



To: Planning and Property Policy Board

On: 15 March 2016

Report by: Director of Development and Housing Services

Heading: Scottish Government's Draft Planning Delivery Advice: Housing and Infrastructure

1. Summary

- 1.1 On the 18 February 2016 the Scottish Government published Draft Planning Delivery Advice on Housing and Infrastructure. The document is available to view at: <http://www.gov.scot/Resource/0049/00494177.pdf> and is written to assist the preparation of Development Plans and will also be a material consideration in the determination of planning applications and appeals.
 - 1.2 Following the publication of the draft advice, a letter was received from Alex Neil MSP, Cabinet Secretary for Social Justice, Communities and Pensioners' Rights on the 25 February 2016, a copy of the letter is found at Appendix 1.
 - 1.3 The letter reiterates the high priority that the Scottish Ministers are placing on the delivery of good quality housing developments and seeks the continued support of Councils in facilitating developments that will provide the houses that communities need and help to create successful and sustainable places.
 - 1.4 The letter also states that the Cabinet Secretary will recall all Planning Appeals for housing proposals over 100 units to ensure that housing land supply issues are given ministerial scrutiny.
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2 Recommendations

2.1 It is recommended that the Board:

- (i) Authorises the Director of Development & Housing to submit a response to the consultation by the Scottish Government's Draft Planning Delivery Advice: Housing and Infrastructure stating that Renfrewshire Council do not wish to make any further observations;
- (ii) Notes the letter of 25 Feb 2016 from the Cabinet Secretary for Social Justice, Communities and Pensioners' Rights to all Local Authority Chief Executives on Planning and Delivery of Housing at Appendix 1.

3 Background

- 3.1 The Scottish Government have published draft advice on Housing and Infrastructure Delivery which seeks to assist the preparation of development plans and the determination of planning applications and appeals.
- 3.2 The Draft advice sets out that the delivery of successful places will be achieved through joint working and setting out place-based spatial visions which are clear about where growth will occur. In this context, Councils and other agencies involved in the development industry are encouraged to place a clear emphasis on providing sufficient land to meet housing needs.
- 3.3 The Board should also note that current practice in Renfrewshire Council is referred to on three occasions within the draft advice as providing good practice in the delivery of housing and infrastructure.

4 Letter from Cabinet Secretary

- 4.1 A letter has been issued to Chief Executives in Scotland from Cabinet Secretary for Social Justice, Communities and Pensioners' Rights, Alex Neil. The letter sets out the high priority that the Scottish Ministers are placing on the delivery of good quality housing developments. It seeks the support of Council in facilitating developments and points to the challenging targets for the delivery of all housing.
- 4.2 Mr Neil's letter emphasises that Local Development Plans should provide a generous and effective land supply, with clear and proportionate developer contributions along with prioritising the management of housing applications to decisions.
- 4.3 The letter confirms that Mr Neil will call in all housing proposals over 100 houses that have been refused by Council's, to ensure that housing land

supply issues are given ministerial scrutiny allowing him to monitor how Scottish Planning Policy is being implemented.

- 4.4 In this context, a recent refusal by the Planning & Property Board from the 11 November 2015 for a site at Abbey Road in Elderslie is currently before Mr Neil for his decision.

5. Next Steps

- 5.1. The draft advice is being consulted upon over a 6 week period which ends on the 31 March 2016. The draft advice is considered to reflect the aims, objectives and outcomes set out in the current adopted Renfrewshire Local Development Plan which will be taken forward as the Council reviews the local development plan. The advice of delivering successful places, housing and infrastructure along with high quality of development is already being implemented within Renfrewshire and the Council supports the draft advice.
- 5.2. A letter will be sent to the Scottish Government before the 31 March 2016 deadline confirming the support of Renfrewshire Council in relation to the Planning Delivery Advice: Housing and Infrastructure.

Appendix 1

Letter from Alex Neil MSP on Planning and Delivery of Housing.

List of Background Papers

- (a) Draft Planning Delivery Advice: Housing and Infrastructure
<http://www.gov.scot/Resource/0049/00494177.pdf>

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community Planning**
Jobs and Economy – Delivery of good quality housing along with co-ordinated infrastructure investment will encourage a strong and vibrant local economy as well as attractive environments and successful communities.
4. **Legal** - None
5. **Property/Assets** - None
6. **Information Technology** - None

7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** - None
 9. **Procurement** – None
 10. **Risk** – None
 11. **Privacy Impact** - None
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[All Local Authority Chief Executives]



28 February 2016

Dear Colleague

PLANNING AND DELIVERY OF HOUSING

I am writing to you to reiterate the high priority that Scottish Ministers place on the delivery of good quality housing developments and to seek your continued support in facilitating developments that will provide the houses our communities need and help to create successful and sustainable places.

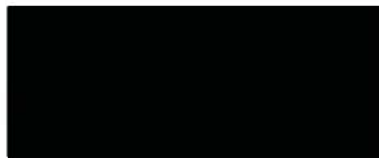
Across Scotland we have challenging targets for delivery of both affordable and mainstream houses but completion rates remain insufficient to meet requirements. Housing and infrastructure delivery are part subject of the current review of the planning system but I want to ensure now that we do all we can to meet the shared responsibility to provide more quality housing. For local authorities that should include ensuring local development plans do provide a generous and effective land supply, pursuing clear and proportionate developer contributions and working to align consents, prioritising the management of significant housing applications to decision and supporting that across service areas, including in completion of legal agreements. I fully understand that where there are delays in the system these are not necessarily due to one particular party or organisation but I am looking to all those with influence in the system, including the development industry, to play their part in upping our game.

Earlier this month my officials published [draft Planning Delivery Advice](#) on housing and infrastructure aimed at assisting in the preparation of development plans, including improved joint working, continuous engagement between key stakeholders and improved clarity on requirements within plans. Comments on the draft are welcome until March 31, 2016.

I have also taken the decision to recall all appeals for housing proposals over 100 units, to ensure that housing land supply issues are given ministerial scrutiny. So far only a handful of appeals have been recalled and overall ministerial involvement in planning cases will continue to be a very small proportion of the tens of thousands of cases dealt with by local authorities each year. I am drawing this to your attention as it will apply to relevant appeals

in all planning authority areas, allowing me to monitor how Scottish Planning Policy is being implemented for major housing proposals across the country.

The review of the planning system is the beginning of a process of reform and will be followed by further engagement as solutions are identified and progressed. I would encourage your continuing contribution to this programme of reform and improvement.



ALEX NEIL