

To: Planning and Property Policy Board

On: 24 January 2017

Report by: Director of Development and Housing Services

Heading: Renfrewshire Local Development Plan Main Issues Report

1. Summary

- 1.1. This report seeks approval from the Planning and Property Policy Board for the Renfrewshire Local Development Plan Main Issues Report 2017 (see Appendix 1) and accompanying supporting documents.
 - 1.2. The Main Issues Report is a key stage in the review of the current Adopted Renfrewshire Local Development Plan and seeks to provide options for consultation which reflect key land use and economic issues, emerging priorities and the opportunities that exist to encourage sustainable economic development in Renfrewshire.
 - 1.3. The Main Issues Report will be subject to consultation and publicity for twelve weeks from 6th February 2017 to 1st May 2017 and is an important document in terms of consultation and engagement as the responses given will shape the content of the next Renfrewshire Local Development Plan which in due course will reflect the land use priorities and settled view of the Council in terms of its role as the Local Planning Authority.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approves the Renfrewshire Local Development Plan Main Issues Report 2017 and accompanying Main Issues Report Environmental Report and agrees to their publication for consultation for 12 weeks to

inform the preparation of the next Renfrewshire Local Development Plan;

- (ii) Authorises the Director of Development and Housing Services to progress the necessary publicity and consultation in relation to the Renfrewshire Local Development Plan Main Issues Report (2017) and accompanying Main Issues Report Environmental Report.
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3. Background

- 3.1. The Planning and Property Policy Board on the 12th May 2015 authorised the Director of Development and Housing Services to commence the review of the Renfrewshire Local Development Plan.
 - 3.2. The preparation of the Main Issues Report is the first stage in the review of the Adopted Renfrewshire Local Development Plan. The document has been informed by ongoing monitoring of existing plan policies, development priorities, changing land use planning circumstances and emerging projects such as City Deal.
 - 3.3. Main Issues Reports are key documents in front-loading effective engagement and shaping the content of the Local Development Plan. They are the principal opportunity for consulting stakeholders and involving the wider public.
 - 3.4. A range of pre Main Issues Report consultation and engagement work has been undertaken in reviewing the Renfrewshire Local Development Plan these include drop-in information sessions, presentations to various groups and one to one meetings. This early engagement and consultation has been invaluable in informing the preparation of this Main Issues Report.
 - 3.5. The Main Issues Report sets out the planning authority's proposals for development, in particular where development should and should not occur. It is also required to identify the preferred options for taking proposals forward along with consideration of reasonable alternatives where these are available.
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4. The Main Issues Report

- 4.1. Given that the current Local Development Plan has been in place for just over two years, the main components of the strategy remain relevant and it is not intended to significantly change the overall Spatial Strategy or Local Development Plan Policies.
- 4.2. The Main Issues Report concentrates on the main changes and emerging issues that have taken place and the key opportunities for future development in Renfrewshire. The main issues are focused around our 'Places, Economy and Environment'.

- 4.3. There are eight Main Issues identified in the report, they are as follows:
1. City Deal;
 2. Renfrewshire's Housing Land Requirements;
 3. Affordable Housing;
 4. Potential expansion at Bishopton;
 5. Potential expansion at Paisley South;
 6. Infrastructure Provision / Developer Contributions;
 7. Housing for key specific housing groups;
 8. Renewables.
- 4.4. The Main Issue Report has set out preferred options along with alternatives for each of the eight Main Issues and asks a number of questions to help capture views on the strategy for future development.
- 4.5. The Main Issues Report is subject to a Strategic Environmental Assessment which is contained within the Environmental Report. The Main Issue Report Environmental Report requires to be prepared alongside the preparation of the next Local Development Plan.
- 4.6. This influences and guides the Main Issue's and the Council's preferred and alternative options. The Main Issues Report is also accompanied by a Monitoring Statement which summarises the evidence base for the plan and identifies issues that require to be considered in the Main Issues Report. There are also other background evidence papers to support the publication of the Main Issues Report.
- 4.7. All of these background documents will be available to view during the consultation period at <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-Next-Local-Development-Plan>

5. Next Steps

- 5.1. Consultation and publicity will be undertaken for a period of 12 weeks from the 6 February 2017 to the 1 May 2017. All of the consultation documents will be published on the Council's web pages and paper copies of all documents will be available in libraries as well as at Renfrewshire House.
- 5.2. A copy of the documents will be sent to the Scottish Government, Community Councils, neighbouring planning authorities and key agencies. Everyone that has signed up to the Local Development Plan mailing list will also be informed of the consultation with a link to the consultation documents.
- 5.3. An advertisement will also be placed in both local papers and social media will be used to publicise the consultation.
- 5.4. A range of methods of engagement and consultation will take place over the 12 week consultation period and this will be publicised on the Council's

website as well as providing an email alert to those on the Local Development Plan mailing list.

- 5.5. Workshops with Members will also take place to inform the direction for the preparation of the next stage of the Local Development Plan process which is the Proposed Plan, which becomes the settled view of the Council.
- 5.6. Further details of the stages to come and the timetable to prepare the Local Development Plan are set out in the annual update of the Development Plan Scheme which was approved on the 8 November 2016 by the Planning and Property Policy Board.

Implications of the Report

1. **Financial** - None
 2. **HR & Organisational Development** - None
 3. **Community Planning** –
Jobs and Economy – The Development Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and regeneration.
 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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Appendix 1

Renfrewshire Local Development Plan Main Issues Report (2017)

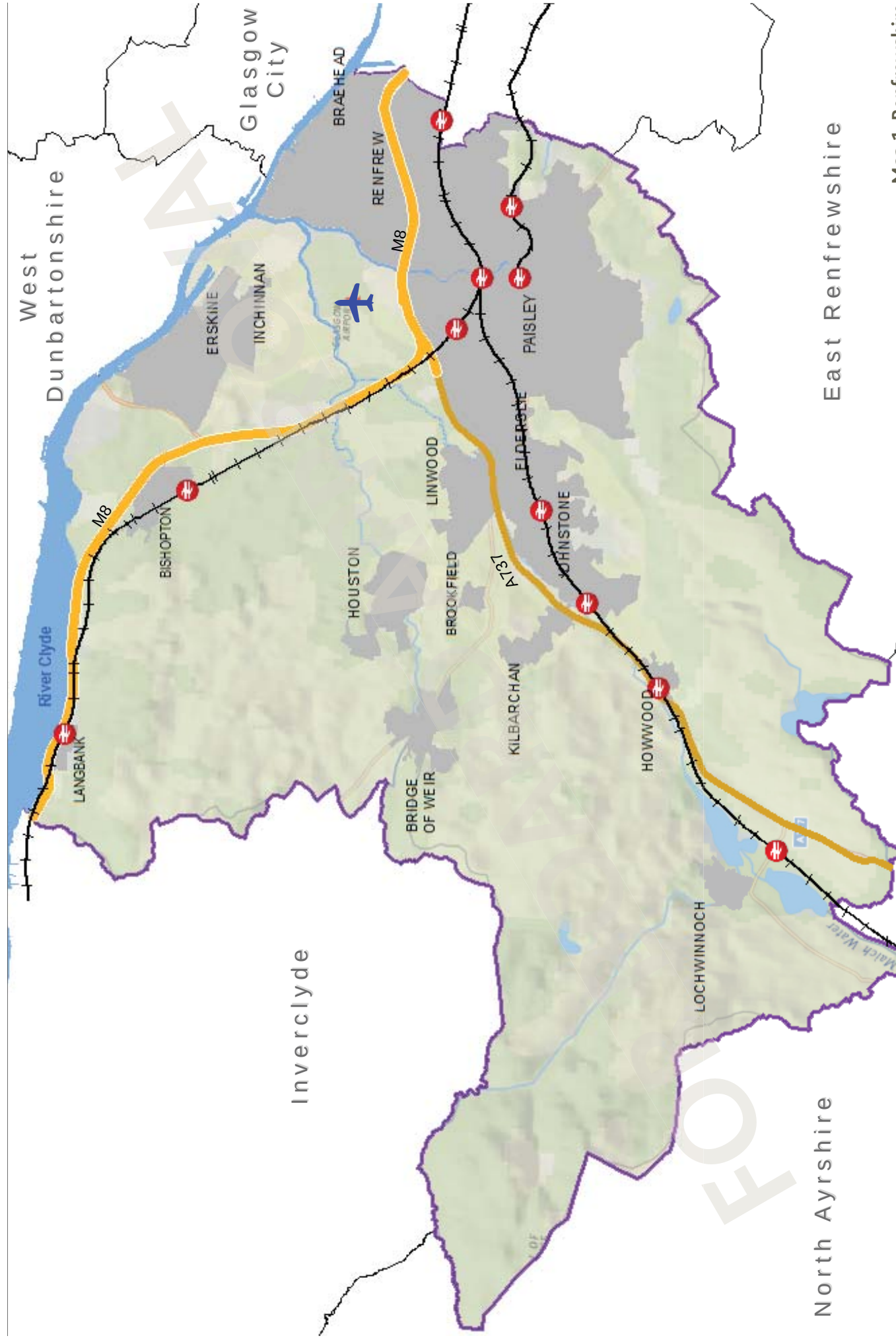
List of Background Papers

- (a) Renfrewshire Local Development Plan – Monitoring Statement (2017)
- (b) Renfrewshire Local Development Plan Main Issues Report – Strategic Environmental Assessment (2017)
- (c) Renfrewshire Local Development Plan Main Issues Report – Meeting the Housing Land Requirements (2017)
- (d) Equality Impact Assessment (2017)

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Renfrewshire Local Development Plan Main Issues Report 2017



Map 1: Renfrewshire



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About this Document

What is a Main Issues Report?

The Main Issues Report concentrates on the main changes that have taken place and the key opportunities for future development.

The Main Issues Report is the first stage in the review of the current Renfrewshire Local Development Plan 2014.

The Main Issues Report asks a number of questions to help capture views on Renfrewshire Council's strategy for development, where development should and should not occur.

Scope of the Main Issues Report

The Main Issues Report is split into 5 key sections:

- **Opportunities in Renfrewshire**
The Council's vision for Renfrewshire.
- **Delivering the opportunities in Renfrewshire**
Key changes and projects that are being delivered across Renfrewshire.
- **Planning for Renfrewshire**
A review of the existing Local Development Plan Spatial Strategy, Local Development Plan Objectives and policy framework.
- **Main Issues for the Local Development Plan**
The Council's view on the main issues for Renfrewshire, opportunities for future development and reasonable alternatives.
- **A Spatial Strategy for the Future**
Key development priorities across Renfrewshire.

Focus of the Main Issues Report

The current Local Development Plan has been in place for two years. It is considered that the main components of the Council's strategy for development remain relevant and central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, high quality places and delivering sustainable economic growth across Renfrewshire.

The Spatial Strategy and Local Development Plan policy themes are unlikely to require significant change, although there are emerging issues which require to be addressed in the review of the Local Development Plan.

A review of the Renfrewshire Local Development Plan Spatial Strategy and policy framework has been undertaken and is set out in detail within the Monitoring Statement (2016). The outcome of this review is summarised in Section 3 of this Main Issues Report.

The Main Issues Report will focus on the Council's vision and ideas for the future development of Renfrewshire's **Places, Economy and Environment**. These emerging issues and opportunities are set out in Section 4—Main Issues for the Local Development Plan.



Renfrewshire's Economy



Renfrewshire's Places



Renfrewshire's Environment

Comments and Feedback

Feedback is an invaluable part of the plan preparation process for the Local Development Plan (LDP).

Please respond to the questions throughout this document as well as providing any other additional comments.

I want to stay where I have grown up, can the LDP increase the amount of affordable homes in my area?

I want to have a say on local planning policies and proposals for my area.

I want access to jobs locally!

Further details on the consultation are provided on the Council's website at www.renfrewshire.gov.uk/article/2151/Development-Planning

How can the LDP deliver major infrastructure investment to support new development?

What should the LDP address as a priority?

Can I influence proposals for my town centre?

I have heard of City Deal investment but what does it mean for Renfrewshire?

Should we build new houses?



How to Comment

You can comment on the Main Issues Report in the following ways:

Online

An online questionnaire is available at www.renfrewshire.gov.uk which allows you to respond to the questions set in the Main Issues Report and provide any additional comments.

Email

Download the online questionnaire and send your comments to localplanconsultation@renfrewshire.gov.uk

In writing

If you wish to respond in writing, copies of the Main Issues Report questionnaire are available from all local libraries and the Council's Headquarters, Renfrewshire House, Cotton Street, Paisley.

Please send comments to:

Development & Housing Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley PA1 1JD

Strategic Environmental Assessment

A Strategic Environmental Assessment Environmental Report has been prepared alongside the Main Issues Report. It considers the 'main issues' along with any environmental consequences of the preferred and alternative options that are set out in the Main Issues Report.

The Environmental Report is published at the same time as the Main Issues Report and is also subject to a 12 week consultation.

Equalities

An Equality Impact Assessment has been undertaken alongside the Main Issues Report and is subject to the same 12 week consultation.

The Equality Impact Assessment provides a framework for considering the impact (both positive and negative) of the Main Issues Report on different sections of the community—particularly “protected characteristic groups” as defined by the Equality Act 2010.



Setting the Scene

The current Renfrewshire Local Development Plan was adopted in 2014. It sets out the Council's Spatial Strategy to facilitate investment and guide the future use of land in Renfrewshire. The Local Development Plan is a key document in supporting sustainable economic growth across Renfrewshire and is required to be reviewed and replaced at least every five years.

Renfrewshire Council is committed to providing an up to date policy framework in line with the requirements of new and emerging policies and strategies, including Scottish Planning Policy, National Planning Framework 3, Clydeplan's Strategic Development Plan and the Renfrewshire Local Housing Strategy.

The key elements included in the review of the Renfrewshire Local Development Plan are set out in Figure 1.

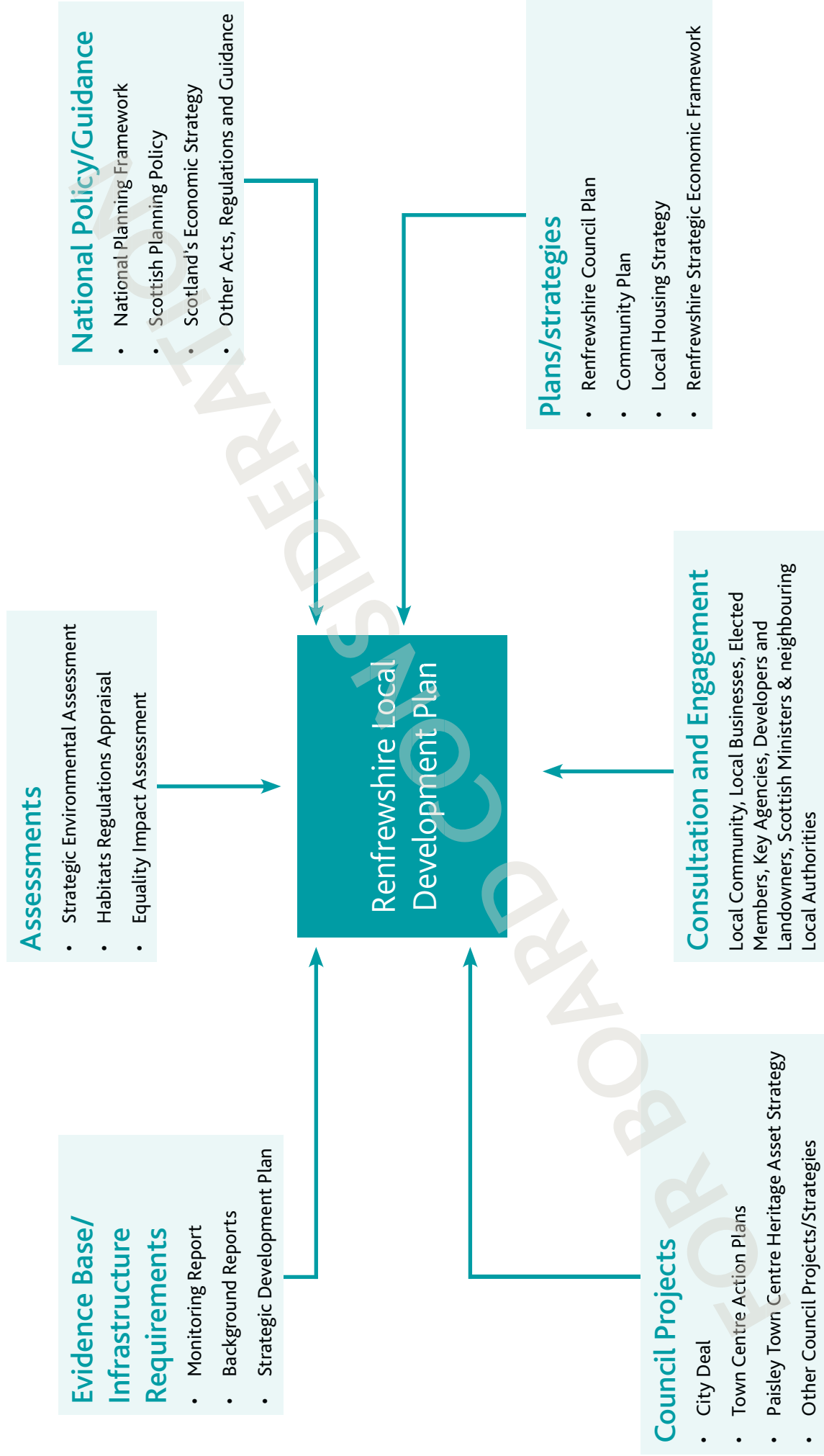


Figure 1—Key Elements in the Review of Local Development Plan

Timetable for the review of the Local Development Plan

The programme for the review of the Renfrewshire Local Development Plan is detailed below. It involves a number of key tasks and milestones including a significant amount of stakeholder engagement and consultation.

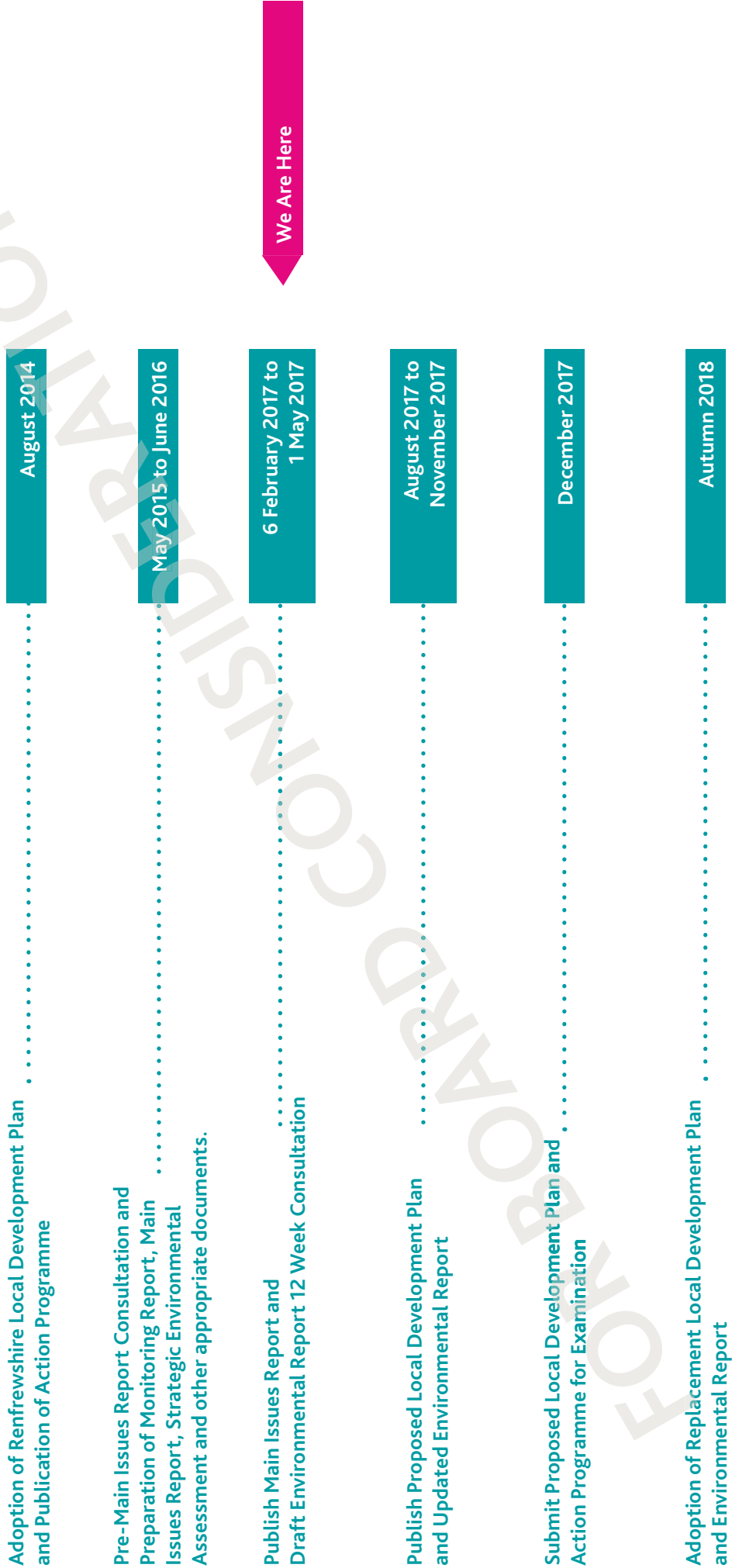
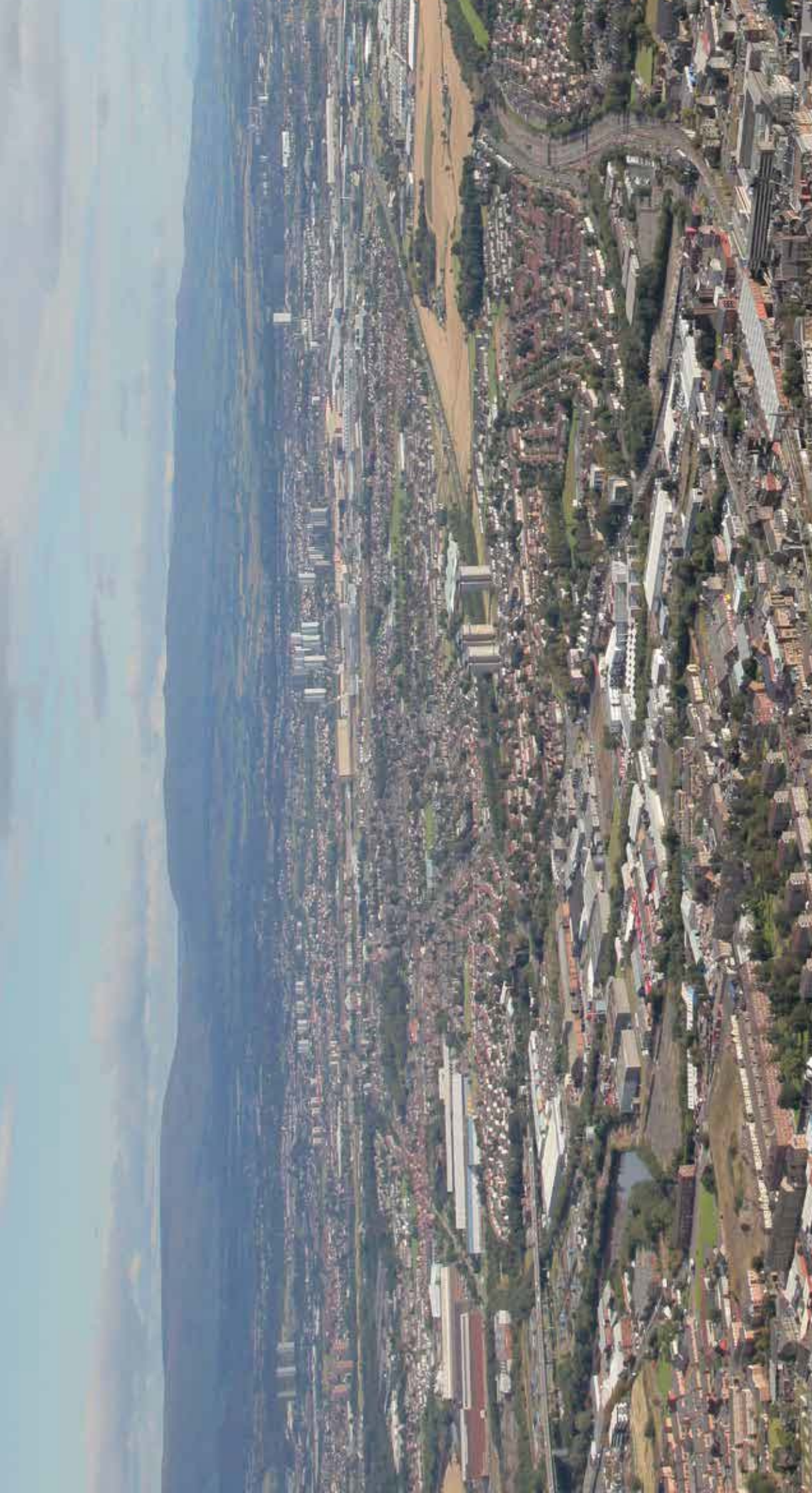
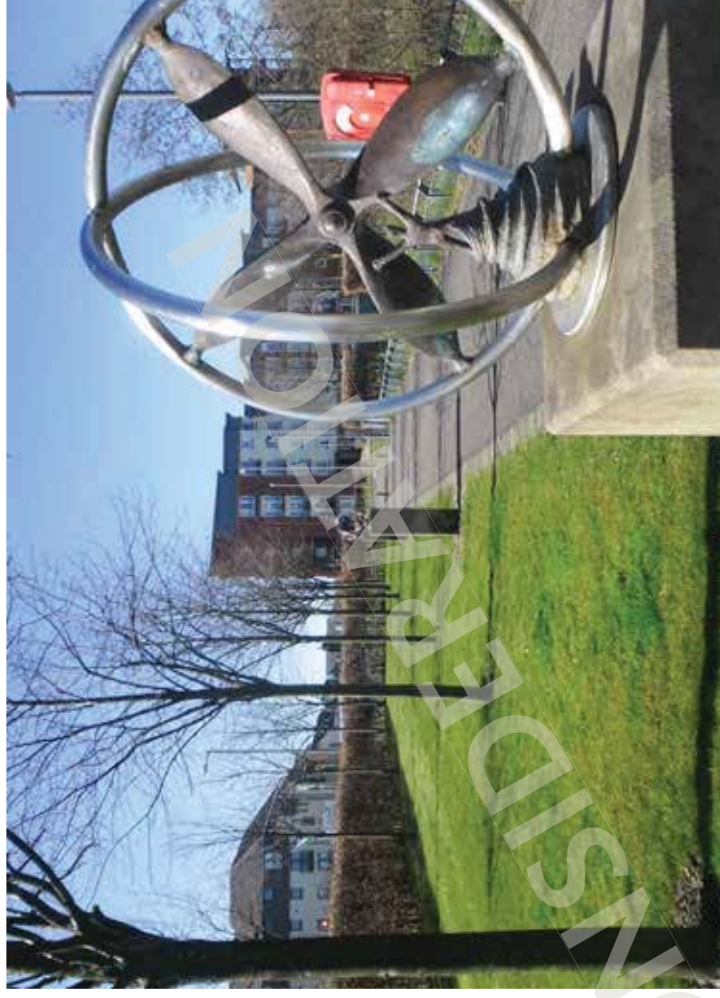


Figure 2—Timetable for Review of Local Development Plan



Section 1—Opportunities in Renfrewshire



Section 1—Opportunities in Renfrewshire

Renfrewshire's Places

Renfrewshire has a range of places, towns, villages, centres and spaces which are important to the area and local communities. The quality of the places we live in and the surrounding environment matters to us all.

Developing, regenerating and enhancing our places to make the area an attractive place to live, do business and visit is the vision set out in the Renfrewshire Local Development Plan.

In reviewing the Renfrewshire Local Development Plan and planning for the future, it is the intention to build on that vision.

Good quality homes, in our existing towns and villages, whilst meeting the housing need and demand for Renfrewshire, will remain a key element in the Local Development Plan.

The aim will be to continue to meet the housing need and demand by delivering:

- a range and choice of housing;
- increasing the supply of new housing;
- providing a range of affordable housing;
- continue to complete housing regeneration programmes;
- improving the energy efficiency of homes; and,
- supporting the housing needs of specific groups.



Opportunities in Renfrewshire

Renfrewshire's Economy

A thriving and diverse economy, increasing employment, retaining jobs and making sure Renfrewshire is well placed to take advantage of economic growth by identifying sufficient land for development is key to Investing in Renfrewshire.

The focus in the next Local Development Plan will be to continue to make the most of Renfrewshire's assets, such as the airport, the strategic road and rail network as well as business and employment areas. Investing in and around these assets is important for sustaining existing businesses and employment areas as well as delivering new development and stimulating employment growth.

Renfrewshire's Environment

A key aim in planning for the future is to retain and attract people. Growing the population brings many great opportunities such as increasing local investment, new jobs, sustains and brings new facilities as well as creating and increasing demand for new homes, commercial space and local services.

It is considered important to meet the existing and potential future needs of Renfrewshire's communities by making the most of the opportunities available, preserving as well as enhancing the built and natural environment, managing pressures and delivering the aspirations of communities.



Section 2—Delivering the Opportunities in Renfrewshire

Clyde Waterfront, Renfrew



Section 2—Delivering the Opportunities in Renfrewshire

Delivering the opportunities for Renfrewshire's Places, Economy and Environment will be influenced by the following:

Scotland's Third National Planning Framework—NPF3

National Planning Framework 3 spatially sets out the Scottish Government's Economic Strategy and plans for future investment. The Renfrewshire Local Development Plan will aim to reflect National Planning Framework 3 through continuing to create and enhance successful places, supporting change where the outcomes will deliver a real difference to communities.

National Planning Framework 3 sets out that Renfrewshire, as part of the Glasgow and the Clyde Valley Region, build upon the economic strategy, working in partnership to deliver City Deal to increase employment and economic development across the city region.

National Planning Framework 3 also encourages the delivery of the ambitious plans for regeneration areas and Community Growth Areas, to secure investment to transform the quality of the environment for communities.

Integral to the delivery of infrastructure and regeneration projects in Renfrewshire will be continuing to improve the quality of place and enhancing the quality of the environment. Placemaking will be central to the Local Development Plan framework.

Scottish Planning Policy

The review of the Renfrewshire Local Development Plan will take account of the updated Scottish Planning Policy (2014).

Of particular relevance to the review of the Local Development Plan is the presumption in favour of development that contributes to sustainable development. The Local Development Plan will continue to support economically, environmentally and socially sustainable places. The aim is achieving the **'right development in the right place; it is not to allow development at any cost.'**

The Local Development Plan will also reflect the Town Centre First Policy to support existing town centres, or new centres, across Renfrewshire.

There is also a greater emphasis placed on renewable heat, with heat mapping an integral element of Renfrewshire's spatial strategy and future planning of development. This will inform development locations in the next Renfrewshire Local Development Plan.

Scottish Government Ambitions in Relation to Planning

The Scottish Government are currently undertaking a review of planning, which aims to streamline development planning to simplify plans ensuring they are ambitious, deliver opportunities and good places.

The Scottish Government are also taking forward 'More Homes Scotland', an overarching approach to supporting the increase in the supply of homes across all housing tenures.

In relation to housing, at least 50,000 new affordable homes require to be delivered across Scotland within the next few years, with 35,000 of these being houses for social rent. There will be continuing investment in 'Help to Buy' and shared equity, along with an increased emphasis on delivering more mid-market rent homes and more private rented sector homes. A £50 million grant/loan fund will also be available to develop and unlock key housing sites, aiming to increase the scale of housing delivery.

The Local Development Plan will provide a framework to reflect and assist in the delivery of the Scottish Government's ambitions.

Clydeplan—Glasgow and the Clyde Valley Strategic Development Plan

The second Glasgow and the Clyde Valley Strategic Development Plan builds on the legacy of the first Strategic Development Plan. The Strategic Development Plan's Spatial Vision and Spatial Development Strategy retains the existing focus that seeks future growth of the city region based on an optimistic but realistic aim of rebalancing the city region's economy. There continues to be a strong focus on environment and development which delivers high quality places.

The Renfrewshire Local Development Plan will require to support amongst other priorities, the delivery of City Deal and the continued regeneration and development of Clyde Waterfront, in particular Renfrew Riverside. It will reflect the Network of Strategic Centres, the Strategic Economic Investment Locations (such as the area around the airport) and provide a generous supply of land for housing to assist in the delivery of the Housing Supply Targets, as set out in the Strategic Development Plan which includes assisting in the delivery of affordable housing and specialist housing provision.



Glasgow Airport Investment Area SEIL



Glasgow City Region City Deal

City Deal has the potential to deliver significant economic growth through investment in infrastructure, places and people.

A 20 year investment programme which will see £274 million of the overall £1.13 billion City Deal investment being delivered in Renfrewshire.

Renfrewshire is to benefit from three of the biggest infrastructure investments; the Airport Access Project; the Clyde Waterfront and Renfrew Riverside project; and the Glasgow Airport Investment Area (GAIA).

Glasgow Airport and Glasgow Airport Investment Area

The Renfrewshire Local Development Plan sets out an economic framework for investment. The City Deal projects present the delivery mechanism for strengthening and growing Renfrewshire's economy.

In reviewing the Renfrewshire Local Development Plan, the Spatial Strategy along with plans, policies and proposals will require to support the delivery of the planned infrastructure investment.

There will also be a requirement to ensure that the potential economic and regenerative opportunities resulting from City Deal investment can also be realised across Renfrewshire through a flexible and ambitious Development Plan framework.

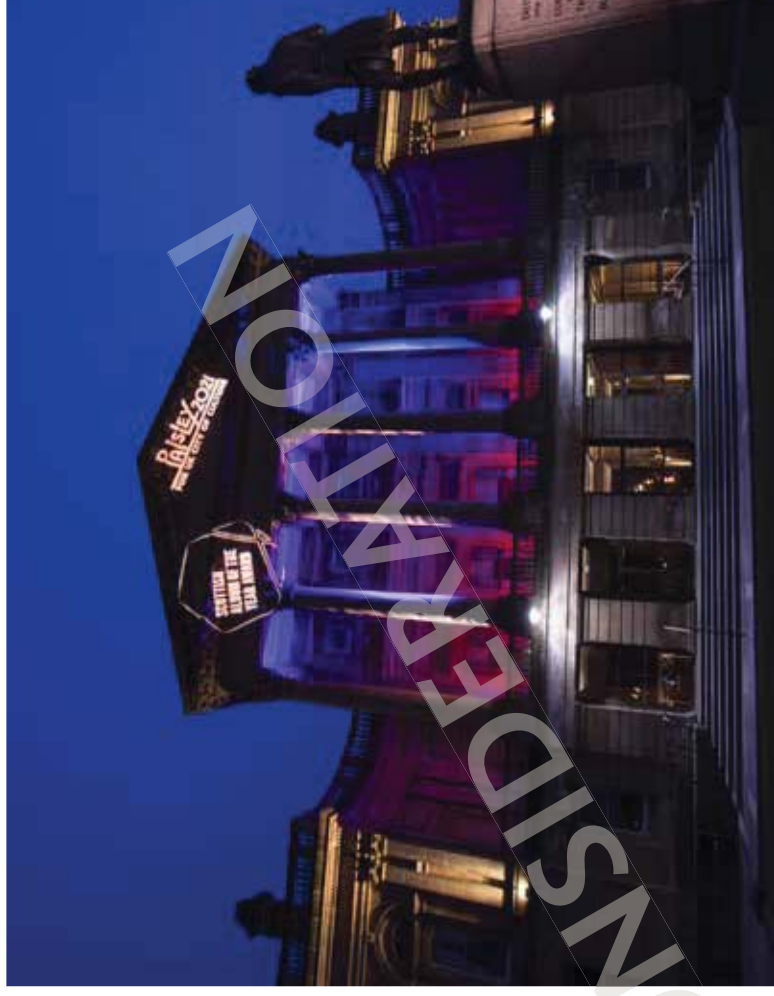


Centre Strategies/Action Plans

In line with Scottish Planning Policy and the 'Town Centre First' approach, Centre Strategies, Action Plans and Health Checks are being prepared to deliver objectives from the Renfrewshire Local Development Plan.

Each Centre Strategy builds on the Network of Centres identified in the Renfrewshire Local Development Plan. The Action Plans associated with the strategies outline opportunities in each centre, providing short, medium and long term measures to enhance Renfrewshire's Centres.

In reviewing the Renfrewshire Local Development Plan, the Network of Centres will not change. It is anticipated that the Action Plans for each centre will be included within the Local Development Plan as part of places strategies across Renfrewshire.



Paisley Town Centre Heritage Asset Strategy

The Paisley Town Centre Heritage Asset Strategy highlights the world class standard of Paisley's built and cultural heritage along with setting out a framework for investment that will promote the economic, cultural and social regeneration for all of Renfrewshire.

The Strategy sets out an ambitious vision with a number of projects and developments to be delivered. The potential economic benefit from implementing the strategy could be around an additional £45 million to Renfrewshire's economy along with creating up to 800 jobs. The Strategy is recognising the importance of Paisley as a place.



Paisley 2021 Bid

Paisley is bidding for the UK City of Culture 2021. The ambitious plans are to promote Paisley as a place, to attract inward investment, visitors and jobs, which will deliver long-lasting economic, social and cultural change not only for Paisley but also for Renfrewshire.

A key task for the Renfrewshire Local Development Plan will be to reflect the ambitious framework, strategies and action plans across all of Renfrewshire's Centres and to support their implementation.



Braehead

In the Renfrewshire Local Development Plan 2014, Braehead was identified as a Strategic Town Centre. A statutory legal challenge to this designation was upheld by the Court of Session and the resulting action was the removal of any reference to Braehead's Town Centre status.

In reviewing the Renfrewshire Local Development Plan, Braehead will remain as a Strategic Centre. The emphasis will be on a framework for the delivery of the Braehead masterplan to support the development of the place, the regeneration outcomes and delivery of the town centre character, in line with the Strategic Development Plan.

New homes for Johnstone South West
Community Growth Area



New homes for Bishopston
Community Growth Area



Continuing Growth of the Community Growth Areas

Renfrewshire has two Community Growth Areas, at Bishopston and South West Johnstone. Both were identified in the Renfrewshire Local Development Plan as supporting the development of sustainable mixed communities on previously developed land.

Given the challenges of the economic climate, both areas required considerable effort to encourage development and investment. However, from a slow start, developments in both areas have progressed significantly and are significantly assisting in the delivery of Renfrewshire's housing need and demand.

Given that directing development to existing places in Renfrewshire is key to the Spatial Strategy, in the review of the Renfrewshire Local Development Plan, there is a focus on investigating whether more development land could be identified at the Community Growth Areas, given the sustainable location, which would build on the success of development in these areas.



Paisley South Expansion Area

The potential expansion of an area to the south of Paisley to accommodate new homes to assist in meeting future housing land requirements, is identified in the current adopted Renfrewshire Local Development Plan.

The current Local Development Plan suggests that the site required further investigation and a masterplanned approach to take forward the development of a new place. Further investigation was needed in relation to the potential scale of expansion and to engage with local residents to ensure that any future strategy for Paisley South is shaped by the people that already live in the area.

Initial consultation with residents and stakeholders has provided direction and a focus for future development at the site. There will be further consultation and engagement opportunities in preparation of the Local Development Plan.

The future strategy for development at Paisley South is presented in Section 4 of this Main Issues Report.



Regeneration of Ferguslie Park Area

Continuing to develop initiatives with an aim of reducing Renfrewshire's vacant and derelict land along with enhancing places, will remain an important objective in the Local Development Plan.

An opportunity to work with partners to regenerate and invest in Ferguslie Park has been identified, with the allocation of £7.5m towards the delivery of a regional sports facility.



The proposed facility is anticipated to provide the catalyst for strategic and sustained renewal across a wide geographic area and is associated with a housing regeneration programme. The review of the Local Development Plan will require to reflect and support this framework for regeneration.



Future Developments at Hillington Business Park
(image provided by Patrizia)

Innovative Planning Mechanisms—Simplified Planning Zones

An early completed action from the Local Development Plan Action Programme was the implementation of the first Simplified Planning Zone in Scotland in over 20 years at Hillington Business Park.

The aim of the Simplified Planning Zone is to attract further investment into the area, as well as to support the existing businesses to grow and expand by streamlining the planning framework.

Building on and learning from the implementation of the Simplified Planning Zone at Hillington, a second Simplified Planning Zone was established in Renfrew Town Centre.

Again the aim is to bring investment into the heart of economic centres, promoting the 'Town Centre First' approach.

Simplified Planning Zones are just one innovative measure that has been implemented through the Renfrewshire Local Development Plan. Continuing with a flexible planning framework will be key to ensuring that other innovative measures can be established to deliver good places, a healthy economy and a pleasant environment.



Green Networks

The Green Network is seen as an important contributor to regeneration in Renfrewshire's communities. A Strategic Green Network Opportunities framework was set out in the Renfrewshire Local Development Plan which facilitated the delivery of Local Green Network projects across Renfrewshire.

The Local Development Plan will update this Green Network framework, identifying existing assets and local green network priorities and opportunities which will reflect the Council's Access and Cycling Strategies, along with the emerging review of the Core Path Plan. Also to be reflected in this updated framework is the allocation of resources to implement new green and blue networks associated with City Deal, the development of Community Growth Areas at Dargavel Village, Bishopston and South West Johnstone, along with the potential development at Ferguslie Park.



Section 3—Planning for Renfrewshire



Section 3—Planning for Renfrewshire

Local Development Plan Spatial Strategy

The aim of the Spatial Strategy set out in the adopted Renfrewshire Local Development Plan is to promote sustainable economic growth by identifying opportunities for change and supporting investment which helps to regenerate, create and enhance communities and places, providing high quality development in appropriate locations.

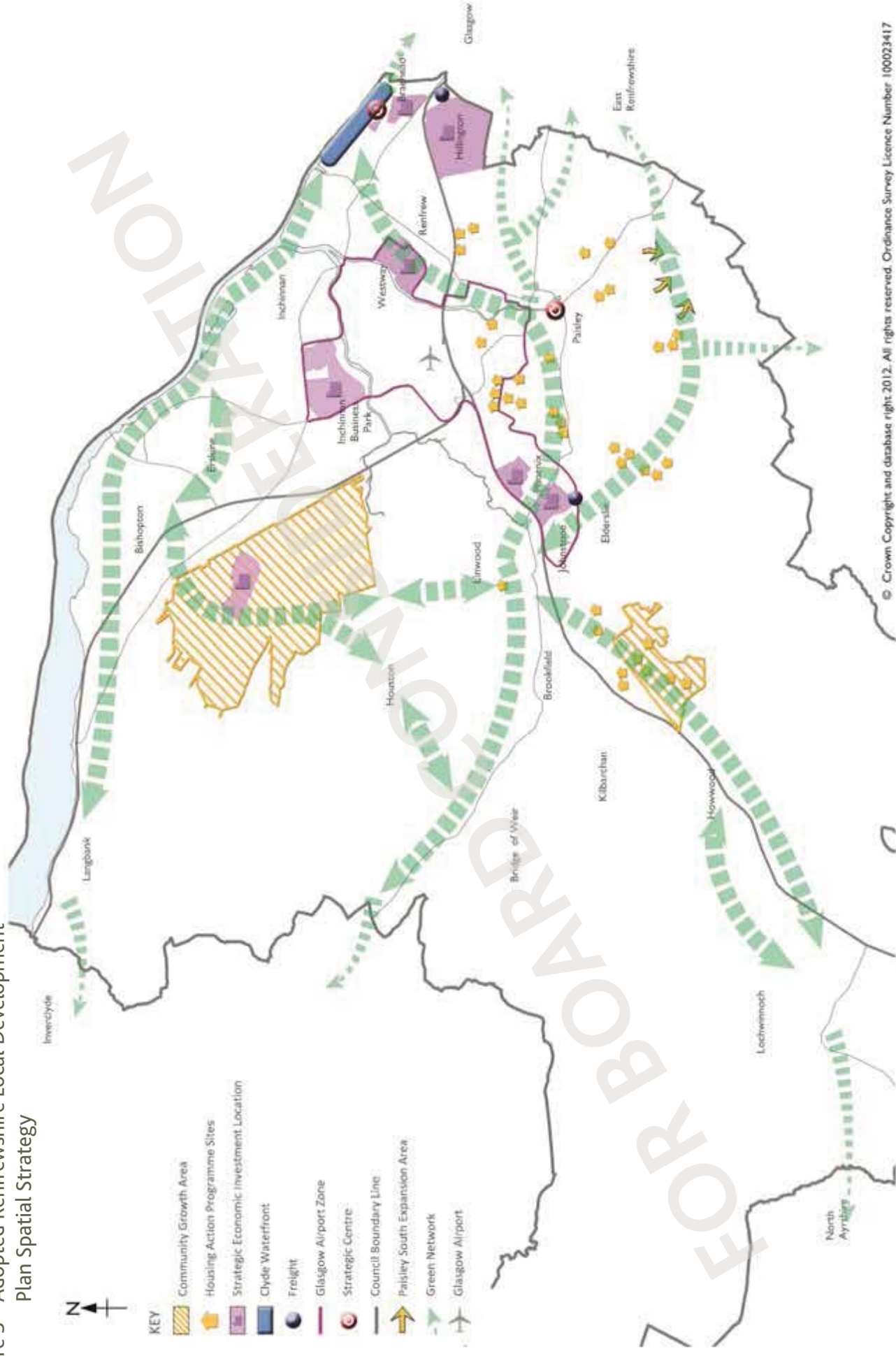
The Spatial Strategy in the next Renfrewshire Local Development Plan will remain focused on the development of previously used sites, concentrating on existing built-up

areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy.

Key components of the current Spatial Strategy are detailed in Figure 3 on the following page. The Spatial Strategy is still in its early stages of delivery and its key components remain relevant and central to the delivery of sustainable economic growth across Renfrewshire.

It is proposed that the Spatial Strategy will be supplemented where required, to reflect the main issues and future development opportunities discussed in this Main Issues Report. The proposed additions to the Spatial Strategy will be detailed in Section 5 which presents an updated Key Development Priorities map and Spatial Strategy.

Figure 3—Adopted Renfrewshire Local Development Plan Spatial Strategy



Existing Local Development Plan Policy Themes

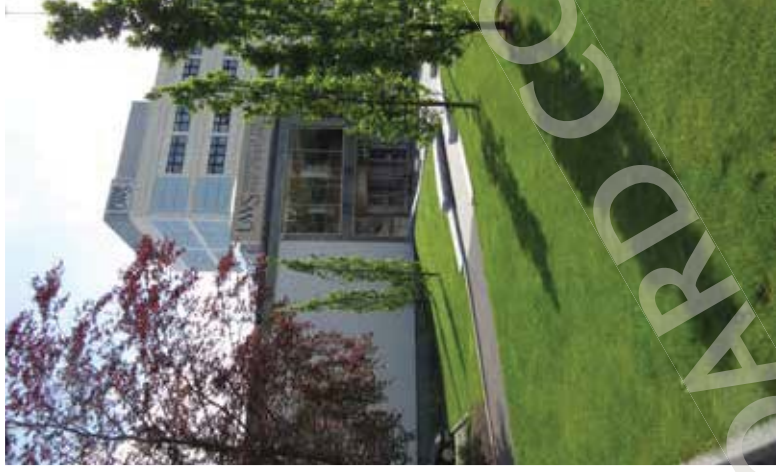
The existing Renfrewshire Local Development Plan policy framework and proposals are structured around five themes as detailed in Figure 4 below.

These themes remain relevant and cover the key issues that the policies in the

Renfrewshire Local Development Plan are required to address.



Figure 4—Renfrewshire Local Development Plan (LDP) Key Themes



Local Development Plan Objectives and Policy Review

The Renfrewshire Local Development Plan Monitoring Statement (2016), which is published alongside the Main Issues Report, explores each of the key themes detailed in Figure 4, monitoring the performance of the existing Local Development Plan. The report draws together available data, survey work, statistical evidence and feedback from consultation with external partners and internal Council Services.

The Monitoring Statement provides important background information to inform the future direction of the next Local Development Plan, detailing whether the existing Local Development Plan policies will remain or if amendments and/or additions are required.

A full review of the existing Local Development Plan policy framework, including the Renfrewshire Local Development Plan New Development Supplementary Guidance is provided within the Monitoring Statement (2016).



The Renfrewshire economy will receive a boost with the £274m City Deal programme, driving innovation and growth, bringing new jobs to Renfrewshire. The City Deal projects will facilitate the development and expansion of Glasgow International Airport, unlock the development potential of key sites and establish programmes to support unemployed people and people on low incomes across Renfrewshire.

To support future economic growth, the Local Development Plan identifies a generous supply of land to meet the diverse needs of the Renfrewshire economy. Renfrewshire already benefits from a strong company base in a number of key economic sectors including life sciences, technology, food and drink and engineering, which support the local economy and provides a range of jobs.

Local Development Plan Objectives

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal investment as a catalyst for regeneration and economic growth	New objective
Deliver economic sustainability by providing and maintaining accessible employment opportunities	New objective

Local Development Plan Policy Review

Table 1—Local Development Plan Economy Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
E1—Renfrewshire's Economic Investment Locations	Yes	Minor Changes	No
E2—Glasgow Airport Investment Zone	To be replaced by City Deal Policy	New Policy	Yes
E3—Transition Area	Yes	No	No
E4—Tourism	Yes	Minor Changes	No
E5—Glasgow Airport Operational Land	Yes	No	No

*See Monitoring Statement for complete policy review

Proposed New Policy for Local Development Plan

City Deal Investment Policy



Renfrewshire's Centres form an important part of the areas distinct character and identity, acting as hubs for communities. Centres offer a range of uses and activities and support new economic investment opportunities across Renfrewshire.

The Local Development Plan will support the Town Centre First approach. It will continue to encourage new investment which will contribute positively to the economic and cultural life of centres, as well as improving the quality of offer, supporting sustainable communities and reducing the need to travel.

The Council continues to investigate new innovative ways to support and enhance centres to ensure they continue to thrive to meet the needs of residents, businesses and visitors.

Local Development Plan Objectives

The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, as places at the heart of our communities which offer a range and choice of uses, activities and functions	Revised objective
An enhancement in the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places	Revised objective
Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places	No change to objective

Local Development Plan Policy Review

Table 2—Local Development Plan Centres Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
C1—Renfrewshire Network of Centres	Yes	Minor changes to reflect Town Centres First	No
C2—Development out with the Network of Centres	Yes	Yes	No

*See Monitoring Statement for complete policy review



Renfrewshire is already well connected with good access to air, rail, motorway and cycling networks which offers an excellent base for people to live and businesses to operate from.

Ensuring that people and places are well connected is key to the delivery of the Local Development Plan Spatial Strategy and sustainable communities across Renfrewshire. The Local Development Plan supports the development of all types of renewable and low carbon energy generating technologies; adopts a sustainable proactive approach to tackle the risk of flooding; provides a policy framework to achieve sustainable waste management; and, recognises the importance of access to enhanced electronic communications networks in facilitating sustainable economic growth.

Local Development Plan Objectives

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal infrastructure investment as a catalyst for regeneration and economic growth	New objective
A framework for local solutions to energy needs, waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy	No change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Local Development Plan Policy Review

Table 3—Local Development Plan Infrastructure Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
I1—Connecting Places	Yes	Yes	No
I2 —Freight	Yes	Minor Changes	No
I3—Potential Transport Improvements	No	N/A	No
I4—Fastlink	Yes	No	No
I5—Flooding and Drainage	Yes	Minor changes	No
I6—Renewable and Low Carbon Energy Developments	Yes	Additional guidance is required in terms of wind energy and heat mapping	Yes
I7—Low Carbon Developments	Under review	No	No
I8—Waste Management	Yes	Minor	No



Renfrewshire Council is committed to boosting its population by 5% by 2023. This will require a range and choice of houses to be delivered across Renfrewshire to meet the needs of residents. The right type of housing requires to be delivered in the right locations, creating strong sustainable communities and attractive places across Renfrewshire. Placemaking is important to the delivery of housing. Renfrewshire's Places Guidance has been prepared to support the Local Development Plan and encourages best practice and high quality design for new residential development across Renfrewshire.

Local Development Plan Objectives

Development locations supported by existing or planned physical infrastructure and services.	No change to objective
Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy.	Minor change to objective

Local Development Plan Policy Review

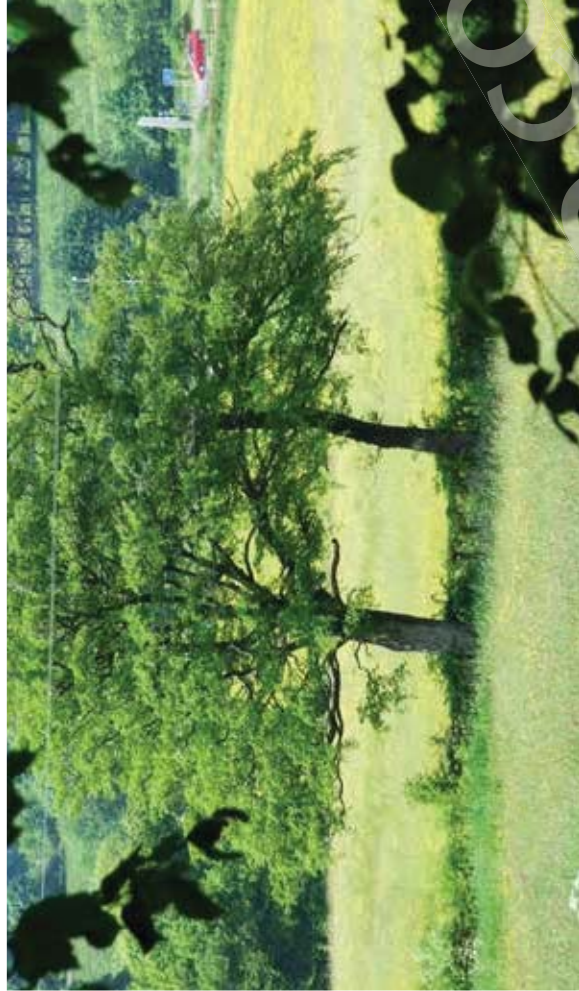
Table 4—Local Development Plan Places Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
P1—Renfrewshire's Places	Yes	No	No
P2—Housing Land Supply	Yes	Minor Changes	Yes
P3—Additional Housing Sites	Yes	No	Yes
P4—Housing Action Programme Sites	Yes	No	No
P5—Community Growth Areas	Yes	No	Yes
P6—Paisley South Expansion Area	Under review	Under review	Yes
P7—Green Network	Yes	Minor Changes	No
P8—Open Space	Yes	Minor Changes	No

*See Monitoring Statement for complete policy review

Proposed New Policies For the Local Development Plan

- Affordable Housing Policy
- Small privately-owned sites for Gypsy/Travellers and Travelling Showpeople



Renfrewshire benefits from a rich built heritage and a varied natural environment, these are key resources for places across Renfrewshire. The Renfrewshire Local Development Plan recognises the potential of these resources in assisting economic growth, improving health and well being along with enhancing connectivity between people and places.

Renfrewshire Council recognise the role that development can have in contributing to climate change. The Local Development Plan promotes the use of low carbon technologies and focuses development in sustainable locations to help minimise emissions and support adaptation to the likely effects of climate change.

Local Development Plan Objectives

Development that neither individually nor cumulatively causes significant environmental impacts	No change to objective
An enhancement in the natural environment and built heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy	Minor change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Local Development Plan Policy Review

Table 5—Local Development Plan Environment Policy Review

Policy Reference	Inclusion in next LDP?	Amend Policy?	Main Issue?
ENV1—Green Belt	Yes	No	No
ENV2—Natural Heritage	Yes	Minor changes	No
ENV3—Built Heritage	Yes	No	No
ENV4—The Water Environment	Yes	Minor changes	No
ENV5— Air Quality	Yes	Yes	No

• See Monitoring Statement for complete policy review

Local Development Plan Objectives—Economy

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal investment as a catalyst for regeneration and economic growth	New objective
Deliver economic sustainability by providing and maintaining accessible employment opportunities	New objective

Local Development Plan Objectives—Places

Development locations supported by existing or planned physical infrastructure and services.	No change to objective
Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy.	Minor change to objective

Local Development Plan Objectives—Centres

The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, as places at the heart of our communities which offer a range and choice of uses, activities and functions	Revised objective
An enhancement in the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places	Revised objective
Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places	No change to objective

Local Development Plan Objectives—Environment

Development that neither individually nor cumulatively causes significant environmental impacts	No change to objective
An enhancement in the natural environment and built heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy	Minor change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Local Development Plan Objectives—Infrastructure

Development locations supported by existing or planned physical infrastructure and services	No change to objective
Utilise City Deal infrastructure investment as a catalyst for regeneration and economic growth	New objective
A framework for local solutions to energy needs, waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy	No change to objective
Measures to reduce and mitigate the effects of climate change	No change to objective

Question 1—Local Development Plan Objectives and Policy Coverage

Do you agree that the revised Local Development Plan objectives and policy coverage, detailed above, are appropriate for the next Renfrewshire Local Development Plan?

If not, what alternative objectives/policies would you propose? and why?



Section 4—Main Issues for the Renfrewshire Local Development Plan

Section 4—Main Issues for the Renfrewshire Local Development Plan

Main Issue 1: Glasgow City Region City Deal

The Glasgow City Region City Deal is one of the key changes that has emerged since the publication of the Renfrewshire Local Development Plan in 2014.

City Deal will assist in delivering economic growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised land, providing enhanced opportunities for place making and establishing programmes to support unemployed people and people on low incomes across Renfrewshire.

City Deal will see investment of £274m in Renfrewshire delivering three projects:

- The **Glasgow Airport Access** project will provide a direct link between Glasgow Central Station and Glasgow Airport, via Paisley Gilmour Street Station. This will deliver surface access improvements and will help to maximise the full potential of Glasgow Airport.
- The **Glasgow Airport Investment Area** project will help facilitate the creation of a world class business and commercial location focussed around the Airport. The project will deliver infrastructure and environmental improvements and improved links for cyclists and pedestrians.
- The **Clyde Waterfront and Renfrew Riverside** project will see the construction of a new river crossing between Renfrew and Glasgow/West Dumbartonshire along with the development of the North Renfrew Development Road. This project will be the catalyst for the continued re-development of Renfrew Riverside.

The Local Development Plan will support the delivery of the City Deal projects and ensure that potential economic and regenerative opportunities are maximised from City Deal investment.

Preferred Option

The Local Development Plan requires a policy which enables the benefits and opportunities of City Deal investment to be delivered as well as supporting the implementation of potential developments across Renfrewshire.

City Deal Investment Policy

In support of the Local Development Plan Spatial Strategy, the Council recognises the importance of City Deal investment to the Renfrewshire economy as a whole and the potential significant contribution of this investment with regards to employment; the health of Renfrewshire's Centres; the delivery of new homes; the visitor economy; and, enhanced accessibility and connectivity. Development proposals associated with the delivery of City Deal investment will be considered in relation to the Local Development Plan Spatial Strategy, ensuring economic growth is supported by infrastructure and that development maximises the benefits for local people and the wider Renfrewshire economy

Alternative

The alternative is to develop a policy related to specific City Deal Investment Areas focused around Renfrewshire's three City Deal Projects. This policy would support the delivery of City Deal Projects and associated development within these specified areas only.

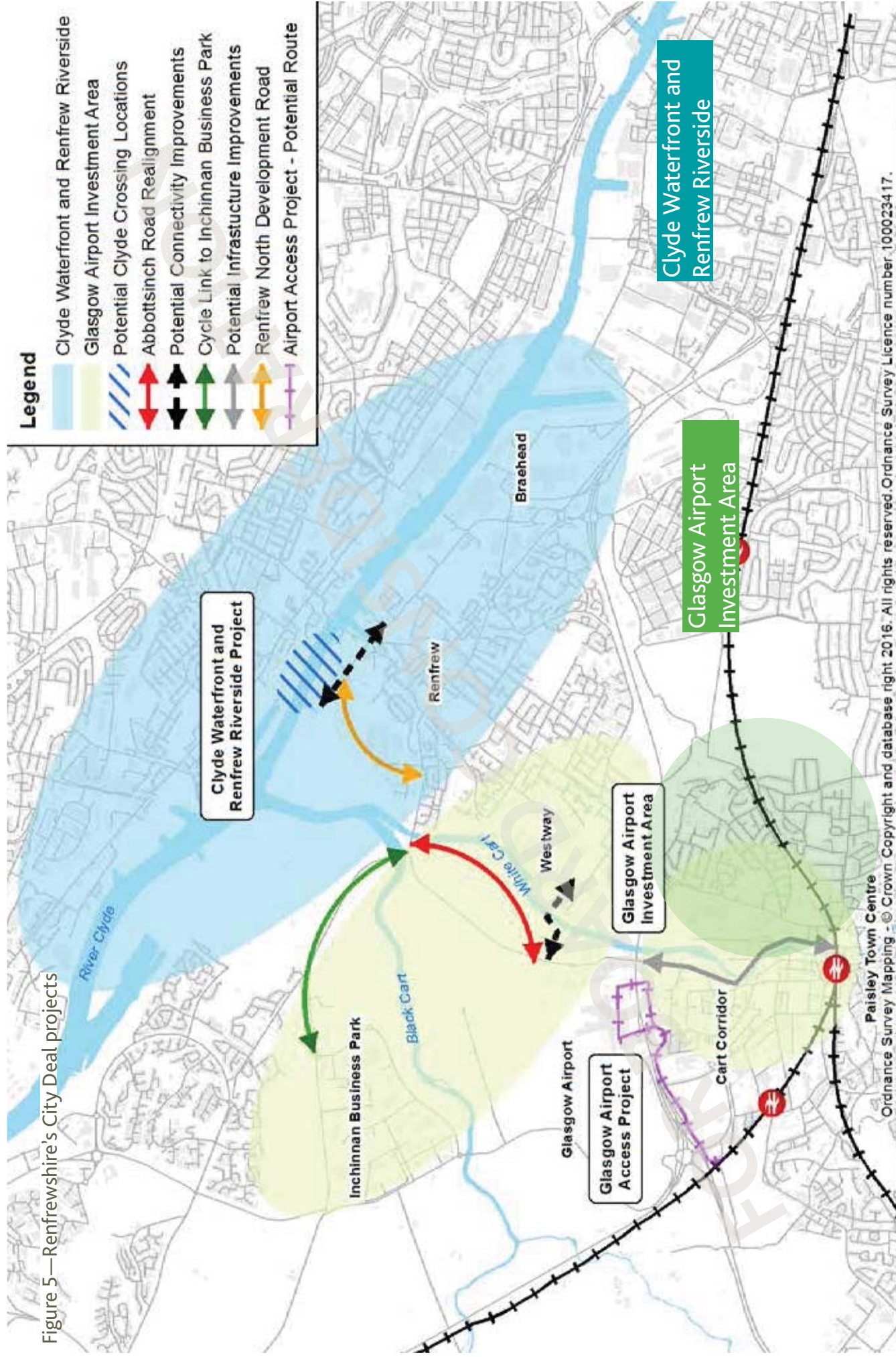
Why this option is not preferred?

Renfrewshire's City Deal Projects will act as a catalyst for investment across Renfrewshire. A policy focused on specific areas may miss future opportunities for economic growth across Renfrewshire and would limit the potential influence of Renfrewshire's £274m City Deal Investment.

Question 2—City Deal Policy

In considering future City Deal Investment, do you agree with the preferred option of preparing an additional policy which will allow the benefits of City Deal to be delivered across Renfrewshire?

Should another strategy/policy be pursued and if so what should this be?



Main Issue 2: Renfrewshire's Housing Land Requirements

The Glasgow and the Clyde Valley Housing Need and Demand Assessment estimates the number of new homes and likely tenure required to meet existing and future housing need and demand.

The Housing Supply Targets for Renfrewshire are set in the Strategic Development Plan, taking account of the estimates from the Housing Need and Demand Assessment as well as other policy and practical considerations.

Housing Supply Targets are then translated into the number of new homes required at the local level in the Renfrewshire Local Housing Strategy. The Renfrewshire Local Housing Strategy sets the Housing Supply Targets in terms of affordable sector (social rent, mid-market rent, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy) and private sector (owner occupied and private rent). The Renfrewshire Local Development Plan then has to set out a generous supply of land to meet Renfrewshire's Housing Land Requirements.

Sustainable Development

The overarching objective in meeting the Housing Supply Targets in the next Renfrewshire Local Development Plan will be the delivery of sustainable, well-designed homes concentrated in existing built up areas, with a focus on available brownfield land to meet the majority of housing requirements.

The Local Development Plan will continue to promote sustainable patterns of development, prioritising the redevelopment and regeneration of brownfield and previously used sites. This approach ensures that the benefits of new housing within existing places are fully realised, as well as ensuring investment in regeneration areas and Community Growth Areas is maximised.

The Local Development Plan will continue to manage and grow existing communities in sustainable locations where there is the availability of infrastructure, or where investment in new infrastructure could support growth.

The Council will also investigate the development potential of existing landscaped / wooded areas where trees have reached maturity and require to be removed. North and West Renfrewshire will be the areas that will be focused on initially. This would provide new homes within existing places, while delivering enhanced placemaking with more appropriate landscaping and better, safer and more direct connections and routes within the existing place. This would assist with the delivery of increased numbers of affordable homes and housing for key specific groups in areas where the supply is currently limited.





Renfrewshire's Housing Land Requirements

In line with the Housing Supply Targets set out in Clydeplan—Strategic Development Plan and the Renfrewshire Local Housing Strategy, the next Local Development Plan is required to meet the following Housing Land Requirements:

- 200 units per annum for the affordable sector
- 550 units per annum for the private sector

Table 6: Renfrewshire's Housing land Requirement

Affordable Sector	Private Sector	All Tenure
200 units per annum	550 units per annum	750 units per annum

Affordable Housing

The Glasgow and the Clyde Valley Housing Need and Demand Assessment estimated that the number of affordable homes required for Renfrewshire was 75 units per annum. In considering past completions and the successful delivery of affordable homes across Renfrewshire, the Council increased the target to 150 units per annum in line with the Housing Supply Targets in the current Local Development Plan.

Since the publication of the Proposed Strategic Development Plan, it should be noted that Renfrewshire Council has opted for an even more ambitious affordable housing

target. This is to reflect the ambitions of the Council in providing more affordable housing across Renfrewshire, aiming to provide a more mixed housing market across the area, as well as assisting in delivering the national affordable housing target of 50,000 new affordable homes across Scotland.

Private Sector Housing

Similar to the affordable housing estimates, the estimates from the Housing Needs and Demand Assessment for private sector housing were also altered. This was to take account of the Council's ambitions to grow Renfrewshire's population by 5% by 2023, as well as the potential increase in housing due to City Deal investment. The housing estimates were also increased to reflect past completions. The private sector estimates of 340 units from the Housing Needs and Demand were increased to 500 units per annum.

To comply with Scottish Planning Policy, a 10% generosity level was added to the private sector total. This was set in the Proposed Clydeplan Strategic Development Plan and applies to the eight local authorities in the Clydeplan area. The Renfrewshire Local Development Plan requires to be consistent with the Strategic Development Plan.

The details of how Renfrewshire's Housing Land Requirements were reached are set out in Background Paper 1 (Housing Land Requirements).



Meeting Renfrewshire's Housing Land Requirements

Renfrewshire's all tenure Housing Land Requirements will be met from the supply of housing land outlined in Renfrewshire's Housing Land Audit 2016.

At present no new land allocations are required. However, given the recent experience in relation to the delivery of housing identified in the current Renfrewshire Local Development Plan, where 13 sites were released from the greenbelt with only 1 of the sites now complete and 3 under construction, there may be a requirement to identify pipeline sites in the next Local Development Plan. These sites would require to be in line with the Spatial Strategy, in existing built up areas with the focus on brownfield land and previously used sites before the use of greenbelt land.

In line with the review of the Housing Land Supply each year through the Housing Land Audit, the consideration of new, additional housing sites will be undertaken and where required Supplementary Guidance will be prepared to consult on the additional release of land for housing.

Preferred Option

The preferred option presented in the Main Issues Report is to meet the Housing Land Requirements in line with the Strategic Development Plan and Renfrewshire Local Housing Strategy based on the sites within the Renfrewshire Housing Land Audit 2016. These sites are considered to support sustainable mixed communities, leading to more successful places, ensuring the continued delivery of new housing across Renfrewshire.

The Council will also continue to investigate new opportunities to enhance Renfrewshire's housing land supply including the potential for an additional 1500 homes at Bishopton Community Growth Area (see Main Issue 4), the development of Council owned sites and other potential pipeline sites within existing places.

Why is this option preferred?

Renfrewshire's Local Housing Strategy sets ambitious but realistic and deliverable Housing Supply Targets which are already significantly higher than the estimates from the Glasgow and the Clyde Valley Housing Need and Demand Assessment.

The sites identified in the Housing Land Audit 2016 provide a range and choice of sites to meet the Housing Supply Target. These sites provide sufficient flexibility for the continued delivery of new housing across Renfrewshire to meet the Council's aspirations to increase Renfrewshire's population by 5% as well as meeting the Scottish Government's ambitious affordable housing targets.

This option is in line with Scottish Planning Policy as well as consistent with Clydeplan's Strategic Development Plan and Renfrewshire's Local Housing Strategy.

Renfrewshire's Housing Land Audit 2016

Renfrewshire's Housing Land Audit 2016 provides a range and choice of sites to meet Renfrewshire's Housing Land Requirements throughout the next plan period.

The Housing Land Audit 2016 will support the delivery of sustainable mixed communities throughout Renfrewshire. The delivery of these housing sites is in line with the Local Development Plan's Spatial Strategy which looks to help regenerate, create and enhance communities and places, providing high quality new development in the right locations. The sites included in the Renfrewshire Housing Land Audit 2016 are listed in Background Paper 1 (Housing Land Requirements).

Suggestions for Land Use Change

In preparing the Main Issues Report, a Suggestions for Land Use Change exercise was carried out. A number of brownfield sites, previously used sites in the green belt and green belt sites where submitted to the Council for consideration.

56 sites were assessed through this exercise. Background Paper 1 (Housing Land Requirements) provides an assessment of each site.



Alternative

A reasonable alternative is to provide an additional level of generosity to the Housing Supply Targets, set in the Renfrewshire Local Housing Strategy, over and above the 10% generosity level which was added to the private sector total.

This option would increase the generosity level which is added to the private sector total to 20% to provide a wider range and choice of private housing sites.

Why this option is not preferred?

Renfrewshire Local Development Plan requires to be consistent with the Clydeplan Strategic Development Plan. Increasing the level of generosity would not be in keeping with the approach adopted in the Strategic Development Plan.

The Renfrewshire Local Development Plan's Spatial Strategy prioritises the

redevelopment and regeneration of brownfield and previously used sites to regenerate and enhance existing places. The identification of additional sites out with existing settlements would not be in line with this strategy and place greater strain on infrastructure, services and facilities across Renfrewshire.

Question 3—Renfrewshire's Housing Land Requirements

In considering the provision of housing to meet Renfrewshire's housing need and demand is the preferred strategy correct or should an alternative strategy be pursued?

If so, what should this strategy be?



Main Issue 3: Affordable Housing

The Renfrewshire Local Development Plan needs to identify sufficient land to assist the delivery of a range and choice of housing across Renfrewshire.

The cost of housing is not always affordable. The Renfrewshire Local Housing Strategy identifies that there are areas in Renfrewshire where an increased range and choice of affordable homes would help create more mixed communities.

The main focus in the Renfrewshire Local Development Plan Main Issues Report is to assist in delivering the aspirations and outcomes of the Local Housing Strategy. The aim is to support new homes that are in the right locations, of a high design quality that continue to make Renfrewshire a good place to live with a good quality environment, as well as housing being delivered that is accessible to people on a range of incomes.



Housing Supply Targets for affordable housing

The Housing Supply Targets set out in the Strategic Development Plan indicate that 150 social sector units are to be provided per annum until 2029. The social sector being homes for social rent and below market rent tenures.

The Renfrewshire Local Housing Strategy sets the affordable Housing Supply Targets at 200 units per annum. This reflects the ambitions of the Council to deliver a range and choice of all tenure homes across Renfrewshire, to meet the local need and demand, as well as delivering on the Scottish Government priorities for new homes.

Evidence to inform the Local Housing Strategy

Renfrewshire Local Housing Strategy identifies that there are affordability issues along with a lack of housing choices particularly for the younger and emerging households, as well as the older householders looking to downsize in the housing sub-areas of North Renfrewshire (Erskine/Bishopton) and West Renfrewshire (villages to the west of Renfrewshire).

Affordable homes are being delivered or are available in the three other sub-market areas of Paisley/Linwood, Renfrew and Johnstone/Elderslie. (See Figure 6 for Renfrewshire's five sub-market areas).

The Local Housing Strategy and the Local Development Plan aim to assist in developing more mixed housing markets to achieve mixed sustainable communities throughout Renfrewshire.

What is affordable housing?
Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes, providing a housing option for those people that cannot afford private housing.

Affordable housing covers a range of different tenures including social rent, mid-market rent, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy.

Delivering affordable housing

The availability of grants from the Scottish Government to deliver affordable housing, often has an effect on the amount of affordable housing that can successfully be delivered in an area.

Over the last few years, Renfrewshire Council has been very successful working in partnership with Registered Social Landlord's in delivering on the grants provided and on average ensuring 150 affordable homes per annum are built.

The aim is to create the conditions and the sites to allow more housing options, so that residents can trade-up or trade-down depending on their housing needs, changing needs and long term aspirations.

The scale and distribution of affordable housing

In relation to scale, the Local Development Plan would like to assist in the delivery of around 200 units per annum by allocating a range and choice of sites across Renfrewshire.

To assist with the distribution, the Local Development Plan needs to help the delivery of more affordable homes being located in areas where provision is limited.

To ensure the scale and distribution of affordable housing requirements in the Renfrewshire area, it is considered appropriate to have an affordable housing policy.

Preferred Option

The preferred option is a targeted policy with up to 25% of housing delivered on major residential developments in either North or West Renfrewshire, should be affordable units. The affordable housing provision would be across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes.

Why is this option preferred?

In preparing the current Renfrewshire Local Development Plan there was no evidence to suggest that an affordable housing policy was required, however, there is now evidence of need and demand established through the Renfrewshire Local Housing Strategy.

There is a requirement for a policy approach in the Local Development Plan that aims to assist in developing more balanced housing markets to achieve mixed sustainable communities throughout Renfrewshire. By having a targeted policy approach to North and West Renfrewshire housing sub-market areas, this will aim to assist in achieving a range and choice of homes.

It is considered that a targeted affordable housing policy is required for the duration of this plan to attain more mixed communities in the future.

Alternative 1

In line with Scottish Planning Policy small sites could be identified in North and West Renfrewshire where affordable housing could be built.

Why this option is not preferred?

Although, in compliance with Scottish Planning Policy, this option is unlikely to provide the mixed communities that Renfrewshire is seeking to achieve. This may result in sites being sterilised given that some of the sites identified for affordable housing may not be financially viable for development.

It is considered that in the preferred option, providing a mix of private housing and affordable housing on sites is more likely to achieve the aims of sustainable mixed communities.

Alternative 2

An affordable policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demands through a mix of housing.

Why this option is not preferred?

By negotiating on a case by case basis this would not provide the level of certainty in the Local Development Plan. Although a protocol could be set up to ensure a consistent approach of dealing with affordable housing on a case by case basis, the Local Development Plan is meant to set the framework to ensure development certainty.

Question 4—Affordable Housing

Is it appropriate to deliver affordable housing targeted at North and West Renfrewshire sub-market housing areas?

Should another policy approach be used and, if so, what?

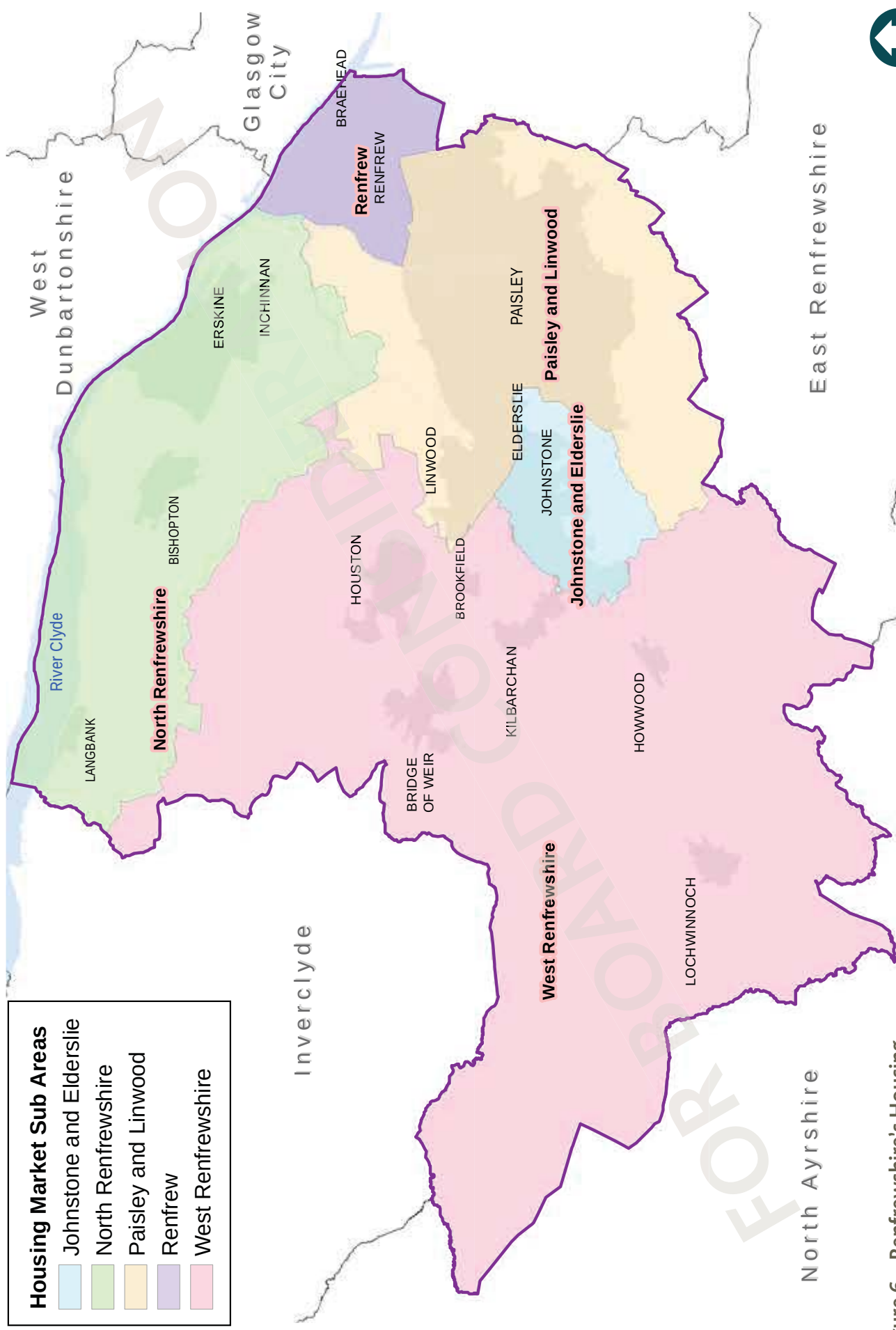


Figure 6 – Renfrewshire's Housing Market Sub-Areas

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Main Issue 4: Bishopston

The development at the former Royal Ordnance Factory in Bishopston, the new Dargaval Village, has been taking shape over the last few years with a number of new homes, roads, services and other infrastructure being delivered in this new place.

Currently, the delivery of the masterplanned place is providing a large majority of Renfrewshire's new housing. It is this successful delivery that has prompted the developers of Dargaval Village, BAE Systems to re-assess the potential development of the site, including the number of new homes, facilities and services that the village could achieve.

The original masterplan for ROF Bishopston redevelopment indicated the delivery of 2500 new homes. Dargaval Village is providing a sustainable site which has the potential to deliver on many of the future priorities for Renfrewshire, reducing the need to identify sites in the greenbelt.



Delivering the future priorities

Future priorities have been outlined in this Main Issues Report, which include the Renfrewshire Community Plan aspiration to grow the population of Renfrewshire by 5%. The Local Housing Strategy and Local Development Plan look to assist in the delivery of more mixed communities with more affordable homes in the areas of need and demand, which includes North and West Renfrewshire.

There is a need to manage and grow existing communities in sustainable locations where there is the availability of infrastructure, or where there is investment planned for infrastructure that could support growth. There is also a need to deliver additional jobs, grow the local economy and deliver new homes as outcomes of the City Deal investment in Renfrewshire.

Sustainable planned growth

Increasing the supply of new homes along with providing facilities and services to support additional housing at Dargaval Village would allow a sustainable approach to future growth in Renfrewshire.

The Local Development Plan is required to identify where growth should occur.

Additional housing over and above the 2500 units already planned for at Dargaval Village, is considered a medium to long term housing land requirement.

Given the long term masterplan approach is providing a successful place at Dargaval Village, any changes to this should be highlighted early so that everyone is fully aware of initial thoughts on the future planning for the area.

An additional 1500 homes are proposed for Dargaval Village, supported by the required services and facilities such as education requirements and other infrastructure.

Preferred Option

BAE Systems to prepare a revised masterplan based on the overall provision of an additional 1500 new homes and associated supporting facilities and services within the boundary of the existing Community Growth Area.

A revised masterplanned approach is considered necessary as there is a need to plan for future growth in the most appropriate way.

Why is this option preferred?

By delivering additional homes at Dargaval Village this would allow for a sustainable approach to future housing supply in Renfrewshire.

Expansion of the development at this site would deliver on many of the priorities for Renfrewshire. It would also prevent ad-hoc planning applications coming forward for the site in an unplanned, piecemeal way. A revised masterplan would assess the potential cumulative impact of development and resource planning for the future.

Alternative 1

Ad-hoc planning application being submitted for the site.

Why this option is not preferred?

It is considered that there is a need to continue the masterplanned nature of this site which has seen a successful place develop.

By taking the proposed expansion of Dargaval Village through the Local Development Plan process, this allows for a plan-led approach to future development. Stakeholders, Key Agencies and communities along with existing residents would have multiple opportunities for engagement and consultation to ensure the right development proposals are shaped by those that live in the area.

Ad-hoc planning applications present a challenge to the future provision of services and facilities from being adequately resourced.

Identifying further housing sites at Dargaval Village, which is a sustainable location in a good housing market area, to meet future Housing Land Requirements, would reduce the need to allocate additional sites in the greenbelt.



Question 5—Bishopton

In considering Renfrewshire's future housing options, is the preferred strategy to build upon the potential of a sustainable place such as Dargaval Village at Bishopton the correct one?

Should another strategy be pursued and if so what?

Main Issue 5: Paisley South

The potential expansion of an area to the South of Paisley to accommodate new homes to meet future housing land requirements is identified in the adopted Renfrewshire Local Development Plan.

The Scottish Government Reporter in examining the Renfrewshire Local Development Plan suggested that the site required more investigation and that a masterplanned approach would be required to take forward the development of a new place.

The potential expansion of Paisley South has been considered with a view to providing a strategy to deliver a range and choice of sites to meet the housing need and demand across Renfrewshire. Importantly, further investigation was needed in relation to the potential scale of expansion and to engage with local residents to ensure that any future strategy for Paisley South is shaped by the people that already live in the area.

Pre Main Issues Report Consultation and Engagement

Pre-Main Issues Report consultation and engagement has taken place with residents and stakeholders to identify the main priorities in creating a new place at Paisley South.

This consultation provides the building blocks for further consultation, including the statutory 12 week consultation through this Main Issues Report.

The comments, priorities and suggestions have been gathered together to inform future proposals for Paisley South.

Scale of Development

The current Local Development Plan identified a need for additional housing to the south of Paisley to meet Renfrewshire's future housing land requirements.

Main Issue 4 identifies that the Council will consider delivering additional homes at Dargaval Village to allow for a sustainable approach to future long-term housing provision in Renfrewshire. In light of the potential for additional homes at the Community Growth Area it is considered that there is no requirement to proceed with such a large scale expansion at Paisley South at this time.

There remain opportunities for development at Paisley South on previously developed land, given that this would be in line with the Local Development Plan Spatial Strategy.

The Council will continue to encourage a masterplan approach to the development of these sites at the University of the West of Scotland's Campus at Caplethill Road and at Dykebar Hospital to provide a range, type and size of new homes, as well as creating a good place.

Preferred Option

For a masterplanned approach to be developed for previously developed sites at the University of the West of Scotland's Campus and at Dykebar Hospital with the community, stakeholders, key agencies and service providers to plan for a new well-designed place.

Why is this option preferred?

The masterplanned approach to placemaking is in line with Scottish Planning Policy and other Scottish Government guidance to ensure development is delivered in the right location, providing opportunities for all people with a range and choice of homes.

Alternative 1

To suggest that the previously developed sites are part of the land identified to meet the housing land requirements and for developers to come forward in an ad-hoc manner and apply for parcels of development land for a variety of houses that is considered to meet the needs and demands of the current housing market.

Why this option is not preferred?

This option would not create the desired place in line with the aspirations of current landowners, the Council and the local community.

Question 6—Paisley South

Do you agree with the preferred option for Paisley South?

Should the alternative be pursued or should another strategy be pursued and if so what?



Working with Service Providers

Renfrewshire Council continues to work closely with infrastructure and service providers and is being innovative when considering how the best use of resources can be made of existing infrastructure capacity.

Planned growth in creating new communities such as Dargaval Village, or to expand existing communities, requires to be supported by an appropriate level of infrastructure, facilities and services.

A key consideration in putting forward the right sites in the right locations is their ability to be adequately accommodated with no significant increased burdens upon services, facilities or infrastructure or whereby the developer could assist with addressing any known deficit.

Current Adopted Local Development Plan

The current Adopted Renfrewshire Local Development Plan does not have a Developer Contribution Policy. Through the planning application process, the applicant is required to make good any infrastructure deficits associated with any new development.

Next Local Development Plan

In line with Scottish Planning Policy, it is considered that a proportionate response to infrastructure considerations is the Preferred Option for the next Local Development Plan. A specific Developer Contribution Policy is not required.

Instead it is proposed to have an Infrastructure Considerations Map. This is provided in Figure 7 and identifies parts of Renfrewshire's infrastructure which have already been considered or require further consideration when preparing development proposals. This provides certainty for developers that they require to discuss detailed solutions prior to the submission of a planning application.

Main Issue 6: Infrastructure Provision/Developer Contributions

Throughout the Pre-Main Issues Report stage there were a number of concerns raised regarding suitable or adequate infrastructure to facilitate future development in Renfrewshire.

Education, water and transport provision tend to raise most concern when planning for new development. Through the Pre-Main Issues Report stage, the Council worked closely with key agencies and infrastructure providers to ensure that future developments have sufficient levels of infrastructure and services.

Preferred Option

To continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.

Why is this option preferred?

Developers know early on in the planning process that only sites that add to places in Renfrewshire will be considered acceptable. Through the Development Plan preparation process all Key Agencies and service providers were consulted to seek views on the acceptability of potential development sites.

Developers were made aware of any additional infrastructure, services or facilities that may be required to make the proposed site acceptable from a placemaking and/or provision perspective.

This option would support sites that are acceptable in terms of placemaking and can be delivered without significant increased burdens on infrastructure, services and facilities or an adverse impact to the existing place or communities.

Alternative 1

The next Renfrewshire Local Development Plan has a Developer Contribution Policy with a schedule of costs associated with infrastructure provision, assigning fixed costs for each element based on the nature of the proposed development. Specific guidance and a zonal plan on infrastructure projects would require to be prepared along with the levels of contribution required to be provided.

Why this option is not preferred?

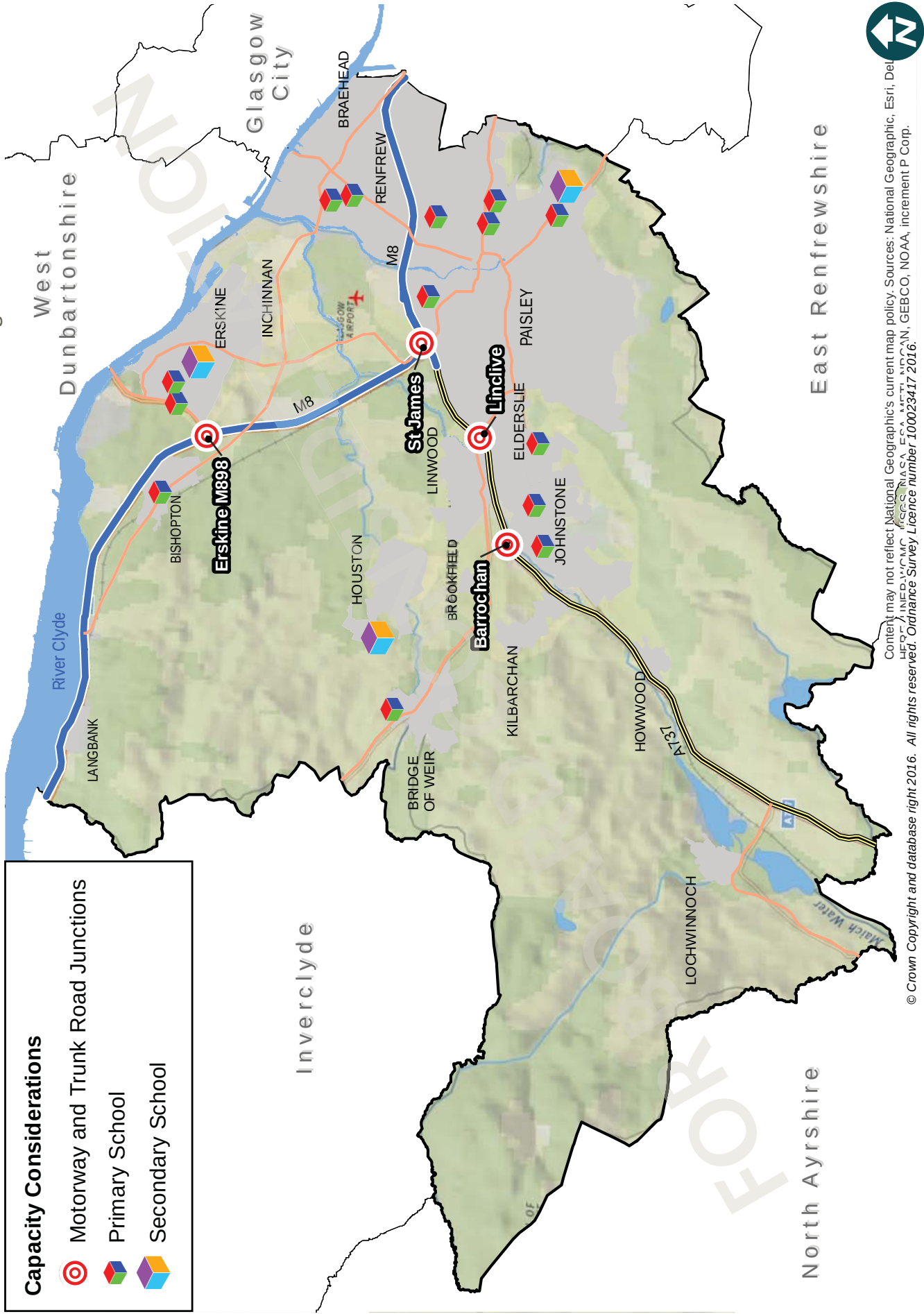
For the reasons provided above in the preferred option, a Developer Contribution Policy is not required.



Question 7—Infrastructure Provision/Developer Contributions

Is there a requirement for a specific developer contribution policy?

Figure 7—Infrastructure Considerations Map





Main Issue 7: Housing for key specific housing groups

The Renfrewshire Local Housing Strategy provides details on specialist housing provision, along with housing requirements for key specific groups of people in Renfrewshire.

Housing for Older People

Similar to the trends across Scotland, Renfrewshire's population profile is getting older with those aged over 65 years forecast to increase by 56% by 2037 and those aged over 75 years expected to increase by 83% over the same period.

Renfrewshire's Local Housing Strategy indicates that there is a supply of existing housing that can be adapted, or people can be given the support to allow them to remain in their homes as they get older.

In relation to additional housing for older people, resources have been set aside in the Strategic Housing Investment Programme to deliver the right type of homes. As well as this, Renfrewshire Council are looking at alternative affordable homes to enable older people to downsize.

Given the potential to have a new affordable housing policy in the next Renfrewshire Local Development Plan and that the Council and Registered Social Landlord's continue to work well developing proposals to reconfigure existing housing stock, it is considered that there is no requirement at this time for an older person housing policy, to provide a percentage of housing units suitable for older people.

Gypsy/Traveller and Travelling Showpeople Provision

In terms of housing for other key specific groups, the Local Housing Strategy indicates the following action 'To consider the needs for Gypsy/Traveller provision in Renfrewshire through the review of the next Local Development Plan'.

Scottish Planning Policy states that the Housing Need and Demand Assessment will evidence the need for sites for Gypsy/Travellers and Travelling Showpeople and that development plans and the Local Housing Strategy should address this need.

The Housing Need and Demand Assessment concluded there is no comprehensive estimate of the Gypsy/Traveller populations.

The Council is working with all local authorities across the City Region, as well as the Ayrshire Local Authorities, to identify cross boundary considerations. This information will inform future Local Housing Strategies and Local Development Plans.

While there is currently no Gypsy/Traveller policy in the Renfrewshire Local Development Plan, the Council has prepared a Gypsy/Traveller and Travelling Showpeople Planning Advice Note. This non-statutory planning framework provides guidance and advice for development proposals related to Gypsy/Traveller and Travelling Showpeople sites to ensure such developments are directed to the most appropriate locations in Renfrewshire.

Gypsy/Traveller provision in Renfrewshire

In Renfrewshire, there are no authorised transient or permanent Gypsy/Traveller sites. In monitoring and analysing the trends in the amount of unauthorised Gypsy/Traveller encampments it is considered important in the review of the Local Development Plan to consult on whether there is a need to provide a transient and/or permanent Gypsy/Traveller site in Renfrewshire.

Should a site be required, the challenge is identifying suitable sites for Gypsy/Travellers taking into account their mobile lifestyles, the common routes taken when travelling through Renfrewshire and accommodating all families that are in the Renfrewshire area.

Small privately-owned Gypsy/Traveller site provision

Scottish Planning Policy suggests that development plans should consider whether policies are required for small privately-owned sites for Gypsy/Travellers, as well as permanent sites for Travelling Showpeople.

In relation to the need and demand for small privately-owned sites, there is evidence that an additional policy for a small privately-owned site for Gypsy/Travellers is required to be considered in the next Local Development Plan.

Preferred Option

To ensure that the needs of Gypsy/Travellers are taken into account in the preparation of the next Local Development Plan, the preferred option is to consult on the need to provide sites for Gypsy/Traveller provision in Renfrewshire, as well as proposing a new policy on small privately-owned sites for Gypsy/Travellers and Travelling Showpeople.

Renfrewshire Council will continue to monitor and work with other local authorities to review the cross-boundary Gypsy/Travellers issues.

Why is this option preferred?

The Renfrewshire Local Development Plan would be consistent with Scottish Planning Policy. The Council would be taking a pro-active approach to delivering on housing for key specific housing groups.

Alternative 1

Continue as set out in the current adopted Renfrewshire Local Development Plan working with adjoining authorities to identify sites for Gypsy/Travellers and Travelling Showpeople.

Why this option is not preferred?

The Council aims to be proactive in dealing with all key specific housing groups.

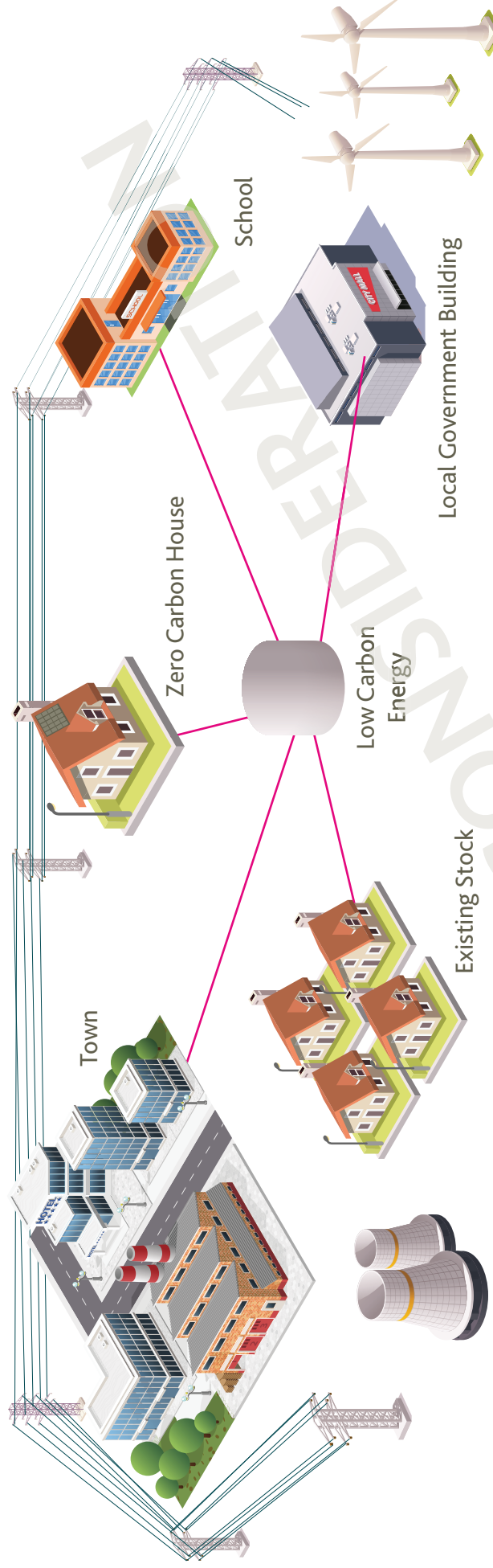


Question 8—Housing for key specific housing groups

Do you agree with the preferred approach to consult on the need for Gypsy/Traveller sites?

Do you think the Renfrewshire Local Development Plan should have a policy on small privately-owned Gypsy/Traveller and Travelling Showpeople site provision?

Are there other provisions for key specific housing groups that should be considered?



Main Issue 8: Renewables

The Renfrewshire Local Development Plan provides a flexible policy framework which supports the delivery of all types of low carbon and energy generating technologies in support of the Scottish Government's renewable energy targets.

Following a review of the policies in the current Local Development Plan against national and strategic policy and guidance, it was considered that the existing Policy 16 – Renewable and Low Carbon Energy Developments in the Local Development Plan would remain without any significant changes. However, additional guidance will be required in the Local Development Plan with regards to supporting the delivery of heat networks and the potential for other renewable development across Renfrewshire.

A Planning Advice Note was prepared by the Council in 2016 for Solar Farms, this advice will be added to the New Development Supplementary Guidance.

Heat Networks

The Scottish Government published a Heat Policy Statement in 2015 which sets out the government's policy direction on heat demand and its reduction; heat networks and heat storage; and heat generation. This policy statement builds on the requirements of Scottish Planning Policy, which details that Local Development Plan's should identify where heat networks, heat storage and energy centres exist or would be appropriate.

The generation of energy closer to the user, particularly on large sites or a combination of sites, as opposed to centralised power stations which feed into the national grid, offers the potential to reduce emissions.

Within Renfrewshire, the Council is currently investigating opportunities to utilise District Heating Systems within existing and new developments to transform our heat generation and heat use. This would support the Scottish Government's climate change targets and their ambition for 1.5TWh of Scotland's heat demand to be delivered by district or communal heating with 40,000 homes connected by 2020.

The Council has undertaken a heat mapping exercise to identify potential opportunities for recovering waste heat across Renfrewshire. The identification of opportunities is based on existing energy demand, proximity of energy resources and prevailing fuel sources. The mapping exercise also considers future development opportunities and Renfrewshire's most deprived data zones, based on the Scottish Index of Multiple Deprivation.

There are a range of heat sources across Renfrewshire that could form part of a heat network. These potential sources will be considered in finalising a Heat Network Opportunity Map for the Proposed Local Development Plan which would be supported by guidance in the New Development Supplementary Guidance. (See Figure 8)

A number of heat network projects are also emerging across Renfrewshire which reflects the Council's commitment to transform our heat generation and heat use. Emerging projects include:

- Paisley Town Centre Energy Hub—Creation of a District Heating System serving the Town Centre. Opportunity to utilise heat pump technology to serve key public buildings, utilise the Hamills on the River Cart to develop a hydro scheme and create a heat centre at the Lagoon Leisure Centre;
- University of the West of Scotland District Heating System—Creation of a District Heating System at the Paisley Town Centre campus;
- Opportunities are currently being considered to link to the existing Calside District Heating System which provides energy to 452 residential properties; and
- Low carbon energy production at Doosan Babcock in Westway Business Park, Renfrew utilising Fuel Cell technology.

Preferred Option

A Heat Network Opportunity Map will be finalised (see Figure 8) in preparation of the Local Development Plan. This map will identify a range of heat sources that could usefully form part of a heat network and will identify potential opportunities, for co-locating developments with a high heat demand with sources of heat supply to maximise the recovery of waste heat across Renfrewshire.

The preparation of an 'opportunity map' for the Local Development Plan would facilitate further collaborative working between all stakeholders including the Council, developers, local businesses and the local community to develop heat networks in line with Scottish Planning Policy.

Why is this Option Preferred?

This option will require new guidance to be prepared within the New Development Supplementary Guidance, linked to Local Development Plan Policy. The guidance would also promote opportunities for existing heat sources to form part of a heat network to support their delivery in as many locations as possible. The guidance will encourage the use of micro-generation and heat recovery technologies, where appropriate.

This approach does not require all developments to create or link into heat networks. The type and scale of development would be defined in the New Development Supplementary Guidance. Importantly this would not exclude any development from connecting to a heat network.

Alternative

To continue with the existing flexible policy approach within the current Local Development Plan which supports the delivery of all types of low carbon and energy generating technologies. This approach would also require additional development criteria to be prepared within the New Development Supplementary Guidance to support the delivery of heat networks.

Why this option is not preferred?

This option would promote the delivery of heat networks but would not be consistent with Scottish Planning Policy as it doesn't guide developers by identifying areas where there are potential opportunities to link into or create heat networks.

Question 9—Supporting the delivery of heat networks

In considering the delivery of heat networks, do you agree with the preferred option of preparing a Heat Network Opportunity Map for the new Local Development Plan with Supplementary Guidance promoting the delivery of heat networks across Renfrewshire?

Should another option be pursued and if so what should it be?

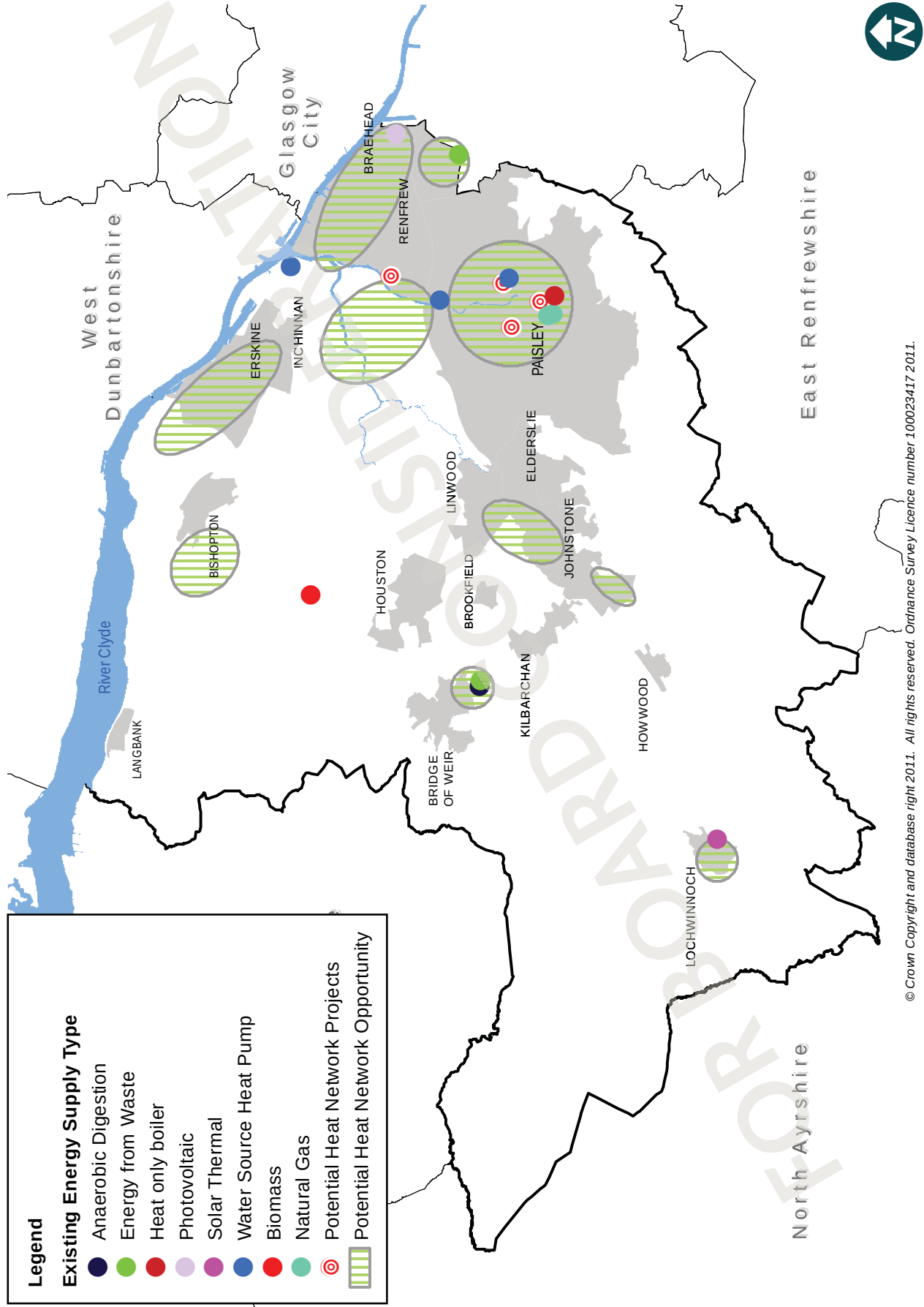


Figure 8: Potential Heat Network Opportunities

Onshore Wind Development

The Clydeplan Strategic Development Proposed Plan includes a Spatial Framework which identifies areas within the City Region that are likely to be most appropriate for onshore wind turbine development.

The Strategic Development Plan requires development to be in accordance with the Spatial Framework subject to further consideration of local issues.

The Local Development Plan requires additional guidance within the New Development Supplementary Guidance providing criteria that will be considered in the determination of applications for wind turbine development.

While the Strategic Development Plan identifies small limited areas within Renfrewshire that may have potential for wind turbine development, at present there are significant limitations to the implementation of wind power renewable technologies in Renfrewshire due to Glasgow Airport radar restrictions. Further investigation is currently being undertaken into the current limitations on wind energy proposals and the potential for new radar technology at Glasgow Airport.

Preferred Option

Additional development criteria will be prepared within the New Development Supplementary Guidance to supplement the Onshore Wind Turbine Development Spatial Framework as set out in the Strategic Development Plan.

The Supplementary Guidance will detail the local factors that will be considered in determining applications for wind turbine developments of different scales within Renfrewshire. This will include potential significant impacts on amenity and landscape character and the need to protect Natura 2000 sites, Sites of Special Scientific Interest and Renfrewshire's Regional Parks from inappropriate development.

The current radar restrictions rules out most of Renfrewshire for new wind farm development. The Council will continue to liaise with Glasgow Airport and if new radar technology is implemented at the Airport, the Council will support new wind turbine developments in the right locations.

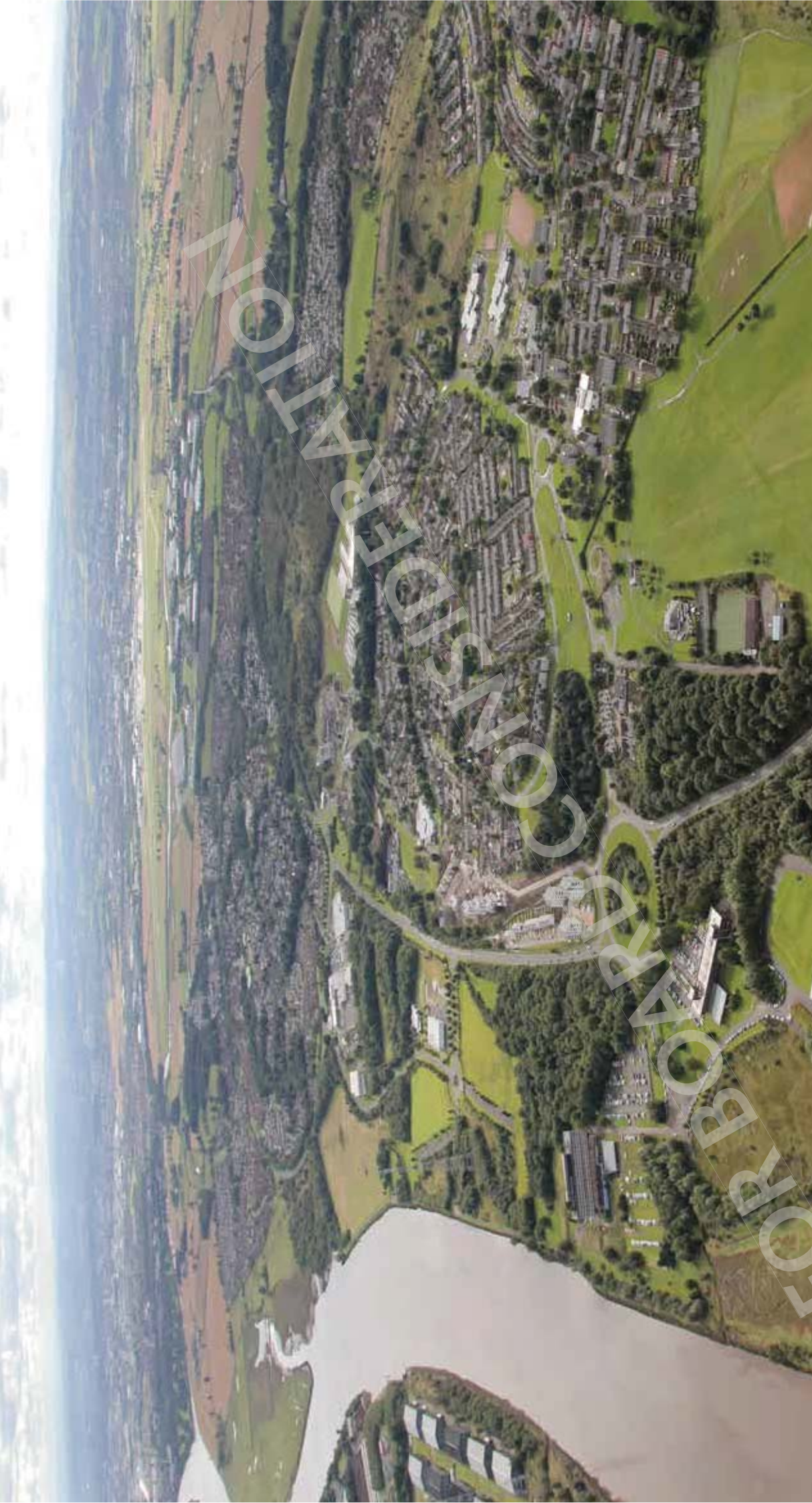
Alternative

No alternative proposed. The Onshore Wind Turbine Development Spatial Framework is set out in the Strategic Development Plan and additional Local Development Plan guidance is required.



Question 10

In considering the potential for Onshore Wind Development within Renfrewshire do you agree with the preferred option outlined above?
Should another option be pursued and if so, what should this be?



Section 5—Spatial Strategy for Local Development Plan 2

Section 5—Spatial Strategy For Local Development Plan 2

As detailed in Section 3 – Planning for Renfrewshire, the focus of the Renfrewshire Local Development Plan Spatial Strategy is not proposed to significantly change in the review of the Local Development Plan.

The Spatial Strategy is in line with the aspirations and vision of Scottish Planning Policy, Clydeplan Strategic Development Plan, Renfrewshire's Community Plan and Council Plan along with other plans, policies and strategies.

Renfrewshire's Spatial Strategy is proposed to remain focused on the promotion of sustainable economic growth by identifying opportunities for change and supporting investment which helps to regenerate and enhance communities and places, providing high quality new development in appropriate locations.

The Local Development Plan will strengthen the focus on place making and the delivery of new homes across Renfrewshire to meet the housing needs. The priority remains the development of previously used sites, concentrating first on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy.

Figure 9 on the following page sets out the key future development priorities for the Local Development Plan.

Preferred Option

Continued support for the Spatial Strategy as set out in the existing Local Development Plan without significant change. New key developments priorities will be added to supplement the strategy as set out in Figure 9.

Alternative Option

Given the Spatial Strategy is still in its early stages of delivery and remains in line with the National Planning Framework 3, Scottish Planning Policy and the Strategic Development Plan, no alternative strategy is proposed.



Question 11

Do you agree that the Local Development Plan should focus on the existing Spatial Strategy and the Key Development Priorities as set in Figure 9? If not, what alternative Spatial Development Strategy/Key Development Priorities do you propose and why?

Question 12

Are there any other main planning issues that the Main Issues Report did not identify, if yes, what are they and why?

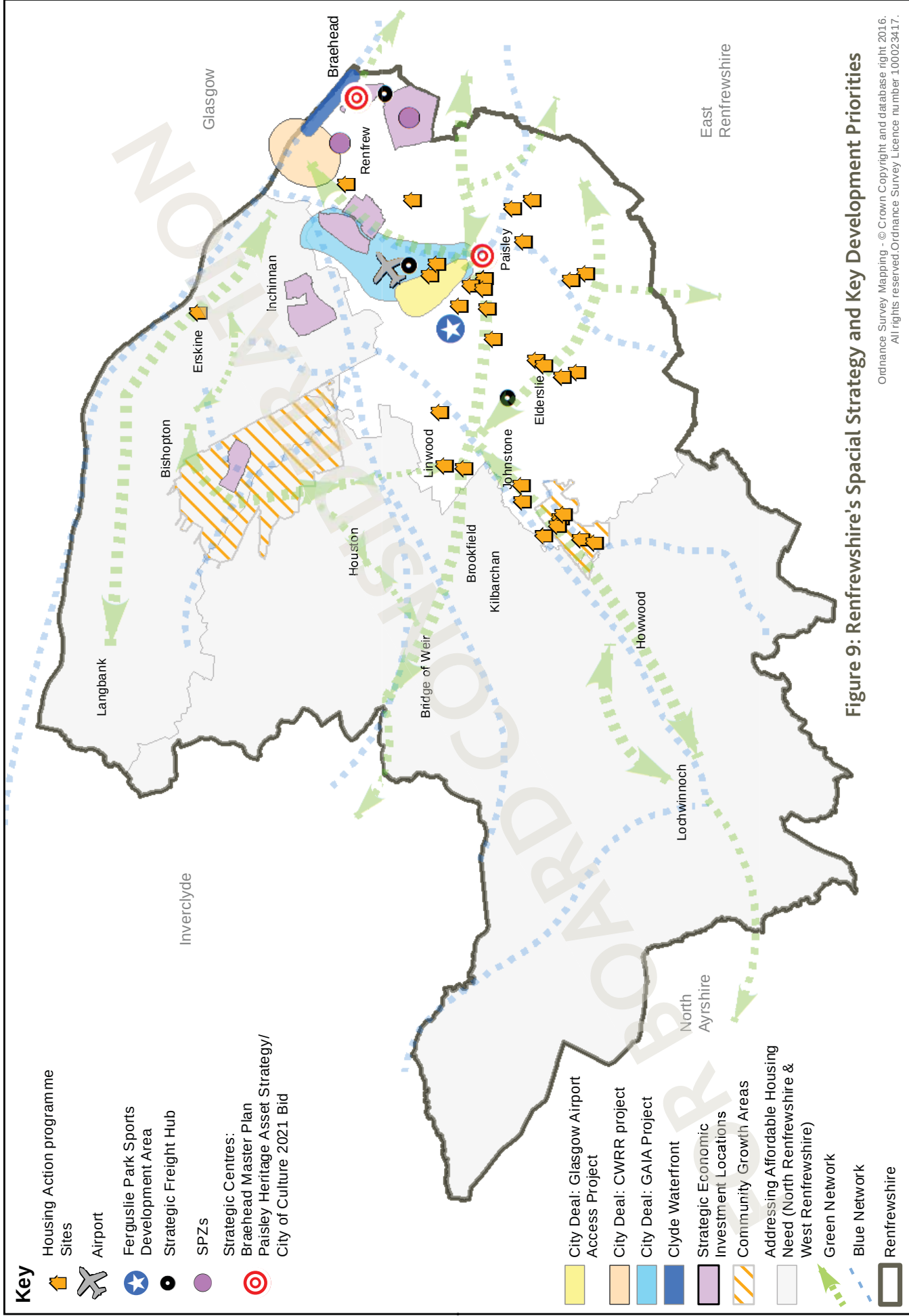


Figure 9: Renfrewshire's Spatial Strategy and Key Development Priorities

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Appendix 1—Main Issues Report Questions

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Question 1—Local Development Plan Objectives and Policy Coverage Do you agree that the revised Local Development Plan objectives and policy coverage, detailed above, are appropriate for the next Renfrewshire Local Development Plan? If not, what alternative objectives/policies would you propose and why?	Question 4—Affordable Housing Is it appropriate to deliver affordable housing targeted at North and West Renfrewshire sub-market housing areas? Should another policy approach be used and, if so, what?	Question 8—Housing for key specific housing groups Do you agree with the preferred approach to consult on the need for gypsy/traveller sites? Do you think the Renfrewshire Local Development Plan should have a new policy on small privately-owned Gypsy/Traveller and Travelling Showpeople site provision? Are there other provisions for key specific housing groups that should be considered?	Question 10 In considering the potential for Onshore Wind Development within Renfrewshire do you agree with the preferred option outlined above? Should another option be pursued and if so what should this be?
Question 2—City Deal Policy In considering future City Deal Investment, do you agree with the preferred option of preparing an additional policy which will allow benefits of City Deal to be delivered across Renfrewshire? Should another strategy/policy be pursued and if so what should this be?	Question 5—Bishopton In considering Renfrewshire's future housing options, is the preferred strategy to build upon the potential of a sustainable place such as Dargavel Village at Bishopton the correct one? Should another strategy be pursued and if so what?	Question 9—Supporting the Delivery of Heat Networks In considering the delivery of heat networks, do you agree with the preferred option of preparing a Heat Network Opportunity Map for the new Local Development Plan with supplementary guidance promoting the delivery of heat networks across Renfrewshire? Should another option be pursued and if so what should this be?	Question 11—Local Development Plan Spatial Strategy Do you agree that the Local Development Plan should focus on the existing Spatial Strategy and the Key Development Priorities as set out in Figure 9? If not, what alternative Spatial Development Strategy/Key Development Priorities do you propose and why?
Question 3—Renfrewshire's Housing Land Requirements In considering the provision of housing to meet Renfrewshire's housing need and demand is the preferred strategy correct or should an alternative strategy be pursued? If so, what should this strategy be?	Question 6—Paisley South Do you agree with the preferred option for Paisley South? Should the alternative be pursued or should another strategy be pursued and if so what?	Question 7—Infrastructure Provision/Developer Contributions Is there a requirement for a specific developer contribution policy?	Question 12 Are there any other main planning issues that the Main Issues Report did not identify, if yes, what are they and why?

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