



To: Planning and Property Policy Board
On: 10 November 2015

Report by: Director of Development and Housing Services

Heading: Hillington Park Simplified Planning Zone Monitoring Report 2014 - 2015

1. Summary

- 1.1. 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.
 - 1.2. 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.
 - 1.3. A monitoring report has been prepared providing a summary of development proposals that both Renfrewshire Council and Glasgow City Council have been notified of under the terms of the Hillington Park SPZ Scheme. The monitoring report for 2014-15 is attached at Appendix 1. The monitoring report will be published on the Council's Hillington SPZ web page.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Notes the Hillington Park Simplified Planning Zone Monitoring Report 2014 – 2015 as set out in Appendix 1.
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3. Background

- 3.1. The first Simplified Planning Zone in Scotland in over 20 years was set up at Hillington Business Park on the 1st October 2014. The main aim of implementing a Simplified Planning Zone at Hillington was to attract further investment into the area as well as supporting the existing businesses to grow and expand by streamlining the planning framework without compromising on the quality of development.
 - 3.2. The Hillington Park SPZ has been operational for more than a year. For the SPZ outcomes to be measured against the primary objective of encouraging sustainable economic development both local planning authorities have agreed to jointly publish an annual monitoring report providing a summary of notified developments.
 - 3.3. The first monitoring report for Hillington Park SPZ is attached at Appendix 1. The report shows that in the first year of implementing the Scheme there has been a positive uptake with the SPZ supporting development proposals which will deliver over £17m investment in the Park, creating 15,667 sqm of new floorspace and developing over 3.5 hectares of land.
 - 3.4. The investment includes £3.5 million by Kooltech for a new headquarters building with associated business and industrial floor space. £5 million on four new industrial units and £8.5 million on two new car showrooms on Hillington Frontage.
 - 3.5. Patrizia, the majority landowner within Hillington has reported that the SPZ is generating new interest from existing businesses at the park as well as potential investors who welcome the potential benefits of a simplified and streamlined planning process to their business. There are also positive signs with a number of new tenants being attracted to Hillington Park in the first half of this year which has increased office occupancy levels to a record high.
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4. Next Steps

- 4.1 A monitoring report will be prepared annually over the 10 year duration of the Hillington Park SPZ Scheme and progress will be reported to the Planning and Property Policy Board.
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Implications of the Report

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

Jobs and Economy – The SPZ will support, encourage and help deliver economic development in Renfrewshire through investment and are regeneration.

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

Appendix 1

Hillington Park Simplified Planning Zone Monitoring Report 2014-15

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HILLINGTON PARK SIMPLIFIED PLANNING ZONE MONITORING REPORT

OCTOBER 2015



The Hillington Park Simplified Planning Zone has now been operational for 1 year following its adoption on 1st October 2014. The purpose of this report is to provide an update on development notifications that have been submitted to both Renfrewshire Council and Glasgow City Council during the operation of the Scheme in its first year.

Development Activity

After a period of raising awareness following the Scheme's adoption, both Councils have received a number of notifications of developments to be taken forward under the Scheme. The largest of which are a £3.5m headquarters development by Kooltech Ltd which will use the flexibility provided by the Scheme to deliver 2500 square meters of industrial and business floor space within the Park; and a further investment of £5m by Patrizia UK Ltd to deliver 8,000 square metres of industrial floorspace accommodated within four units centred around a courtyard.

Renfrewshire Council are also in advanced discussions regarding a development proposal to deliver two new car showrooms on the Hillington M8 Frontage land. This £8.5m development is likely to act as a catalyst for the development of the prominent frontage land while enhancing the gateway to Hillington Park.

Altogether in its first year the Hillington Park SPZ has supported development proposals which will deliver over £17m investment in the Park, creating 15,667 sqm of new floorspace and developing over 3.5 Ha of land. Patrizia UK Ltd are also currently investing in comprehensive public realm and signage improvements throughout the park which is helping enhance the overall quality of environment within Hillington Park.

Figure 1 below provides a breakdown of the notified developments.

Figure 1 – Notified Developments 2014 -2015

Local Authority	Address (See Appendix 1 for location plan)	Developer	Proposal	SPZ Zone (See Appendix 2)	New Floorspace (Sqm)	Status
Renfrewshire Council	473 Hillington Road	Budget Flooring Direct	Part change of use from trade to hot food takeaway	Zone B	N/A	Complete
Glasgow City Council	Block 106 Hillington Rd G52	Patrizia UK Ltd	External alterations (cladding) and signage	Zone B	N/A	Not Started
Renfrewshire Council	56-62 Queen Elizabeth Avenue	Brick & Steel Construction Ltd	Erection of extension	Zone A	215.5 sqm Industrial	Complete
Renfrewshire Council	Land at Mossland Road	Kooltech Ltd	Workshop, Warehouse and Headquarters Building	Zone A	1,385 sqm Industrial, 1090 sqm Office	Under Construction
Renfrewshire Council	37 Earl Haig Rd	Zero Carbon Future Ltd	Erection of Plant house to serve	Zone A	22.3 sqm Industrial	Not Started

			existing warehouse		
Renfrewshire Council	North of Mossland Rd	Aviemore Trust	4 Industrial units around courtyard	7954 sqm Industrial	Not Started
			Zone A		
Renfrewshire Council	Hillington Rd/Queen Elizabeth Avenue	Patrizia UK Ltd	Landscaping upgrades to roundabout and footpaths	N/A	Not Started
			Zone B		

Figure 2 details the amount of floorspace which can still be delivered under the SPZ Scheme.

Figure 2 – Floorspace Summary

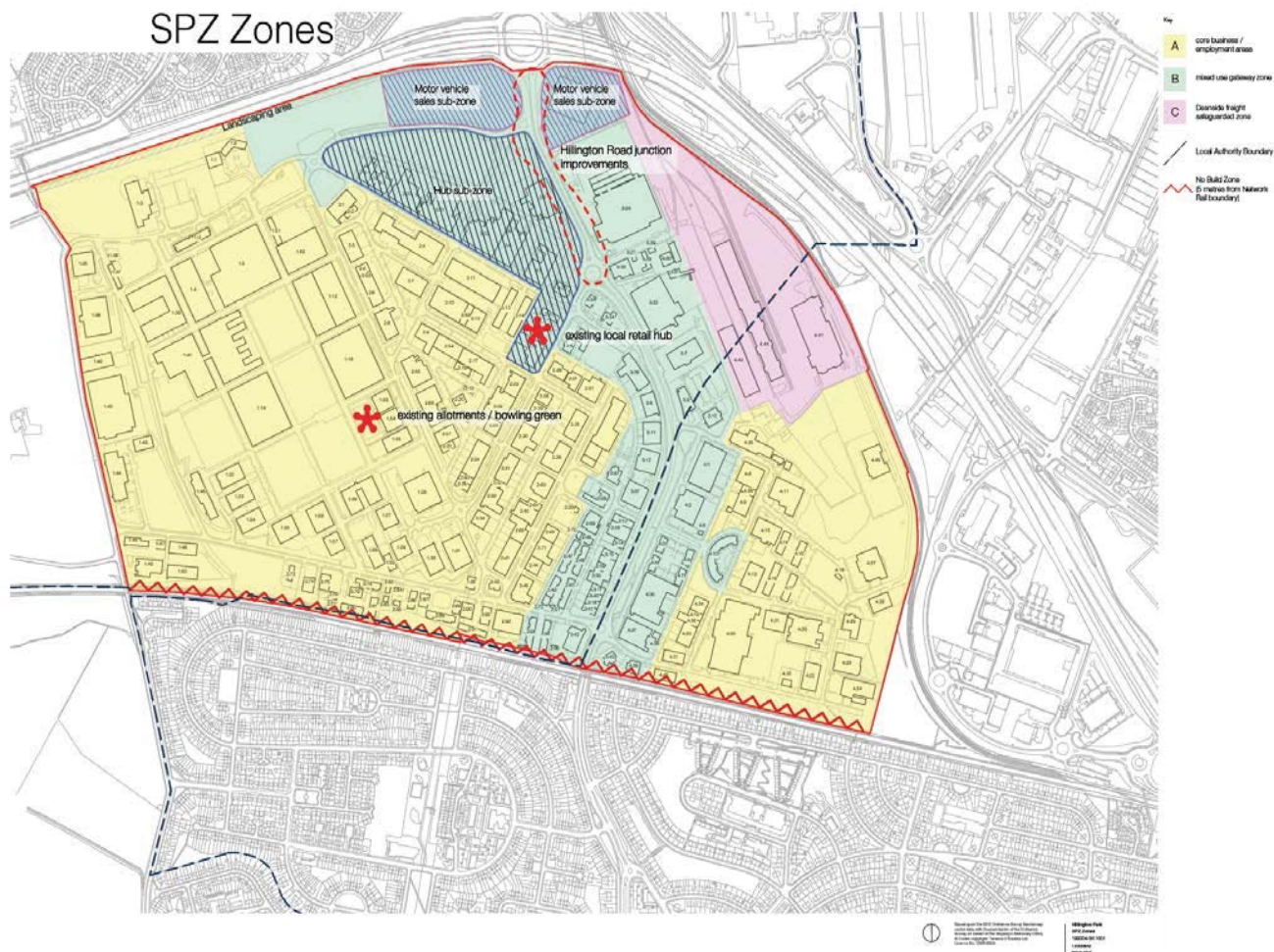
Use Class	Existing Floorspace (Sqm) 2014	Floorspace Growth Permitted by SPZ (Sqm net)	Remaining Floorspace Permitted by SPZ 2015 (Sqm net)
Sui generis (petrol filling station)	279	0	0
Class 1 Shops	25,588	3,000	3,000
Sui generis: Car sales	6,968	10,034	10,034*
Class 2 Financial, professional services	93.0	2,250	2,250
Class 3 Food and drink, sui generis hot food take away	1,230	1,500	1,420
Class 4 Business	43,219	44,652	43,562
Class 5 General industrial and Class 6 Storage and distribution	409,115	13,935	4,438
Class 7 Hotels	0	7,246	7,246
Class 10 Non---residential institutions	483	0	0
Class 11 Assembly and leisure (GEA)	7,377	2,400	2,400
	494,352	85,017	74,350

*Figure doesn't include floorspace for car showroom proposal on the frontage Land, still awaiting formal notification.

Summary

Early signs from the first year of monitoring the Hillington Park SPZ are positive. Patrizia UK Ltd already report that the SPZ is generating new interest from existing businesses at the park as well as potential investors who are positive about the potential benefits of a simplified and streamlined planning process to their business. There are also positive signs with a number of new tenants being attracted to Hillington Park in the first half of this year which has increased office occupancy levels to a record high.

Appendix 1 - SPZ Development Zones



Appendix 2 - Location of Notified Developments 2014 -15

