line with Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan, affordable housing provision can be across a range of tenures including low cost housing without subsidy.

It is considered that there is a mix of housing on this site which will add to the overall housing mix in the area. There is considered to be a range and choice of homes, types and tenures in and around this immediate area and in the Renfrew Housing Market as a whole.

The applicant's approach to providing a range of product types and assistance packages for first time buyers is considered acceptable in achieving the principles of this policy.

In assessing the applicant's approach to delivering affordable homes, this is an option that is supported by both Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing.

The proposal complies with Policy P3 of the Proposed Renfrewshire Local Development Plan (2019).

The New Development Supplementary Guidance

On such sites, which are considered to be acceptable in principle, the development requires to be assessed in detail considering layout, design and aspects of the proposals against the criteria for implementing the Spatial Strategy of the Development Plan and the Council's New Development Supplementary Guidance.

This assessment is as follows:

1) Residential Amenity

The proposal adopts the 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance

	<p>in that the layout is built around a landscaped framework which fits and connects well with the surrounding area.</p> <p>The proposal sets out a residential layout which respects privacy and outlook, with appropriate garden sizes and an overall good and well considered development pattern for the site.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places Checklist in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well-connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Designing Streets requires development to ensure the creation of successful places and streets over the movement of the car, which this layout suitably provides.</p> <p>Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been incorporated.</p> <p>These would aid to reduce driver speed and create a safe residential environment.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists to Clyde View Park, Braehead leisure and retail complex and wider established residential development as well as the River Clyde walkway.</p> <p>The site would also maintain existing linkages to contribute to safe routes to schools and are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>These routes would be adequately overlooked in line with the requirement of the Places Development Criteria set out in the Proposed Renfrewshire Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be taken from King's Inch Road, with an additional road to be created also off King's Inch Road in accordance with policy.</p> <p>Sufficient visitor parking would also be provided and dispersed throughout the site, as agreed with The Director of Environment</p>
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and Infrastructure (Roads / Traffic).

4) Design, Plot Configuration and Finishing Materials

At the site entrance, and along the extended access road internally within the site, properties adequately address the street frontage.

In terms of density and form the units proposed vary from two storey to four storey (flats), within an area of mixed development types.

The flats along the site boundaries respect the established pattern of development within the wider Ferry Village redevelopment and are in accordance with the original masterplan concept.

Finishing materials also respect existing built form surrounding the application site.

The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions when considered against existing homes.

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

There are no district heating networks which could be utilised as part of the proposal or opportunities to provide for heat demand through the creation of such a facility. The applicant did investigate this as part of the development proposal.

5) Boundaries and Open Space

The development benefits from an existing large area of open space to the west in Clyde View Park which the applicant will maintain a link to, enhancing the amenity of the development.

Within the application site itself, it is also proposed to create areas of open space for the development.

Active frontages would address these spaces to create an inclusive environment.

Soft (hedging & shrubbery) boundary treatments are to feature within the development, with fencing locations to create plot definition.

6) Landscaping

The planting specification contained within the landscaping proposals for the site is considered acceptable in ensuring an appropriate level of residential amenity and sense of place.

7) Water Management and Site Levels

The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of the Director of Environment and Infrastructure Services (Design Services) and SEPA.

Developer Contribution/Education Requirements

Throughout the pre-application and planning application process there has been ongoing discussion between Renfrewshire Council and the developer regarding the education requirements linked to this development. Through the passage of time, these requirements have changed with changes to school rolls, consideration of the Early Years Programme as well as Renfrewshire Council's future plans for educational provision in the area.

The developer undertook a comprehensive analysis of the catchment area for schools associated with this development. This analysis has been considered by Renfrewshire Council's Children Services. There was a realisation that the Council also required to undertake some analysis, particular after the impact of the COVID19 Pandemic and school rolls for the new school year.

The developer has accepted the Council's Education Impact Methodology and has confirmed that they are willing to pay the agreed contribution to ensure education requirements are in place and will continue to work with the Council to ensure that these adequately reflect the potential number of school children expected to be generated by this development.

Conclusion

In view of the above, it is considered that the proposed development would comply with Policies P1, I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated supplementary guidance.

The proposal is also in accordance with Policies P1, P3, I3 and I4 of the Proposed Renfrewshire Local Development (2019) and its associated Supplementary Guidance.

In summary, it is considered that the proposal would be in a sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plan.

	<p>It would deliver a well-designed housing site within an attractive setting and would support the objectives of Renfrewshire's Local Housing Strategy.</p> <p>It is therefore recommended that members grant the application subject to conditions and the successful conclusion of a Section 75 Legal Agreement to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development.</p>
RECOMMENDATION	Grant Subject to Conditions /Section 75 Agreement/Direction.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

A Section 75 Agreement requires to be concluded to secure financial contributions or delivery mechanisms in relation to education.

Conditions

- 1 Prior to occupation of any unit within an identified phase of development, the developer shall submit for the written approval of the Planning Authority:-
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
 - b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

- 2 Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority, in consultation with Glasgow Airport, a Bird Hazard Management Plan which includes details of the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. Thereafter, the Bird Hazard Management Plan finally approved shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

- 3 That before development starts, full details of the design of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the

Planning Authority;

Reason: These details have not been submitted

- 4 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of condition 3 above, shall be erected.

Reason: To safeguard the amenity of future residents.

- 5 That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, hereby approved shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.