

Issue 14	Site Specific Proposals	
Development plan reference:	Section 6 City Region as a Successful, Sustainable Place - Enabling Delivery of New Homes	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Mr D W Leggat (PP04) Mr D W Leggat (PP05) Caledonian Properties Ltd (PP09) Orchard Brae Ltd (PP22) Caledonian Properties and Taylor Wimpey (PP26) NHS Greater Glasgow and Clyde (PP39) Scotia Gas Networks (PP42) Mr William McGregor & Son (PP50) St Modwen (PP56)</p>		
Provision of the development plan to which the issue relates:		
Schedule 6 Housing Supply Targets and Housing Land Requirement (GCV Area) (page 57)		
Planning Authority's summary of the representation(s):		
<p><u>Mr D W Leggat (PP04)</u></p> <p>Land at Old Glasgow Road, Nerston, East Kilbride (MAP02)</p> <ul style="list-style-type: none"> • site considered to be in a sustainable location where many of the aspirations of the Greenbelt can still be met; • no insurmountable infrastructure constraints which would preclude the delivery of the site; • satisfactory access to the sites can be achieved with land required to make road improvements is within the respondents control; • site is submitted to be of a scale that is capable of delivering housing within the next 5 years and broadly complies with the vision and planning principles of the SDP and LDP. <p><u>Mr D W Leggat (PP05)</u></p> <p>Land at Broomelton Road, Larkhall (MAP03)</p> <ul style="list-style-type: none"> • site is of a scale that is capable of delivering housing in the short-medium term and will contribute to South Lanarkshire Council maintaining a minimum of 5 years effective land supply at all times; • no insurmountable site constraints which would preclude the delivery of the site which has the potential to upgrade and realign part of Broomelton Road. 		

Caledonian Properties Ltd (PP09)

Land at Summerston (**MAP04**)

- site can contribute to Glasgow City Council meeting housing needs and maintaining a five year supply of effective housing land at all times. Development of this site could help to address the housing land shortfall in Glasgow up to 2020 of 10,000 units;
- site is deliverable in the short-medium term and provides an excellent opportunity to regenerate Summerston and Glasgow North with benefits including:
 - o provision of additional owner occupation housing and attracting new families to the area;
 - o providing greater choice and opportunity for existing residents;
 - o additional investment in the local community by providing new family homes;
 - o provision of local community facilities;
 - o potential to improve the local infrastructure and accessibility;
 - o provision of a potential bus route through the site;
 - o potential to facilitate the improvement of the Balmore Road junction from a Phase 1 Development;
 - o potential to provide pedestrian links connecting to the Kelvin Walkway, a green corridor to create amenity walkways and enhance biodiversity;
 - o land for potential cemetery extension; and,
 - o given the extent of our client's land ownership interests, additional land could also be reserved for additional community and social infrastructure.

Orchard Brae Ltd (PP22)

Land (650 acres) opposite Eurocentral and the M8 between the settlements of Calderbank to the east and Carnbroe to the west for residential and mixed use development (**MAP05**)

- proposal seeks to deliver an exceptional residential and mixed use environment, supporting the regeneration of existing communities and complementing Eurocentral to the south.
- developments will formalise and improve the green network locally and bring employment and recreational benefits to the residential communities that surround it.

Caledonian Properties and Taylor Wimpey (PP26)

Land at Auchinairn Road, Robroyston (**MAP06**)

- site is effective and within the ownership of Caledonian Properties and

Taylor Wimpey capable of sustaining a completion rate of around 110 houses per annum if the allocation extended to 500 units;

- site can contribute to Glasgow City Council meeting housing needs and maintaining a five year supply of effective housing land at all times. Development of this site could help to address the housing land shortfall in Glasgow up to 2020 of 10,000 units;
- completion of a masterplan and Engineering Appraisal has demonstrated that development is readily deliverable on site. Essentially, the site is effective and could be brought forward within the short-medium term.

NHS Greater Glasgow and Clyde (PP39)

A number of properties within the NHS Greater Glasgow and Clyde are now surplus to requirements which include the Victoria Infirmary and the Royal Hospital for Sick Children (RHSC) (Yorkhill) and Queen Mothers Hospital and which can contribute to the city region's future economic growth and can contribute to the quality of life offer to its population.

Scotia Gas Networks (SGN) (PP42)

Gas holder sites at Temple and Hamilton have potential for higher value uses such as residential, retail and mixed use, to ensure flexibility in terms of its potential use in order to fund the decommissioning and remediation of the site.

Mr William McGregor & Son (PP50)

Land at Mauldslie Road/Luggie Road, Carluke (**MAP07**)

- site is of a scale that is capable of delivering housing in the short-medium term and will contribute to South Lanarkshire Council maintaining a minimum of 5 years effective land supply at all times.

St Modwen (PP56)

Charles Street, Springburn (**MAP08**)

- potential alternative uses for the site, include retail, a food store, leisure, car showrooms, industrial trade counter, distribution or residential in accordance with the Spatial Land Use Model of regeneration and maximising the use of existing infrastructure and assets.
- Redevelopment of the site will also support sustainable economic growth and is considered to be a key development location;
- redevelopment of the site could regenerate the surrounding community of Springburn and Glasgow North by delivering employment and other opportunities in a location which can be easily accessed by residents, and enrich their environment to create an attractive working environment. This will also help to improve life circumstances and reduce poverty.

Modifications sought by those submitting representations:

Inclusion in the land supply of land at the following locations:

- Land at Old Glasgow Road, Nerston, East Kilbride (PP04)
- Land at Broomelton Road, Larkhall (PP05)
- Land at Summerston (PP09)
- Land opposite Eurocentral and the M8 between the settlements of Calderbank to the east and Carnbroe to the west for residential and mixed use development (PP22)
- Land at Auchinairn Road, Robroyston (PP26)
- NHS Greater Glasgow and Clyde surplus stock including the Victoria Infirmary and the Royal Hospital for Sick Children (RHSC) (Yorkhill) and Queen Mothers Hospital (PP39)
- Gas Holder sites at Temple and Hamilton (PP42)
- Land at Mauldslie Road/Luggie Road, Carluke (PP50)
- Charles Street, Springburn (PP56)

Summary of responses (including reasons) by Planning Authority:

Many of the housing issues are inter-related and certain aspects of the context to this Schedule 4 are dealt with more fully in the Schedule 4's relating to Issues 11 and 12.

Mr D W Leggat (PP04), Mr D W Leggat (PP05), Caledonian Properties Ltd (PP09), Orchard Brae Ltd (PP22), Caledonian Properties and Taylor Wimpey (PP26), NHS Greater Glasgow and Clyde (PP39), Scotia Gas Networks (PP42), Mr William McGregor & Son (PP50), St Modwen (PP56)

Clydeplan does not accept the modifications as it considers the need for additional locations to be added to the housing land supply is not required for the following reasons:

- the Proposed Plan concludes that there is a surplus of housing land already identified through the Housing Land Audit and Urban Capacity Study which includes a range of brownfield and greenfield locations **(ASD08)** and **(ASD29)**.
- the fundamental principles of the Strategic Development Plan require development proposals to reflect the Spatial Development Strategy and support the Spatial Vision. This includes supporting the Spatial Development Strategy and in particular the key components of the Development Corridor namely the Clyde Waterfront, Clyde Gateway, Ravenscraig, Glasgow City Centre and the Community Growth Areas, all of which have housing as an indicative form of compatible development (Schedule 15 page 97). Additional housing land release could potentially undermine the delivery of these strategic priorities along with other sites in the existing housing land supply.

- the majority of locations being proposed by representees are greenfield locations, and a key component of the Spatial Vision is the recycling of brownfield land and the vacant and derelict land resource, as a development priority. The existing land supply includes a range and choice of brownfield and greenfield locations. Those brownfield locations which are put forward through representations may support the Spatial Vision and Spatial Development Strategy. Their suitability for future housing would be a matter for Local Development Plans to determine.

Reporter's conclusions:

[Note: For DPEA use only.]

Reporter's recommendations:

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