

Report to:	Planning Committee
Date of Meeting:	14 December 2010
Report by:	Executive Director (Enterprise Resources)

Application No	CR/09/0139
Planning Proposal:	Mixed use development, including residential, community facilities, open space, distributor road, primary school and neighbourhood retail centre (planning permission in principle)

1 Summary Application Information

- Application Type : Planning Permission in Principle
- Applicant : Taylor Wimpey Developments Limited and Ashfield Land Limited
- Location : Newton Farm
Cambuslang

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant planning permission in principle (subject to conditions – based on conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this planning application.
- (2) Before planning permission in principle is released a Section 75 Agreement shall be concluded, at the applicant's expense, to ensure that financial contributions are lodged towards:
 - The provision of a new primary school and associated primary and secondary school provision;
 - The provision of a new all weather football pitch;
 - The provision of a community facility (at the site of the new school);
 - Off-site road works including identified junction improvements, the implementation of a Road Safety Audit plan along the rural section of Calder Road and the re-routing of the NCR75 cycle route off-road;
 - The provision of Open space, landscaping and recreational areas and
 - The provision of affordable housing.

All costs associated with the legal agreement, including the Council's costs, shall be borne by the applicant.

3 Other Information

- ◆ Applicant's Agent: Barton Willmore

- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s):
 - South Lanarkshire Local Plan 2009
 - STRAT2 – Community Growth Areas Policy
 - STRAT10 – Developers Contribution Policy
 - RES1 – Housing Land Supply Policy
 - RES2 – Proposed Housing Site Policy
 - RES4 – Housing for Particular Needs Policy
 - RES5 – Affordable Housing and Housing Choice Policy
 - TRA1 – Development Location and Transport Assessment Policy
 - TRA2 – Walking, Cycling and Riding Routes Policy
 - TRA4 – Bus Provision Policy
 - ENV2 – Local Green Network Policy
 - ENV4 – Protection of Natural and Built Environment Policy
 - ENV11 – Design Quality Policy
 - ENV12 – Flooding Policy
 - ENV21 – European Protected Species Policy
 - ENV31 – New Housing Development Policy
 - ENV35 – Water Supply Policy
 - ENV36 – Drainage and Sewerage Policy
 - ENV37 – Sustainable Urban Drainage Systems Policy

- ◆ Representation(s):
 - ▶ 1 Objection Letter
 - ▶ 0 Support Letters
 - ▶ 1 Comments Letter
- ◆ Consultation(s):

Halfway Community Council

Cambuslang Community Council

Environmental Services

Health & Safety Executive

Scottish Wildlife Trust

Scottish Government – Climate Change and Water Industry Directorate

Transport Scotland

Historic Scotland

Glasgow & Clyde Valley Structure Plan Joint Committee

Network Rail

Roads & Transportation Services H.Q. (Flooding)

Glasgow City Council, Planning Dept., D C South Team

Bt Cellnet

Scottish Water

West of Scotland Archaeology Service

SP Energy Network

Scottish Gas, Digital Records Department

S.E.P.A. (West Region)

Leisure Services (Facility Manager)

Leisure Services (Greenspace)

Roads & Transportation Services H.Q. (Traffic and Transportation)

Newton Residents Association

Architecture and Design Scotland

Roads and Transportation

Education Resources

Scottish Natural Heritage

Strathclyde Passenger Transport

Planning Application Report

1 Application Site

- 1.1 The site, which extends to approximately 128 hectares, is located to the north, west and east of the village of Newton. It is bounded to the north by the River Clyde, to the east by the Rotten Calder, to the south by the existing villages of Westburn and Newton and to the west by Newton Burn.
- 1.2 The application site forms a series of terraces which generally step down in a northerly direction towards the River Clyde and include steeper escarpments along the eastern boundary adjacent Rotten Calder. Within this rolling countryside a localised ridge is located to the southwest of the application site rising above Newton Burn, to the north of the Westburn village, following the western boundary. The most substantial vegetation features on the site are treebelts and woodland along the north-eastern and north-western boundaries of the application site near the banks of the River Clyde. The most extensive of these is Honeyhill Plantation, which is identified by Scottish Natural Heritage as Ancient Woodland. A smaller patch of woodland to the north-west of Honeyhill Plantation and lying along the river scarp is also identified as Ancient Woodland. To the west of the site, there are further woodland areas associated with Newton Burn and several mature beech copses along the above mentioned ridge. Other than these tree features the site is characterised by open unkempt grassland and scrub vegetation.

2 Proposal(s)

- 2.1 Outline consent is sought for a residential development of approximately 1500 dwellings on the site. The masterplan and supporting statement submitted with the application indicate that:
 - a) The Phase II development site takes forward some of the basic design principles which underpin the Phase I development, in particular those which relate to the need to ensure that the development creates the opportunity to ensure that all existing and proposed areas of open space are appropriately linked via a network of footpaths/cycleways and the desire to provide for a broad range of family housing opportunities.
 - b) The major land use will be residential with approximately 1500 dwellings being provided on approximately 52 hectares of the site. The dwellings will be primarily family housing. A range of accommodation types from one bed room apartments to four and five bedroom detached houses. There will be a mix of tenures provided within the development, including affordable housing. The residential area is subdivided into three density bands which respond to site conditions, in particular landform, landscape and proximity to facilities.
 - c) A local centre will serve both phases of Newton Farm development and Westburn village and will be located adjacent to Newton Station. This centre will comprise a main food retail unit of up to 2,000 sq m and approximately 4/5 ancillary units. Residential units will also be incorporated within the centre to provide activity throughout the day.
 - d) A new non-denominational primary school will be provided as part of the proposed development, with the precise details and timing of delivery of the school to be agreed with the Council. Additional community facilities will also be provided as part of the development in the form of a community wing and a 3rd Generation all weather football pitch for community use attached to the proposed new school.

- e) A network of linked open space will be provided throughout the development which will be accessible to new and existing residents. The open space will meet the leisure and recreation needs of the residents and contribute to the appearance and character of the development. It will also act as an ecological resource and corridor for movement. A total of approx. 70 hectares of open space will be provided.
- f) The master plan includes three children's play areas distributed throughout the site such that all parts of the site are within easy access of a play ground. Natural surveillance will be achieved from surrounding residential properties which front onto and over-look each of the play areas.
- g) Access to the Phase II site will be taken via the road infrastructure which has been constructed as part of the Phase I development. The main site access road, which connects at its east and west ends to the Phase I road infrastructure, acts as the main feeder route running through the application site, with access to the various development parcels within the site being taken off this main access route. The proposed development will be provided with an internal network of footpaths and cycle paths which will run through the site, linking with the various areas of open space proposed as part of the development and also those existing areas of open space. A park and ride facility, adjacent to the neighbourhood centre, is also proposed.
- h) The development will incorporate the principles of Sustainable Urban Drainage (SUDS) with drainage ponds located to the north of the site close to the River Clyde, within the proposed Riverside Park.

2.2 Given the scale and complexity of the proposed development and its impact on both the local and wider areas it is recommended that prior to the release of any planning consent a Section 75 Agreement be completed between the Council, the applicants and the landowners and their respective successors. The purpose of the Agreement will be to ensure that planning obligations and supporting terms and conditions as agreed between the Council and the applicants address the impact of the proposed development on the following areas of interest:

2.2.1 **Education** – it is proposed that the applicants will make a financial contribution to the Council for educational provision to equate to the demand for school places arising from the proposed development. In particular, they will be obliged to make a contribution or contributions towards the provision of a new non-denominational primary school within the CGA, the additional classrooms and facilities at the new St Charles RC PS currently under construction, which are required in anticipation of the proposed development and the consequential demand for secondary school places arising from the proposed development.

2.2.2 **Affordable Housing** – the adopted Local Plan and the draft Supplementary Planning Guidance require that 25% of the proposed development will be in the form of affordable housing. The Agreement will ensure that the applicants provide for half of this requirement (approximately 180 dwellings) on site with the remaining requirement being provided by payment of a commuted sum or sums to the Council for the provision of this type of housing.

2.2.3 **Off-site Roadworks** - A Transportation Assessment of the impact of the proposed development has been undertaken by the applicants to support the application. This has been assessed by Roads and Transportation and it is considered that the following works will be required to allow the development to proceed:

- Off-site road works to increase the capacity of the Westburn Road / Westburn Drive junction;
- Installation of traffic signals at the Old Mill Road / Westburn Road junction;
- Creation of a new round about at the Blantyre Farm Road / Calder Road junction;
- The implementation of an agreed 'road safety plan' along the rural section of Westburn Road / Calder Road between Newton and Blantyre Farm road; and
- Taking the national cycle route NCN75 off-road through the site and utilising the core path network.

The Agreement will ensure that the applicants undertake these off-site road works to the satisfaction of the Council or make a sufficient financial contribution to the Council to allow the Council as Roads Authority to construct these off-site road works to address the impact of the proposed development on the local road network in terms of road safety and traffic management.

2.2.4 Community Facility – the adopted Local Plan indicates that the proposed development will necessitate a new community facility to serve the growing community. The Agreement will ensure that the applicants will make a financial contribution or contributions to the Council towards the provision of this facility which is likely to be in the form of a community wing attached to the new non-denominational school.

2.2.5 Football Pitch – the adopted Local Plan and the Masterplan Development Framework for the CGA indicate that the applicants will make a financial contribution or contributions to the Council towards the provision of a grass sports pitch or equivalent provision at a local facility. It is now proposed that this provision will be a new 3rd Generation all weather pitch to be located within the school / community facility grounds.

2.2.6 Public Open Space – Whilst the majority of the open space and informal recreation facilities will be provided within the proposed development and controlled by planning conditions, the Agreement will ensure that the applicants are obliged to provide and thereafter maintain the larger parks, being the Linear Park which forms part of the application site and the Riverside Park alongside the River Clyde to the north of the application site, as identified and proposed in the applicant's masterplan. (In so far as these larger parks are outwith the application site, the Agreement will extend to cover the title to them).

2.3 Given the nature and scale of the proposed development it was concluded that an Environmental Impact Assessment was required from the applicant under Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999. Consequently the applicants submitted a comprehensive Environmental Statement (ES) along with, and in support of, their application. Along with the ES the applicants have also submitted a number of additional items in support of their application including; a Transportation Assessment; a Green Network Quality Assessment report; an Access Plan; an Otter Survey and a Bat Survey.

3 Background

3.1 Structure Plan Background

The strategic policy for the release of the Community Growth Areas is provided by the Glasgow and Clyde Valley Joint Structure Plan 2006 which became operative in April 2008. In particular Strategic Policy 1 – Strategic Development Locations identifies Newton as one of thirteen community growth areas, as set out in Schedule 1(c) which indicates that the site will has an indicative capacity of 1500 units.

Schedule 6(b)(ii) of the plan indicates that the output from the Newton CGA is expected to come forward by 2018.

3.2 **Local Plan Background**

3.2.1 In terms of the adopted South Lanarkshire Local Plan the site is identified as a Community Growth Area. In this regard, Policy STRAT2 – Proposed Community Growth Areas is applicable. This policy states that to satisfy strategic housing land requirements the community growth areas will be released from the Green Belt dependant on satisfactory masterplans being submitted to and approved by the Council. With respect to Newton the application site is identified on the Local Plan Proposal Map as the site for the community growth area while Policy STRAT2 identifies that the Newton CGA will provide a total of 1500 houses by the year 2018.

3.2.2 The Council prepared Masterplan Development Frameworks for each the proposed CGAs to brief developers on the matters to be considered and contained in the masterplans to be submitted to the Council. In the case of Newton this included:

- Definition of new landscape measures to consolidate new Green Belt edges and establish green networks within the development
- Improved public transport services through the development area
- A new spine road and walking/cycling infrastructure through the development area
- Provision of a new Primary School, pre-5 Nursery School and extensions to other local Primary Schools
- Provision of local retail facility of a scale appropriate to serve the Community Growth Area
- Investment in drainage infrastructure at Daldowie Waste Water Treatment Works
- The provision of 1 grass sports pitch or equivalent provision at a local facility
- Provision of housing types to accord with Local Plan policies RES 4 'Housing for Particular Needs Policy' and RES 5 'Affordable Housing and Housing Choice Policy'

In addition it has since been agreed that a new community wing will be added to the proposed primary school as a replacement for the community facility identified for the Newton phase 1 development.

It is against these criteria that the submitted masterplan will have to be assessed.

3.2.3 While STRAT2 provides the overarching local plan policy direction for the proposed development a number of local plan policies are also relevant to a mixed use development of this scale:

- Policy STRAT10 – Developers Contribution Policy provides the basis for assessing and seeking developer contributions related to the wider impact of the development
- RES1 – Housing Land Supply Policy confirms the Councils commitment to retaining a 5 year effective housing land supply towards which the proposed development makes a major contribution
- Policy RES2 – Proposed Housing Site Policy identifies the application site as a residential development area
- Policies RES4 – Housing for Particular Needs and RES5 – Affordable Housing and Housing Choice policies provide the policy basis which requires that this development takes account of these particular types of housing.
- Policy TRA1 – Development Location and Transport Assessment Policy applies due to the scale of the proposed development while policy TRA4 – Bus Provision Policy seeks to ensure that the developer works with the local bus companies to ensure that the proposed development has an acceptable bus service

- Policy TRA2 – Walking, Cycling and Riding Routes policy is relevant in this case as the Clyde Walkway and the National Cycle Route 75 run through or alongside this development site
- Design Policies ENV11 – Design Quality Policy and ENV31 New Housing Development Policy are applicable as they seek to ensure the highest quality design for the development
- The location of the application site is such that local plan environmental policies ENV2 – Local Green Network Policy, ENV4 – Protection of Natural Built Heritage Policy and ENV21 – European Protected Species Policies all apply
- Policy ENV12 – Flooding Policy will also be relevant as part of the site lies within the flood plain of the River Clyde and this policy seeks to ensure that development will not result in an increased flood risk either within or outwith the development site.

3.2.4 Finally, with such a large scale development it is important to ensure that the site is adequately served in terms of water and sewerage infrastructure and that the proposed surface water drainage will be sustainable and therefore Policies;

- ENV35 – Water Supply,
- ENV36 – Drainage and Sewerage Policy, and
- ENV37 – Sustainable Urban Drainage Systems (SUDS) policy will also be applicable.

3.2.5 A full discussion of the proposal against these specific policies is contained in Section 6 of this report.

3.3 **Relevant Government Advice/Policy:**

The Scottish Planning Policy (SPP) and Designing Places and Designing Streets – A Policy Statement for Scotland provide the national policy background for the consideration of this application. The SPP confirms the requirement for the Council to maintain a five year supply of effective housing land and the policy guidance relating to the provision of housing. Designing Places and Designing Streets provide the national policy guidance for creating better places to live and the principles of these policies have been included in the preparation of the masterplan.

3.4 **Planning History**

In the last five years there has been no previous application for the site however development has been ongoing on the adjacent Newton Farm phase 1 site.

4 **Consultation(s)**

4.1 **Roads and Transportation Services (Traffic and Transportation)** – Due to the scale of the proposed development a formal Transportation Assessment (TA) was requested from the applicants. The principle of the development is acceptable subject to appropriate conditions arising from the TA.

Response – Noted. Appropriate conditions will be attached to any consent be granted.

4.2 **Roads and Transportation Services (Area office)** – Due to scale of development the response will be provided by the HQ Traffic and Transportation section (as above)

Response – Noted.

4.3 **Roads and Transportation Services (Flooding Unit)** – No objections subject to the applicants satisfying the Council's design criteria and conditions relating to SUDS and a Flood Risk Assessment.

Response – Noted. Appropriate conditions can be attached to any consent granted.

- 4.4 **Environmental Services**– No objections subject to conditions relating noise, dust mitigation and contaminated land.
Response – Noted. Appropriate conditions and advisory notes will be applied to any consent granted.
- 4.5 **Leisure Services (Greenspace)**– No objections in principle but sought further discussions and conditions regarding biodiversity, woodland management, the linear and the riverside park, landscape proposals, internal green spaces and their future management and an upgrade and expansion of access routes.
Response – Noted. South Lanarkshire Greenspace have been and will continue to be fully involved in the preparation of the detailed landscape and recreation proposals all of which will require Reserved Matters approval at a later date. Appropriate conditions will be attached to any consent to address the issues raised.
- 4.6 **Leisure Services (Facility Management)** – No objection subject to agreement regarding the provision of a community facility and a new all weather football pitch.
Response – Noted. These facilities will be included in the Section 75 legal agreement,
- 4.7 **South Lanarkshire Council Education Resources** – no objections subject to the applicants agreeing financial contributions towards a new non-denominational primary school, additional classes at the new St Charles PS and the consequential impact of the development on the local secondary schools.
Response – Noted. The developers are fully aware of the educational requirements arising from the proposed development and have indicated a willingness to enter into a legal agreement with the Council regarding these contributions.
- 4.8 **Scottish Natural Heritage** – SNH noted that the various natural heritage interests in and around the site and sought and received further surveys and reports on the potential impact of the development on bats, badgers and otters. SNH have indicated that in light of these reports they have no objections to the principle of the proposed development however they have asked that a series of conditions relating to protected species be applied to the consent should it be granted.
Response - Noted. Agree that the suggested conditions can be attached to the consent should the application be approved.
- 4.9 **West of Scotland Archaeological Service** – Recommend archaeological evaluation of the site and ask that a suspensive condition to this effect be attached to the consent should it be granted,
Response – Noted. Appropriate condition can be attached to any consent granted.
- 4.10 **Scottish Water** – No objection. Water supply can be made available and there are public sewers in the locality in which drainage from the development can be discharged however the applicant will be required to contact Scottish Water to determine the likely impact of the development on the sewers in the vicinity of the site and take the required remedial measures to accommodate the development.
Response – Noted.
- 4.11 **Scottish Environmental Protection Agency** – No objection on the understanding that foul drainage is connected to the public sewer. Furthermore surface water from the site should be treated in accordance with the principle of Sustainable Urban Drainage Systems (SUDS). Also noted that a Flood Risk Assessment be undertaken and that no development be allowed in the flood plain of the River.
Response – Noted. The proposed development has taken account of the flood plain by ensuring that no development will take place within the plain. In addition all foul

water will be connected to the public sewer and conditions can be imposed to address the requirement for SUDS and a flood Risk Assessment.

- 4.12 **Glasgow City Council** – no objections.
Response – Noted.
- 4.13 **Historic Scotland** – no objections as there will be no direct or indirect affect on any historic assets.
Response – Noted.
- 4.14 **Scottish Power** – Require the applicants to make contact prior to the commencement of works to ensure the safety of electric plant and equipment.
Response – Noted. The information provided will be forwarded to the applicant.
- 4.15 **Scottish Gas (Transco)** – No objections however details of gas plant and equipment have been provided and the applicants advised to make contact with Transco prior to the commencement of works.
Response – Noted. The information provided will be forwarded to the applicant.
- 4.16 **Transport Scotland** – No objections as the development is likely to cause minimal environmental impact on trunk road network.
Response – Noted.
- 4.17 **Scottish Government – Climate Change and Water Industry Directorate** – No objections however noted that the development should ensure that there is no significant impact on water environment (surface and groundwater) during and after construction; there should be a risk assessment of all potential pollutants and to identify preventative or mitigation measures; cognisance is taken of the EC Water Framework Direction regulations and that there should be consideration of SUDS, noise and air quality impacts.
Response – Noted. These matters will generally be addressed by the regulatory powers of SEPA and other relevant agencies. Conditions will be attached relating to SUDS, noise and air quality.
- 4.18 **Architecture and Design Scotland (A&DS)** – assessed first draft of the proposed masterplan and identified various concerns regarding the vision of the development strategy; place-making; guidelines for future development; level of community facilities; spatial hierarchy; landscape strategy and design principles; residential typologies; the proposed greenspaces; design of the local centre and the links to Newton train station.
Response – Following the A&DS assessment the applicants have produced a revised masterplan which satisfactorily addresses the issues raised.
- 4.19 **Strathclyde Passenger Transport (SPT)** – no objections subject to conditions relating to bus services and bus service infrastructure.
Response – Noted. Appropriate conditions can be attached to the consent should it be granted.
- 4.20 **Newton Residents Association** – no response received.
Response – Noted.
- 4.21 **Halfway Community Council** – no response received.
Response – Noted.
- 4.22 **Health and Safety Executive** – no comment to make on application.

Response – Noted.

4.23 **Cambuslang Community Council** – no objections

Response – Noted

4.24 **Network Rail** – no response received.

Response – Noted

4.25 **BT Cellnet** – no response received.

Response – Noted.

4.26 **Glasgow and Clyde Valley Structure Plan Joint Committee** – no response received.

Response – Noted.

4.27 **Scottish Wildlife Trust** – no response received.

Response – Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken when the application was lodged. Furthermore, the proposal was also advertised in both the local newspaper and the Edinburgh Gazette. Two representations have been received and the issues raised can be summarised as:

- a) **The proposed development is contrary to all valid planning considerations in that it is contrary to the local plan, its appearance is out of keeping, there will be traffic, parking and access problems, it will impact on residential amenity, will raise drainage and infra-structure problems and will adversely impact on the natural environment.**

Response - The proposed development site equates to the Newton Community Growth Area identified in the adopted local plan and provides the basis for a development of some 1500 dwellings as such it is considered that the development is in accord with the local plan and that the issues raised by the objectors are a consequence of a development of this scale. Notwithstanding this the development has been the subject of extensive consultation and in depth consideration and all possible steps will be taken through conditions and legal agreement to mitigate and minimise any adverse impact on the area.

- b) **There will be an unacceptable impact on the wildlife and natural habitats of the area.**

Response – A development of this scale will undoubtedly affect the nature of the area however it is noted that the majority of the site lies as unused and overgrown fields, that the tree belts and clusters will be outwith the development area and that Scottish Natural Heritage are now satisfied that there will be acceptable protection of the wildlife in the area.

- c) **Two LBAP (Local Biodiversity Action Plan) species namely Barn Owls (one occupied nest) and two Palmate Newts have been sighted in the area and the developers should be made aware of this.**

Response – These details will be passed to the developer who has agreed to recommend to the Council that a Barn Owl nesting site be provided within the new school buildings. Scottish Natural Heritage and the Council's Greenspace team have made recommendations on the relevant wildlife protection measures required for the development.

- 5.2 These representations have been copied and are available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. In this connection both the approved Glasgow and Clyde Valley Structure Plan (2006) and the adopted South Lanarkshire Local Plan 2009 support the use of the site as Community Growth Area for residential development. Thus in general land use and policy terms the principle of the development is acceptable.
- 6.2 The Masterplan Development Framework (MDF) prepared to support the local plan set out the Council's guiding principles and requirements for any future masterplan for the development of the site. The MDF identified key opportunities arising from the Newton CGA site with respect to:
- the opportunity for higher density housing to take advantage of the nearby train services;
 - locating the new retail centre close to the train station to serve both the existing and new communities; and
 - the expansion of the green and recreational path networks to follow the river Clyde and link to wider networks and to improve the National Cycle Route 75, including an off-road route to the south east of the site to compensate for increased vehicular traffic.

The principles of the MDF were subsequently incorporated into the adopted local plan policy STRAT2 which stated that the Masterplan Development Frameworks for each CGA location would brief developers on the matters to be considered and contained in master plans to be submitted for the Council's approval. In the case of the Newton CGA these assessment criteria are as set out in paragraph 3.2.2 above. It is against these criteria that the submitted masterplan will be assessed below.

- 6.3 The planning application under consideration has generally been prepared in line with the guidelines set out in the MDF and the local plan and has been lodged to establish the principle of the development based on the resultant masterplan. The masterplan provides comprehensive details of:
- The site context and appraisal and character references;
 - The masterplan design concepts and principles;
 - Landscape constraints and opportunities and the landscape components of the site such as the Clyde corridor, the linear park and the Woodland Scarps;
 - The public realm, e.g. hard landscaping/paving, tree planting, street furniture, lighting and signage;
 - The residential mix, density and building height;
 - The proposed layout and appearance of the proposed character areas within the development such as the Local Centre, the Western Edge, the Central Core and the Clyde Valley with a design code for each of the areas to guide future development;
 - The proposed layout and appearance of the different types of spaces within the proposed development, namely; Squares and Greens, Spine Road / Avenue, Main Streets, Side Streets, Mews and Courtyards and Lanes with details of the character, role and movement function (pedestrian and vehicular) for each type of space;
 - A definition of the access and movement within and through the development with an access hierarchy of uses and details of the design parameters for

- each street type;
- An ecology and biodiversity strategy;
- Community Safety;
- Climate Impact and Building Performance; and
- Phasing and Implementation.

The approach of the masterplan generally reflects the design principles and guidance set out in the Scottish Government's Designing Places and Designing Streets policy documents.

- 6.4 As mentioned above the submitted masterplan has to be assessed against the criteria set out in local plan Policy STRAT2. With respect the new Green Belt edge and green networks within the development the proposed development identifies a new Riverside park along the northern, western and eastern edges of the developed area to consolidate the new Green Belt edge. The Newton Burn corridor will provide a green edge at the south east corner of the site. The proposed linear park and retained woodland areas within the site will provide the spines for a green network within the development site.
- 6.5 The proposed development will be based around a new distributor or spine road which forms a loop through the site linking the development to the wider road network. Within the development the masterplan identifies a network of foot paths and cycle routes linking the housing areas to the local centre, the school, the train station and the wider network. In addition an access plan for the development has been submitted and approved by South Lanarkshire Greenspace to ensure adequate access through and within the site in the form of both formal footpaths and informal recreation tracks. The plan has been developed to help and encourage the use of public transport. Bus routes will be extended around the distributor road with bus stop infrastructure located to ensure that all residents will be within 400 metres of a bus stop. In addition the footpath / cycleway network will be designed to connect the development to Newton Station with its frequent rail services, to be supported by a new park and ride facility at the local centre to the north of the station.
- 6.6 The masterplan identifies a central site within the development area for a new primary school and nursery. This site will be transferred to the Council when required and the developers will make appropriate financial contributions towards the provision of this school and the other local primary and secondary schools through a Section 75 agreement as set out above.
- 6.7 A local retail facility of a scale appropriate to serve the Community Growth Area will be provided at the south east corner of the proposed development close by the train station.
- 6.8 A site for a new sports pitch within the grounds of the proposed new primary school will be provided. A full sized grass pitch was identified by the MDF and the local plan however since that time the Leisure Trust have indicated that they would prefer an all weather synthetic pitch instead. The applicants have been advised of this and indicated their support for this provision.
- 6.9 The developers have also indicated their support for the provision of affordable housing in line with local plan policy. This will require that 25% of the residential units within the development will be affordable which in this case amounts to some 360 units. As guided by the local Housing Strategy it has been agreed that half of this provision will be in the form of new build on agreed sites within the development. The remaining half will be provided for by the payment of an agreed commuted sum

from the developer to the Council specifically for this provision. Housing for particular needs will be provided through this affordable route.

- 6.10 The final criteria of Policy STRAT2 relates to the need for investment by the developer in drainage infrastructure at the nearby Daldowie Waste Water Treatment Works. However, since the adoption of the local plan the applicants have been in detailed discussions with Scottish Water who have now confirmed that this investment is not required.
- 6.11 It is therefore concluded that the proposed development satisfies all the relevant criteria of both the Masterplan Development Framework and local plan Policy STRAT2. In addition the agreement of the applicants to make financial contributions of the items outlined above accords with the principles set out in Policy STRAT10 of the local plan while the agreement on affordable housing and the potential of such a large development to provide a wide range of house types and styles will meet with requirements of Policies RES4 – housing for particular needs and RES5 – affordable housing and housing choice.
- 6.12 The development of the site for 1500 houses at this location will ensure that the Council meets its housing land supply requirements and thus the proposed development will accord with local plan Policy RES1 – housing land supply and Policy RES2 – proposed housing sites.
- 6.13 The masterplan for the proposed development has been the subject of detailed Transport Assessment and also takes full account of the requirements of the Clyde Walkway, National Cycle Route 75, includes an access strategy and seeks to ensure the provision of bus infrastructure and services and thus it is considered that the development accords with Policies TRA1 - Development Location and Transport Assessment Policy, TRA2 - Walking, Cycling and Riding Routes Policy and TRA4 – Bus Provision Policy.
- 6.14 As mentioned above the proposed masterplan has been prepared in line with principles of the Council's masterplan development framework (MDF) which itself was based on the local plan's design policies. In addition the development has been fully assessed by Architecture and Design Scotland and amended to take account of their requirements and thus it is considered that the masterplan will provide for a development of high design quality which complies with local plan Policy ENV11 – Design Quality Policy and accords with the various criteria of Policy ENV31 – New Housing Development Policy.
- 6.15 The immediate banks of the River Clyde are covered by Policy ENV2 – Local Green Network Policy however the masterplan excludes this area from any future development by including it within a green corridor through the Riverside Park and thus it is considered that the development accords with this policy. Through consultation with all the relevant agencies it is concluded that the development will not adversely affect any natural or built heritage assets and thus accords with local plan Policy ENV4 – Protection of Natural and Built Environment Policy. Policy ENV21 – European Protected Species Policy specifically seeks to protect the species covered by the EC Habitats and Birds Directives and the Wildlife and Countryside Act. In this instance the applicants have ensured that the potentially affected species – bats and otters, will be properly taken account of to the satisfaction of Scottish Natural Heritage. It is therefore concluded that the development complies with this policy.
- 6.16 While the application site extends to the banks of the River Clyde the masterplan

indicates that there will be no development within the 1 in 200 year flood plain and that there will be no other physical obstructions included within this plain and by so doing the proposal complies with local plan Policy ENV12 – Flooding Policy. Notwithstanding this the applicants will be asked to prepare a Flood Risk Assessment for the proposed development.

- 6.17 Finally the applicants have been in full consultation with Scottish Water to ensure that the proposed development will have adequate water and sewerage services and in addition a condition will be attached to the consent, should it be granted, requiring written confirmation from Scottish Water that these services will be available. The masterplan also includes details of the proposed SUDS provision as the drainage system for the development has been designed to sustainable urban drainage system requirements. It is therefore considered the proposed development accords with local plan Policies ENV35 – Water Supply Policy, ENV36 - Drainage and Sewerage Policy and ENV37 – Sustainable Urban Drainage Systems Policy.
- 6.18 In light of the above it is concluded that the proposed development accords with all the relevant policies of the adopted South Lanarkshire Local Plan.
- 6.19 A Transport Assessment has been undertaken to support the development and this has identified various off-site road works / improvements which will be required as a result of the proposal. Roads and Transportation Services have been involved in detailed discussions with the applicants and it has been agreed that the works outlined in paragraph 2.2.3 above will be undertaken. It has been agreed that the developers will make appropriate financial contributions, at agreed times, to allow these works to be undertaken and that these will be included in the section 75 agreement.
- 6.20 Roads and Transportation Services have raised various issues regarding the internal road and footpath layout of the proposed development which has taken account of the relatively new guidance from the Scottish Government as set out in Designing Streets. The majority of the issues have now been resolved with the remaining being capable of being dealt with by conditions attached to any future detailed planning applications.
- 6.21 The wildlife and habitat issues raised by SNH, South Lanarkshire Greenspace and by representation have been accepted by the developer and appropriate conditions relating to these matters will be attached to the consent should it be granted.
- 6.22 It is considered that the proposed masterplan provides the basis for a high quality development which includes detailed design principles and codes for each of the character areas and types of space to control future development. To enhance this aspect of the development it is proposed that a condition be attached to this consent requiring that the applicants prepare a design brief, to be agreed with the Council, for each of the future development areas. In doing so it is hoped that the attractive and ambitious development set out in the masterplan can be successfully delivered.
- 6.23 In light of the above it is concluded that the masterplan for the proposed development, along with its other supporting statements, provides the basis for the successful development of the Newton Community Growth Area. It is a complex, detailed, multi-layered proposal however having assessed the application it is considered that it does provide an acceptable blueprint for the delivery of 1500 houses with associated community, retail, recreation and traffic / transport elements. The proposal will be the subject of conditions which will be attached to the consent should the application be granted, and be further strengthened through a detailed

Section 75 legal agreement between the applicant and the Council.

- 6.24 Both the Structure Plan and the Local Plan support the principle of the development and all of the detailed matters have now been addressed. On this basis I would recommend that planning permission is granted subject to conditions and the conclusion of an appropriate Section 75 Agreement.

7 Reasons for Decision

- 7.1 The proposed development accords with the relevant policies of both the approved Glasgow and Clyde Valley Joint Structure Plan and the adopted South Lanarkshire Local Plan in particular Policy STRAT 2, in that it would deliver a quality mixed use development at this location.

Colin McDowall

Executive Director (Enterprise Resources)

7 December 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan adopted 2009
- ▶ Environmental Statement
- ▶ Green Network Quality Assessment
- ▶ Access Plan
- ▶ Otter Survey
- ▶ Bat Survey

- ▶ Consultations
 - Health & Safety Executive 23/07/2009
 - Cambuslang Community Council 14/07/2009
 - Scottish Water 06/08/2009
 - Scottish Government – Climate Change and Water Industry Directorate 13/08/2009
 - Environmental Services 15/07/2009
 - SP Energy Networks 08/10/2009
 - West of Scotland Archaeology Service 06/10/2009
 - Scottish Gas Networks 02/10/2009

S.E.P.A. (West Region)	09/10/2009
Glasgow City Council , Planning Department	21/08/2009
Strathclyde Passenger Transport	12/10/2009
Scottish Natural Heritage	08/09/2010
Historic Scotland	10/08/2009
Transport Scotland	24/07/2009
Architecture and Design Scotland	15/12/2009
Roads and Transportation Services HQ (Flooding Unit)	04/08/2009
Roads and Transportation Services HQ (Traffic & Transportation)	30/11/2010
Leisure Services (Facility Management)	01/11/2010
Leisure Services (Greenspace)	21/01/2010
Education Resources	08/10/2010
Strathclyde Passenger Transport	13/10/2010

► Representations

Representation from : Mabelle Dockrey, Glenreasdale
20 Dunlop Street
Cambuslang G72 7SD, DATED 09/06/2009

Representation from : Alan Wood,
Scottish Ornithologist Club
Dated 27/07/2009 (by e-mail).

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Bill Kerr, Planning Officer, King Street
Ext 5141, (Tel :0141 613 5141)
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: 12(ed); 22; 24(ed); 01 RevE.
- 2 Prior to the commencement of development on site, further application for the approval of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority. These matters are as follows:
 - (a) the layout of the site, including all roads, footways, parking areas and open spaces;
 - (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
 - (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
 - (d) the means of access to the site;
 - (e) the design and location of all boundary treatments including walls and fences;
 - (f) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs;
 - (g) the means of drainage and sewage disposal.
 - (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
- 3 The application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:
 - (a) expiry of 3 years from when permission in principle was granted
 - (b) expiry of 6 months from date when an earlier application for approval was refused, and
 - (c) expiry of 6 months from date on which an appeal against the refusal was dismissed.

Approval of the further specified matters can be made for -

- (i) different matters, and
 - (ii) different parts of the development
- at different times.

Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.

- 4 That the further applications required under the terms of Condition 1 above, shall include detailed schemes for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.
- 5 That notwithstanding the terms of condition 1 above the future development of the

site hereby approved in principle shall accord with the matters set out within the "Newton Farm, Phase II Master Plan Report (June 2010)", the terms of which are hereby approved and which accordingly, forms part of the planning permission in principle.

- 6 That all future planning applications as required by condition 1 above relating to the development of each of the Phases, or as the case may be, component parts thereof, detailed within Figure 68: Phasing Plan of the Master Plan Report approved under Condition 5 above shall be accompanied by a detailed Design Statement/Design Code, the terms of which shall demonstrate both the approach that has been taken to the design of the development in question and also the extent to which the proposed development conforms with the guidance set down within the Master Plan Report and the specific guidance which relates to the Phase/part Phase of the wider development which forms the basis of the application.
- 7 That notwithstanding the terms of condition 1 above proposals for the maintenance of all areas of open space within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.
- 8 That notwithstanding the terms of condition 1 above a maintenance management schedule for the landscaping scheme approved under the terms of Condition 1 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 9 That before any work commences on site, an Outdoor Access Plan for the provision of walking and cycling shall be submitted to the Council as Planning Authority, comprising:-
 - (a) A plan indicating the location and alignments of all existing formal and informal access routes, paths and tracks within and across the site and including linkages with adjacent areas;
 - (b) A report detailing the existing condition of those routes;
 - (c) An assessment of current levels of use, types of user and purpose of trips, together with a reasoned estimate of how this might change as a result of the development or otherwise;
 - (d) A plan indicating the proposed scheme of access routes for walkers and cyclists including linkages with adjacent areas;
 - (e) A statement showing how this scheme complies with the requirements of the Disability Discrimination Act 1995;
 - (f) Detailed specifications for the construction of all routes, and for all associated artifacts and structures such as seating, cycle racks, lighting, handrails, access controls, signage and interpretation;
 - (g) A programme for completion and subsequent maintenance.

No work shall commence on site until the written approval of the Council as

Planning Authority has been given.

- 10 That notwithstanding the terms of condition 1 above and before work commences on the construction of any dwellinghouse, a development proposal including plans for the area of land referred to as the "Clyde Corridor" on Figure 31 of the Newton Farm, Phase II Master Plan Report (June 2010), shall be submitted to the Council, as planning authority, for their written approval. The development scheme for a riverside park must be compatible with the Council's environmental policies and objectives in relation to landscape, habitat networks, public access and biodiversity and include the following elements: (i) an indication of all existing landscape features which are to be retained and details of those measures for their protection during the course of the development; (ii) details and specification of all proposed planting and hard and soft landscape features; (iii) details of any top-soiling and other treatment to the ground; (iv) details for a network of non motorised access routes compliant with the requirements of the land reform act and in line with the South Lanarkshire Core Paths Plan; (v) details of habitat and species measures appropriate for retaining and enhancing biodiversity in line with the South Lanarkshire Biodiversity Action Plan; (vi) proposals for both initial and future maintenance and potential arrangements for transferring ownership to an appropriate third party public body; and (v) details of the phasing of these works.
- 11 That before development begins on site; a scheme for the protection of bats and otters shall be submitted to and approved in writing by the Council as Planning Authority. Any future works or actions shall thereafter be carried out in accordance with the approved scheme.
- 12 That notwithstanding the terms of condition 11 above and prior to the commencement of any works on site an Ecological Clerk of Works (ECoW) be employed, at the applicants expense, to inform contractors about the protected species present, ensure mitigation measures are adequate and supervise certain areas of work.
- 13 That updated bat roost and otter holt/couch surveys be undertaken if more than 12 months has elapsed between the July and August 2010 surveys and the start of construction work to the satisfaction of the Council as Planning Authority in consultation with Scottish Natural Heritage..
- 14 That a 'bat friendly' method statement for felling trees be produced by a suitably experience ecologist and used for trees that have a high potential to support bat roosts, this should include a pre-felling check, to the satisfaction of the Council as Planning Authority in consultation with Scottish Natural Heritage.
- 15 That during any future construction works a 50 metre "buffer zone" be applied from the southern bank of the River Clyde towards the centre of the application site and be visibly demarcated, to be designed and managed to the satisfaction of the Council as Planning Authority in consultation with Scottish Natural Heritage.
- 16 That prior to the commencement of any works on site the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by

the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

- 17 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90(1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- 18 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 19 That prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 20 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority.
- 21 That prior to any work starting on site, a Flood Risk Assessment, shall be

submitted to and approved in writing by the Council as Planning and Roads Authority in consultation with SEPA.

- 22 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by water and sewerage schemes designed in accordance with Scottish Water's standards.
- 23 Prior to development commencing on site, a scheme to control and minimise the emission of pollutants from and attributable to the development, shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall set out measures which will be implemented to ensure that the emission of pollutants shall meet the requirements of the Air Quality (Scotland) Regulations 2000 and Air Quality (Amendment) Regulations 2002. The approved scheme shall thereafter be implemented prior to the development being brought into use and shall thereafter be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.
- 24 That prior to the occupation of the approved dwellings, the local distributor road will be substantially completed and the road be opened to traffic including public transport, in accordance with requirements of SPT, to the satisfaction of the Planning Authority, unless otherwise agreed in writing with the Planning Authority,
- 25 That prior to the commencement of any works on site, the developer shall submit a phasing plan to detail the development of the site including proposals for the implementation of infrastructure works, road access and public transport provision. The phasing plan requires to be approved in writing with the Planning Authority, in consultation with SPT. Thereafter development shall- proceed in accordance with the plan unless otherwise agreed in writing with the Planning Authority,
- 26 That, notwithstanding the fact that this permission is in principle only, the local distributor road within the site, shall be constructed to a standard that is capable of accommodating buses travelling in opposite directions and the width of the road should be no less than 6.5 metres wide.
- 27 That prior to the commencement of any works on site, the developer shall submit for the written approval of the Planning Authority, in consultation with SPT, plans that detail the roads, cycleways and footways associated with the development, along with details of bus infrastructure, location/position of bus stops and bus layover. Thereafter development shall proceed in accordance with the plans unless otherwise agreed in writing with the Planning Authority,
- 28 That prior to the commencement of works on the site the applicant shall prepare a scheme for safe pedestrian access from the 'Park and Ride' car park identified in the approved masterplan and Newton train station. The scheme shall be prepared to the standards and guidelines of the Council as Roads Authority and be approved in writing by the Council as Planning and Roads Authority.
- 29 That the pedestrian safety scheme approved under condition 28 above shall be implemented by the applicant to the satisfaction of the Council as Planning and Roads Authority prior to the completion of the Park and Ride car park as set out in the masterplan hereby approved.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision is made.
- 2 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 4 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 5 In order to retain effective planning control
- 6 In order to retain effective planning control
- 7 In the interests of amenity.
- 8 In the interests of amenity.
- 9 To ensure that development makes appropriate provision for outdoor access and to achieve the completion and subsequent maintenance of the access proposals within an appropriate timescale.
- 10 In the interests of amenity and in order to retain effective planning control.
- 11 To ensure the protection of the protected species within the site.
- 12 To ensure the protection of the protected species within the site.
- 13 To ensure the protection of the protected species within the site.
- 14 To ensure the protection of the protected species within the site.
- 15 In the interests of amenity and to protect the River Clyde from pollution
- 16 In order to safeguard any archaeological items of interest or finds
- 17 To minimise noise disturbance to adjacent occupants.
- 18 To minimise the risk of nuisance from dust to nearby occupants.
- 19 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 20 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 21 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 22 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 23 To minimise the risk of nuisance from pollutants to nearby occupants.
- 24 To ensure that the necessary road infrastructure is in place to accommodate the development and promote sustainable travel.
- 25 To ensure the necessary roads infrastructure is, in place to accommodate public transport provision.
- 26 To ensure the safe operation of bus movement within the site.
- 27 To ensure that the necessary infrastructure is in place.
- 28 In the interest of road and public safety
- 29 In the interest of road and public safety

For information only

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