

**Issue No: 24**

**Issue: Housing Land Additions: Specific Locations**

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<b>Issue 24</b>	<b>Housing Land Additions: Specific Locations</b>	
<b>Development plan reference:</b>	Spatial Framework 3 Sustainable Communities	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
<p>E5/1, E5/2, E5/3, E5/4 Mr Michael and Mr Roger Jones  E12 CEMEX UK Ltd.  E18 Wm Short esq.  E19 Duchal Estate  E20 H.J. Paterson  E29/2 Ogilvie Homes Ltd  E30 NHS Greater Glasgow and Clyde  E31 Caledonian Properties  E34 James Barr Ltd  E35 Messrs Keith &amp; John Lawrence  E36 Mr Derek McConechy  E37 Forge Properties LLP  E50 Hometown Foundation  E53/1 SRG Estates</p>		
<b>Provision of the development plan to which the issue relates:</b>	Schedules 8 and 9 (pages 44 and 45)	
<b>Planning authority's summary of the representation(s):</b>		
<p><b>E5/1, E5/2, E5/3, E5/4 Mr Michael and Roger Jones</b></p> <ul style="list-style-type: none"> <li>there is a requirement to regenerate and reconnect disadvantaged communities within peripheral housing estates and the allocation of additional land for housing will support localised growth. The site east of <u>Faifley, Clydebank</u>, would support this, if included in the land supply.</li> </ul> <p><b>E12 CEMEX UK Ltd.</b></p> <ul style="list-style-type: none"> <li>a site at <u>Kilbarchan</u> is suggested for inclusion within the land supply.</li> <li>the effectiveness of the land supply, and its delivery, is over-estimated.</li> <li>affordable and private sector housing should be considered together.</li> <li>The important role of greenfield sites, in sustainable locations, in the contribution to the housing supply, should be reflected in the Proposed Plan.</li> </ul> <p><b>E18 Wm Short esq.</b></p> <ul style="list-style-type: none"> <li>the Proposed Plan has not considered the deliverability of Community Growth Areas, which may suffer more than smaller sites during the current economic period, and not deliver the required land supply.</li> <li>Schedules 8 and 9 should be revised to include additional land releases.</li> <li>there are location-specific benefits to releasing the land at <u>Lennoxtown</u>, in addition to its effectiveness, such as the resolving of anti-social behaviour, the creation of a Green Belt boundary, choice and quality of housing and</li> </ul>		

provision of a suitable entrance to an area of development.

#### **E19 Duchal Estate**

- the Proposed Plan has not considered the deliverability of Community Growth Areas, which may suffer more than smaller sites during the current economic period, and not deliver the required land supply.
- Schedules 8 and 9 should be revised to include additional land releases.
- there are location-specific benefits to releasing the land at Kilmacolm, in addition to its effectiveness, such as: community benefits including parking, and traffic and pedestrian safety; limited impact upon the Green Belt; choice and quality of housing including affordable housing; provision of new educational facilities.

#### **E20 H.J. Paterson**

- the Proposed Plan has not considered the deliverability of Community Growth Areas, which may suffer more than smaller sites during the current economic period, and not deliver the required land supply.
- Schedules 8 and 9 should be revised to include additional land releases.
- there are location-specific benefits to releasing the land at Bridge of Weir, in addition to its effectiveness, such as: the need for new (affordable) housing; associated local retailing; a creation of a suitable Green Belt boundary; resolving of anti-social behavioural problems on the site.

#### **E29/2 Ogilvie Homes Ltd**

- the Proposed Plan has failed to identify any additional strategic land releases for private sector housing to 2025. A new strategic housing allocation should be considered at Knownoblehill, Cleland. This effective and deliverable site is sustainable because of accessibility by road and rail and will allow planning for the long-term growth of the settlement plus the opportunity to create a sustainable balanced community.

#### **E30 NHS Greater Glasgow and Clyde**

- NHS Greater Glasgow and Clyde has a variety of portfolio interests which can contribute to the SDP's objectives of recycling urban land by using brownfield land in preference to greenfield land.

#### **E31 Caledonian Properties**

- affordability assumptions should be combined and additional land released for housing.
- a mechanism for the release of additional greenfield land should be considered in the Proposed Plan to meet any land supply deficiencies which arise.
- a strategy is needed in case of the non-delivery of larger and more complicated sites such as the Community Growth Areas.
- additional land should be identified for housing beyond and above that identified in the Plan period.
- Caledonian Properties control land which is considered to be suitable and appropriate to accommodate further housing.

**E34 James Barr Ltd**

- the reliance upon Community Growth Areas to deliver housing is unlikely to be successful, exemplified by the prolonged planning process for a current application.
- the Proposed Plan does not take account of current difficulties in delivering the established housing land supply.
- Schedules 8 and 9 should include additional land releases.
- the Strategic Development Plan should allow flexibility for future housing land allocations and specify the role that smaller and more deliverable sites can make in meeting housing needs early in the Plan period.
- a proposed site at Shields Road, East Kilbride, has been recommended for release through Public Local Inquiry although rejected by the Council.

**E35 Messrs Keith & John Lawrence**

- the Proposed Plan has not considered the deliverability of Community Growth Areas, which may suffer more than smaller sites during the current economic period, and not deliver the required land supply.
- Schedules 8 and 9 should be revised to include additional land releases.
- the site at Craigton Woods has been promoted through the East Dunbartonshire Local Plan, and sits within an urban context although designated Green Belt.
- there are location-specific benefits to releasing the land at Craigton Woods, in addition to its effectiveness, such as: removal of dangerous trees; resolving of anti-social behavioural problems on the site; making the site safe and secure to the benefit of local people and satisfaction of Council Estates.

**E36 Mr Derek McConechy**

- allocation of land for housing at 12 Rowan Street, Paisley, currently identified as vacant and derelict land.

**E37 Forge Properties LLP**

- Glasgow North should be included as a 'Sustainable Development Location' in Diagram 3.
- this includes the site at Cowlairs which has the following features:
  - demand at local level for the development and facilities;
  - neglect of Glasgow North in regeneration activities;
  - massive economic impact
  - unique regeneration opportunity
  - major infrastructure investment
  - addressing deprivation, job creation and homelessness
  - offering growth potential for the city;
  - substantial planning gain and investment
  - positive environmental impacts
  - political support
  - largest zero energy development in Glasgow

**E50 Hometown Foundation**

- The Proposed Plan should recognise the potential for developments such

as the large-scale Owenstown settlement as alternatives to Community Growth Areas or other allocated sites if these are not effective or delayed in delivery.

- The Proposed Plan needs to identify a strategic requirement for additional land to 2025 in order to maintain choice and encourage new investment and growth.
- Diagram 4 of the Proposed Plan should include reference to the potential for community development and ownership initiatives that recognise the wider social benefits of cooperative based proposals to contribute to the wider objectives of the spatial strategy.
- Additional reference (in paragraph 4.81) should be made to the potential role of community owned and co-operatives initiatives in tackling any shortfall in the provision of affordable housing, and also with reference to the funding and delivery of housing (paragraph 4.87), plus specific reference (paragraph 4.88) in terms of innovative mechanisms of funding and delivery.

#### **E53/1 SRG Estates**

- additional land must be allocated in the Proposed Plan to encourage development in a depressed market by encouraging investment and stimulating economic growth consistent with the broader objectives of National Planning Framework 2.
- the delivery of Community Growth Areas will be impacted by public expenditure restraint and trading conditions, particularly as large-scale sites are fraught with delivery difficulties and there are estimated delays in delivery of up to 5 years as it stands.
- where allocations such as the defined Community Growth Areas cannot be deemed effective in the short term, supplementary alternative proposals/strategies should be identified at the strategic level. This would allow for sustainable housing development to come forward outwith the Community Growth Areas and placate housing need and demand in the short term.
- land to the south of Shotts owned by SRG Estates would represent a sustainable and appropriate urban extension with regard to the allocation of additional land.

#### **Modifications sought by those submitting representations:**

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

- East of Faifley, Clydebank (E5/1, E5/2, E5/3, E5/4)
- Land at Barhill Crescent, Kilbarchan (E12)
- South Lodge, Lennoxton (E18)
- Land at Kilmacolm (E19)
- Moss Road, Bridge of Weir (E20)
- Land at Knownoblehill, Cleland (E29)
- Various former NHS sites (E30)
- Land at Summerston/Balmore (E31)
- Land at Westerhill (E31)
- Land at Crofthead (E31)
- Land at Shields Road, East Kilbride (E34)

- Land at Craigton Woods, Milngavie (E35)
- Land at Rowan Street, Paisley (E36)
- Land at Carlisle Street, Cowlairs (E37)
- New settlement (“Owenstown”), Douglas Valley, South Lanarkshire
- Land at Stane, North Lanarkshire (E53)

**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 responses will be dealt with 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 paper.

The Glasgow and The Clyde Valley Strategic Development Planning Authority rejects the proposed modifications as the need for additional locations to be added to the housing land supply is not accepted 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 to 2025.
- 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 Sustainable Development Locations as part of the Spatial Strategy, in particular Clyde Waterfront, Clyde Gateway, Ravenscraig, Glasgow City Centre (comprising the Development Corridor) and the Community Growth Areas, all of which have housing as an indicative form of compatible development. 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 mooted 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. Those brownfield locations which are put forward through representations in principle may support the Spatial Vision and Spatial Development Strategy. Their suitability for future housing would be a matter for Local Development Plans to determine.
- the Spatial Vision is integrated with the Spatial Development Strategy in terms of the Development Corridor, the Core Development Areas and the Spatial Framework including the Green Belt. Locations which encroach into the Green Belt are not be considered appropriate at this stage, as Local Development Plans will review and designate the Green Belt boundary.

**Reporter’s conclusions:**

**Reporter’s recommendations:**

