

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 19/0810/PP

KEY INFORMATION

Ward (6):
Paisley Southeast

Applicant:
NHS GG&C, BDW
Trading Ltd, Bellway
Homes & Cala Land
Management

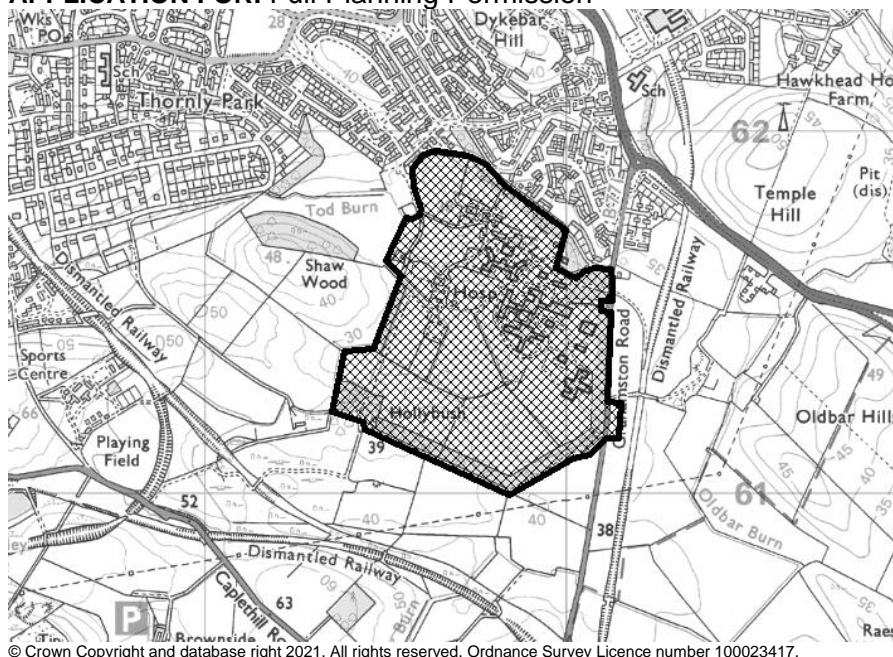
Registered:
29 November 2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of 603 dwellinghouses with associated access, parking and landscaping

LOCATION: Grounds of Dykebar Hospital, Grahamston Road, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant Subject to
Conditions/Section 75
Agreement/Direction

IDENTIFIED KEY ISSUES

The proposals accord with Policy P6 – Paisley South Expansion Area of the Adopted Renfrewshire Local Development Plan (2014) and Policy P1 – Renfrewshire's Places as well as P2 Housing Land Supply of the Proposed Renfrewshire Local Development Plan (2019).

There have been 140 representations received, 136 against and 4 in favour of the proposals. A petition with 818 signatures has also been received objecting to the proposal. An objection from an MSP along with 2 letters of support from other MSPs have been received.

There were no objections from statutory consultees.

Environment and Infrastructure Services (Traffic / Transport) object on policy grounds.

The layout of the proposed development is acceptable and would provide range of house sizes and types. Connectivity and good access to open space, services and facilities, including schools, has been set out. On balance the impact on flora, fauna and biodiversity is acceptable.

A financial contribution is required to ensure education requirements associated with the development are delivered.

RENFREWSHIRE COUNCIL
 REPORT OF HANDLING FOR APPLICATION **19/0810/PP**

APPLICANT:	NHS GG&C, Barratt David Wilson Trading Ltd, Bellway Homes & Cala Land Management
SITE ADDRESS:	Grounds of Dykebar Hospital, Grahamston Road, Paisley
PROPOSAL:	Erection of 603 dwellinghouses with associated access, parking and landscaping.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been 140 representations received, 136 against and 4 in favour of the proposals.</p> <p>Of the 140 representations there has also been several comprehensive submissions with attachments received from two individuals on behalf of Save Paisley's Green Space Group.</p> <p>A substantial report compiling the concerns raised by Save Paisley's Green Space Group which was signed with 818 signatures has also been received objecting to the proposal.</p> <p>An objection from a Regional List MSP was received with 2 letters of support for the development received from other Regional List MSPs.</p> <p>Concern regarding the proposal and the impact on climate change was also raised by Councillor from an adjoining Ward.</p> <p>Paisley East & Whitehaugh Community Council have also raised concerns regarding the impact of new/proposed residential development on local infrastructure, resources and services and the ability to accommodate increased demand and pressures due to the development.</p> <p>The substance of the concerns raised through objections can be summarised as follows:-</p> <p>Loss of green space</p> <p>Response: Green space associated with the existing Dykebar Hospital ground will be lost should the development proceed.</p> <p>The green space on the site consists of land that formed the open space within the hospital grounds which dates back to the man-made features created for the site for its initial use as an asylum.</p> <p>The land has regenerated over time and does not have any</p>
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natural heritage designations, nor is it active green space for formal recreational use.

It is though recognised that the green space has become a haven for biodiversity and habitat quality.

The significance of this existing biodiversity and ecology on the site has been extensively surveyed, analysed and assessed through Ecological Surveys and Appraisals submitted with the application.

The protection and enhancement of this biodiversity, flora and fauna is a key consideration to the development.

The design of the layout is considered to encourage and enhance species dispersal through improving connectivity through the green necklace and fingers that will be created through and around the site.

The retention of the wetlands in the centre of the site, which comprises 18% of the land of the overall site, is an important ecological feature.

The proposals also include compensation through biodiversity offsetting.

Active and passive open space and green pockets will also be interspersed throughout the site.

Existing core paths, rights of way and connections to the wider green network will be enhanced to ensure existing routes used by surrounding residents not only remain but are also enhanced to safe routes which have suitable surfacing, which are lit and overlooked.

The improvements and enhancements to the active travel networks will ensure that people of all mobilities can use these connections and leisure trails.

Of the land within the red line application boundary, less than 60% will be developed as part of the residential proposal with the remaining land being retained as green space.

In terms of the NHS retained estate, 50% of the land will be retained for green space and woodland.

Impact on infrastructure - road network, schools, medical facilities

Response:

Roads

The site has been designed to ensure that walking, cycling and

public transport are integral to the overall layout to encourage a modal shift to more sustainable modes and away from the private vehicle.

As part of the development there will be upgrades to footway links to the site to ensure that it is well connected by pedestrian links to school, community, commercial and recreational facilities.

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).

A plan has also been prepared by the applicant to show that there are services, facilities, including nurseries, schools and churches as part of the '20 minute neighbourhood' principle.

All of the routes to/from the site have been considered as part of the proposal and are lit and overlooked. The applicant has suggested that these routes will be signed to ensure the routes are easily navigable.

The Transport Assessment submitted by the applicant demonstrates that there will be no significant impact on the safe and efficient operation of the local road network which is in line with the Local Development Plan requirements.

However, given the sustainable active travel measures proposed including the enhanced footway and cycleway proposals at the Grahamston Road and Hurllet Road Roundabout to ensure safe linkages to schools, services and amenities, the Transport Assessment can not show that there would be 'No Net Detriment' caused by the development proposals. There will be an increase in queuing on Grahamston Road in morning peak times.

In considering this impact to Grahamston Road, this has to be balanced against providing much better and safer walking and cycling routes to and from the site. Also to note is that the impact does not have any impact to the main Hurllet Road or Hawkhead Road.

The proposals are considered to be in line with Scottish Planning Policy and the Policy set out in the Renfrewshire Local Development Plans in that they enhance connectivity and promote sustainable patterns of travel as part of the transition to a low carbon economy.

Education

With regards to schooling, the applicant has undertaken a comprehensive assessment of the educational requirements in relation to the proposed development.

The developer will make a financial contribution for both primary and secondary educational impacts as a result of the development.

Medical Facilities

The site has been proposed in two Local Development Plans. The Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019). Through the preparation of both Plans both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections/adverse comments to the site at any stage in proposing this site as a future housing site.

The site is in the ownership of the NHS who as one of the applicants have submitted supporting statements that set out that the services currently provided within the Dykebar Hospital Campus will remain.

The NHS Statement also sets out that all NHS Scotland Health Boards are obliged by the Scottish Government Health Directorate to manage the process of investment in their estate.

Climate Change

Response: The impact on climate change is integral to decision making on every development.

It is considered that house building will have an impact on climate change, however in order to meet the housing need and demand for Renfrewshire housing requires to be located in the right locations.

This site was included in the Renfrewshire Local Development Plan as an area that supports sustainable growth, fitting into the existing built up area.

Scottish Planning Policy and the Policies and Guidance set out in the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) state that a layout that supports low carbon design is key to assisting in climate change mitigation.

As outlined above, the key travel and transport strategy is to ensure there are enhanced, safe, alternative sustainable routes to the private vehicle. This step change in behaviour is integral to reducing the impact on climate change.

The layout also included open space, retained woodland, wetland area and new trees added to the site with a pro-active management and maintenance plan.

As 2.5 hectares of woodland/trees, one fifth of the site, being a net loss as a result of the development there will be a requirement to compensate for this loss with compensatory planting to the western side of the site, on Council land which would supplement and complement Shaw Wood.

It is considered that this compensatory planting will not only alleviate this loss, but be a gain to both assisting in reducing the impact to climate change and giving something back to the surrounding area.

The applicant has also submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions.

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

Low carbon technologies such as photovoltaic panel will be included as part of the new units with heating from solar Thermal Heating, Combined Heating and Power sources and air source heat pumps considered at the appropriate parts of the site.

In terms of Electric Vehicle Charging points, given that the red line around the site is for both the proposed residential and the NHS retained estate, there will be consideration of Electric Vehicle Charging points on the NHS land which will be used for patients, staff and can also be used for potential future residents of the new homes.

Flooding and drainage

Response: A comprehensive Flood Risk Assessment and Drainage Assessment was submitted with the application.

The site is at risk of fluvial flooding in a number of locations from the Tod Burn and an unnamed tributary which flow through and are adjacent to the development site.

During the pre-application phase of this development there was extensive discussions between the applicants, the Council and SEPA to ensure that the site could not only be developed but also in line with Scottish Planning Policy there was betterment to the site and surrounding area.

At present much of the green space within the site is extremely wet and prone to significant flooding. The proposal, with the

integration of Sustainable Urban Drainage Systems and mechanisms, will ensure that the site and the surrounding area will see betterment in terms of flooding and drainage.

The Flood Risk Assessment confirms that by safeguarding the existing functional floodplain, there is no impediment from a flooding perspective. This is agreed by both SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Privacy of existing residents being adversely affected

Response: The shortest distance between any proposed dwellings and the nearest existing dwellings at Alloway Drive is in excess of 26m.

The minimum distance residential properties should be is 18m window to window. As such, it is not considered that the proposal would negatively impact on the privacy of existing properties.

Loss of trees due to earthworks for development

Response: The applicants through various documents have set out that with any proposal there is inevitably a loss of trees and vegetation. This has been largely dictated by the earthworks required to form the development platforms for the site.

This presents a difficult decision to balance the shorter term impacts on the loss of trees and the immediate visual impact and the medium to long term benefits of an improved planting scheme, more native species and a management and maintenance programme.

The protection of the wetlands area and the setting of the listed buildings have dictated the proposed development footprint for the site.

Where possible the existing trees have been retained and will be protected in line with British Standard methodologies, and this will be supplemented by a range of new complementary native tree planting and hedges.

As outlined above, as a result of the development, as well a poor on-going management of trees in the NHS Estate, 2.5 hectares of woodland/trees will be lost as a result of the development. Around 4.7 hectares of trees will be removed with around 2.2 hectares of native species planted.

The existing trees on the site are assets to the landscape framework. The site boundaries are enclosed by significant tree belts, and within the site there are further groups of trees and younger woodland. There is over 11 hectares of trees and

existing woodland on the site.

There is an extensive area of woodland extends along the northern boundary containing predominantly broadleaved species.

Along the east, south-east and southern boundaries is a 40m wide shelter belt enclosing the site.

A further shelterbelt of sycamore extends along part of the west boundary, with agricultural land beyond.

At the main entrance to the hospital site off Grahamston Road there is a significant group of mature broadleaved trees whilst a prominent line of lime trees extends along the southern edge of the hospital buildings in the west.

The trees within the northern and eastern areas of woodland are subject to statutory protection by virtue of a Tree Preservation Order (TPO).

A Tree Survey and Arboricultural Constraints Report was submitted which outlines 118 high quality to moderate quality, healthy trees with an estimated remaining life expectancy of between 20 and 40 years are to be removed.

A Tree Planting Strategy and Woodland Management and Maintenance Plans are proposed.

The main area where there will be significant change and impact is on the southern edge of the application site. This will see a significant reduction in trees. Site visits to the area throughout the year confirmed the points outlined in the Arboricultural surveys and studies to suggest that many of these trees in this southern boundary are in very poor condition. There is a substantial amount which have fallen and others which are extremely weak and have fallen against existing trees.

A detailed assessment has been carried out to establish the trees on the southern edge that have the greatest chance of remaining wind-firm and thus providing a framework around which new woodland planting can be established at the outset of the development thus regenerating this shelterbelt from proposed diversification of the introductory of new species with new native broadleaf woodland and understorey planting.

Native broad leaf woodland mixes are proposed along the majority of the boundaries with the remaining hospital buildings. These will supplement the retained trees to the northern section of the hospital site.

The proposed Tree Planting Strategy would protect and enhance the woodland. A long-term Woodland Management and Maintenance Strategy would also be provided.

A Tree Planting Strategy would ensure that failing trees are removed and over 2 hectares of new woodland would be planted. This would exclude a further 800 new specimen trees that would be planted on roadsides and pathways providing immediate impact and considerable new tree cover.

It is considered that although there would be tree removal, it has been carefully considered as part of the masterplanning design exercise whereby the largest areas of tree removals would be within existing tree stock that has the lowest value, ecologically and in terms of longevity.

A condition that requires the applicant to submit a Compensatory Planting Plan that meets UK Forestry Standards is also considered appropriate in line with the consultation response from the Woodlands Trust. As well as this there will be a requirement to plant trees on the Council land to the western side of the site to make up for the 2.5 hectare net loss of trees on the site.

It is considered that although the proposal will see the loss of trees initially to implement the development platforms, on balance over the medium to long term the tree, landscape and woodland planting scheme and management and maintenance plans will facilitate the provision of long-term, positive change to the landscape.

Suburbanisation of Green Belt / Urban sprawl

Response: The site forms part of the Paisley South Expansion Area as identified in the Adopted Renfrewshire Local Development Plan (2014).

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

The proposal maintains strong links and connections with the existing homes at Strathcarron and the green open space as well as the retained stock at Dykebar Hospital.

It is considered that they would deliver a well-designed housing site within an attractive setting close to other amenities.

Impact on biodiversity, wildlife including badgers, bats, birds, deer etc

Response: A Bat and Barn Owl Survey, Bird Breeding Survey Report and Ecological Appraisal were submitted with the application.

Comprehensive landscape proposals along with mitigation and enhancement measures are outlined in these reports.

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

All mitigation / enhancement measures and activities will be co-ordinated and timeously implemented on site by the requirement of Construction Environmental Management Plan and associated Ecology Management Plan.

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

Licences to undertake works which may have an impact of protected species will also be required. The licences will be sought from Scottish Natural Heritage and do not come under the control of Planning. However again the timings for this will be detailed in the Construction Environmental Management Plan and associated Ecology Management Plan.

Scottish Natural Heritage were also consulted and had no comments to make.

Concerns over proposed traffic mitigation measures – Grahamston Road, Barrhead Road and Hawkhead Road and lack of active travel opportunities

Response: The Transport Assessment submitted with the application focused on the operation of the local network and the need to offer future residents viable and safe alternatives to the private car.

A package of transport improvements/interventions is proposed which include: -

- Extensive walking and cycling improvements with upgrades to existing core paths and walking routes providing walking connectivity to nearby areas;

-The upgrade of the footpath on Grahamston Road being widened and upgraded to a shared footway/cycle path with the footways on Hurler Road redetermined to allow cycle use providing a cycle link from the development to National Cycle

Network Route 75 between Glasgow and Paisley and to the cycle lanes on Hawkhead Road towards the train station;

- Street lighting along Grahamston Road;
- Upgrading of the existing connection from Dykebar Hospital which runs to Strathcarron Drive by increasing to 3m width and providing lighting;
- The site layout provides 12 enhanced connections at various points;
- Safe routes to school – detailed assessment of walking routes to schools was undertaken to ensure that the development had safe accessible routes to school;
- Public Transport – The proposal will see new bus facilities provided, allowing buses to serve the development;
- Junction improvements and pedestrian crossings – Ben Nevis Road/Hurlet Road,
- Enhanced cycle provision on Hurlet Road;
- Grahamston Road/Hurlet Road improvements,
- A Traffic Regulation Order in Place on Grahamston Road to slow the traffic down to 30MPH;
- Pedestrian crossings and improvements at Hawkhead Road roundabout;
- Improvements to road markings at Lochfield Road;

As outlined above, the significant interventions proposed as part of this development is to ensure active travel becomes the safe and viable alternative to the private vehicle.

The layout and extensive off-site works demonstrate that this is what is trying to be achieved to encourage residents to take this alternative mode.

The off-site works on the various walking and road networks are to enhance the walking and cycling journey and experience as well as resolve many of the existing issues with the existing road network in this area such as at the top of Hawkhead Road and also Ben Nevis Road/Hurlet Road which would remove the requirement for left turn only out of St Andrew's School and existing residential estate.

The inclusion of pedestrian crossing will also make it a much safer route to schools.

Light pollution

Response: The location and type of street lighting columns would be considered at Road Construction Consent.

It is not considered that the additional street lighting as a result of any proposal will have a significant impact on the surrounding area.

Lack of affordable housing

Response: The applicant has provided an Affordable Housing Statement alongside the application which sets out how this development would achieve the requirements of Policy P3 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.

It is considered that the units proposed on this site are in line with the definition of Affordable Homes as set out in Scottish Planning Policy.

In relation to the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing, the development is to deliver a range and choice of homes such as flats, terraced, semi-detached and detached units from 1 bedroom through to 5 bedroom accommodation.

In looking at the potential cost of these new homes on the site and also the average house prices in Renfrewshire, over 100 new homes or 18% will be within the affordable bracket.

Impact on patients within hospital including reduction of green space

Response: The NHS as joint applicants on this application considered that there was a need to be a part of this overall masterplan process to ensure that patients, staff and the retained estate greatly benefited from the proposal.

In this instance, the enhanced, safe connections, improved public transport provision, a landscape framework with improved maintenance of trees and open spaces, the option of new homes in close proximity to the hospital for staff, the retention of employment and services onsite, the reinvestment of funds back into services at the hospital through the sale of part of the site and the upgrading and enhancement of utilities, drainage and services as part of the works will see benefits to the NHS retained estate.

The NHS Supporting Statement submitted with the application sets out that the hospital campus would be enhanced, including

areas of open space within the remaining hospital site during the course of the development.

The NHS retained estate would consist of 50% open space and woodland.

A Landscape Strategy and a Tree Management and Maintenance Plan is being proposed, with rest areas, therapy gardens and new exercise areas also proposed for patients.

The layout has been a joint approach by both the Consortium of Homebuilders and the NHS, with patient experience and well being the key to ensuring both the existing use and the new proposed use can sit well together.

It is considered through conditions ensuring these proposed strategies are designed well and implemented successfully that there will be a benefit for patients and staff at Dykebar.

Noise and disturbance

Response: It is not considered that the development and use of the site for residential purposes would result in unacceptable noise and disturbance to the existing adjoining residential area.

Regarding noise during construction, this would be a matter for the Council's Environmental Protection Section to control should there be an issue that arises at the site.

Lack of Maintenance and Management Plan for common grounds and burden on homeowners

Response: A factoring scheme and associated costs will be set out in the Deed of Conditions that forms part of the legal documentation at the time of the house purchase. Indicative costs are approx. £200-£300 per year based on site specific requirements.

A Woodland Management Strategy and Tree Maintenance Plan for both the proposed residential area and the NHS retained estate is proposed to provide a sustainable and pro-active approach to maintaining and enhancing these asset at the site and will be reviewed every 5 years.

Extensive Earthworks not properly outlined in reports, supporting information and plans. Hazards of Wetlands Area due to steep slopes and flooding (Not accurately represented in artist impression/visualisations)

Response: The existing topography in some parts of the site are steeply sloping and particularly around the southern side of the wetlands area.

The house levels have been designed to suit the site topography and this will result in extensive earthworks.

Given the existing topography on the site there is no other way to build flat platforms for houses than to undertake these extensive earthworks.

The regrading will consist of upfill on some parts of the site and the removal of soil on other parts to get the platforms required for a suitable build.

Whilst the central grass area is currently wet on this site, it sits in a poorly drained bowl. Once the site is developed, with positive drainage directed to the site's Sustainable Urban Drainage Systems, the area will drain more effectively.

In line with Scottish Planning Policy, drainage and flood measures require to ensure betterment for the site, this is the intention with the significant drainage interventions proposed.

Both SEPA and the Director of Environment and Infrastructure (Design Services) are satisfied with the proposals.

In relation to proposed earthworks impacting on existing watercourses, habitats and environment. All of the remedial measures outlined in the various assessments and documents provided will be implemented as part of the conditions of any consent.

The requirement to submit a Construction Environmental Management Plan which outline all remedial and mitigation measures and activities will be required to prevent and reduce impacts on the environment and ecology on site.

In terms of the artist's impressions and visualisations, these will not form part of any stamped plans. They are just impressions of what parts of the site could finally look like should consent be granted.

Impact on Listed Buildings

Response: As part of implementation of the layout, the demolition of the Category B Listed Hazelwood Villa on the site, (planning application ref. 18/0750/LB) was granted Listed Building Consent.

As part of the consideration process, the layout has been altered to open up and retain the views and vistas to and from the listed buildings and structures on the site. Aiming to preserve and enhance the built heritage associated with the retained estate.

Historic Environment Scotland were consulted on the application and provided no comments the proposals.

	<p>The funds received through the sale of part of the land at the Dykebar Estate will enable reinvestment at the site.</p> <p>Representations in favour of the development: -</p> <p>The development will provide much needed homes for the area</p> <p>Response: It is agreed that a range and choice of homes across Renfrewshire is required to meet the required need and demand for homes in line with the Clydeplan Housing Need and Demand Assessment as well as the housing targets set out in the Renfrewshire Local Housing Strategy and Renfrewshire Local Development Plan.</p> <p>The site is located within an area identified in the Adopted and Proposed Local Development Plan and the proposal would be a vehicle to deliver jobs, new capital investment and would allow for the NHS to invest in services and improve the retained Dykebar Estate.</p> <p>Response: Noted.</p>
CONSULTATIONS:	<p>Paisley East & Whitehaugh Community Council - Raise concerns regarding the impact of new/proposed residential development on local infrastructure, resources and services and the ability to accommodate increased demand and pressures due to the development.</p> <p>Response: In suggesting this site as a potential future housing site through the preparation of the Renfrewshire Local Development Plan both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections from either stakeholder to the site at any stage in proposing this site as a future housing site.</p> <p>The NHS Statement in relation to development at this site sets out that all NHS Scotland Health Boards are obliged by the Scottish Government Health Directorate to manage the process of investment in their estate.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p> <p>SNH – No comments.</p> <p>Response: Noted.</p> <p>SEPA – After initially objecting to the proposal, have removed the objection on the basis that the updated Flood Risk Assessment and the removal of any development in the</p>

functional floodplain satisfactorily addressed concerns.

Response: Noted.

The Coal Authority – No objections.

Response: Noted.

West of Scotland Archaeology Service (WOSAS) – No objections subject to the implementation of a condition for the developer to secure a scheme of archaeological works.

Response: Noted. This could be addressed with the implementation of an appropriate planning condition.

Scottish Forestry - A condition should be attached to secure a Compensatory Planting for the woodland to be removed.

Response: Noted. This would be addressed with the imposition of an appropriate condition.

Woodland Trust - Object due to the loss of a veteran sycamore (T944).

Response: Discussions with the Consortium confirmed that there no solution or layout change that can ensure that this tree is retained.

This outcome is extremely disappointing, and the Consortium have been given various opportunities to remedy or change the layout to save this tree.

Strathclyde Partnership for Transport (SPT) – Require the buses to be routed through the development and that a Bus Service Strategy be prepared to provide details on bus service provision during construction, and completion of each parcel of the development along with associated public transport infrastructure requirements as well as funding mechanisms to support public transport provision at the site.

SPT raise concerns regarding any potential impact from the development on the main routes through Paisley and ensuring that the local bus network is not impacted.

Response: A condition regarding the provision of a Bus Services Strategy and routing of buses through the site can be added as well as the requirement for the applicants to discuss with bus operators the potential future funding mechanisms required for such a development.

Through the extensive discussions regarding the Transport Assessment and active travel and transportation measures, the applicant proposes to ensure that the flow on the main routes such as Hurler Road and Hawkhead Road will not be

detrimentally impacted on due to the development. There will be an impact to flow on Grahamston Road which is due to enhanced walking and cycling sustainability measures that are proposed.

Historic Environment Scotland – No comments.

Response: Noted.

The Director of Children’s Services – Through extensive discussions with the Consortium’s agent Geddes Consulting, it is considered that the potential impact of the development to both Primary School and Secondary School infrastructure can be mitigated by the provision of a financial contribution to fund additional educational infrastructure at both Todholm Primary School and St Andrew’s Academy Secondary School.

Response: If accepted, a Section 75 Agreement would be required to secure the provision of a financial contribution to mitigate for educational impacts directly arising from the development.

Environmental Protection Section - No objections subject to the mitigatory measures contained in the Noise Assessment and Air Quality Assessment.

In relation to the initial Site Investigation submitted for the site, the Environmental Protection Section are satisfied with the overall framework and detail provided.

A further Site Investigation, as an addendum report, will be required which considers the areas where the hospital buildings are to be demolished, provides a quantitative risk assessment for the water environment and provides commentary on the comments provided by the Environmental Protection Section.

A Remediation Strategy and Implementation Plan requires to be submitted timeously along with a Verification Report upon completion of plots/stages of the development.

Response: Noted. Mitigatory measures are proposed and they would be conditioned as part of any consent.

Environment and Infrastructure Services - (Design Services) - No objection in relation to flooding. Satisfied that the assessments provided by the applicant adequately demonstrate that the proposals will not have an impact on drainage or flooding in and around the site.

Sustainable Urban Drainage System (SuDs) require to be integrated in the overall layout and design of the site.

Response: Noted.

Environment and Infrastructure Services (Traffic & Transport) – Object to the proposal as fundamentally the Transport Assessment recognises that the development will bring additional trips to the network and the package of measures proposed cannot demonstrate ‘No Net Detriment’ to the local road network.

Response: An addendum to the Transport Assessment was provided by the applicants in response to detailed comments provided by the Council’s Environment and Infrastructure Services (Traffic and Transport).

The applicant’s then provide 3 additional packages of information to address the comments and to show that although the proposed changes to the existing infrastructure do not demonstrate overall ‘No Net Detriment’ to one part of the road network this is due to prioritising infrastructure for walking/cycling trips and ensuring these are safe and a real alternative to the private car. There will be as a result of this development increased queuing on Grahamston Road at morning peak times.

This point of policy requires to be balanced against the package of travel improvements which is proposed including: -

- Extensive walking and cycling improvements with upgrades to existing core paths and walking routes providing walking connectivity to nearby areas;
- Safe routes to school – detailed assessment of walking routes to schools was undertaken to ensure that the development had safe accessible routes to school;
- Public Transport – The proposal will see new and enhanced bus facilities/services provided;
- Junction improvements – Ben Nevis Road/Hurlet Road, Grahamston Road/Hurlet Road, Hurlet Road and Lochfield Road/ Barrhead Road junction with the provision of extra capacity of these junctions as well as improved pedestrian/cycle facilities at any of these junctions.

In line with Scottish Planning Policy and ‘Promoting Sustainable Transport and Active Travel’, the Planning System should support patterns of development which:

- Optimise the use of existing infrastructure;
- Reduce the need to travel;
- Provide safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport.

	<p>Scottish Planning Policy also states that planning permission should not be granted for significant travel generating uses which would increase the reliance of the car and where:</p> <ul style="list-style-type: none"> • Direct links to local facilities via walking and cycling networks are not available or cannot be made available; • Access to local facilities via public transport networks would involve walking more than 400m; • The transport assessment does not identify satisfactory ways of meeting sustainable transport requirements. <p>It is considered that the development proposals maximise the extent to which its travel demands are met first through safe, overlooked and convenient walking routes, then cycling networks, then public transport and finally through the use of private cars.</p> <p>Although there remains an outstanding objection from Environment and Infrastructure Services (Traffic and Transport) it is considered on balance that there requires to be an emphasis away from the private vehicle and enhancement of the walking, cycling and public transport experience if we truly want to see a step change in residents behaviour to more sustainable methods of travel.</p>
<p>PRE-APPLICATION COMMENTS:</p>	<p>Extensive pre-application meetings have taken place since 2014 with various parties and stakeholders regarding potential development of this site for residential.</p> <p>The main points of principle and detail discussed was in relation to:</p> <ul style="list-style-type: none"> • Flooding/Drainage; • Walking/cycling/public transport networks; • Internal and external road network; • Biodiversity, Ecology; • Trees; • Educational requirements; • Layout/design/play and open space provision; • Range and types of housing; • Low Carbon Design/development; • Heritage Assets; • NHS Retained Estate.
<p>ASSESSMENTS:-</p>	<p>Pre-Application Consultation Report (PAC) – A PAC report is required by the Development Management Regulations for all major planning applications such as this development.</p> <p>The submitted report sets out details of the steps taken by the applicant to provide sufficient information about the proposed development, 2 public events, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p>

Two public events were held on 20 June 2018 within Dykebar Hospital (64 attendees) and 10 September 2019 at Hunterhill Community Centre (110 attendees).

Issues raised during feedback included:

- Roads Infrastructure;
- Community Infrastructure;
- Loss of Greenspace;
- Requirement for affordable homes;
- Ecology; and,
- NHS management/maintenance.

Response: The content of this report meets the requirements set out in statute.

Design and Access Statement: A Design and Access Statement is required by the Development Management Regulations for all major planning applications.

The document outlines that the design for the site has been developed from a desire to create a development which connects the site and existing residential developments in the local area whilst embracing the design principles of Designing Places, Designing Streets and Renfrewshire's Places – Residential Design Guide.

The statement highlights the history of the site to set the context for the reason for the proposal. The evolution of the layout considering the sites built form, heritage and green assets, topography, movement and connections, along with constraints and opportunities.

The design concept of the proposal is the creation of a high quality built environment which establishes a strong neighbourhood character and ensures long term sustainability. The existing and proposed landscaping design strategy is outlined which include:

- A green core;
- Civic Spine;
- Development Gateways;
- Green Spine;
- Green Fingers;
- Key Frontages;
- Perimeter structure planting.

The document describes the design process followed by the applicants in formulating the proposal, with reference to various design principles and reference sources.

Response: The detail of the document is adequate for the purpose of assessing the application and provides a site analysis which outlines how this has influenced the layout and

design of this site in line with the opportunities and constraints.
Planning Statement: The submitted statement describes the site and surroundings, planning history, development proposals, policy context and provides a planning assessment for the site.

The statement concludes that the applicants consider that the proposed development is in accordance with planning policy. It will deliver much needed new homes in a sustainable, high quality development with placemaking at its heart.

Response: The detail provided in this document was considered to be inadequate for some elements of proposals and assessment and Planning requested furthermore detailed information in respect of Affordable Housing, Low Carbon Design, Placemaking and Broadband Infrastructure.

Landscape Placemaking Strategy Report: The document has been produced to support and summarise the various environmental technical reports submitted with the application and demonstrates how the site surveys, site analysis and environmental considerations have shaped the layout and the resulting masterplan.

The Report was produced in response to the comments provide by Planning in relation to the supporting information and overall layout for the site.

The Report highlights that further design was undertaken to improve and enhance the masterplan for the site.

Response: The detail of this document provides more of a cohesive interpretation of the extensive amount of assessments and reports produced alongside this application.

This document assists with explaining the proposals in a more comprehensive manner and is adequate for the purposes of assessing the application.

Flood Risk Assessment: A Flood Risk Assessment (FRA) was submitted. The recommendations have focused on outlining a strategy to ensure that the development will not be at risk of flooding and will not increase the risk of flooding elsewhere.

The FRA concludes that by safeguarding the existing functional floodplain, there is no impediment from a flooding perspective.

Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.

Drainage Strategy – The Drainage Strategy concludes that the proposed development can be drained in a sustainable manner to meet the requirements of Scottish Water and Renfrewshire

Council.

Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.

Transportation Assessment & Transport Assessment

Addendum: The assessment highlights how the development is integrated into existing and planned networks for pedestrians, cyclists and public transport in accordance with both National and Local Policy and that there is appropriate access to sustainable transport networks within the vicinity of the site.

The development layout is designed in accordance with the Designing Streets Policy which is intended to enhance the environment for pedestrians and cyclists and mitigate against the private car dominating the development.

A '20 Minute Neighbourhood' has been analysed with multiple connections to/from the development with enhancements to existing routes.

A key consideration of the development is the accessibility of the development by sustainable modes, and in particular, to local schools.

The key aim of the development is to provide good quality and safe walking and cycling facilities to reduce vehicle trips.

The Transport Assessment Addendum builds on the conclusions of the Transport Assessment and contains additional details of walking and cycling routes and safe routes to schools as well as details of the further mitigation measures proposed for both walking and cycling routes.

Response: Environment and Infrastructure Services (Traffic & Transport) object to the proposal on the basis that the mitigation measures put forward are unable to demonstrate that there would be 'No Net Detriment' caused by the proposals on the local road network.

Notwithstanding this, as set out above, a package of off-site improvements has been developed through the application process together with improved sustainable footway/cycle connections which would enhance the environment for pedestrians and cyclists to mitigate against the private car dominating the development.

Walking, Cycling and Safe Routes to School Assessment –

Sets out that a key consideration of the development is the accessibility of the development by sustainable modes to local schools, amenities, facilities and services.

The key aim of the development is to provide good quality and

safe walking a cycling facilities to reduce vehicle trips from the development.

The report builds on the conclusions of the Transport Assessment and contains details of the walking and cycling routes and safe routes to school as well as details the mitigation measures proposed to enhance walking and cycling routes and infrastructure.

Response: This is a comprehensive report which was supplemented by both Renfrewshire Council Environment & Infrastructure Services (Roads/Traffic) and Planning walking each of these routes with the Consortium and their Transport Consultants and working out what enhancement would be required for each route.

The interventions proposed to ensure these routes are safe and inviting are to be attached as conditions.

Travel Plan – Provides an outline of the '20 Minute Neighbourhood' criteria, highlighting what can be found in the immediate area through walking and cycling networks as well as connectivity to public transport networks and encourages 'Journey Share' principles.

Response: The applicant is proposing a step change in behaviour from the outset to encourage active travel and public transport as a real alternative to the private vehicle.

Noise Assessment/Air Quality Assessment – The noise mitigation measures proposed, the internal noise guideline levels would be achieved.

Similarly, the Air Quality Assessment concludes that the assessment demonstrates that the proposed development will not lead to an unacceptable risk from air pollution, nor will it lead to any breach of national policy.

Response: The Council's Environmental Protection Section was consulted and have no objections subject to the mitigatory measures contained in the Noise Assessment and Air Quality Assessment.

Mitigatory measures are proposed and they would be conditioned as part of any consent.

Site Investigation Strategy – The Site Investigation Strategy proposes measures consistent with conventional practice and that appropriate approvals should be received from Council departments before design works are advanced to any considerable stage.

Response: The Council's Environmental Protection Section

(Contaminated Land) were consulted and have no objections subject to the imposition of planning conditions with respect to the submission of an updated site investigation, a remediation strategy and implementation plan and a verification report.

Heritage Impact Assessment (HIA) – The assessment considered the potential impact on the heritage significance of the heritage assets on the site and also within a 500m area of the site.

The assessment concludes that the proposed works would not be indirectly impact on the Listed Buildings of Dykebar Hospital.

The historic landscape was already impacted upon by the construction of the modern Dykebar complex to the south of the historic buildings.

The proposal aims to preserve the setting and reduce potential impacts.

Regarding below ground features, further archaeological mitigation will be required.

Material from the to be demolished Hazelwood Villa would also be utilised throughout the site including at key points such as the accesses to the site.

The Heritage Impact Assessment concludes that the design of the proposal aims to minimise the impact and intends to provide a positive setting for the listed buildings within the site and retaining areas of landscaping significant for the vista of the buildings.

Response: The report is adequate to provide information on the potential impact on heritage assets.

A condition in relation to archaeological works would also be imposed.

As set out in the Heritage Impact Assessment, materials from Hazelwood Villa would also be utilised throughout the site (18/0570/LB). An appropriate condition with this regard could also be imposed.

Tree Survey and Arboricultural Constraints Report – The report that 207 trees would be removed which includes 63 Category A (high quality) trees, 89 Category B (trees of moderate quality), 52 Category C (trees of low quality) and 3 are Category U (trees not expected to live for longer than 10 years).

A detailed assessment has been carried out to establish the trees on the southern edge that have the greatest chance of

remaining wind-firm and providing a framework around which new woodland planting can be established at the outset of the development.

The document outlines that this would have added management advantage, moving away from an even-edged, monoculture woodland and will negate the longer-term probability of the requirement to completely remove and replant shelterbelts in the medium term.

Response: It is considered that proposed replanting seeks to mitigate tree loss and create opportunity for biodiversity.

Retained portions of existing planting will also be supplemented with new understorey vegetation. Additional under-storey woodland planting is also proposed along the southern shelter-belt.

Following discussions with Planning, the application was also amended where the northern access altered to retain existing trees, increased planting through the green fingers, greater enhancements to shelter belts, retention of the footpath at the north of the site rather than realignment in order to retain more trees.

Street trees will be a prominent feature within the site, particularly at the main south-east entrance where there would be avenue planting along the civic spine.

Tree Planting Strategy & Arboricultural Survey – Provided an analysis of the existing trees and vegetation on the site. Set out the ecological benefits of the proposals and also provided an analysis of the impact of the development.

The strategy outlines the two Tree Preservation Orders on the site to the north and east of the site.

Tree removal will be necessary across the site to accommodate the proposal with much of the removal of trees comprising of scrub or intermittent hedgerows as well as some areas of woodlands.

In terms of the tree shelterbelt to the southern side of the site, these trees are susceptible to wind damage. Future management options for these trees is clear-felling. The proposed development will advance the felling of these trees which would likely need felled as a group in 20-30 years.

The overarching tree planting strategy is to reinforce the existing character and offset necessary losses associated with the development.

The document outlines that there will be a tree planting net gain

and the replacement trees will all be native broad leaf species.

Response: The initial Tree Planting Strategy and Survey submitted was not considered to be comprehensive for the purposes of the submission.

Additional surveys were then subsequently provided to supplement and provide a more comprehensive overview.

Landscape and Visual Appraisal: The landscape sensitivity of the site and the surrounding local landscape character was considered to inform consideration of the potential landscape effects arising from the proposed development.

The study provided an appraisal of baseline landscape character and visual amenity within a 2km radius study area.

The appraisal concludes that although there will be substantial landscape effects within the site, these would be rapidly reduced beyond the site boundary.

Mitigatory planting would provide additional screening and filtering of views into the site in the long-term and the design incorporates a range of smaller, more accessible public greenspace to compensate for the loss of the existing amenity loss of the site.

Response: Although it was considered that this appraisal was comprehensive, it did not relate well or cross reference the Tree Planting Strategy or the Heritage Impact Assessment. The Landscape Placemaking Strategy was therefore submitted in order to pull all of the strategies together for the site.

Bat and Barn Owl Survey/Bird Breeding Survey Report and Ecological Appraisal: The following Protected Species Surveys were undertaken:

- Bat Roost Surveys;
- Bat Activity Survey;
- Badger Survey: and,
- Barn Owl Surveys.

These documents identify ecological receptors and outline mitigation/enhancement measures.

The surveys were carried out in June 2018 with updates to the surveys undertaken in September 2019 and then again in July 2020.

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

Response: Scottish Natural Heritage (SNH) were consulted and have no objections to the proposal.

Mitigation measures are outlined in these reports. By adopting appropriate mitigation/ enhancement measures at this stage, it is considered that the ecological receptors identified in the reports would not be adversely affected by the development.

Conditions would be applied to ensure that there is a net gain in biodiversity.

Long term habitat management plans will also be conditioned to ensure beneficial ecological enhancement, management and maintenance.

Affordable Homes: In line with the Proposed Renfrewshire Local Development Plan, the developer has considered Policy P3 – Housing Mix and Affordable Housing.

The development will include 36 flats, comprising 1 and 2 bedrooms to help deliver suitable accommodation for first time buyers in the area.

Terraced, semi-detached and detached homes would also provide a range of housing types to cater to a variety of needs and budgets within the vicinity.

The mix of new homes is based on the established market demand in the locality.

Indicative prices for new homes will start at £135,00 which is significantly below the average selling price of a home in Renfrewshire where in July 2020 the average price was £158,524.

Nine properties would be priced below £155,000. Almost a fifth, 108 (18%) of the houses on site will also be available for below £200,000 which is significantly below the national average of £256,840.

Response: The statement provides justification in relation to compliance with Policy P3 - Housing Mix and Affordable Housing of the Proposed Renfrewshire Local Development Plan (2019).

Supporting Statement – NHS Greater Glasgow and Clyde Retained Estate (Dykebar): The document outlines which clinical and non-clinical services will be retained within the Dykebar Estate within the improved hospital campus as part of the partial sale of the site.

Dykebar hospital comprises a total of 25 individual buildings, including 10 Category B Listed Buildings. Listed Building consent was granted 20 August 2019 (Planning Ref No. 18/0570/LB) for the demolition of Hazelwood Villa. The 9 remaining Listed Buildings will house the NHS administrative and outpatient functions.

Within the application site, just under 60% would be developed and approx. 50% of the remaining land of the hospital campus would be open space and woodland.

Campus improvements would include drainage, improvements to access points to the hospital, improvements to the internal road network and parking provision.

The NHSGCC have appointed a technical team to develop the detail of the anticipated physical changes to the hospital campus and include a landscape strategy and tree management plan and drainage system alterations.

The Landscaping Strategy will be sensitively designed to offer patients, staff, visitors and the local community to enjoy a more attractive, safe and welcoming space within the hospital grounds that largely contribute to improved health and well-being.

Response: It is considered that the document adequately explains NHSGCC retained services on the hospital grounds and the intended improvements to the campus. It is considered appropriate that an appropriate condition regarding the Landscape Strategy and Tree Management Plan is imposed.

Energy Statement - This statement outlines that the consortium support the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.

This approach will result in a reduction in carbon emissions of more than 15% as sought in Policy I7 of the Local Development Plan.

Response: Content of the report considered to be acceptable and to demonstrate compliance with appropriate policies.

Socio-Economic Statement – Present an independent socio-economic assessment to show the net economic benefit generated by the proposed development.

The report states that the development will generate:

- In excess of £150 million of new capital investment;
- Employment opportunities;
- Delivery of homes to first time buyers and those wanting to downsize;
- £2 million per annum in Council Tax;
- £18.0 million per annum in total household expenditure, with £7.3 million for new consumer retail spending;
- The NHS no longer having surplus land;
- 200 NHS jobs retained on site
- Resources put back into the retain NHS estate as well

	<p>as supporting the viability of other local health and education infrastructure;</p> <p>Response: Noted.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan 2014</u> Policy P6: Paisley South Expansion Area Policy ENV 2: Natural Heritage Policy ENV 3: Built and Cultural Heritage Policy P8: Open Spaces Policy I1: Connecting Places Policy I5: Flooding and Drainage Policy I7: Low Carbon Developments</p> <p><u>New Development Supplementary Guidance 2014</u> Places Development Criteria Infrastructure Development Criteria Trees, Woodland and Forestry Contaminated Land Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P1: Renfrewshire's Places Policy P2: Housing Land Supply Policy P3: Housing Mix and Affordable Housing Policy P5: Green/Blue Network Policy P6: Open Space Policy ENV 2: Natural Heritage Policy ENV 3: Built and Cultural Heritage Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015.</p>

<p>PLANNING HISTORY</p>	<p>18/0392/NO – Proposal of Application Notice for Erection of Residential Development – 27 June 2018</p> <p>18/0491/EO – Request for Screening Opinion for residential development – 19 July 2018</p>
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	<p>18/0570/LB – Demolition of former hospital building (category B listed Building).</p> <p>The wider hospital site including other hospital buildings have also been subject to applications for tree works, listed building consent over some years.</p>
<p>DESCRIPTION</p>	<p>Planning permission is sought for the erection of 603 residential unit together with associated roads, footpaths and open space located within the grounds of Dykebar Hospital, Grahamston Road, Paisley.</p> <p>The development would consist of a mix of house types including, flats, terrace, semi-detached and a range of detached dwellings. The homes will range from one bedroom to five bedroom.</p> <p>Externally, the dwellings would be finished with a restricted palate of materials of brick, render, with cast stone detailing and surrounds. The roof materials would be tiles of either grey or terracotta colouring.</p> <p>Boundary treatments would also be incorporated with the use of hedges, railings and walls to help define boundaries between the private and public realm.</p> <p>The vehicular access to the site would be at two points along the eastern boundary from Grahamston Road. The northern entrance is accessed via the existing access road into the Dykebar Hospital site.</p> <p>The layout has been updated at the northern access in order to retain Category A and B trees at this point. The existing trees create a prominent arrival space, framing the entrance and retaining the heritage of the existing site, adjacent to the historic gatehouse.</p> <p>A new roundabout on Grahamston Road would also provide vehicular access to the development on the southern part of the site.</p> <p>Street trees at the south-east entrance would be a prominent feature where there would be avenue planting along the civic spine.</p> <p>Secondary, non-vehicular, entrances to the site would be of a more intimate scale.</p> <p>The site would be developed to contain character areas. These character areas would break the development into distinct areas and would be achieved through the use of different</p>

material palettes and planting mixes within each area.
Green Core

The Green Core would be at the centre of the development and would take the form of semi-rural parkland that incorporates natural habitats, active travel routes as well as informal and formal recreational activity.

This area offers the opportunity to create a meaningful Sustainable Urban Drainage Systems and ecological network that is integrated into the parkland.

Houses which are also located within prominent corner plots at this area would also feature enhanced gables with a dual frontage.

Landscape Fingers

These areas would extend from the Green Core into the residential areas, linking them to the wider green network with path networks and would also provide access for incidental play areas.

Spine Road

The Civic Spine would form the primary circulation route through the site and would be of a scale to reflect this importance.

Avenue trees and open space alongside the road would provide formality and amenity space.

A 3m wide cycle route would also be incorporated along the spine route linking the entrance gateway to the western edge of the site.

Development Pockets

The primary route would lead to the secondary streets and lanes to maximise connectivity through the site.

These streets would be more informal with varying road widths, street trees and boundaries.

This street environment would be pedestrian friendly.

Listed Building Context

The retained Dykebar Hospital Buildings have influenced the design for the masterplan in the northern area of the site. Landscape buffers are proposed to define the shared edge between the new development and existing buildings and would also enhance the setting of the listed buildings.

	<p>The site lies on the south eastern edge of Paisley to the south of the established residential area of Dykebar, and west of Grahamston Road (B771).</p> <p>The site extends to approximately 49.58 hectares. The north-east half of the site incorporates Dykebar Hospital grounds and buildings, some of which are listed with open ground extending to the south.</p> <p>The site is located to the south-east of Paisley, west of Grahamston Road. The site boundaries are enclosed by significant tree belts, and within the site there are further groups of trees and younger woodland.</p>
<p>ASSESSMENT</p>	<p>The application site is located within the Paisley South Expansion Area (Policy P6) as identified in the Adopted Renfrewshire Local Development Plan (2014) and both Renfrewshire's Places (Policy P1) and Housing Land Supply (Policy P2) in the Proposed Renfrewshire Local Development Plan (2019).</p> <p>Policy P6 contained within the Adopted Local Development Plan states that Dykebar is allocated as a site to provide medium to long term residential expansion to Paisley subject to a master plan approach.</p> <p>Policy P1 in the Proposed Renfrewshire Local Development plan considers the site is included as part of the built form of Paisley.</p> <p>Policy P2 contained within the Proposed Plan identifies the site as contributing to the 5 year supply of effective housing land required for Renfrewshire.</p> <p>The intention in redeveloping the land at Dykebar was always to have a masterplanned approach to ensure that there was a balanced approach to developing the site.</p> <p>Providing the housing land requirements in Renfrewshire always requires to be balanced against ensuring the delivery of sustainable communities, high quality design set in landscaped frameworks. The proposals aim to provide that balance.</p> <p>The principle of residential development on the site is accepted and in line with the Development Plan.</p> <p>With regard to the detailed design and layout, the proposal requires to be assessed against the approved guidance set out and is considered as follows:</p> <p>Residential Amenity</p> <p>The proposal adopts the place qualities that are set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance.</p>

	<p>The proposal sets out a residential layout which respects privacy, provides a good outlook to all side of the site, with appropriate garden sizes.</p> <p>The layout is considered acceptable in achieving a good level of amenity for each dwelling, ensuring the creation of a safe and pleasing environment.</p> <p>There is an extensive area of open space at the centre of the development (Green Core) and linkages from the site create permeability through the development and connectivity to schools and local amenities.</p> <p>The site benefits from a degree of enclosure provided by wooded boundaries to all sides which would be augmented through additional landscaping, tree planting, new hedges and other biodiversity measures to be implemented as part of the proposals.</p> <p>House types are varied in their layout, roof form, orientation and finishing materials.</p> <p>Design, Plot Configuration and Finishing Materials At the site entrances, and along the internal access roads, properties adequately address both the pedestrian/cyclist and the road network.</p> <p>In terms of density and form the units proposed vary from 3 storey flats, terraced, semi-detached and detached units.</p> <p>The flats would be located at the north east corner of the site to provide a strong built form presence at the northern gateway.</p> <p>Pedestrian/Cycle/Road Network & access to Amenity Spaces Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>Active travel routes would be adequately overlooked in line with the requirement of the Infrastructure and Places Development Criteria set out in the Proposed Renfrewshire Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be formed from Grahamston Road, utilising the existing hospital site access and forming a new roundabout at the southern end of the development.</p> <p>Sufficient visitor parking would also be provided and adequately distributed throughout the site.</p> <p>Active Travel & Transportation The proposals are considered to demonstrate an acceptable</p>
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layout with appropriate access, parking and pedestrian/cycling arrangements.

Street and Surface Finishes

The layout provides a variety of carefully considered streets and public spaces to encourage social interaction.

Traffic calming measures including varying road widths, and changes in road material have been utilised. These would aid to reduce driver speed and create a safe residential environment.

Boundaries and Open Space

Within the application site itself, it is proposed to create a number of areas of open space and play space. 43% of the site is to be retained as open space and woodland.

Soft boundary treatments (hedging and shrubbery) are to feature within the development including street trees with fencing locations to create plot definition to be confirmed as a condition of any consent granted.

Policy P8 Open Space of the Adopted Renfrewshire Local Development Plan and P6 Open Space of the Proposed Renfrewshire Local Development Plan states that the Council will support the protection of open space, recreational provision and amenity space from development unless it can be demonstrated that its loss, or replacement with alternative provision in a sustainable and accessible location is acceptable and in accordance with the criteria set out in the New Development Supplementary Guidance.

The proposed layout for the residential development includes a range of green/open space through site as well as the surrounding area, these include the Green Core which would be at the centre of the development and would take the form of semi-rural parkland that incorporates natural habitats, active travel routes as well as informal and formal recreational activity.

Houses which are also located within prominent corner plots at this area would also feature enhanced gables with a dual frontage.

Green buffers around all sides of the site and green fingers which go through the site which will have footpaths connecting to existing paths and open space.

All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.

The proposal complies with Policy P8 of the Adopted Renfrewshire Local Development Plan.

Natural Heritage

Policy ENV2 Natural Heritage of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) sets out that high quality development that contributes positively to the local environment is welcome.

Green networks, wetlands and areas of open space that assist in maintaining biodiversity and provide for a range of other potential benefits including flood control, recreation and the creation of integrated habitat networks are of high importance.

In this regard, the layout for the development includes a range of green/open space elements which will weave through site as well as the surrounding area, these include the Green Core which would be at the centre of the development and would take the form of semi-rural parkland that incorporates natural habitats, active travel routes as well as informal and formal recreational activity.

Green buffers around all sides of the site and green fingers which go through the site which will have footpaths connecting to existing paths and open space. These green fingers will include native shrub and hedge planting to compensate for the loss of hedgerows from the site.

The retained open wetland in the centre of the site forms 18% of the overall development area and will be a significant benefit to utilising the existing flora to promote sustainability and long term habitat retention and creation. The wetland areas will also be supplemented by a wildflower meadow to enhance the edges around the wetland.

Two hectares of new native woodland is to be planted with a long term Tree and Woodland Management and Maintenance Strategy.

Ecological enhancements are proposed across the site to ensure that there is no net loss of biodiversity.

It is though disappointing to lose a significant and substantial veteran sycamore on the site.

On balance the tree removal as a result of the development will be compensated by tree and hedge planting and landscaping as well as other additional compensatory planting outside the site boundaries. The Tree and Woodland Management and Maintenance Plans will be key to ensuring the medium to long term gains in relation to natural heritage.

Built Heritage

Policy ENV 3 Built and Cultural Heritage of both the Adopted

Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2014) states that development within the vicinity of built and cultural heritage assets will be required to demonstrate that there is no negative impact to their site or setting.

In this regard the Heritage Impact Assessment submitted with the application explains that the proposed works would not indirectly impact upon any Listed Buildings.

The proposal aims to preserve the setting and reduce potential impacts, utilising existing tree and shrub growth as barriers, enhancing the plantation of trees, and utilising sympathetic designs for the proposed dwellings in close proximity listed buildings thus creating a level of privacy.

Material from the to be demolished Hazelwood Villa would also be utilised throughout the site including at key points such as the accesses to the site.

The design of the proposed layout and built form should minimise the impact on the character and setting of the Listed Buildings.

Flooding/Drainage

A comprehensive drainage system is to be implemented and to have the benefit of Sustainable Urban Drainage attenuation and treatment which will ensure betterment for the site as well as areas downstream of the development.

Policy I5 (Adopted and Proposed Renfrewshire Local Development Plans), the applicant has submitted comprehensive Flood Risk Assessments and Drainage Assessments which have been analysed and considered acceptable, both by SEPA and Environment and Infrastructure Services (Design Services).

Scottish Water have confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure.

Environmental Considerations

In terms of the Supplementary Guidance relative to contamination, the Environmental Protection Section has no objection to the proposals.

A Noise Impact Assessment submitted in support of the application has demonstrated that appropriate measures can also be employed to mitigate noise impact to an acceptable level.

Housing Mix & Affordable Housing

Policy P3 Housing Mix and Affordable Housing and the

	<p>associated Supplementary Guidance states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.</p> <p>It considers that proposals should demonstrate how they meet local housing need and demand including housing for older people and less able residents, along with the delivery of starter homes and smaller units.</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>Statements from the developer set out how this development would achieve the requirements of Policy P3 - Housing Mix and Affordable Housing with a mix of housing types including terraced and flatted properties which will be available at affordable prices when compared to the average house price in Renfrewshire.</p> <p>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.</p> <p>The development will include 1 and 2 bedroom apartments and terraced properties which with an anticipated starter price of £135,00, is below the average selling price of a home in Renfrewshire where in July 2020 the average price was £158, 524. Almost a fifth (18%) of the houses on site will also be available for £200,000.</p> <p>The proposal complies with Policy P3 of the Proposed Renfrewshire Local Development Plan (2019).</p> <p>Low Carbon Development</p> <p>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.</p> <p>This Energy Statement submitted with the application outlines that the consortium supports the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.</p> <p>This approach will result in a 45% reduction in carbon emissions for the site as a whole which is in line with Policy 17 of the Adopted Renfrewshire Local Development Plan and Policy I4 of the Proposed Renfrewshire Local Development</p>
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	<p>Plan.</p> <p>Education Requirements</p> <p>Throughout the pre-application and planning application process there has been extensive ongoing discussion between Renfrewshire Council and the developers regarding the education requirements linked to this development.</p> <p>The developer undertook a comprehensive analysis of the catchment area for schools associated with this development.</p> <p>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 in light of the impact of the COVID19 Pandemic and school rolls for the new school year.</p> <p>The developer has accepted the Council's Education Impact Methodology and has confirmed that they are willing to pay a contribution to ensure education requirements are in place for both Primary and Secondary Education and will commit via the legal agreement to work with the Council to ensure that these adequately reflect the potential number of school children expected to be generated by this development.</p> <p>Conclusion</p> <p>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. It would deliver a well-designed housing site within an attractive setting close to recreational and other amenities.</p> <p>Although the proposal will see the loss of trees initially to implement the development platforms, on balance over the medium to long term the tree, landscape and woodland planting scheme and management and maintenance plans will facilitate the provision of long-term, positive change to the landscape.</p> <p>The proposal would be in line with both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).</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 provision requirements.

Conditions

- 1 Prior to the commencement of any construction works on site, a plan sub-dividing the site into defined phases of development for the purposes of land contamination assessment and remediation shall be submitted for the written approval of the Planning Authority. Thereafter, all works shall be undertaken in accordance with the approved plan.

Reason: To ensure that the ground is suitable for the proposed development.

- 2 No development shall commence within a relevant phase of the development until written approval of:
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remediation works are recommended therein.
 - b) Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

- 3 That any unit within an identified phase of development shall not be occupied until written approval of:
 - 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.

- 4 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

- 5 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire

Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

- 6 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and ongoing maintenance.

Reason: In the interest of the amenity of the area.

- 7 That prior to the completion of each identified phase within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 above, 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 each phase, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

- 8 Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

- 9 That the drainage arrangements including SuDs shall be implemented in accordance with the details contained within the Flood Risk Assessment (Jan 2020) and the Drainage Strategy Report (Sept 2019) by Dougal Baillie Associates and shall comply with the Councils approved guidance on Drainage Impact Assessments. The drainage arrangements shall be formed and be fully operational prior to the occupation of the dwellinghouses hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

- 10 That the development shall be implemented in accordance with the mitigation measures outlined in the Wardell Armstrong Noise Assessment dated August 2020, prior to the occupation of any of the houses hereby approved.

Reason: In the interests of residential amenity and to mitigate internal noise levels from external sources.

- 11 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of the

mitigatory measures to be implemented at the site along with a timetable for the works as contained within the Ecological Appraisal (Oct 2019 & June 2020), Breeding Bird Survey Report and the Bat and Barn Owl Survey (Wardell Armstrong dated August 2020). During the course of the development, details demonstrating the implementation of the recommendations in each report shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Response: To ensure flora, fauna and biodiversity is protected and enhanced.

- 12 That prior to the commencement of development, details of phasing for off-site infrastructure works/path networks/routes to school, including the proposed signing of the routes to school shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

Reason: In the interest of the amenity of the area.

- 13 That prior to the commencement of development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of Hurlet Road Improvements, Ben Nevis Avenue improvements, Hawkhead Road roundabout improvement scheme and Grahamston Road pedestrian/cycleway provision, together with all other road improvement works as may be deemed necessary by Renfrewshire Council as Roads Authority. Thereafter, all improvements as may be approved including those illustrated in drawing no's 181 26-SK-05, 18126-SK-13, 18126-SK-18 (TA - Dougall Baillie Associates April 2020), shall be implemented fully in accordance with the phasing plan for which the permission of the Planning Authority has been obtained under the terms of conditions 11 above.

Reason: In the interests of pedestrian and traffic safety.

- 14 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, a Compensatory Planting Plan that meets UK Forestry Standards. For the avoidance of doubt, the compensatory planting shall be equal to the area of woodland to be removed. The Compensatory Planting Plan should also include a timetable for the compensatory planting and thereafter implemented in line with the approved details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 15 That prior to the commencement of development, a detailed inventory shall be submitted for the prior written approval of Renfrewshire Council as Planning Authority itemising those architectural elements of Hazelwood Villa (including stone, ironwork, railings and gates) which are to be retained as architectural salvage which may be re-used or incorporated into the redevelopment of the site. For the avoidance of doubt, the details shall include a method statement setting out the measures for the careful dunting of those elements which may be reused and the arrangements for their safe storage (on or off site), until being required for incorporation into the development of the site.

Reason: In the interests of the preserving elements of architectural and/or historic

importance.

- 16 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and long-term Tree/Woodland Management & Maintenance Plan(s) for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details on how retained trees will be protected on site through the construction phase and future use of the site and the Tree/Woodland Management & Maintenance Plan(s) shall contain details on the monitoring of growth and condition of all newly planted trees. The Tree/Woodland Management & Maintenance Plan(s) will be for the new residential homes and also the NHS retained estate.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 17 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Construction Environmental Management Plan and Ecological Management Plan which will outline all mitigatory measures and activities, timescale and phasing, details of implementation of the mitigatory measures as well a post-construction monitoring.

Reason: To ensure the requirement of the Construction Environmental Management Plan and other environmental protection measures are implemented and that the development's construction is managed in a way that minimises adverse effects upon the environment.

- 18 Details of the provision of Bus Services Strategy for extending bus services within the development including details of the operating hours, frequency of services, route and timescales for introduction, together with evidence of an agreement with the public transport operator to provide this service and the required funding mechanism, shall be submitted to and approved in writing by the Planning Authority prior to the occupation of any residential unit hereby approved.

Reason: To promote sustainable travel and transport at the site.

- 19 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

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.