

Renfrewshire Council

To: PLANNING AND DEVELOPMENT POLICY BOARD

On: 10 January 2006

**Report by
Director of Planning & Transport
The Glasgow and Clyde Valley Joint Plan - Alteration 2005 - Draft Finalised
Supplementary Written Statement**

1. Summary

- 1.1 The Glasgow and the Clyde Valley Joint Structure Plan Committee has issued The Glasgow and Clyde Valley Joint Structure Plan - Alteration 2005 - Draft Finalised Supplementary Written Statement for public consultation. This follows on from the Consultative Draft which was issued for consultation in May 2005. This report provides the background to the Draft Finalised Supplementary Written Statement and offers the Council's response to the Joint Structure Plan Committee.

2. Recommendations

Recommendation 1- Approval of Report

It is recommended that this report be submitted to the Joint Structure Plan Committee as the Council's formal response to the Draft Alteration.

Recommendation 2 - Policy Framework

It is recommended that the Council supports the proposed alteration set out in the Draft Finalised Supplementary Written Statement and related documents subject to the specific comments listed below.

Recommendation 3 - Community Growth Areas.

(A) Royal Ordnance Factory site

It is recommended that :-

(i) Identification as Community Growth Area

The Board endorses the identification of the Royal Ordnance Factory site as a Community Growth Area in Schedule 1(c) of the Alteration and agrees that the detailed acceptability of the development of the site should be assessed through the submission of planning applications including a masterplan for the site.

(ii) Housing capacity of site

Any additional housing construction over and above the previously indicated capacity of 2300 dwellings will require to be related to the provision of social rented / affordable housing.

(iii) Rate of house building

Schedule 6(b)(ii) of the Alteration should be adjusted to reflect the most up to date rates of house building envisaged in the representation made by Cass on behalf of BAE Systems and Redrow however it should be acknowledged that details of phasing will be confirmed through the masterplan and planning application processes.

(B) The Community Growth Area at Johnstone South-west

(i) Identification as Community Growth Area

The Board endorses the identification of the location at Johnstone South-West as a Community Growth Area in Schedule 1(c) of the Alteration and agrees that the detailed acceptability of the development of the area and the definition of the land to be developed should be assessed through the review and alteration of the Renfrewshire Local Plan and through the preparation of a master plan for the area.

(ii) The proposed Community Growth Area at Johnstone should be referred to as Johnstone South-West to accurately reflect its location.

(iii) The location of the Johnstone South-West proposed Community Growth Area should be accurately shown in Map 1 of Technical Note TR B/05 and in the map relating to Schedule 1(c) in Annex A to the Draft Alteration “Changes to policies and Schedules of the 2000 Joint Structure Plan.”

Recommendation 4 - Transport

The Board welcomes and supports the identification of the M8 Upgrade in the list of Joint Transport Priorities and would seek support from the Joint Structure Plan Committee and other interested parties in securing early progress on the implementation of the required improvements by the Scottish Executive.

4.33 Recommendation 5

It is recommended that the Board

(i) Expresses support for the Alteration in giving priority to promotion and renewal of town centres.

(ii) Suggests that the designation of Braehead shopping Mall and indoor sports area in Schedule 6(c)(iii) should be amended to accurately reflect the different roles of the centres contained in the schedule.

(iii) Recommends that for significant Class 1 retail development proposals in the Renfrewshire catchment area the Braehead shopping mall and indoor sports area should be included in the sequential test after town centres and before other out of town centre locations.

Recommendation 6 - Water Services

It is recommended that the Council supports the approach taken in the Draft Alteration to the issues of constraints on water services infrastructure.

3.0 Background

Previous Planning Boards

- 3.1 This is the third report to the Board on the Structure Plan Alteration. The Joint Structure Plan Manager made a presentation to the Planning and Development Policy Board at the meeting of 8 February 2005 and the Board approved a report on the Glasgow and the Clyde Valley Structure Plan Review 2005 - Discussion Document. This was followed by a report to the Board of 9 August 2005 on the Consultative Draft Structure Plan which was issued for consultation during the period 10 May to 21 June 2005.

Meetings of Joint Structure Plan Committee

- 3.2 On 29 August 2005 a special meeting of the Joint Structure Plan Committee was held to consider the wide range of responses received to the Consultative Draft Structure Plan and other related reports. A copy of all representations was supplied to the members of the Joint Committee and a list of the respondents was appended to the report. The report on responses to the Consultative Draft Alteration recorded that, of the potential areas for urban expansion which were identified in the Draft, the Royal Ordnance Factory at Bishopton was the only one to receive any significant level of objection. The report noted that

“The redevelopment of the former ROF site at Bishopton is considered supportive of the National Planning Framework (para 155) and the Metropolitan Development Strategy and related Guiding Principles of Sustainable Development of the 2000 Structure Plan. A number of the detailed issues raised are a matter for local planning to address. A Bishopton Community Liaison Group has recently been established involving the local Community Council, the owners and prospective developers and local community representatives. The Structure Plan Manager will seek an early joint meeting with Renfrewshire Council and the Community Liaison Group.”

At the meeting of 29 August 2005 the Joint Committee also approved a report on an investigation of the economic basis for the growth assumptions which underlie the “Agenda for Sustained Growth” which is set out in the Alteration. This investigation was undertaken by the independent consultants, Regional Forecasts, and was jointly funded by Scottish Enterprise. This study confirmed that the growth assumptions are credible and achievable and the Joint Committee agreed to confirm these as the basis for the Finalised 2005 Alteration to the Structure Plan.

- 3.3 At the meeting of 10 October 2005 the Joint Structure Plan Committee considered further matters relating to the Alteration. Firstly, a report was approved on the housing land supply and demand comparisons which incorporated updated estimates of population and a finalised assessment of the housing land supply. This confirmed that the shortfall in the housing land supply to the period 2018 is estimated to be approximately 20,000 dwellings. The Alteration will require to make provision for this shortfall through urban expansion.
- 3.4 At the meeting of 10 October 2005 the Joint Committee also agreed to a further round of consultation which, among other things, would allow the finalised estimates on which the Alteration is based to be incorporated and provide a more definitive statement on the areas proposed for urban expansion which are required to meet projected shortfalls in housing supply. Accordingly, the Joint Committee has issued for a further round of consultation, the *Glasgow and Clyde Valley Joint Structure Plan - Alteration 2005 - Draft Finalised Supplementary Written Statement* (referred to below as the Draft Alteration). Accompanying this are a number of technical reports and the Environmental Report which relates to the Environmental Assessment of the Alteration.

- 3.5 These documents were issued for consultation on 21 October 2005 with a period of 6 weeks made available for making representations. Copies of the documents are available on the Joint Structure Plan Committee's web site (www.gvcvcore.gov.uk). The consultation period ended on 5 December 2005. In accordance with normal practice, the Structure Plan Manager notified all national consultees and undertook publicity at the national and Structure Plan level. The Council undertook local advertisement and notification. It should be noted that the Structure Plan Manager notified all those who had made representations to the Consultative Draft Alteration issued in May 2005, including 2474 names and addresses submitted by the Bishopton Action Group in support of their letter of objection. In addition, as the Draft Alteration identifies a location to the south-west of Johnstone as a potential Community Growth Area, the Council notified all occupiers and land owners, who could be identified from Council records, in and around the area which could be affected to ensure that they were aware of the implications of the Alteration. A briefing for community councils on the Alteration was provided by the Structure Plan Manager on 29th November 2005 in Paisley Town Hall.

Next stages

- 3.6 The Draft Finalised Supplementary Written Statement is in the form which will be submitted to the Scottish Ministers for approval. It is intended that the Joint Structure Plan Committee, at the meeting of 30 January 2006, will be asked to approve the Alteration for submission to the Scottish Ministers for their approval. It is intended that the Alteration will be submitted with a number of related documents. The Joint Committee will also submit a Consultation Report which will contain details of the consultations which have been undertaken, the responses which have been received and the changes which have been made to the Alteration as a result of these. It is intended that the Alteration will be submitted to the Scottish Ministers for their approval in February 2006.

4. The Draft Alteration - Policy Framework

- 4.1 The Draft Alteration confirms the overall approach set out in the Consultative Draft and described in the report to the Planning and Development Policy Board of 9 August 2005 (Item 4). It proposes an agenda for sustained growth to 2025. It confirms the forecasts of population growth which have implications for the supply of land for housing and business and industry and other aspects of the plan. In particular it sets out a list of "Community Growth Areas" (previously referred to as Urban Expansion Areas) two of which, Bishopton Royal Ordnance Factory and a location to the south-west of Johnstone are located in Renfrewshire. These are discussed in detail below. The document also continues to give priority to the improvement of town centres and provides an opportunity to clarify the policy for Braehead shopping centre in relation to the existing network of town centres and other out-of-town retail centres. The Draft Alteration continues to support and promote the Green network and confirms the retention of the Green belt subject to any amendments arising from the Community Growth Areas. It also continues to reflect the joint working between the Structure Plan and the West of Scotland Transport Partnership and Strathclyde Passenger Transport in the preparation of the Joint Transport Strategy and highlights priorities for the transport network in the Structure Plan area to support the sustained growth agenda. It also highlights the importance of resolving constraints on development resulting from drainage and water service infrastructure and proposes to update the policy coverage for flooding. The alteration has also provided an opportunity to clarify and supplement Strategic Policies 9 and 10 which are used in the development control process to assess development proposals.

Recommendation 2 - Policy Framework

It is recommended that the Council supports the proposed alteration set out in the Draft Finalised Supplementary Written Statement and related documents subject to the specific comments listed below.

Issues for Renfrewshire and Responses.

- 4.2 The main issues raised in the Draft Alteration were covered in the report to the Board of 9 August 2005 (Item 4) and where these remain the same in the new document no additional comments are made. The key issues for Renfrewshire which are raised in the new document are discussed below.

Community Growth Areas

- 4.3 The Draft Alteration confirms the requirement for the release of land for urban expansion, these areas now termed "Community Growth Areas" At the meeting of 10 October 2005 the Joint Committee also approved a report on the Assessment of Potential Areas for Urban Expansion. That report set out the policy basis for selecting locations for Community Growth Areas. The report to the Planning Board of 9 August 2005 stated that further work would be undertaken to assess potential sites for release to meet the shortfall in housing supply and the Council has contributed to the Joint Committee's assessment of urban release areas. The Report on the Assessment of Potential Areas for Urban Expansion identifies 13 preferred locations, across the structure plan area. Two of these are located in Renfrewshire, Bishopton Royal Ordnance Factory and a location to the south-west of Johnstone. The report states in respect of these sites:-

Bishopton

Bishopton is recognised in the National Planning Framework as the preferred area for long-term expansion to the west of Glasgow. The Royal Ordnance Factory is located to the west of Bishopton. A substantial portion of the site is currently vacant and derelict, with parts suffering from significant contamination. The development of the site will facilitate the renewal of the area and the remediation of the areas of contamination. The area is well related to the rail network, with Bishopton station providing linkages to Glasgow Central station. Services on this line have the potential to be enhanced through improvements to the rail infrastructure associated with the development of proposed Glasgow Airport Rail Link. Development could also involve the provision of new and improved social and community facilities which will service the whole community. Access to the road network will be significantly improved by the provision of a new junction to the M8 motorway. Expansion of the current settlement could also enable the creation of a green network and recreation opportunities within and adjoining the settlement through the creation of the Bishopton Forest Park. Development in this location would also contribute to the meeting of a local shortfall in the Renfrewshire sub-market 2011-2018.

Johnstone South

Johnstone South has good existing accessibility to the rail network via Milliken Park station. It will provide the opportunity to investigate the provision of park and ride facilities which are currently lacking at the station. Rail services have the potential to be enhanced through improvements to the rail infrastructure associated with the development of proposed Glasgow Airport Rail Link. It is recognised that the proposed expansion area is not close to Johnstone town centre but the development will provide an opportunity to provide new and improved local social and community facilities including local retail provision. The area of Green Belt to the south of

Johnstone is defined as a sensitive wedge. It will be important for master planning to provide a clear Green Belt boundary. Development in this location would also contribute to the meeting of a local shortfall in the Renfrewshire sub-market 2011-2018.

- 4.4 The report also recorded that the site at Linburn / Southbar, Erskine was one of 52 sites proposed as urban release sites suggested through the consultation process. This site along with the others proposed has been assessed and the report states that the Linburn / Southbar site is not a preferred site for urban expansion. In addition the Report on the Assessment of Potential Areas for Urban Expansion also contained a summary of and response to representations received in respect of the proposed designation of the Royal Ordnance Factory site as an urban expansion area.
- 4.5 The Draft Alteration includes the 13 Community Growth Areas in a new Schedule 1(c) and states that the nature and scale of development in these areas will be defined through local planning and master planning. It also introduces Joint Policy Commitment 2 which states that Local Plans will be reviewed as a matter of priority to meet the requirements of the Alteration to release the community growth areas. The Draft Alteration sets out specific requirements for the Community Growth Areas. It states that the requirements for supporting infrastructure and services will be established through the preparation of master plans to be approved by the relevant local planning authority and where necessary the provision of these should be secured through legally binding agreements. Other requirements are:
- linkage to the existing and recognised extensions to the fixed public transport network or Park & Ride facilities;
 - contributions to the establishment of the Green Network;
 - treatment of any associated derelict or contaminated land;
 - associated infrastructure improvements;
 - integration with existing communities and wider regeneration initiatives;
 - transport linkages to employment areas and town centres;
 - a range of uses and tenures;
 - delivering high quality design standards in architecture and urban form;
 - the long-term quality and stability of any new urban boundary, and, access to adequate social and community facilities, including educational, religious and cultural, and, if necessary a neighbourhood centre.

Consideration of proposed Community Growth Areas in Renfrewshire.

Royal Ordnance factory Bishopton

- 4.6 The identification of the Royal Ordnance Factory site was considered by the Planning Board at the meeting of 9 August 2005. In respect of the Bishopton site the board agreed that:-

The Royal Ordnance Bishopton site should be identified as being suitable, in principle, for inclusion in Schedule 1(c) with the final determination of the nature and scale of development being subject to the grant of planning consent for the redevelopment of the site. The Council acknowledges the concerns of the local community in respect of the proposals for the redevelopment of the site and will give careful consideration to the concerns raised during the preparation of the Finalised Plan and in relation to any planning application which is submitted in respect of the development of the site.

There has been a substantial level of response from the local community in respect of the proposed designation of the Royal Ordnance site for urban expansion.

- 4.7 In response to the Consultative Draft consultation there were 26 letters of objection received directly relating to Royal Ordnance Factory. A standard objection letter was also submitted by the Bishopton Action Group with a list of 2474 names and addresses in support of it. In addition a further 10 representations referred to the Royal Ordnance Factory site, some in support and others not opposing the development proposal but raising various questions.
- 4.8 There have also been a substantial number of representations received in response to the consultation on the Finalised Alteration. These will be reported to the Joint Structure Plan Committee at the meeting on 30 January 2006 and taken into account when the Committee reaches its decision on the Alteration to be submitted to the Scottish Ministers. As of 15 December The Structure Plan Manager had received a total of 2253 representations comprising 33 individual representation letters, 1633 standard letter representations and 587 standard letter representations with additional comments which were forwarded by the Bishopton Action Group. These representations restated many of the matters raised in response to the Consultative Draft but also raised new issues, particularly in relation to the Finalised Written Statement, and its supporting documents including Technical Note TRB/05 - Report on the Assessment of Potential Areas for Urban Expansion, and the Environment Report.
- 4.9 The main issues of concern raised in the objections relate to:-
1. Contamination. The risk to the health and safety of residents, arising from the existing contamination and the development of the site; responsibility for assessing contamination and for undertaking and "policing" the remediation of the site; a lack of information on what contamination exists and how the remediation will be undertaken; legal liability for remediation
 2. The impact on natural environment and wildlife on the site as a result of its development; lack of landscape assessment; impact on greenbelt between Bishopton, Houston and Bridge of Weir.
 3. The impact on transport facilities. The concerns include increased congestion; impact of new roads; added demands on already overcrowded rail service; lack of parking at the station, no commitment to new junction on to M8.
 4. Scale of the development. Residents raise concerns over the proposed scale of the development in relation to the existing village and the effect this will have on the character of the village. There were also concerns that the new development will be separated from the existing village by the rail line and that there will be a lack of cohesion between the two halves of the expanded village.
 5. Need for development. The need for additional housing and business land is questioned.
 6. Effect on infrastructure and facilities. There is concern that a new development will lead to strains on existing infrastructure and social and community facilities, school provision in particular; also lack of information on proposals and no commitment to providing infrastructure and facilities.
 7. Lack of consultation and lack of regard for objections which have been submitted
 8. Lack of consideration of alternative locations.
 9. Inclusion of site as Community Growth Area in Structure Plan before detailed assessment of contamination has been undertaken.

4.10 It is clear from the responses to the consultations that the local community have serious concerns over the development proposals for the Royal Ordnance Factory site. In response to these concerns and in order to gain a better understanding of them and to inform local residents of the planning position and future planning processes, the Structure Plan Manager and Council staff have variously met with interested parties from Bishopton. These include the following meetings:-

1. Bishopton Community Liaison Group - 31 August 2005
2. Bishopton Action Group - 27 September 2005
3. Bishopton Community Liaison Group - 31 October 2005
4. Public meeting at Bishopton Community Centre - 2 December 2005

In addition, members of staff of the Environmental Services Department and SEPA attended a meeting arranged by Bishopton Community Council on 21 June 2005 where a presentation was made on contamination and remediation. The briefing for Community Councils on the Draft Alteration which was held on 29 November 2005 was attended by seven members of the Bishopton Community Council and Bishopton community and was almost wholly given over to a discussion of the treatment of Royal Ordnance Factory site in the Structure Plan Draft Alteration. A briefing on the Royal Ordnance Factory site was provided at the meeting of the Riverside Community Plan Forum on 10 November 2005. Residents from Bishopton have also attended the recent meetings of the Joint Structure Plan Committee.

4.11 There have also been meetings with BAE Systems, the site owner and Redrow, their development partner. Such pre-application discussions are recommended by the Scottish Executive as best practice and are aimed at ensuring that any applications for planning consent which are submitted are complete and provide sufficient information for the Council to deal with them. The meetings have also provided information on the progress by BAE / Redrow in preparing development proposals for the site.

4.12 These meetings, together with the representations received in response to the consultations, have provided a better understanding of the nature and scale of the concerns related to the development of the Royal Ordnance Factory site. It is evident that there is a lack of confidence amongst a sizeable proportion of the local community in the processes involved in the assessment of development proposals for the site: in particular there are major concerns over the treatment of the contamination on the site and the implications which this will have for the health and safety of local residents and residents in any houses which are built on the land. There are also strong concerns in respect of the impact which the development of the site will have on the existing village. It is important that the procedures which will be undertaken to assess these issues are clarified and I have attempted to do this in this report.

Role of Structure Plan Draft Alteration

4.13 In considering the merits of the Draft Alteration to the Structure Plan it is important to clearly define the role of the Structure Plan and its relation to the assessment of any planning applications which may be submitted for the site. The Structure Plan will provide a strategic context for the release of land to meet long term housing demand. The Royal Ordnance Factory site is one of several sites across the Structure Plan Area which have been identified to meet this demand. The Draft Alteration states that the nature and scale of development at Bishopton will be defined through master planning and local planning. The mechanism to achieve this in respect of the Royal Ordnance factory site will be the assessment of the planning applications which it is understood will be submitted in spring 2006. Further details of these are given below. If the planning applications are approved, the proposals

will subsequently be incorporated into the Renfrewshire Local Plan through the alteration procedure. If the development of the Royal Ordnance Factory site is found to be unacceptable through the assessment of the relevant planning applications then alternative sites for release will have to be found. The Draft Alteration therefore provides a strategic planning context within which the merits of the development proposals for the Bishopton Royal Ordnance Factory site can be considered. The Scottish Ministers have a target of 40 weeks to issue their decision on the Alteration. The Council will not determine any applications relating to the development of the site until the decision of the Scottish Ministers has been issued and come into effect.

Planning applications for the Bishopton Royal Ordnance Factory site

4.14 BAE Systems who own the site and Redrow Homes, the main developer, have advised that it is their intention to submit planning applications for the remediation and development of the site shortly after the submission of the Structure Plan Alteration to the Scottish Ministers. It is understood that three applications will be submitted initially. These are:-

(i) Application for outline consent.

The principle application will be for outline planning consent for the proposed development. This will cover all aspect of the uses proposed for the site. It will also include a master plan showing the proposed pattern of land use and facilities to be provided.

(ii) Application for remediation of the site.

This will be a detailed planning application for the remediation works i.e. the groundworks and other land engineering operations required to decontaminate the site and make it safe and suitable for the proposed new uses.

(iii) Application for landfill

A detailed planning application for landfilling i.e. for approval for use of part of the site for the deposit of contaminated material which cannot be cleaned and recycled for re-use and which will not be removed from the site.

It is anticipated that a further detailed application for planning consent for the motorway junction works will be submitted later in 2006. Whilst it is not possible to provide a comprehensive list of all of the documentation which will be required, it is expected that the initial three applications will include the documents listed in Appendix 1.

Assessment of planning applications

4.15 The planning applications which are submitted will require to be assessed within the formal statutory planning requirements and procedures and in terms of approved national, strategic and local planning policy and guidance. This includes:-

(a) The National Planning Framework

(b) National planning policy and advice as set out in Scottish Planning Policies (SPPs), Planning Advice Notes (PANs) and in government circulars

(c) The strategic planning framework i.e. Glasgow and Clyde Valley Joint Structure Plan as amended by the Alteration.

(d) The Renfrewshire Local Plan

Relating the planning procedures to matters of concern raised in the consultation.

4.16 The majority of concerns raised during the consultation relate to the details of the proposals for the Royal Ordnance site. Many of the issues were raised and responded to at the public meeting of 2 December 2005 and the other meetings listed in paragraph 4.9 above. In summary the key issues are:-

- Risks to health and safety and responsibility for assessing contamination

The applications, particularly that for the remediation of the site will provide full details of the identified problems of contamination and its remediation. The Director of Environmental Services has advised that his staff have been in regular contact with BAE Systems and the Scottish Environment Protection Agency (SEPA) regarding the site. He has stated that if a planning application for the redevelopment of the site is received, his Department, and SEPA, will require to be satisfied that remediation measures proposed for the site are satisfactory and are carried out in line with current Scottish Executive guidance, to ensure that the site is remediated in a manner which will not affect the end users of the factory site or the current residents in the vicinity of the site during the remediation phase of the works. BAE Systems will require, as part of their remediation plans for the site, to ensure that any treatment/removal of contaminated materials is undertaken in such a manner that it does not cause the escape of contaminants to the wider environment. SEPA will also be a statutory consultee on any applications for the development of the site and will be responsible for licensing activities involving waste disposal. Given the complex and technical nature of this work, the Council will as necessary take its own independent advice on these matters.

- Impact on natural environment, wildlife, landscape and green belt

These issues will be specifically addressed through the environmental statements which will be submitted with the applications, through the advice provided by Scottish Natural Heritage who are a statutory consultee and through detailed assessment against national planning policy and development plan policy.

- Transport

Transport matters will be covered by the Transportation Assessment and the Public Transport Strategy. The Scottish Executive as Trunk Roads authority as well as the Strathclyde Passenger Transport Executive will be consulted. The formation of a new access to the M8 will be assessed in relation to Scottish Transport Appraisal Guidance (STAG).

- Requirement for release of land for housing, scale of development, effect on character of village, and impact on infrastructure and facilities.

The need for the release of land to accommodate the long term housing requirements has been confirmed in the Draft Alteration. Issues relating to the impact of the development of the Royal Ordnance Factory site will be considered in detail in relation to the proposals submitted for the development of the site. The masterplan will provide the vehicle for assessing the acceptability of the proposals in relation to the issues raised by the community.

- Lack of information

The Planning applications will form part of the public register and all submissions from the applicant and consultees will be available for public scrutiny. The mechanisms to make such information readily available, including use of the Council's web site, are currently being investigated.

- Lack of consultation and lack of regard for representations which have been made.

As described above, the Structure Plan Joint Committee has now undertaken three consultation exercise in respect of the alteration and there have been a number of meeting held to discuss the Royal Ordnance Factory site. The Joint Committee has considered a report on representations received in respect of urban release areas and representations made in respect of the Draft Alteration will be considered by the Joint Structure Plan Committee at the meeting on 30 January 2006. A statement on consultation and representations received will be submitted to the Scottish Ministers when the Alteration is submitted for their approval.

- Lack of consideration of alternative Locations

The Joint committee have undertaken an assessment of potential locations and have considered alternative locations proposed through the consultation process.

- Inclusion of Bishopton Royal Ordnance Factory site Community Growth Area before detailed assessment undertaken.

The planning system in Scotland is plan led and in accordance with this the Structure Plan seeks to give a strategic planning context for considering detailed issues through the submission of planning applications or through the local plan. The planning applications which BAE Systems and their partner propose to submit will allow detailed issues to be assessed in full before a final decision is made. In addition, no decision will be taken on the planning applications until the Scottish Ministers issue their decision on the Alteration and it comes into effect.

4.17 The Board will be required to determine the subsequent applications submitted relating to the development of the site. At which time the results of the assessment of the proposals together with details of the community's responses will be made available to inform the decision making process. The process will be open and transparent and it is hoped will satisfy the concerns expressed by the local community.

4.18 In view of the above it is recommended that the Royal Ordnance Factory site should be identified as a Community Growth Area in Schedule 1(c) of the Alteration and that the detailed acceptability of the development of the site should be assessed through the submission of planning applications including a masterplan for the site. The Council will, however, wish the Joint Committee to address certain issues contained in the schedules in Annex A of the Draft Finalised Supplementary Written Statement, these being:

- Housing Capacity and requirements at Royal Ordnance Bishopton Factory site

In Schedule 1(c) of the Draft Alteration the indicative capacity of the Royal Ordnance Factory site is shown as 2500 which is to be assessed through local planning and master planning. The estimated capacity previously provided by BAE was 2300 dwellings. The Draft Alteration includes indicative capacities rounded to the nearest

500 except in locations where the output has been finally confirmed. The Council will take the view that any additional housing over and above the 2300 capacity will require to be related to the provision of social rented / affordable housing.

- The Draft Alteration rolls forward housing demand and supply to 2004 - 2011 and 2011 - 2018. The revised Schedule 6(b)(ii) underestimates the potential additions to the housing land supply from the Community Growth Areas in Renfrewshire. The estimate provided by Cass on behalf of BAE and Redrow in response to the consultation on the Finalised Alteration is based on a site start in 2008/09, with 400 dwellings being completed in the period to 2010/11. They envisage that 1312 dwellings would be completed in the later period of the plan, 2010/11 to 2017/18. Schedule 6(b)(ii) which shows the effective housing land supply and additions to the supply should reflect the rate of house building indicated by Cass as well as the indicative capacity for Johnstone South-West. The Schedule should show an additional supply in Renfrewshire of 400 for the period 2004-2011 and 1800 for the period 2011 - 2018. However it should be acknowledged that the details of phasing for any development of the Bishopton Royal Ordnance Factory site will be considered through the masterplan which will be submitted as part of a planning application covering the site and the final rate of build will in part depend upon the condition of the housing market during the period of development.

Community Growth Area - South West Johnstone

- 4.19 As indicated in paragraph 4.3 above, the Draft Alteration has confirmed a Community Growth Area at "South Johnstone" with an indicative capacity of 500 dwellings. This is related to the rail station at Milliken Park. For accuracy it is recommended that the location be referred to as Johnstone South-West. Local owners and occupiers of land and premises in the areas which could potentially be affected were notified directly as part of the consultation process. As a result of the notification a number of residents and landowners contacted the Planning Division for clarification of matters relating to the Draft Alteration. However no representations have been identified as having been made to the Joint Committee in respect of the Draft Alteration through the latest consultation.
- 4.20 The release of land in the south-west of Johnstone location is subject to the conditions and requirements described above in paragraphs 4.3 to 4.5, including the preparation of a master plan. Land at Johnstone South-West is to be released to accommodate demand in the period 2011-2018. The confirmation of suitable sites will be undertaken through a masterplanning exercise and will be incorporated into the Renfrewshire Local Plan through the review and alteration procedures. The Council will wish to ensure that the release of land is integrated with and does not conflict with existing and proposed regeneration initiatives in the west of Johnstone. The investigation of the release should include consideration of the potential to provide local social and commercial facilities and the potential to provide park and ride facilities related to Milliken Park station. The investigation, and any development of the area, will require to take full account of the outcome of the study of flooding and drainage which the Council is undertaking in south Johnstone under the EU Interreg III B project. The Council will require the development of the area to incorporate a sustainable approach to drainage and to be fully integrated with proposals for the wider area resulting from the Interreg III B project. It will be important that sustainable drainage design requirements are considered at the earliest stage in the master planning process. These issues are generally covered by the requirements of the Draft Alteration under requirements for supporting infrastructure and services listed in paragraph 4.5 above.
- 4.21 In addition the Board should comment on a number of matters of detail relating to the identification of the Johnstone South-West location included in Technical Note TR B/05 Assessment of Potential Areas for Urban Expansion. Map 1 which shows

the Urban Expansion Areas does not show the Johnstone South West Location. In Annex A to the Draft Alteration "Changes to Policies and Schedules of the 2000 Joint Structure Plan," the Map of Schedule 1(c) shows an incorrect location for the Johnstone South-West Community Growth Area. This requires to be shown correctly.

4.22 **Recommendation 3 - Community Growth Areas.**

(A) Royal Ordnance Factory site

It is recommended that :-

(i) Identification as Community Growth Area

The Board endorses the identification of the Royal Ordnance Factory site as a Community Growth Area in Schedule 1(c) of the Alteration and agrees that the detailed acceptability of the development of the site should be assessed through the submission of planning applications including a masterplan for the site.

(ii) Housing capacity of site

Any additional housing construction over and above the previously indicated capacity of 2300 dwellings will require to be related to the provision of social rented /affordable housing.

(iii) Rate of house building

Schedule 6(b)(ii) of the Alteration should be adjusted to reflect the most up to date rates of house building envisaged in the representation made by Cass on behalf of BAE Systems and Redrow however it should be acknowledged that details of phasing will be confirmed through the masterplan and planning application processes.

(B) The Community Growth Area at Johnstone South-west

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The Board endorses the identification of the location at Johnstone South-West as a Community Growth Area in Schedule 1(c) of the Alteration and agrees that the detailed acceptability of the development of the area and the definition of the land to be developed should be assessed through the review and alteration of the Renfrewshire Local Plan and through the preparation of a master plan for the area.

(ii) The proposed Community Growth Area at Johnstone should be referred to as Johnstone South-West to accurately reflect its location.

(iii) The location of the Johnstone South-West proposed Community Growth Area should be accurately shown in Map 1 of Technical Note TR B/05 and in the map relating to Schedule 1(c) in Annex A to the Draft Alteration "Changes to policies and Schedules of the 2000 Joint Structure Plan."

Transport

4.23 In the report to the Board of 9 August 2005 the Board agreed to recommend that particular attention should be given to the need for improved surface access to the airport especially from the M8. The Draft Alteration now recognises in Schedule 1(f) - Joint Transport Priorities Glasgow International Airport Access: Rail link and M8 upgrade (Junctions 26 - 29 in particular) and notes that, at this stage, any

commitment to the widening of the M8 will depend on the outcome of further studies. The Board will wish to support the identification of the need to upgrade the M8 and seek support for securing early progress on implementation of improvements.

Recommendation 4 Transport

4.24 The Board welcomes and supports the identification of the M8 Upgrade in the list of Joint Transport Priorities and would seek support from the Joint Structure Plan Committee and other interested parties in securing early progress on the implementation of the required improvements by the Scottish Executive.

Retailing

- 4.25 In the report to the Planning Board of 9 August 2005 the Board agreed to a recommendation giving recognition to the role of the Braehead shopping mall and indoor sports area in the retail pattern in Renfrewshire and its role in the regeneration of the Clyde Waterfront. It was also recommended that the impact on Braehead should be taken into account when assessing the acceptability of major retail proposals and that reference to Braehead should be added to the sequential approach.
- 4.26 The first priority for the Council is the protection of the existing town centres, particularly Paisley, which forms the retailing, commercial, civic and social centre for the whole of Renfrewshire. It is essential that the Structure Plan should continue to give priority to protecting Paisley town centre. However at the same time the Council wishes to ensure that appropriate recognition is given to the Braehead retail centre in the policy structure.
- 4.27 In the Draft Alteration Paisley Town centre is identified in Schedule 1(a) as a Town centre Renewal priority. It is also identified in Schedule 5(a) as a Strategic Business Centre. It is also shown in Schedule 6(c)(iv) as a town centre where additional floorspace will be encouraged. Overall therefore the policy structure supports the regeneration of Paisley Town Centre.
- 4.28 The Braehead Retail Centre is identified in the Finalised Draft as a Shopping and Leisure Centre in Schedule 6(c)(iii) along with the Lomond Shores retail centre at Balloch. It is considered that the role and scale of the Braehead shopping mall and indoor sports area is materially different from the Lomond Shores development which is a tourism destination. The designation in Schedule 6(c)(iii) should be amended to accurately reflect the different roles of these centres.
- 4.29 The Draft Alteration states that consideration is still being given to whether it is appropriate to take a sequential approach to Braehead shopping mall and indoor sports area in assessing retail proposals. The issues concerned include the area over which such an approach would apply given the extensive area of draw of Braehead. It is recommended that for significant Class 1 retail development proposals in the Renfrewshire catchment area the Braehead shopping mall and indoor sports area should be included in the sequential test after town centres and before other out of town centre locations.

4.30 Recommendation 5

It is recommended that the Board

(i) Expresses support for the Alteration in giving priority to promotion and renewal of town centres.

(ii) Suggests that the designation of Braehead shopping Mall and indoor sports area in Schedule 6(c)(iii) should be amended to accurately reflect the different roles of the centres contained in the schedule.

(iii) Recommends that for significant Class 1 retail development proposals in the Renfrewshire catchment area the Braehead shopping mall and indoor sports area should be included in the sequential test after town centres and before other out of town centre locations.

Scottish Water

4.31 The Draft Alteration recognises the critical importance of the removal of constraints on the existing water services infrastructure in the delivery of the Structure plan's Agenda for Sustained Growth. The Alteration exhorts Scottish Water to prioritise the funding of its water and wastewater improvements to support the delivery of the Plan's strategic development locations. As many of the priorities are likely to be developed in the longer term, the Joint Committee will seek to develop an agreed long-term approach with Scottish Water as part of the Action Plan in order to secure the required investment to deliver the Agenda for Sustained Growth. This will relate to establishing an agreed approach for priorities for investment, a methodology for drainage assessments and integrated approaches to surface water management. This should build on the experience of the Glasgow Strategic Drainage Plan.

4.32 Recommendation 6

It is recommended that the Council supports the approach taken in the Draft Alteration to the issues of constraints on water services infrastructure.

Implications of this Report

1 **Financial Implications** - none

2 **Personnel Implications** - none

3 **Community Plan Implications**

Social inclusion - none

Modernising government - none

Sustainable development - The Structure plan provides the framework for strategic planning in Renfrewshire and across the Glasgow and Clyde Valley area. It is a key document in the promotion and achievement of sustainable development. It is therefore essential that it is kept up-to-date and relevant. The alteration to the Plan will secure this.

- 4 **Legal Implications** - none
- 5 **Property Implications** - It is understood that the Council has an ownership interest in land which may be affected by the proposed Community Growth Area at Johnstone South-West.
- 6 **Information Technology Implications** - none
- 7 **Equal Opportunities Implications**- none

Anticipated Applications for Planning Consent for proposed development of Royal Ordnance Factory site at Bishopton.

BAE Systems and Redrow have yet to make a final decision on the planning applications which they propose to submit in respect of the Royal Ordnance Factory site. It is understood that, in the first instance, they intend to submit an outline application, an application covering the remediation of the site, and an application related to landfill. These are described below. In addition it is understood that a detailed application covering the proposed link to the M8 Motorway is also being prepared and this will be submitted later in 2006.

(i) Application for outline consent.

The principle application will be for outline planning consent for the proposed development. This will cover all aspects of the uses proposed for the site. It will also include a master plan showing the proposed pattern of land use and facilities to be provided. The supporting documentation will include:-

- (a) Master Planning Statement (including landscape and urban design) i.e. a land use plan
- (b) Environmental Statement
- (c) Environmental Statement (Non-Technical summary)
- (d) Planning Statement (including phasing, community infrastructure, and green infrastructure)
- (e) Transportation Assessment
- (f) Flood Risk Assessment and Surface Water Strategy
- (g) Woodland Park Management Plan
- (h) Public Consultation Statement
- (i) Foul Water Drainage and Utilities Strategy
- (j) Public Transport Strategy
- (k) Land Remediation Strategy (this will be a distillation of the detailed remediation application to demonstrate the functional link between the two applications).

(ii) Application for remediation of the site.

This will be a detailed planning application for the remediation works i.e. the groundworks and other land engineering operations required to decontaminate the site and make it safe and suitable for the proposed new uses.

- (a) fully detailed survey of the nature, extent and location of all contaminated materials on site/risk assessment
- (b) Environmental Statement (Subject to screening opinion)
- (c) tree/landscape/ecological appraisal
- (d) identification of waste cleaning/recycling/ stockpiling and landfilling methods, quantities and activities
- (e) phasing of remediation.

(iii) Application for landfill

A detailed planning application for landfilling i.e. for approval for use of part of the site for the deposit of contaminated material which cannot be cleaned and recycled for reuse and which will not be removed from the site.

- (a) site selection process
- (b) Environmental Statement
- (c) detailed analysis of ground conditions/ground water levels / geotechnical appraisal

- (d) landscape analysis/ visual impact/impact on ecology
- (e) sizing and design (comprehensive assessment of quantities required for landfill and capacities available)
- (f) long term maintenance/landscaping of waste facility.