

Issue No: 18

Issue: Removal of Community Growth Areas

Contents Page

1. Schedule 4

Representations

2. Bishopton Action Group (E28)
3. Jackton & Thorntonhall Community Council (E49/2)
4. Jackton & Thorntonhall Community Council (E49/3)
5. Jackton & Thorntonhall Community Council (E49/4)

Supporting Documents

1. Decision Notice 06/0602/PP, Outline Planning Permission granted by Renfrewshire Council on 10th August 2009 for regeneration of the site at Royal Ordnance, Station Road, Bishopton to form a mixed use Community Growth Area.
2. Representations by Homes for Scotland (E55/2), Taylor Wimpey (E8), and the Banks Group (E24) (Extracts)



GLASGOW and
the CLYDE VALLEY
strategic development
planning authority

Issue 18	Removal of Community Growth Areas	
Development plan reference:	Philosophy and Principles The Spatial Development Strategy Model	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
E28 Bishopton Action Group E49/2, E49/3, E49/4 Jackton & Thorntonhall Community Council		
Provision of the development plan to which the issue relates:	Diagram 3 (page 3) Diagram 9 (page 17) Paragraphs 4.14 and 4.15 (page 19) Schedule 1 and Diagram 10 (page 21) Diagram 20 (page 61) Schedule 14 (pages 62 and 63)	
Planning authority's summary of the representation(s):		
<p>E28 Bishopton Action Group The retention of Bishopton Community Growth Area in the Spatial Development Strategy fails to demonstrate that it has fully taken account of the need for the prioritisation of resources in light of current economic circumstances.</p> <p>The economic and demographic projections underlying the Proposed Plan, in particular, the optimistic household projections (paragraph 4.71) result in an over-generous allocation of housing land (Schedules 8 and 9) and as such do not align with a continuing strategic role for Bishopton as set out in paragraphs 4.14 and 4.15.</p> <p>E49/2, E49/3, E49/4 Jackton & Thorntonhall Community Council Given the delay in delivering the Community Growth Areas, promoted in the 2006 Joint Structure Plan, due to current economic conditions</p> <ul style="list-style-type: none"> • the lower than projected growth in household formation • a significant increase in capacity from 'windfall sites' • the preference for development of 'brownfield' over 'greenfield' sites <p>all the Community Growth Areas and references in related Schedules and Diagrams should be removed from the Strategic Development Plan Proposed Plan.</p>		
Modifications sought by those submitting representations:		
<p>E49/2, E49/3, E49/4 Jackton & Thorntonhall Community Council seek the removal of all Community Growth Areas from the Proposed Plan.</p> <p>E28 Bishopton Action Group seek the removal of the Bishopton Community Growth Area, with consequential amendments to Diagrams 3, 9, 10, 20, Schedules 1, 14 and Paragraphs 4.14 and 4.15 of the Proposed Plan.</p>		

Summary of responses (including reasons) by planning authority:

It is important to note that many of the housing issues are inter-related and other aspects of the representations will be addressed more fully in other Schedule 4's, notably Issues 17 - 27: The relationship between the housing issues is detailed in the Housing Land - A Strategic Overview topic paper.

The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects both the proposal to delete all the Community Growth Areas and the proposal to delete only the Bishopton Community Growth Area.

Community Growth Areas

The thirteen Community Growth Areas, which were set out in the 2006 Joint Structure Plan (approved by Scottish Ministers on 29th April 2008) with an estimated capacity of approximately 19,000 houses, are a fundamental component of the long-term sustainable urban expansion of the city region (Joint Structure Plan 2006 Technical Report TR6/06 – refer Schedule 4 Issue 5 'Spatial development Strategy Model).

The Glasgow and the Clyde Valley Strategic Development Planning Authority considers the Community Growth Areas to make a significant contribution (approximately 20% of the Established Land Supply) to the provision of a 'generous housing land supply' particularly into the medium and longer term.

In addition, the Glasgow and the Clyde Valley Strategic Development Planning Authority considers the Community Growth Areas to support the economic and demographic framework of the Strategic Development Plan as set out in Section 2 (pages 8 to 10) with its higher migration projection based upon support for the Scottish Government's low carbon economic strategy.

The Authority acknowledges that the economic conditions experienced since 2008 have had an impact upon planned development growth rates inherent in the predecessor strategic plan of 2006, and that the delivery of some Community Growth Areas will be delayed until market conditions recover. That delay factor is integral to the economic and related demographic foundation of the Proposed Plan which seeks to take a longer view to 2035.

The Glasgow and the Clyde Valley Strategic Development Planning Authority recognises that, whilst few of the Community Growth Areas are currently under construction due to current economic conditions, they all either

- have been integrated into Local Plans or
- have been the subject of master planning or
- have been granted planning permission.

In this context, the Bishopton Community Growth Area outline planning consent was granted by Renfrewshire Council on 10th August 2009, subject to a number of pre-start conditions (Supporting Document 1). These conditions are currently in the process of being discharged by the owner, BAE systems, particular in relation to decontamination and transportation matters, whilst road construction consent for the northern access road has been submitted to Renfrewshire Council. In addition, the new site access works are well advanced and detailed discussions are on-going with Transport Scotland in respect of the new motorway junction.

A number of organisations have expressed support for the Community Growth

Areas (Supporting Document 2), in particular, (E55/2) Homes for Scotland consider the Community Growth Areas to be a 'cornerstone of the housing land supply', (E8) Taylor Wimpey support the context and concept of the Community Growth Areas and (E24) the Banks Group, welcome the inclusion of Community Growth Areas as a core component of the Spatial Development Strategy.

In conclusion, the Glasgow and the Clyde Valley Strategic Development Planning Authority considers the Community Growth Areas to be a fundamental 'building-block' of its long-term sustainable Spatial Development Strategy and that their delivery will be dictated by the pace with which market conditions return to pre-Recession rates.

Reporter's conclusions:

Reporter's recommendations: