

Notice of Meeting and Agenda Communities, Housing & Planning Policy Board

Date	Time	Venue
Tuesday, 12 March 2019	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Stephen Burns: Councillor Andy Doig: Councillor Natalie Don:
Councillor John Hood: Councillor James MacLaren: Councillor Kenny MacLaren: Councillor Mags
MacLaren: Councillor Colin McCulloch: Councillor Kevin Montgomery: Councillor Iain Nicolson:
Councillor Emma Rodden: Councillor Jane Strang:
Councillor Marie McGurk (Convener): Councillor John McNaughtan (Depute Convener):

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please either email democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Items of business

Apologies

Apologies from members.

Declarations of Interest

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

1	Minute of Police and Fire & Rescue Scrutiny Sub-Committee	1 - 4
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Minute of Police and Fire & Rescue Scrutiny Sub-Committee meeting held on 9 January 2019.

FINANCE

2	Revenue Budget Monitoring Report	5 - 12
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Joint report by Director of Finance & Resources, Director of Communities, Housing & Planning Services, Director of Children's Services and Director of Environment & Infrastructure.

3	Capital Budget Monitoring Report	13 - 18
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Report by Director of Finance & Resources.

4	Community Empowerment Fund	19 - 24
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Report by Chief Executive.

5	Greenspaces, Park and Play Areas and Villages Investment Fund	25 - 30
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Report by Director of Communities, Housing & Planning Services.

SERVICE IMPROVEMENT PLANS

7	Communities, Housing & Planning 2019/22	31 - 72
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Report by Director of Communities, Housing & Planning Services.

8	Children's Services 2019/22	73 - 110
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Report by Acting Director of Children's Services.

HOUSING

9	Private Sector Housing Grant Investment Programme 2019/20	111 - 116
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Report by Director of Communities, Housing & Planning Services.

10	Housing Energy Efficiency and Carbon Reduction Programmes 2019/20	117 - 120
	Report by Director of Communities, Housing & Planning Services.	
11	Common Housing Allocation Policy - Council Targets for 2019/20	121 - 126
	Report by Director of Communities, Housing & Planning Services.	
12	Council Laundrettes	127 - 130
	Report by Director of Communities, Housing & Planning Services.	
13	Calls for Views - Social Security Committee	131 - 136
	Report by Director of Communities, Housing & Planning Services.	
	COMMUNITY SAFETY AND PROTECTION	
14	Review of Communities and Public Protection	137 - 140
	Report by Director of Communities, Housing & Planning Services.	
15	Scottish Government Consultation on Improving Multi-agency Risk Assessment and Interventions for Victims of Domestic Abuse	141 - 150
	Report by Director of Communities, Housing & Planning Services.	
	COMMUNITY LEARNING & DEVELOPMENT	
16	Voluntary Sector Grants 2019/20	151 - 156
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	DEVELOPMENT PLANNING	
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18	Renfrewshire Local Development Plan - Proposed Plan 2019	165 - 314
	Report by Director of Communities, Housing & Planning Services.	
19	Local Place Plans - "How to Guide"	315 - 340
	Report by Director of Communities, Housing & Planning Services.	
	Planning Applications	
	Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be	

impartial and not influenced by party political issues.

20 Planning Applications

341 - 474

Reports by Director of Communities, Housing & Planning Services.

Minute of Meeting

Police and Fire & Rescue Scrutiny Sub-Committee

Date	Time	Venue
Tuesday, 15 January 2019	15:00	Corporate Meeting Room 1, Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor John Hood, Councillor Marie McGurk, Councillor John McNaughtan, Councillor Iain Nicolson, Councillor Jane Strang

Chair

Councillor McGurk, Convener, presided.

In Attendance

M Crearie, Director of Communities, Housing & Planning Services; O Reid, Head of Communities & Public Protection and C Dalrymple, Communities and Regulatory Manager (both Communities, Housing and Planning Services); and K O'Neill, Assistant Democratic Services Officer (Finance & Resources).

Also in Attendance

S Wright, Chief Inspector and D Leitch, Superintendent (both Police Scotland); and M Gallacher, Group Manager and J Barr, Station Manager (both Scottish Fire & Rescue Service).

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Consultation on HM Inspectorate of Constabulary in Scotland (HMICS) Scrutiny Plan 2019-20

There was submitted a report by the Director of Communities, Housing & Planning Services relative to consultation on HM Inspectorate of Constabulary in Scotland's (HMICS) Scrutiny Plan 2019/20.

The report advised that HMICS had undertaken strategic engagement with Police Scotland, Force Executive and Divisional Commanders between November 2018 and January 2019 which allowed them to maintain a good understanding of current issues which affected policing and to ensure that their future scrutiny activity focused on the right issues in the right areas.

To support the process, HMICS had sought the views of key stakeholders, including local councils, to ascertain whether there were any topical, high-risk or emerging areas in policing that should be included within the 2019/20 Scrutiny Plan. The response developed and submitted by Renfrewshire Council, prior to the deadline of 21 December 2018, was appended to the report for homologation. It was noted that the response welcomed the development of a HMICS Scrutiny Plan for 2019/20 and sought continued focus on key national issues. At K Division level, Police Scotland had worked closely with the Council and with the Scottish Fire & Rescue Service to develop an innovative collaborative learning approach shared across key agencies and which sought to integrate local actions and priorities into the Local Outcome Improvement Plan to develop shared accountability across strategic objectives for the benefit of communities across Renfrewshire.

It was highlighted that local relationships with Police Scotland and the Scottish Police Authority were excellent and the response highlighted the strength of the relationship.

DECIDED:

(a) That the consultation on the HMICS Scrutiny Plan 2019/20 be noted; and

(b) That the action by the Director of Communities, Housing & Planning Services in submitting the Council's consultation response, as detailed in Appendix 1 to the report, be homologated.

2 HMICS and HMIPS - Reports on the Review of Arrangements for Home Detention Curfew

There was submitted a report by the Director of Communities, Housing & Planning Services relative to the review by HM Inspectorate of Constabulary in Scotland (HMICS) to determine the 'state, effectiveness and efficiency' of both Police Scotland and the Scottish Police Authority and HM Inspectorate of Prisons for Scotland (HMIPS) to independently assess the processes operated in the Scottish Prison Services with respect to the Home Detention Curfew system.

The report advised that a review of arrangements for Home Detention Curfew had been undertaken following the murder committed locally by an offender who was 'unlawfully at large'.

A short-life working group established by the Scottish Prison Service and Police Scotland had been created to develop and change processes, assess what could be done differently and identify any learning that might arise.

Following the review, both organisations made a number of recommendations HMICS (16) and HMIPS (21) that had either already been implemented or would be considered moving forward. Chief Inspector Wright indicated that a number of recommendations could require a change in legislation which restricted progress at this time and further updates would be provided at future meetings.

DECIDED:

(a) That the reviews undertaken by HMICS and HMIPS on arrangements for home detention curfew be noted;

(b) That confirmation of progress being made in implementing the recommendations in the HMICS report that had particular reference to Police operations at a local level be noted; and

(c) That further updates be provided where changes to legislation were required to implement the recommendations.

3 Spotlight - Police Scotland Group 2 Crimes/Trends

There was submitted a report by the Public Protection Unit (Police Scotland), relative to statistical data for the period April to November 2018 concerning sexual crime in Renfrewshire and Inverclyde Divisions.

The report indicated that Group 2 crime incorporated a range of sexual offences ranging from serious sexual offences such as rape and indecent and sexual assault, to public indecency, sexual exposure, indecent communications and taking, distributing or possessing indecent photographs of children.

The Sub-committee was informed of a steady increase in the volume of reports of sexual crime in Renfrewshire and Inverclyde, and by extension throughout the entire Police Scotland area.

The report indicated that the volume of non-recent reporting had increased considerably in recent years and as a result more than 41% of sexual offences reported in 2018/19 were non-recent in nature.

DECIDED: That the information provided be noted.

4 Spotlight - Scottish Fire & Rescue Service - Deliberate Fire Raising

There was submitted a report by the Local Senior Fire Office relative to statistical data for the period 1 October to 31 December 2018 concerning incidents of deliberate fire raising locally and nationally; those Council wards where the volume of deliberate fires was highest; and the nature of incidents and activities undertaken by Scottish Fire & Rescue Service and numerous other agencies, including Police Scotland, Community Wardens and Housing to address the situation.

The report advised that the success of prevention and intervention activities and provision of fire safety advice to the public was measured around a number of outcome-based performance indicators. A multi-agency approach to dealing with fire offending and offenders was an effective way of protecting persons and property from fire, reducing operational response costs, and improving fire and fire-related performance indicators. A number of measures had been adopted and included bonfire education with children and young people and information exchange with Police Scotland at daily hub meetings.

The report indicated that the Prevention and Protection Directorate would provide materials including leaflets, presentations and guidance notes to allow local managers and community action teams to factor in a multi-agency approach to preventing deliberate fire setting across Renfrewshire for the coming year.

DECIDED: That the information provided be noted.

5 Local Issues Update

Chief Inspector Wright, gave a presentation relative to the potential impact of Brexit on services including possible new protocols, impact on arrest warrants and how support could require to be given to police forces in other areas of the United Kingdom. Assurance was given that, if required, provision of support to other areas would not impact on the service provided locally.

He also advised that the recent Winterfest festival held in Renfrewshire had been a success with no issues or increased criminal activity.

The Local Senior Officer, Scottish Fire & Rescue Service also made reference to the possible impact of Brexit on services provided by the Scottish Fire & Rescue Service and identified that no risks to service provision had been identified.

Both the Chief Officer (Police Scotland) and the Local Senior Officer (Scottish Fire & Rescue Service) indicated that business continuity planning meetings were ongoing.

DECIDED: That the information be noted.



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Finance and Resources, Director of Communities, Housing and Planning Services and Director of Children's Services

Heading: Revenue Budget Monitoring to 4 January 2019

1. Summary

1.1 Gross expenditure is £57,000 (0.1%) over budget and income is £57,000 (0.1%) over-recovered which results in a net breakeven position for the services reporting to this Policy Board. This summary position, for services reporting to this Policy Board, has been detailed in the table below.

Division / Department	Current Reported Position	% variance	Previously Reported Position	% variance
HRA	Breakeven	-	Breakeven	-
Other Housing	Breakeven	-	Breakeven	-
Planning Services	Breakeven	-	Breakeven	-
Communities and Public Protection (excluding Regulatory Services)	Breakeven	-	Breakeven	-
Criminal Justice	Breakeven	-	Breakeven	-

2. **Recommendations**

- 2.1 Members are requested to note the budget position.
-

3. **Budget Adjustments**

- 3.1 Members are requested to note that since the last Board report, the net budget has increased by £32k as budgets are realigned between Services to reflect the Council restructure which was implemented from September 2018.
-

4. **Housing Revenue Account**

Current Position:	Breakeven
<i>Previously Reported:</i>	Breakeven

- 4.1 The HRA is now showing a net breakeven position which consists of overspends being offset by compensating underspends. There is an overspend in property maintenance costs reflecting continuing pressures in relation to the maintenance of housing stock, in particular void repairs. This is coupled with lower than budgeted spend on Council tax for void properties, mainly relating to the progress being made with the regeneration of the Tannahill area in Ferguslie Park.
- 4.2 The underspend within the HRA's transfer payments category is due to continued improvements in rent collection and void rent losses.
- 4.3 Building Services have advised that they will not achieve their level of surplus in the current year and therefore will not be able to provide a rebate back to the HRA. This will result in an under recovery in income within the HRA which will be managed within existing resources.
- 4.4 A corresponding overspend is being reported against Capital charges to reflect the current policy of utilising any HRA underspends to repay debt. This approach allows the Council to prudently manage the HRA debt portfolio.
- 4.5 **Projected Year End Position**
- At this stage in the financial year, it is projected that the HRA will achieve a breakeven position at the year end.

5. **Communities, Housing and Planning Services (excl HRA)**

Current Position:	Breakeven
<i>Previously Reported:</i>	Breakeven

At this stage in the financial year, a breakeven position is being reported for those services reporting to the Communities, Housing and Planning Policy Board.

5.1 **Projected Year End Position**

It is also projected that a breakeven position will be achieved at the year end for these services

Implications of the Report

1. **Financial** – Net revenue expenditure will be contained within available resources.
2. **HR & Organisational Development** - none
3. **Community Planning** – none
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
12. **Cosla Policy Position** - none

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RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2018/2019
1st April 2018 to 4 January 2019

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES			ALL DIVISIONS OF SERVICE			
Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Housing Revenue Account (HRA)	0	(19,043)	(19,043)	0	0.0%	breakeven
Other Housing	4,773	(682)	(682)	0	0.0%	breakeven
Planning Services	2,134	440	440	0	0.0%	breakeven
Communities and Public Protection (excluding Regulatory Services)	4,941	3,258	3,258	0	0.0%	breakeven
Criminal Justice	3,392	2,335	2,335	0	0.0%	breakeven
NET EXPENDITURE	15,240	(13,692)	(13,692)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 4 January 2019 is breakeven	<u>0</u>	<u>0.0%</u>
Anticipated Year End Budget Position is breakeven	<u>0</u>	<u>0.0%</u>

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2018/2019
1st April 2018 to 4 January 2019

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES

ALL DIVISIONS OF SERVICE

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Employee Costs	18,504	12,886	12,766	120	0.9%	underspend
Property Costs	15,188	11,687	12,096	(409)	-3.5%	overspend
Supplies & Services	3,008	1,235	1,264	(29)	-2.3%	overspend
Transport & Plant Costs	290	195	189	6	3.1%	underspend
Support Services	6,272	252	241	11	4.4%	underspend
Third Party Payments	466	325	330	(5)	-1.5%	overspend
Transfer Payments	69,198	49,823	49,118	705	1.4%	underspend
Capital Charges	22,699	0	456	(456)	-	overspend
GROSS EXPENDITURE	135,625	76,403	76,460	(57)	-0.1%	overspend
Income	(120,385)	(90,095)	(90,152)	57	0.1%	over-recovery
NET EXPENDITURE	15,240	(13,692)	(13,692)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 4 January 2019 is breakeven	<u>0</u>	<u>0.0%</u>
Anticipated Year End Budget Position is breakeven	<u>0</u>	<u>0.0%</u>

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2018/2019
1st April 2018 to 4 January 2019

POLICY BOARD : COMMUNITIES, HOUSING AND PLANNING SERVICES

HOUSING REVENUE ACCOUNT (HRA)

Description (1)	Revised Annual Budget (2)	Revised Period Budget (3)	Revised Actual (4)	Budget Variance (5)		
	£000's	£000's	£000's	£000's	%	
Employee Costs	7,689	5,235	5,136	99	1.9%	underspend
Property Costs	13,784	10,649	11,016	(367)	-3.4%	overspend
Supplies & Services	700	519	505	14	2.7%	underspend
Transport & Plant Costs	90	60	58	2	3.3%	underspend
Support Services	2,740	184	180	4	2.2%	underspend
Third Party Payments	0	0	0	0	0.0%	breakeven
Transfer Payments	3,495	2,206	1,483	723	32.8%	underspend
Capital Charges	21,852	0	456	(456)	-	overspend
GROSS EXPENDITURE	50,350	18,853	18,834	19	0.1%	underspend
Income	(50,350)	(37,896)	(37,877)	(19)	-0.1%	under-recovery
NET EXPENDITURE	0	(19,043)	(19,043)	0	0.0%	breakeven

	£000's	
Bottom Line Position to 4 January 2019 is breakeven	<u>0</u>	<u>0.0%</u>
Anticipated Year End Budget Position is breakeven	<u>0</u>	<u>0.0%</u>



To: COMMUNITIES, HOUSING & PLANNING POLICY BOARD

On: 12 MARCH 2019

Report by: Director of Finance and Resources

Heading: Capital Budget Monitoring Report

1. Summary

- 1.1 Capital expenditure to 4th January 2019 totals £8.685m compared to anticipated expenditure of £8.690m for this time of year. This results in an underspend of £0.005m for those services reporting to this board, and is summarised in the table below:

Division	Current Reported Position	% Variance	Previously Reported Position	% Variance
Housing (HRA)	£0.002m <i>u/spend</i>	0% <i>o/spend</i>	£0.001m <i>o/spend</i>	0% <i>o/spend</i>
Housing (PSHG)	£0.000m <i>b/even</i>	0% <i>u/spend</i>	£0.002m <i>u/spend</i>	0%
Development & Housing Services	£0.003m <i>u/spend</i>	0% <i>o/spend</i>	£0.001m <i>o/spend</i>	3% <i>u/spend</i>
Total	£0.005m <i>u/spend</i>	0% <i>u/spend</i>	£0.000m <i>b/even</i>	0% <i>o/spend</i>

- 1.2 The expenditure total of £8.685m represents 57% of the resources available to fund the projects being reported to this board. Appendix 1 provides further information on the budget monitoring position of the projects within the remit of this board.

2. **Recommendations**

- 2.1 It is recommended that Members note this report.
-

3. **Background**

- 3.1 This report has been prepared by the Director of Finance and Resources in conjunction with the Chief Executive and the Director of Communities, Housing & Planning.
- 3.2 This capital budget monitoring report details the performance of the Capital Programme to 4th January 2019, and is based on the Housing Capital Investment Plan and the Private Sector Housing Investment Programme approved by the board on 2nd March 2018, adjusted for movements since its approval.
-

4. **Budget Changes**

- 4.1 Since the last report budget changes totalling £0.455m have arisen which reflects the following:-
- **HRA**
Budget re-profiled from 2018/19 to 2019/20 of £0.455m for Council House New Build reflecting updated cash flows received.

Implications of the Report

1. **Financial** – The programme will be continually monitored, in conjunction with other programmes, to ensure that the available resources are fully utilised and that approved limits are achieved.
2. **HR & Organisational Development** – none.
3. **Community Planning** –

Creating a sustainable Renfrewshire for all to enjoy – Capital investment in new and existing assets will ensure Renfrewshire is more energy efficient.
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.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.
12. **Cosla Policy Position** – none.

List of Background Papers

- (a). Non-Housing Capital Investment Programme 2018/19 to 2020/21 – Council, 2nd March 2018.
- (b). Housing Revenue Account Budget and Rent Levels 2018/19 and Housing Capital Investment Plan 2018/19 to 2020/21 – Council, 2nd March 2018.

The contact officers within the service are:

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- Ian MacKinnon, Extension 5842
- Fraser Carlin, Extension 7933

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Communities, Housing & Planning - Appendix 1

RENFREWSHIRE COUNCIL

CAPITAL INVESTMENT STRATEGY - NON-HOUSING SERVICES

BUDGET MONITORING REPORT

BOARD: COMMUNITIES, HOUSING & PLANNING

Project Title	Approved Programme @02/03/18 £000	Current Programme MR 10 £000	Year To Date Budget to 04-Jan-19 £000	Cash Spent to 04-Jan-19 £000	Variance to 04-Jan-19 £000	% Variance	Cash to be Spent by 31-Mar-19 £000	% Cash Spent
HOUSING(HRA)								
Improvements To Existing Properties	5,191	5,160	4,260	4,258	2	0%	902	83%
Regeneration	805	605	460	457	3	1%	148	76%
Other Assets	2,880	2,263	1,512	1,516	-4	0%	747	67%
Non Property Expenditure	10	35	32	35	-3	-9%	0	100%
Council House New Build	4,735	4,600	1,186	1,183	3	0%	3,417	26%
Professional Fees	1,818	1,050	370	368	2	0%	682	35%
Total Housing(HRA) Programme	15,439	13,713	7,825	7,823	2	0%	5,890	57%
HOUSING(PSHG)								
Private Sector Housing Grant Programme	1,320	1,166	610	610	0	0%	556	52%
Total Housing(PSHG) Programme	1,320	1,166	610	610	0	0%	556	52%
DEVELOPMENT & HOUSING SERVICES(THI/LGAN)								
Townscape Heritage CARS 2	1,255	388	250	250	0	0%	138	64%
Local Green Area Networks Projects	0	34	5	2	3	60%	32	6%
Total Development & Housing(THI/LGAN)	1,255	422	255	252	3	1%	170	60%
TOTAL COMMUNITIES, HOUSING & PLANNING BOARD	18,014	15,301	8,690	8,685	5	0%	6,616	57%



To: Communities, Housing and Planning Board

On: 12th March 2019

Report by: Chief Executive

Heading: Community Empowerment Fund

1. Summary

- 1.1 The purpose of this report is to seek approval from the Communities, Housing and Planning Board for the award of grants in the fourth round of the Community Empowerment Fund.
- 1.2 The key objective of the fund is to support community organisations to acquire and develop community assets. The fund aims to support and develop community organisations, with a specific focus on assisting those organisations that wish to acquire and develop community assets.
- 1.3 Three new applications were received through this round. It is recommended that two of the applications are deferred to enable further discussion with the applicants on the initiatives being developed. Further, it is recommended that funding is not approved in respect of one further application, as it has been assessed as not meeting the agreed criteria of the Community Empowerment Fund.
- 1.4 The next deadline for applications is 27 March 2019.

2. Recommendations

- 2.1 It is recommended that the board approves the recommendations made in relation to the three applications received in this funding round, as detailed in Section 4 and Appendix 1.

3. Background

- 3.1 At its meeting on 2 March 2018, Council agreed to commit £1.5 million (£0.5million in revenue and £1million in capital) to establish a Community Empowerment Fund that will be used to support community asset transfers, by providing up-front investment in the condition of assets prior to transfer. It should be noted that the £1.5million represents a one-off investment fund.
- 3.2 On 20th June 2018, Leadership Board agreed the key objectives and criteria of the fund, and agreed that applications to the Community Empowerment Fund be submitted to the Communities, Housing and Planning Board for final approval.
- 3.3 The key objectives of the fund are to support and develop community organisations with a specific focus on assisting those organisations that wish to acquire and develop community assets in three ways:
- **Project:** Support the development of the Business Plan for an asset
 - **Organisation:** Develop the organisational capacity to manage and develop an asset
 - **Property:** Upfront investment in assets prior to or after transfer
- 3.4 The fund is comprised of £0.5million in revenue funding and £1million in capital funding. As such, it is anticipated that revenue funding will support applications to develop the project or organisation, and the capital funding will be used to support property costs.
- 3.5 It is important applicants to the fund are able to demonstrate the following:
- Able to demonstrate positive impact for local communities
 - The community are involved in the design and delivery of the project

- Good working relationships and partnership with others
- The project is financially sustainable
- Strategic fit with the fund objectives and criteria
- Value for money and leverage of additional funding and/or resources

3.6 The award of funding from the Community Empowerment Fund does not commit the Council to a particular outcome as part of the Asset Transfer process, which will be subject to a separate decision making process through relevant governance arrangements.

4. Summary of applications

4.1 Three applications were received by the deadline date of 16 January 2019. The total value of requested grants through this round is £44,020.

4.2 A cross-service panel of officers has been established to review and assess the applications against the agreed objectives and criteria outlined at Section 3.2 and 3.3 of this report.

4.3 In terms of the 3 applications received the officer recommendation is:

- Two applications are deferred for further discussion and development with the applicants
- One application does not proceed as it does not meet the agreed fund criteria.

4.4 A summary of the applications and recommendations can be found at Appendix 1.

Implications of the Report

1. **Financial** - Council approved the allocation of £1.5million to establish the Community Empowerment Fund in March 2018.

2. **HR & Organisational Development** – Not applicable

3. **Community/Council Planning –**

The Renfrewshire Community Plan 2017-2027 states “There are new opportunities for communities to use, manage or take ownership of public sector assets and also to participate in the planning and delivery of services through the Community Empowerment Act. Over the last

few years, there are over a dozen examples of community groups that have taken over public sector buildings or land in Renfrewshire, and more community groups are now thinking about assets and participation requests. As a partnership, we are committed to supporting this wherever we can.”

The Renfrewshire Council Plan also has a number of relevant priorities as part of the ‘Building strong, safe and resilient communities’ outcome. These include:

- Strengthening existing community networks and empowering local people to become more involved in their area and the services delivered there.
- Working with communities to support the regeneration of some of our most disadvantaged areas.
- Ensuring all towns and villages in Renfrewshire are better connected and able to participate in social, cultural or economic activities across the Renfrewshire area.

4. **Legal-** The establishment of this fund supports the delivery of a number of the Council’s obligations as part of the Community Empowerment Act 2015.
5. **Property/Assets** - The development of this fund will support Asset Transfer, and support the Council to meet its obligations as part of the Community Empowerment Act.
6. **Information Technology** – None
7. **Equality & Human Rights** - It is anticipated that the fund will have a positive impact on equality and human rights, and applications for the fund will be assessed to ensure they take relevant equalities implications into account.
8. **Health & Safety** – None
9. **Procurement** – None
10. **Risk** – None
11. **Privacy Impact** – None
12. **Cosla Policy Position** – None

List of Background Papers

(a) Background Paper 1 – None

Author: Annabelle Armstrong-Walter, Strategic Partnerships and Inequalities Manager, 0141 618 5968

Appendix 1: Community Empowerment Fund – Round Four – Recommendations for Communities, Housing and Planning Board

Applicant	Project description	Requested	Recommendation	Reason	Geographical Area
New Tannahill Centre (New Application)	Seeking £10,000 funding as a contribution towards the second stage of a feasibility study in relation to the proposed redevelopment of the Tannahill Centre , including the move from a long term lease to full ownership. The two stages of the feasibility study will take place between March 2019 and March 2020. The first stage is funded by the Scottish Government. The second stage of the feasibility study will commission a design scheme/consultants to develop a plan to secure funding and apply for asset transfer to secure a sustainable long-term solution regarding management of the Tannahill Centre.	£10,000	Defer the application to seek clarification on aspects of the proposal in order that the application be reconsidered at a future Board.	Further discussion and clarification on the proposal is required.	Paisley
Woodlands Community Bowling Club (New Application)	Seeking £25,320 to conduct building repairs to replace/upgrade facilities that have deteriorated over time. Repairs are as follows: <ul style="list-style-type: none"> • Resurfacing of access roadway • Replacement of main hall windows • Resealing/finishing of main hall ceiling • Replacement of disabled toilet • Legal fees 	£25,320	Award not to be made.	The application does not meet the criteria of the Community Empowerment Fund.	Linwood
Aspire Community Solutions (New Application)	Seeking £8,700 to develop a business case for the potential development of Whitehaugh Barracks as a mixed-use facility to be used for employability, training, office and community space.	£8,700	Defer the application to seek clarification on aspects of the proposal in order that the application be reconsidered at a future Board.	Further discussion and clarification on the proposal is required.	Paisley



TO: Communities, Housing and Planning Policy Board

ON: 12 March 2019

REPORT BY: Director of Communities, Housing and Planning Services

HEADING: GREENSPACES, PARKS & PLAY AREAS AND VILLAGES INVESTMENT FUND

1. Summary

- 1.1 This report updates the Communities, Housing and Planning Policy Board on progress made in developing projects using the Greenspaces, Parks & Play Areas and Villages Investment fund.
 - 1.2 The key objective of the fund is to work with and support community groups to identify and deliver improvement projects in their local communities, to improve their local greenspaces (including parks and play areas) and to strengthen the identity, heritage, uniqueness and integrity of village life.
 - 1.3 Communities and Public Protection and partners have been working with many groups across Renfrewshire since the launch of the fund in October 2018, and the first application has now been approved by the Director of Communities, Housing and Planning.
 - 1.4 A number of other projects are currently being developed by community groups and will be brought to the Communities Housing and Planning Policy Board for information or approval as relevant.
-

2. Recommendations

- 2.1 It is recommended that the Communities Housing and Planning Policy Board:
 - (a) Notes the work currently being undertaken to support communities as they develop projects to be funded using the Greenspaces, Parks & Play Areas and Villages Investment Fund.

- (b) Notes the award of a grant for £4500 under delegated authority to Linwood Community Development Trust as detailed in Appendix 1 to this report.
-

3. **Summary of Applications**

3.1. Communities and Public Protection has been working with a number of community groups since the launch of the funding in October 2018, and currently 8 projects are actively being developed within communities across Renfrewshire, including the re-provision of a community facility in Bargarran, Erskine which was agreed by Council on 2 March 2018. Other projects under active development include:

- 6 play park upgrades:
 - Ferguslie (Glencoats Park),
 - Howwood Public Park,
 - Kilbarchan Public Park
 - Thomas Shanks Park, Johnstone
 - Elderslie (Lomond Gardens/Queens Drive, and
 - Glenburn (Skye Crescent Public Park)
- The installation of a structured sensory garden in Roberston's Park, Renfrew
- Improvements to structures and lighting in Fountain Gardens

3.2. Further reports will be brought back for the consideration of the Board in relation to these projects at future meetings of the Communities, Housing and Planning Policy Board.

3.3. A cross-service panel of Officers has been established to review and assess the applications against the agreed objectives and criteria outlined in Section 4 of this report. For any grant award under £5000, the Director of Communities, Housing and Planning Services has delegated authority to approve grant applications.

3.4. Only one grant application currently meets the criteria for approval of grant and a summary of the application can be found at Appendix 1. As detailed above, as this application is for less than £5000, it has been approved by the Director of Communities, Housing and Planning following discussion with the Convener of the Communities Housing and Planning Policy Board.

4. **Background**

4.1. At its meeting on 2 March 2018, Council agreed to commit £1.870 million (£1 million capital and £0.87 million revenue) to support a programme of investment in greenspaces, parks and play areas and villages.

- 4.2. On 19 September 2018, the Leadership Board agreed the key objectives of the fund to:
- Regenerate and make physical and environmental improvements to greenspaces, parks & play areas and villages across Renfrewshire;
 - Promote sustainable community use of greenspaces, parks and play areas and villages;
 - Increase levels of external funding being attracted into Renfrewshire to develop and use greenspaces, parks & play areas and villages;
 - Support communities to manage or deliver sustainable services in greenspaces, parks & play areas and villages in Renfrewshire;
 - Strengthen community capacity in Renfrewshire increasing regular participation in community events/activities; and
 - Encourage the development of new partnerships, community ownership of assets and asset transfer.
- 4.3. It was further agreed that applications for the ringfenced Villages Investment Fund should also strengthen the unique identity, heritage and integrity of village life.
- 4.4. Applicants to the fund need to be able to demonstrate:
- positive impact for local communities
 - community involvement in the design and delivery of the project
 - good working relationships and partnership with others
 - financial sustainability
 - strategic fit with the fund objectives and criteria
 - value for money and leverage of additional funding and/or resources
- 4.5. The Greenspaces, Parks & Play Areas and Villages Investment fund is closely aligned to other grant funding within the Council e.g. Community Empowerment Fund and close links are maintained to Officers administering these grants.

Implications of the Report

1. **Financial** – Council approved the allocation of £1.870 million to establish the Greenspaces, Parks & Play Parks and Villages Investment Fund in March 2018. The Grant award noted in this report provides £4500 funding to the Linwood Community Development Trust.
2. **HR & Organisational Development** – None
3. **Community Planning**
The Greenspaces, Parks & Play Parks and Village Investment Fund will be important to achieving and assisting the Community Plan by ensuring that Renfrewshire is thriving, well, fair and safe for residents, workers and visitors.
4. **Legal** – All legislative requirements will be taken cognisance of during this process wherever required e.g. health and safety requirements.

5. **Property/Assets** – There is the potential for property/assets to be included as part of this fund.
 6. **Information Technology** – None
 7. **Equality & Human Rights**
 - (a) It is anticipated that the fund will have a positive impact on equality and human rights, and applications for the fund will be assessed to ensure they take relevant equalities implications into account where required.
 8. **Health & Safety** – Cognisance will be taken of health and safety requirements wherever required e.g. for play park equipment.
 9. **Procurement** – There is potential for the Council to be procuring and installing equipment of behalf of a community group as part of this grant funding process.
 10. **Risk** – Discussions with the Council Risk Manager are on-going to ensure that the risk to the Council, as part of this grant funding process, is minimised.
 11. **Privacy Impact** – None
 12. **CoSLA Policy Position** – Not applicable
-

List of Background Papers

None

OR
18 February 2019

Author: Oliver Reid, Head of Communities and Public Protection.

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Appendix 1

Applicant	Project Description	Requested	Recommendation	Reason	Geographical Area
Linwood Community Development Trust (LCDT)	<p>LCDT successfully transferred ownership of Linwood Woodland in 2018. The path network requires to be upgraded to improve its safety and accessibility for wheel chair users, parents with prams and cyclists.</p> <p>The path is further used weekly by Parkrun runners (around 100 weekly runners). Parkrun have offered funding of £10.5k for labour; making the path wider, formation of gully's and drainage. These funds must be accessed prior to end March 2019.</p> <p>LCDT's application is for funding for aggregate materials to allow these works to go ahead.</p>	£4500	Approved by Director under delegated authority	<p>The grant funding is being approved as it matches the award criteria and secures additional external funding of £10,500 for the community. It further assists in completing a project that will improve the access to Linwood Woodland for the whole community and promote additional use by the whole community.</p> <p>The path will be used by members of the community and will assist in Parkrun.</p>	Linwood



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Communities, Housing and Planning Services - Service Improvement Plan 2019-22

1. Summary

- 1.1 This Service Improvement Plan for Communities, Housing and Planning Services covers the period from 2019/20 – 2021/22. The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available.
- 1.2 The Service Improvement Plan sits beneath the Council Plan and Community Plan, alongside the Risk Management Plan and Workforce Plan to form a suite of documents which provide the strategic direction for the service.
- 1.3 The plan sets out our service priorities, the key tasks to be implemented and by when, and how we will measure progress.
- 1.4 This Service Improvement Plan is being presented to the Communities, Housing and Planning Policy Board, but it is also being presented to Infrastructure, Land and Environment Policy Board to approve elements covered within that Board's remit. A mid-year progress update on the Service Improvement Plan will be submitted to each of these Policy Boards in November 2019.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:

- (i) approves the attached Service Improvement Plan as specific to the areas of activity delegated to this Policy Board;
- (ii) note that the attached Service Improvement Plan for Communities, Housing and Planning is also being presented to the Infrastructure, Land and Environment Policy Board to approve elements covered within that Board's remit; and
- (iii) agrees that mid-year progress with the Service Improvement Plan be reported to this Board in November 2019.

3. Background

- 3.1 Communities, Housing and Planning Services was established on 1 July 2018 following a review of senior management arrangements in the Council. The service plays a key role in the creation, development, support, protection and empowerment of Renfrewshire's communities.
- 3.2 The service has a key strategic role in the development of the Local Development Plan and Local Housing Strategy, which set out the strategic frameworks for development and regeneration of Renfrewshire, including facilitating major regeneration and investment zones such as the City Deal projects and Community Growth Areas.
- 3.3 The service is responsible for planning and placemaking; for driving forward the cultural regeneration ambitions of the Council and its partners following the UK City of Culture bid; for managing and investing in approximately 12,200 council houses; delivering housing regeneration and new build programmes; providing support to tenants and prospective tenants; providing housing advice and assistance to residents, including vulnerable and homeless people; and for working with partners to ensure that communities are safe, and that public health, the environment, individual consumers, and local communities are safeguarded, and that robust civil contingency and public protection arrangements are in place. The service also plays a key role in reducing inequalities, encouraging people to fulfil their potential and ensuring they have access to a range of learning and development opportunities, working with schools to support achievement and attainment.
- 3.4 The service plays key role in ensuring our spaces are there to be enjoyed by all - helping to create healthy places particularly through enforcement and monitoring air quality, but also attractive places, through Renfrewshire's Team Up to Clean Up campaign – our call to arms to communities to do their bit and tackle littering and fly tipping.
- 3.5 The Service Improvement Plan is one way in which elected members can scrutinise the work of Communities, Housing and Planning Services and consider policy options as necessary. Refreshing service improvement plans annually allows each service to consider the context in which they operate, and revise plans where appropriate. Importantly, the Service Improvement

Plan also links the Council and Community Plan priorities to strategic and operational activity within the service, which enables employees to understand how they contribute to the Council delivering its objectives. The priority actions set out in section 6 of the attached Service Improvement Plan, details how the service will work towards achieving the Council's priorities and help deliver improved outcomes for Renfrewshire.

4. Key Achievements 2018/19

- 4.1 During 2018/19 the service had a significant period of change, bringing together new service areas under the umbrella of Communities, Housing and Planning Services.
- 4.2 In planning and development control, work has progressed on the development of the new Local Development Plan which provides the framework for the Council's ambitious economic growth and physical development plans for Renfrewshire, including the City Deal projects and major housing development locations.
- 4.3 Our placemaking team has worked closely and engaged positively with communities and a range of stakeholders across Renfrewshire, including through the development of the Foxbar Place Plan and Town Centre Strategies. Our teams have also led and coordinated the Local Biodiversity Action Plan Steering Group and Growing Grounds Forum, supporting partners to deliver a range of biodiversity actions, and the Local Access Forum supporting partners and local communities to deliver recreational access and active travel improvements.
- 4.4 In housing, good progress has been made in new build housing projects across Renfrewshire including in Johnstone Castle and the large-scale development at Dargavel Village, Bishopton. In consultation with the local community, revised plans have been developed which will deliver around 100 new homes in Ferguslie Park, and plans are progressing for a wider development framework for the area. Progress is also being made with the redevelopment of the Paisley West End, where Sanctuary Scotland are development partners. All council tenants have been rehoused, and purchases of both residential and commercial properties are progressing, to facilitate the redevelopment.
- 4.5 Plans have been developed for future affordable housing provision and we have worked with housing association partners to deliver the Strategic Housing Investment Programme and are on track to deliver approximately 127 affordable homes by the end of March 2019. We have worked closely with colleagues on the Health and Social Care Partnership on housing, adaptations, and support needs for elderly and vulnerable members of the community and ensuring that there is strategic alignment between the Local Housing Strategy and HSCP's Strategic Plan.

- 4.6 In September 2018 full digital Universal Credit was rolled out in Renfrewshire and we have worked to support tenants making the transition onto the benefits system.
- 4.7 Advice, assistance and accommodation was provided to more than 800 homeless people, and we developed a Rapid Rehousing Transition Plan which sets out our proposals to ensure that homeless people are provided with settled accommodation more quickly, spend reduced time in temporary accommodation and have access to up-scaled support;
- 4.8 A fire safety working group was established following the tragic fire at Grenfell Tower in London in June 2017 and continues to meet. Improvement actions have been delivered in the Council's 14 multi storey flats.
- 4.9 Building on the momentum of the bid for UK City of Culture 2021 we have worked with partners to develop a Future Paisley Partnership action plan to deliver cultural regeneration in Renfrewshire. Significant progress is already evident. The CHEF fund has continued to support new cultural projects, and a new organisational development fund was established. A research centre with the University of the West of Scotland (UWS) has been established, the partnership with Glasgow School of Art and Castlehead High is continuing, and a creative sector business support programme has been developed.
- 4.10 In Communities and Public Protection, the Community Safety Hub has expanded and now has the wardens based at the hub, significantly improving partnership working. The Renfrewshire approach to tackling domestic abuse was developed. This has championed the White Ribbon Campaign, the 16 Days of Action and Reclaim the Night to increase awareness and improve the response of all partners. The approach is now receiving recognition across Scotland and has been cited as best practice in Parliament in Holyrood and Westminster.
- 4.11 The Street Stuff programme of diversionary activities had over 6,000 recorded attendances during the summer at core evening activities and summer camps. The summer programme also provided more than 3,000 healthy meals to children and young people in Renfrewshire. The programme is on track to exceed its target number of attendances in the current year.
- 4.12 The Team Up to Clean Up campaign, delivered in partnership with Environment and Infrastructure, has been hugely successful with community clean ups increasing by over 130% in the past year. The Big Spring Clean and Spotless September Challenge were very successful and demonstrated a real appetite for this type of engagement with our communities.
- 4.13 Completing the draft Renfrewshire Air Quality Action Plan covering the three air quality management areas in Renfrewshire. The action plan has been subject to consultation with the Scottish Government, SEPA, neighbouring local authorities and the public. Reflecting this, the report is being finalised and will be presented to the Infrastructure, Land and Environment Policy Board shortly for approval. Most action measures identified within the plan for

improving air quality are already underway with the remainder due to implemented shortly.

- 4.14 A vibrant and engaging 'Celebrating Youth' programme was designed by and for our young people as part of the Year of Young People. The Year of Young People calendar of events was delivered and engaged with young people in central and neighbourhood events following the co-design blueprint. The Annual Positive About Youth Awards took place in November 2018 – celebrating achievements of young people.
- 4.15 In community learning, our community education officers delivered the successful pizza reading programme in schools playing a key part in the excellent improvements in attainment in literacy and numeracy.
- 4.16 The service has been closely involved in preparing for the impact of Brexit including a no deal Brexit, in particular, closely monitoring the potential impact on food standards or trading standards legislation and the potential for additional workload pressures on these teams, particularly in regard to public protection duties and work with Glasgow International Airport.

5. Key Priorities

- 5.1 The key priorities for the service this year include:
 - Building around 100 new Council homes in Ferguslie Park, as part of our housing-led regeneration plans for the area, following approval at the Communities, Housing and Planning Policy Board in October 2018 and engaging with the local community in the preparation of a development framework for the wider Tannahill area;
 - Developing and implementing plans for new council housing in Foxbar, West Johnstone, and Gallowhill as part of the affordable housing programme, and continuing the new build projects at Johnstone Castle, and Dargavel Village, Bishopton;
 - Progressing the regeneration plans for Paisley West End, and Orchard Street with our housing association development partners;
 - Consultation and engagement on the proposed Renfrewshire Local Development Plan with a range of stakeholders over a 12-week period to ensure local people, stakeholders and custodians continue to have the opportunity to shape their local areas;
 - Leading the ongoing cultural regeneration plans and play a key role in the development of new opportunities as well as the coordination, delivery and monitoring of the Future Paisley Partnership Board's action plan and reporting on progress and impact. This will include launching the research centre with UWS and establishing Paisley as a centre for excellence in cultural regeneration, identifying cross council opportunities to embed creativity in other areas of service delivery continuing the towns leadership agenda including ongoing work with the Organisation

for Economic Co-operation and Development (OECD), and exploring the opportunities to be part of other national or international networks;

- Continuing to strive to raise ambition, attainment and achievement within our communities, particularly with a view to widening access to opportunities across Renfrewshire, following the publication of our new Community Learning and Development Plan 2018-2021. We will continue to develop local partnerships across Renfrewshire, particularly with our youth services team supporting young people to become involved in participatory budgeting;
- Helping to develop the Council's approach to community empowerment and how we value and interact with our communities. We will also continue to support the delivery of the £1.87m funding programme for communities for green spaces, parks, play areas and villages;
- Reviewing the operations of the Community Safety Partnership to enable more flexible deployment of resources at key times, and to build capacity to respond to emerging priorities and pressures;
- Building on the success of the Team Up to Clean Up Campaign, continuing to work closely with communities, schools and businesses, publicising good news stories and encourage more communities to participate; and
- Implementing our Workforce Plan actions, reporting progress through the Service Improvement Planning process, in partnership with our colleagues in Organisational Development.

6. Monitoring Progress

- 6.1 Progress on our Service Improvement Plan is monitored by our extended Senior Management Team every quarter. Progress will also be reported to both Communities, Housing and Planning Policy Board and Infrastructure, Land and Environment Policy Board on a six-monthly basis, with a mid-term update to be brought to this Board in November 2019.

Implications of the Report

- 1. Financial** - The Service Improvement Plan highlights resourcing pressures arising from increasing demand for services and the current financial environment.
- 2. HR & Organisational Development** – In partnership with our colleagues in Organisational Development, continue to roll out our Workforce Plan actions across the service.
- 3. Community/Council Planning** – The report details a range of activities which reflect local council and community planning themes.

4. **Legal** – none
5. **Property/Assets** – none
6. **Information Technology** – Service developments relating to information technology are key enablers of service improvement and modernisation and support service-level and corporate objectives.
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. 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** – Risks related to the delivery and management of services are regularly monitored and included in Renfrewshire Council's Corporate and Strategic Risk Registers.
11. **Privacy Impact** - none
12. **COSLA Policy Position** – none

List of Background Papers: None

MC/PM
1 March 2019

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Communities, Housing and Planning Services



Service Improvement Plan

2019 - 2022

**Communities, Housing and Planning Services
Service Improvement Plan 2019-2022**

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1. EXECUTIVE SUMMARY

- 1.1 This Service Improvement Plan (SIP) sets out the strategic direction for Communities, Housing and Planning Services and outlines key programmes, actions and improvements which we intend to deliver over the next three years based on the resources likely to be available. This plan describes the services we provide, considers the needs of our customers and communities and outlines how our workforce can best meet the needs of Renfrewshire communities, now and in the future. The Service Improvement Plan contains high level actions which will help to deliver the strategic outcomes of the Council Plan and Community Plan. We also report a range of performance indicators which help us monitor progress towards achieving our priorities.
- 1.2 Key priorities for Communities, Housing and Planning Services over the next three years include:
- delivering the approved housing-led regeneration plans for Ferguslie Park, Paisley's West End and Johnstone Castle; creating attractive, sustainable communities, where people want to live and invest;
 - delivering the current Local Development Plan and developing and adopting the new Local Development Plan in 2019. The Local Development Plan is central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place and delivering sustainable economic growth;
 - leading the ongoing cultural regeneration that builds from the UK City of Culture bid process, supporting and developing partnerships and identifying new opportunities. In addition, the team will continue the coordination, delivery and monitoring of the Future Paisley Partnership Board's action plan and reporting on progress and impact;
 - raising ambition, attainment and achievement through our approach to Community Learning and Development, while widening opportunities for communities across Renfrewshire;
 - working with colleagues across services, we are working to empower and value our communities and transform the relationship between the Council and the communities we serve;
 - leading the public protection agenda, focusing on combatting terrorism and serious organised crime and protecting communities, consumers and businesses across a wide range of service areas; and
 - enhancing our environment through improving air quality, cleaning up contaminated land and delivering the Team Up to Clean Up campaign, encouraging communities to deliver environmental improvements in their neighbourhood.
- 1.3 The Service Improvement Plan also describes how our service will respond to challenges and opportunities locally and nationally including the financial environment and significant public sector reform. This is outlined in more detail in section 2.3.

2. INTRODUCTION TO THE SERVICE IMPROVEMENT PLAN

- 2.1 The Service Improvement Plan for Communities, Housing and Planning Services covers the period from 2019/20 to 2021/22. Our SIP sets out the strategic direction for the service and outlines key programmes, actions and improvements for the next three years based on the resources likely to be available.
- 2.2 The SIP outlines how we will help to deliver the key priorities of the Council Plan and Community Plan and also describes how our service will respond to challenges and opportunities locally and nationally including the financial environment and significant public sector reform.
- 2.3 For Communities, Housing and Planning Services, in common with other services across the Council, we experience a range of demand and financial pressures. As part of our landlord role, this includes managing the existing Council housing stock with its debt burden while keeping rents affordable. The implementation of Universal Credit is also being managed to support tenants to sustain their tenancies and to protect the service's largest income stream. Our service also experiences demand pressures on services for Renfrewshire's most vulnerable people and from the business community across Renfrewshire. In addition, a range of health controls for the protection of public and animal health are enforced at Glasgow International Airport.
- 2.4 The Council Plan outlines the Council's priorities for Renfrewshire, and along with the Community Plan, sets out an ambitious programme of work. Communities, Housing and Planning Services will work together with partners, businesses, local people and communities to target the 5 strategic outcome areas of the Council Plan, creating opportunities for all. These are outlined below:
- **Reshaping our place, our economy and our future;**
 - **Building strong, safe and resilient communities;**
 - **Tackling inequality, ensuring opportunities for all;**
 - **Creating a sustainable Renfrewshire for all to enjoy; and**
 - **Working together to improve outcomes.**
- 2.5 This SIP details our achievements, priorities and future plans under each of these strategic outcome areas. We also show key performance measures which we continue to monitor closely against agreed targets to ensure we are delivering as expected in each of these areas.
- 2.6 The SIP links very closely to a number of important strategies which drive the work of Communities, Housing and Planning Services, including the Local Housing Strategy, the Local Development Plan, the Community Learning and Development Plan and our public protection plans, including our resilience planning, counter terrorism and tackling serious and organised crime strategies.
- 2.7 Service planning helps to inform the budget process by enabling budget proposals to be seen in a wider policy development context. In turn, the outcome of the budget process shapes this plan. Integration of the budget and the service planning process assists elected members to arrive at budget decisions in the full knowledge of how these will impact at a service level.
- 2.8 The SIP also sits alongside the Communities, Housing and Planning Services workforce plan and our risk register which also help set the programme of development and improvement activity within our service. They too help to set the context for budget decisions.

Employee Engagement

- 2.9 The people who work in Communities, Housing and Planning Services are responsible for successfully delivering the aims and ambitions of the service; therefore it is essential that this SIP reflects their views and experiences.
- 2.10 Consultation was carried out across our service and this year we reached our biggest staff audience. We hope this consultation helped staff feel engaged and positive about the significant change our service has undergone and that they were able to give their view about opportunities for better working. In total we have engaged with around half our workforce to help shape this SIP.
- 2.11 Communities, Housing and Planning Services have a well-established Staff Panel comprising employees from all areas of the service and through their quarterly meetings panel members are encouraged to identify priorities for the service and to highlight challenges and opportunities from their perspective as mainly frontline staff.
- 2.12 Our management team (to fourth tier level) participated in SIP workshop sessions during a half day development session. Connections were made across the new service structure and new opportunities to work together were identified. Links were made between future priorities and the Council Plan outcomes to show how our workstreams contribute to the Council's overall aims – this has been reflected in our action plan.
- 2.13 The first Communities, Housing and Planning Services Staff Conference was held on 11th December 2018 in Paisley Town Hall with over 160 employees in attendance. As part of the day's agenda there were two SIP workshops – one focusing on priorities and the other on opportunities. Staff also heard from the Directorate who described how each area of the service operates, its ambition for the coming years and how we can all respond to the challenges ahead, together.

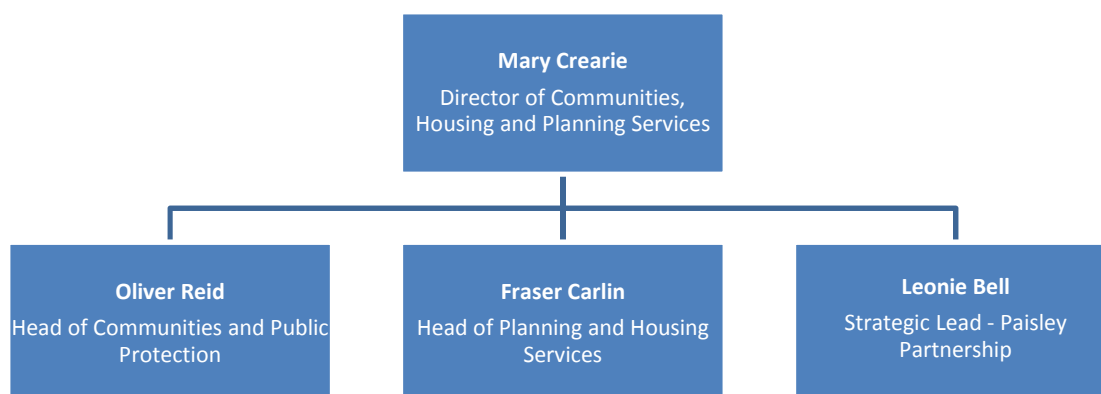
3. WHAT WE DO

- 3.1 Communities, Housing and Planning Services aim to create, develop, support, protect and empower Renfrewshire' communities. From planning and placemaking to managing our housing stock of approximately 12,200 houses and providing housing advice and assistance to vulnerable people, we ensure people have safe and healthy places to live. This work links closely with our public protection role safeguarding public health and protecting the environment, consumers, workers and local communities.

Within these communities, we encourage people to fulfil their potential and ensure they have equal access to a range of learning and development opportunities. Community Learning and Development teams work to build this capacity in individuals, families, groups and communities and will also play a key role in the Council's new approach to community empowerment.

The cultural regeneration programme is also central to achieving our strategic outcomes in Renfrewshire through reimagining and rediscovering our sense of place and helping our communities to flourish.
- 3.2 These services are delivered by approximately 450 employees employed on a full-time or part-time basis, and in the 2018/19 budget the service had a gross expenditure budget of £18.5 million for general fund activities and just over £50 million budget for the Housing Revenue Account, which is ring fenced for the provision of social housing.

3.3 Communities, Housing and Planning Services Senior Management Team Structure



3.4 Communities, Housing and Planning Services – facts and figures



Our Service

3.5 Communities, Housing and Planning Services plays a key role in many of the Council's priority projects, but we also deliver many crucial activities which have a significant impact on the people of Renfrewshire:

- Housing Services manage approximately 12,200 houses in Renfrewshire, making the Council the largest landlord in the area; ensuring tenants are supported and manage their rent accounts, empty properties are quickly re-let and neighbourhoods are well managed and desirable places to live.
- This work links with extensive capital investment programmes, ensuring housing is of a high standard and our housing stock is maintained effectively for the future. There are also a number of energy efficiency projects which significantly benefit Renfrewshire Council tenants, proactively tackling fuel poverty and ensuring tenants live in warm, dry, fuel efficient homes.
- The Council owns and manages 10 sheltered housing complexes throughout Renfrewshire, where 290 older tenants are provided with support 7 days a week from a team of Sheltered Housing Officers.
- The Council owns and manages 14 high rise properties and provides concierge and caretaking services to the tenants who live there.
- For Renfrewshire residents who find themselves in need of more complex housing options advice or at a crisis in their lives, specialist teams continue to offer advice and assistance to tackle homelessness and provide housing support to some of Renfrewshire's most vulnerable people.
- Development Management and Building Standards provide regulatory controls through consenting and enforcement which ensure that amenity and public safety is protected and communities are engaged throughout the development and planning processes. The work in this area underpins many of the Council's high-profile projects; ensuring planning procedure is adhered to effectively and efficiently and ultimately helping attract millions of pounds worth of investment to Renfrewshire through the delivery of key housing, business and infrastructure developments.
- The Community Learning and Development team works with individuals, families, young people, groups and communities to help them become actively involved in their local communities and engage in learning opportunities to develop their own skills and knowledge, including adult literacy.
- Trading Standards and Licensing regulate products and services supplied to businesses and consumers. Officers provide advice and support in relation to general consumer and business advice complaints, as well as more involved support to victims of doorstep crime and mass media marketing scams.
- Business Regulation primarily undertakes enforcement and investigation in terms of food law, health and safety law and imported food. In addition, the team are responsible for enforcing a range of health controls for the protection of public and animal health at Glasgow International Airport and providing information to the Licensing Board.
- Environmental Improvements undertake investigation and regulation of a range of issues including non-domestic noise, artificial light, odours, insects, smoke; disrepair within private housing and private rented property; waste within private gardens and tenement courtyards; Houses in Multiple Occupation and enforcement of the regulation of private landlords. In addition, officers carry out regulatory functions relating to private water supplies, contaminated land and local air quality management. This team also includes Pest Control Officers and Public Health Technicians who investigate and address issues of household waste within private sector or owner-occupied homes.

- Renfrewshire Community Safety Partnership is a partnership between Renfrewshire Council, Police Scotland and the Scottish Fire and Rescue service and covers a wide range of services including wardens, who carry out patrols and respond to community safety and environmental crime issues, and the Rapid Response Team, who engage with residents and businesses to prevent and/or investigate litter and flytipping. We also have Animal Wardens, Community Safety Mediators who help to resolve low level neighbour disputes, Youth Officers who work to reduce disorder through engagement and Community Safety Investigators who work on serious anti-social behaviour cases. The public space CCTV Operations Centre is also part of the Partnership, reviewing and monitoring 49 public spaces cameras for the detection and prevention of crime. We also lead on Multi Agency Risk Assessment Conferences (MARAC) to support high risk victims of domestic abuse.
- Street Stuff is a diversionary project run in partnership between Renfrewshire Council, Police Scotland, Scottish Fire and Rescue Service, Engage Renfrewshire and St Mirren Football Club. The programme began in 2009 in Renfrewshire contributing to a reduction in youth disorder and anti-social behaviour by 75 per cent over the first five years with a sustained reduction of 65 per cent.
- Team Up to Clean Up is a joint initiative between the Council and communities to improve the local environment in Renfrewshire. Gully cleaning, road sweeping, recycling, litter picking, fly tipping, community clean ups are all part of the campaign which seeks to make Renfrewshire a more attractive place to live, work and visit.
- The Civil Contingencies Service (CCS) sits within Communities, Housing and Planning Services and is a joint service covering Renfrewshire, East Renfrewshire, Inverclyde and West Dunbartonshire council areas. The CCS ensures that each Council effectively plans for and responds to different emergencies.
- I Am Me also sits within Communities, Housing and Planning Services and aims to change attitudes and behaviours so that disabled and vulnerable people in Scotland feel safe in their communities. It has two key initiatives; *I Am Me* and *Keep Safe*. *I Am Me* aims to educate young people and the wider community about disabilities, bullying exclusion and hate crime. *Keep Safe* is a partnership initiative which works with local communities to create a network of places where people can 'Keep Safe'.

4. OUR STRATEGIC CONTEXT

- 4.1 The SIP fits underneath the Council and Community Plans and links to a number of strategic and operational plans at a service level. It takes account of key local and national reviews and policies which have implications for the future delivery of public services in Renfrewshire and Scotland against a backdrop of increasing demand for services, demographic change and resource pressures.

National policy context

- 4.2 On 29 March 2019, the UK is expected to leave the European Union. Given the uncertainty which remains around this process, the Council and its partners have developed a range of contingency processes for any incidents which arise in the event of a "no deal Brexit". This is led by the Brexit Readiness Steering Group. Nonetheless, the situation requires continued close monitoring as there may be impacts on, for example, contractual arrangements with third parties, or on legislation impacting on food standards and trading standards or the workload and service expectations of these teams. The Council is also aware that some staff are EU nationals and that this is a time of uncertainty for them in relation to their status. It is likely that there may be implications for Communities, Housing and Planning Services particularly around our public protection duties and work with Glasgow International Airport as well as our business continuity arrangements and support for local communities.

- 4.3 The Requirements for Community Learning and Development (Scotland) Regulations 2013 place a statutory duty on local authorities to produce a 3-year plan detailing how Community Learning and Development will be delivered within the Council area. Each local authority is required to produce a clearly defined framework for planning and delivering community learning and development, through consultation with learners and in partnership with providers. Our plan for 2018-21 was published in summer 2018 and shapes the work of this service area.
- 4.4 Universal Credit is an ongoing challenge; September 2018 saw full roll out across Renfrewshire. To assist Council tenants with this and other welfare reform changes such as the Benefit Cap we have looked to advise and signpost tenants to the appropriate services we can provide to assist and mitigate any financial or psychological pressures this may present - including applications to the Discretionary Housing Payment fund administered by our colleagues in Finance and Resources.
- 4.5 Following the tragic fire at Grenfell Tower, there has been a renewed national focus on fire prevention and safety measures in high rise tower blocks. Communities, Housing and Planning Services owns and manages 14 high rise tower blocks and has robust measures in place to ensure the safety of our tenants. We will continue to closely monitor emerging policy and practice in this area.
- 4.6 The Energy Efficiency Standard for Social Housing (EESH) aims to improve the efficiency of social housing in Scotland. Communities, Housing and Planning Services has made significant progress working to ensure our properties meet this standard. New targets are being developed up to 2032 and senior officers from Communities, Housing and Planning Services are involved in the national stakeholder working group influencing this work. The expectation is that the new targets will be challenging and the service is preparing for work to address this.

Local policy context

- 4.7 Renfrewshire's Community Plan was developed in tandem with the Council Plan ensuring the two plans are closely aligned; focusing the work of the Council and our Community Planning partners towards shared objectives and a shared vision for Renfrewshire.
- 4.8 While the SIP feeds directly into the Council Plan strategic outcomes, many of the actions will also contribute to the Community Plan objectives, reflecting the golden thread through these three strategic documents showing the role that Council services have in delivering our shared vision for Renfrewshire.
- 4.9 Communities, Housing and Planning Services have established close working with our colleagues in the Health and Social Care Partnership (HSCP) and have common strategic links, particularly between our Local Housing Strategy and the HSCP's Strategic Plan – ensuring we deliver housing that meets the varied and multiple needs of our people and empowering them to live independently for as long as possible.
- 4.10 Communities, Housing and Planning Services will also support the work of the new Alcohol and Drugs Commission for Renfrewshire, recognising that through our multiple roles working in and supporting our community, we have insight, expertise and opportunities that we can share while also learning from other providers and specialists.
- 4.11 Following the Council's Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan, approved by Council in September 2017. Actions from the improvement plan are embedded within the Council and Community Plans and will be driven at a service level through the Service Improvement Planning process. There are no actions specific to Communities, Housing and Planning Services however we will contribute to the corporate actions particularly around community engagement, partnership working and workforce planning.

- 4.12 The Council's risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk and Scrutiny Board. Strategic risks are more outward in nature, whereas corporate ones are more inward and often affect more than one service department. Actions related to corporate and strategic risks, where Communities, Housing and Planning Services are owner or joint owners of the risks (shown below), are reflected in our service improvement action plan; this ensures an additional layer of monitoring in our management of these risks. Other risks, which may occur only for or within our own service, will be contained in our service risk register which are reported to the Audit, Risk and Scrutiny Board. Our top strategic, corporate and service specific risks are shown below for information.

Risks	Evaluations
Our strategic risks	
Community Safety and Public Protection (co-owner with Children's Services)	High
Serious organised crime (owner)	High
Our corporate risks	
Insider threat and corporate fraud	High
Organisational resilience	Moderate
Our top service-specific risks	
Public protection	High
Housing investment	High
House building and community regeneration	High

Tenant Participation and engaging with our communities

- 4.13 Communities, Housing and Planning Services engages extensively with communities through a variety of groups and forums and, as a landlord, has a strong track record of tenant participation across Renfrewshire. We have a number of different engagement opportunities to ensure our customers, particularly our tenants, are at the heart of service design and improvement including:
- Quality Circles – tenant-led inspections currently in high rise tower blocks and sheltered housing to ensure standards continue to be met, and identify any areas for improvement.
 - Tenant's Scrutiny Panel – detailed investigation into more complex issues, such as void letting standard, customer experience and currently working on tenancy sustainment. The panel examines these issues at a series of monthly meetings and then prepares and presents a report with recommendations to the Senior Management Team and convener. The Tenant's Scrutiny Panel is recognised as good practice and Renfrewshire Council was an early adopter of this approach.
 - An annual rent consultation is carried out to help inform the decision on the rent level for the coming year. In early 2019, external consultants carried out a telephone survey on behalf of the Council, with a sample of 600 Council tenants.
 - There are 9 Neighbourhood Forums comprising representatives from Tenants and Residents Associations across Renfrewshire who meet regularly to discuss local housing issues and performance and to direct a small budget on estate management projects.
 - Council Wide Forum – annual meeting to bring together Tenants and Residents Associations to discuss relevant housing and community issues.
 - Focus groups have been established for service users of our Housing Support team.

- 4.14 As well as our ongoing support to tenant and resident groups and the opportunities outlined above, we have an extensive programme of additional consultations, across our service areas, to gather feedback from current and potential service users to determine future direction, service improvement activities and engagement on specific pieces of work such as the Local Development Plan. Significant work is also undertaken to seek community input at an early stage on specific projects and the development of plans where these relate to particular communities, such as our Housing Regeneration Strategies.
- 4.15 The Community Empowerment (Scotland) Act 2015 and Review of Community Planning aims to empower community bodies through supporting them in taking ownership or control of land and buildings, and by strengthening their voices in decisions about public services. Communities of place or interest also have new rights under the Community Empowerment (Scotland) Act 2015 to request participation in the planning and delivery of services, which has implications for the Council and other public services.
- 4.16 Communities, Housing and Planning Services are well placed to support the delivery of this new way of working together with our communities, particularly our Community Learning and Development (CLAD) team who have well established relationships with Renfrewshire's communities, including our harder to reach citizens. To help drive the direction of our CLAD plan, the team used a variety of methods to collate information from learners, community groups and providers. This included learner evaluations, community planning events, an annual youth assembly, adult learner forum events and a senior manager/young people's commission.

Self-Evaluation

- 4.17 Communities, Housing and Planning Services remains committed to self-evaluation and improvement and is working with the Chief Executive's service to develop and agree an appropriate model that can be used across all staff groups which is easily accessible and fit-for-purpose. We expect to implement the agreed model through 2019/20.

Workforce Planning

- 4.18 The Council's Organisational Development Strategy ensures that the Council can continue to deliver its core business and service objectives, with an engaged and motivated workforce during an anticipated climate of continued financial and resource constraints. Communities, Housing and Planning Services has a workforce plan which provides analysis of the key workforce considerations for the service. The aim of the plan is to ensure our employees are deployed to the right place with the right skills at the right time. The workforce plan is closely linked to the SIP, and is cognisant of the strategic context and related challenges and opportunities which arise from the environment in which the service continues to operate.
- 4.19 The workforce plan is also aligned to the Council Plan and the Better Council Change Programme and outlines a number of actions to be progressed under the following key themes:
- A modernised and flexible workforce
 - A developing workforce
 - A resilient workforce
 - A skilled workforce
 - A partnering workforce

Equalities

- 4.20 Every area of work within the Council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act 2010) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups.
- 4.21 The Council recognises that equality needs to be both mainstreamed fully into policies and procedures and also ensure that equality outcomes are given high priority, by being part of mainstream progress reporting.
- 4.22 Communities, Housing and Planning Services will continue to actively promote equality and diversity mainstreaming through the work of the main service areas, through this SIP and through the relevant operational plans.
- 4.23 Renfrewshire's Local Housing Strategy (LHS) recommends that the needs of Gypsy/Traveller and Showpeople should be considered through the review of the next Local Development Plan (LDP). The LDP's Main Issues Report outlines options for Gypsy/Traveller provision of authorised transient or permanent sites in Renfrewshire and is seeking views on these options. Communities, Housing and Planning Services has produced a Gypsy/Traveller and Travelling Showpeople Planning Advice Note to provide guidance on development proposals relating to establishing appropriate locations for sites. Work continues with our regional local authority colleagues to identify cross boundary considerations.
- 4.24 Our Housing Support Team provide ongoing support and assistance to Gypsy/Travellers in Renfrewshire with visits to encampments and sharing of information with our partners to make sure their needs are being met.
- 4.25 The regeneration of the West End of Paisley is being undertaken with care to protect the needs of local residents, with many from BME backgrounds and older people. We also recognise the broader role for the area, as many local businesses in the area cater for a large diversity of cultural needs.
- 4.26 Community, Housing and Planning Services have provided digital skills training to over 400 older tenants across our 10 sheltered and amenity housing complexes and beyond to help them better participate in the digital world, feel connected and maximise the opportunities available on-line.
- 4.27 At our staff conference in December 2018, our key note speaker was the President of the Chartered Institute of Housing, speaking on the topic of domestic abuse and how housing professionals can make a difference. Housing services staff from Johnstone, Paisley and Renfrew attended training sessions to develop a better understanding of the impact of gender-based violence within a housing setting. The sessions also provided staff with an opportunity to contribute to developing a quick guide and referral process chart, which will be finalised in early 2019 and circulated to all staff within Housing Services.
- 4.28 Renfrewshire Multi Agency Risk Assessment Conference (MARAC) continues to support safety planning for high risk victims of serious harm with a robust partnership approach and compliance with Renfrewshire's MARAC Operational Protocol (MOP). Multi agency forums such as MARAC provide a framework in which agencies can upskill each other in their particular area of expertise and share examples of good practice to help establish links to fit the local need. The approach adopted in Renfrewshire is now being viewed as a model of best practice nationally and internationally.
- 4.29 Street Stuff is a youth engagement and diversionary project, delivered throughout Renfrewshire in locations which are identified through the Renfrewshire Community Safety Partnership using relevant datasets. These include areas of multiple deprivation as well as areas with high incidences of youth disorder and anti-social behaviour and targets engagement with those hardest to reach. Street Stuff are also delivering activities throughout the school holiday periods as part of the tackling poverty agenda providing football, gaming, DJ sessions and much more in the popular culture buses. A healthy meal is provided each day as part of the activities.

- 4.30 Throughout 2018, we have delivered a vibrant and engaging 'Celebrating Youth' programme designed by, and for, our young people as part of the Year of Young People calendar of events. A youth events panel was recruited and supported by youth services and helped plan a key Year of Young People Halloween festival event. Our Annual Positive About Youth Awards also took place in November which celebrated the achievements of Renfrewshire's young people.

5. OUR RESOURCES

- 5.1 Local government continues to operate in a challenging financial environment. The financial challenges are expected to continue to 2022 and beyond. Renfrewshire Council, together with other Scottish local authorities, face a significant financial challenge over the next few years. The Council is taking a long-term view of financial planning based on:
- Reducing resources given the uncertainty over when and at what level sustained budget growth may return
 - Rising cost and demand pressures continuing to be a feature of the Council's financial outlook
 - An increasing and ongoing need for the Council to priorities spend to focus on the delivery of strategic priority outcomes
 - Delivering change, transformation and savings continuing to be a necessary feature of the Council's planning arrangements
- 5.2 The current economic climate in the UK means that the Council, in common with the wider public sector, continues to face financial pressures and challenges in both the medium and long term. As a result, Communities, Housing and Planning Services will continue to help deliver significant financial efficiency savings over the medium term. To identify and deliver efficiencies, Communities, Housing and Planning Services will continue to review services to help the Council manage this reduction in resources in ways that have the minimum impact on both our communities and our ambitions for Renfrewshire.
- 5.3 The Better Council Change Programme was established to ensure Renfrewshire Council could remain financially sustainable, whilst delivering its strategic objectives. Communities, Housing and Planning Services has supported the strategic development and delivery of the transformation programme and will continue to deliver on the service changes it leads on as part of phases 1 and 2. In addition, the service will be actively involved in developing and delivering the next phase of the Council's future change programme which it is anticipated will require significant transformational change.

6. ACTIONS AND PERFORMANCE INDICATORS BY COUNCIL PLAN THEME

- 6.1 The Council Plan, 'Thriving People, Connected Communities', describes the Council's priorities for Renfrewshire and along with the Community Plan sets out an ambitious programme of work. To deliver these priorities, Communities, Housing and Planning Services has focussed its work and activities to ensure close alignment with the key strategic outcomes of the Council Plan.
- 6.2 The following pages detail how Communities, Housing and Planning Services will contribute to the delivery of these outcomes. This section of the plan provides an overview of how the service will contribute to each of the 5 strategic outcomes of the Council Plan. It does this by:
- Highlighting the service's achievements for the year up to 31 March 2019
 - Outlining the key priorities the service aims to achieve over the duration of the Plan
 - Identifying the key actions to be undertaken to meet the priorities
 - Setting out the performance indicators to be used to monitor progress

Strategic Outcome 1: Reshaping our place, our economy and our future

- 6.3 Repositioning Renfrewshire's place and future sits at the heart of this strategic outcome. Paisley: The Untold Story and the UK City of Culture bidding journey radically transformed our thinking about regenerating Paisley and Renfrewshire culturally, physically, economically and socially. With a focus on investing in our strongest assets: culture, heritage and communities, the Paisley Partnership Board brings together 18 key local and national partners determined to move forward together with shared ambitions for cultural regeneration. The Strategic Lead for this work sits within Communities, Housing and Planning Services and the team delivers on the legacy plan, develops new opportunities and coordinates partnership efforts across the Council and beyond.
- 6.4 We deliver a responsive and dynamic planning function, which supports the ambitious economic and physical regeneration plans for Renfrewshire, links with our City Deal team and contributes to the Council's long-term vision for Renfrewshire. Place making is at the heart of what we do; working closely with communities, partners and other stakeholders to create vibrant, sustainable towns and villages across Renfrewshire to serve the people who already live and work here and to attract more people to the area.

6.5 Achievements 2018/19

- Developing a Future Paisley Partnership action plan to deliver cultural regeneration in Renfrewshire. Significant progress is already evident, particularly around building new partnerships, establishing two funding programmes for projects and organisations (CHEF and CODF¹), the establishment of a research centre with the University of the West of Scotland (UWS) and the development of a creative sector business support programme and innovative partnerships like Glasgow School of Art and Castlehead High School. To lead on this workstream a post of Paisley Partnership Strategic Lead, reporting to the Director of Communities, Housing and Planning Services was successfully recruited and took up post in October 2018 along with a Cultural Regeneration Officer.
- Following on from the wide range of consultation and engagement on the Renfrewshire Local Development Plan Main Issues Report in 2017, extensive progress has been made, taking into account the comments, views and representations provided by a range of stakeholders which has formed the basis of the Future Land Use Strategy and Framework for the next 10 years in Renfrewshire.
- Implementing the Centre Strategies and Plans for Johnstone, Erskine, Renfrew, Linwood and Braehead continues. The key objectives of the Centre Strategies and Action Plans are to ensure town centres continue to grow, that they are fit for purpose and can adapt to changing markets.
- Our place making team has worked closely and engaged positively with communities and a range of stakeholders across Renfrewshire, including through the development of the Foxbar Place Plan; regarded as an example of best practice and an approach which will be rolled out to other communities in Renfrewshire.

6.6 Priorities 2019/20

The key priorities the service aims to achieve over the duration of the improvement plan are:

- Leading the ongoing cultural regeneration and playing a key role in the development of new opportunities as well as the coordination, delivery and monitoring of the Future Paisley Partnership


¹ Culture, Heritage and Events Fund (CHEF), Cultural Organisations Development Fund (CODF)

Board's action plan and reporting on progress and impact. This will include launching the research centre with UWS and establishing Paisley as a centre for excellence in cultural regeneration, identifying cross Council opportunities to embed creativity in other areas of service delivery, continuing the towns leadership agenda including ongoing work with the Organisation for Economic Co-operation and Development (OECD), and exploring the opportunities to be part of other national or international networks.

- The proposed Renfrewshire Local Development Plan will be presented to the Communities, Housing and Planning Policy Board in March 2019. Following on from this will be extensive consultation and engagement over a 12-week period to ensure local people, stakeholders and custodians shape their local areas through the final Renfrewshire Local Development Plan.

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
To develop Paisley's ongoing plans for cultural regeneration	<ul style="list-style-type: none"> • To grow significant new dimensions to Paisley's economy, e.g. creative, cultural and tourism • Radically change Paisley's image and reputation • Paisley will be recognised for its cultural excellence • Lift communities out of poverty and inspire a generation to fulfil their potential • Transform Paisley into a vibrant cultural town centre 	Strategic Lead	31-Mar-2021
Deliver the Economic Strategy within the current Local Development Plan (LDP)	<p>Economic Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development locations supported by existing or planned physical infrastructure and services • An enhancement in the natural and built environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery. 	Planning and Housing Manager / Strategy and Place Manager	31-Mar-2022
Deliver the Centres Strategy within the current Local Development Plan (LDP)	<p>Centres Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • The housing-led regeneration and evolution of strategic centres and other town and village centres as places of municipal, commercial and community value • An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery • Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places 	Planning and Housing Manager / Strategy and Place Manager	31-Mar-2022
Deliver the Infrastructure Strategy within the current Local Development Plan (LDP)	<p>Infrastructure Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development locations supported by existing or planned physical infrastructure and services • A framework for local solutions to energy needs, waste generation • Measures to reduce and mitigate for the effects of climate change 	Planning and Housing Manager / Strategy and Place Manager	31-Mar-2022
Develop and adopt	The Renfrewshire Local Development Plan (LDP) sets out	Planning and	31-Dec

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
new LDP 2	<p>the spatial strategy that will facilitate investment and guide the future use of land in Renfrewshire, with a focus on supporting sustainable economic growth.</p> <p>Work on the next Renfrewshire Local Development Plan has commenced. In reviewing the Plan, it is considered that the main components of the current adopted Plan remain relevant and central to facilitating investment, directing development to existing built-up areas, creating sustainable mixed communities, delivering high quality place and delivering sustainable economic growth.</p>	Housing Manager / Strategy and Place Manager	2022

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
Amount of vacant and derelict land brought back in to use (hectares)	Annual	65 (2017/18)	20		20	20	20	Target is set according to the Vacant and Derelict Land Strategy, as approved by the CHAPS Policy Board in January 2018

Strategic Outcome 2: Building strong, safe and resilient communities

6.7 This outcome describes multiple role of Communities, Housing and Planning Services. Firstly, in our role as the area's largest landlord, providing safe, comfortable, affordable homes for rent across Renfrewshire, our strategic role ensuring that housing of all tenures is available, at the right cost, in the places people want to live now and in the future and that our housing options continue to meet the needs of our changing population and support those who find themselves homeless or at risk of homelessness.

6.8 We have a range of measures in place to tackle and prevent homelessness, and our performance is considerably better than the national average for:

- ensuring those who are in housing need have their applications processed quickly, and
- the length of time homeless applicants then have to wait to be provided with a settled housing option

Temporary furnished accommodation is provided for anyone who has nowhere to stay, and there is no reliance on hostels or bed and breakfast to provide this interim accommodation. Satisfaction with our temporary accommodation remains high at 89% in 2017/18.

We were the first Scottish local authority to fund a 'Housing First' approach to providing enhanced support to homeless households, in partnership with Turning Point Scotland. This model is now being rolled out across Scotland and forms a key part of the Scottish Government's new Rapid Rehousing programme.

The Renfrewshire Homelessness Partnership continues to monitor homelessness trends, and a range of partners including RAMH, local and national Housing Associations, Shelter Scotland, and Renfrewshire Women's Aid meet regularly to review the impact of initiatives and services and agree actions to strengthen the multi-agency approach to homeless prevention.

Considering the size of Renfrewshire, there is no evidence to suggest that there is a significant issue with known rough-sleeping.

6.9 The service also leads on public protection, working with a range of partners to make Renfrewshire a safer place. Initiatives such as the Renfrewshire Community Safety Partnership and daily tasking have been recognised as best practice nationally. Challenges remain around levels of gender-based violence and drug-related crimes. Partnership work in relation to counter terrorism and civil contingencies are also key priorities of the service, ensuring that Renfrewshire continues to respond effectively to emerging challenges.

6.10 There is a thriving network of community groups, organisations and expertise locally. Working with colleagues across the council and beyond, Communities, Housing and Planning Services, particularly through our Community Learning and Development team, will continue to value, support and involve communities. We work together on joint priorities that will transform the relationship we have with the communities we serve.

6.11 **Achievements 2018/19**

- The annual Local Housing Strategy (LHS) update 2018 was presented to and approved by the Communities, Housing and Planning Policy Board on the 30th October 2018. The annual update outlines progress made against the actions under each of the 7 outcomes of the new LHS, as approved in January 2017 and covering the period up until 2021.
- Progressing our housing-led regeneration programmes across Renfrewshire – redevelopment and rehousing in Johnstone Castle is progressing on target and the large-scale development on the former ordnance factory site in Bishopton also continues. New ambitious plans for Ferguslie Park were approved by the Communities, Housing and Planning Policy Board in October 2018.

- In addition, we continue to work with our housing association partners to deliver new build housing projects within the Strategic Housing Investment Plan (SHIP). The Scottish Government requires the SHIP to be updated annually. Consultation on the new SHIP for the period 2019/20 to 2023/24 was carried out in August and September 2018 with the final SHIP being presented to the Communities, Housing and Planning Policy Board on the 30th October 2018.
- In Paisley's West End, Sanctuary Housing Association are nearing completion of the development at the former Co-op site at Wellmeadow Street, funded through the Strategic Housing Investment Plan (SHIP). Progress is also being made as part of the wider Paisley West End regeneration masterplan, with purchases progressing with private owners, both residential and commercial.
- The Scottish Government accepted a recommendation from the national Homelessness and Rough Sleeping Action Group that all local authorities were to submit fully costed five-year Rapid Rehousing Transition Plans by 31 December 2018. Extensive consultation took place from summer 2018 onwards and our plan details how we ensure that those who are homeless are provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support.
- Expanding the Community Safety Hub with the Renfrewshire Wardens now being based at the Hub, significantly improving partnership working with closer working relationships with partners. The Briefcam technology within the CCTV operations room is now completely operational to allow quicker analysis of CCTV footage. Work continues on expanding the Radio Link and other key priorities allowing the Hub to develop.
- The Renfrewshire approach to tackling Domestic Abuse has championed the White Ribbon Campaign, the 16 Days of Action and Reclaim the Night to increase awareness and improve the response of all partners. The approach is now receiving recognition across Scotland and has been cited as best practice in Parliament in Holyrood and Westminster.

6.12 **Priorities 2019/20**

The ongoing delivery of the key priorities within the Local Housing Strategy will directly link to the delivery of this Council Plan strategic outcome through

- Ensuring the right supply of homes in the right places – utilising our LDP to identify appropriate sites and linking to our SHIP to deliver partnership approaches to affordable housing
- Creating sustainable communities through housing-led regeneration in targeted areas
- Improving conditions in the private rented sector through a range of activities
- Enabling people to live independently in their own homes through the availability of a wide range of appropriate support measures
- Following approval at Communities, Housing and Planning Policy Board in October 2018, around 100 new homes will be built by the Council in Ferguslie Park as part of our plans for the area. This housing will be designed and built to modern standards to meet current and future needs. A Development Framework will be prepared in consultation with the local community for the wider Tannahill area which will take into account opportunities for land and assets to secure long term regeneration objectives.
- Helping to develop the Council's approach to community empowerment is a key priority for the service. Research visits to other local authorities across the UK have taken place and learning led to the development of an expanded enabling approach within a number of strategic workstreams. Work is ongoing to support the delivery of the £1.87m funding programme for communities for green spaces, parks, play areas and villages.
- Continue to lead on the public protection agenda for Renfrewshire, incorporating requirements from national legislation







- Redesign Renfrewshire Community Safety Partnership to best deliver for the needs of Renfrewshire's communities, including having more staff in at times that are required, and continuing to look at ways for the Hub to build on the existing strong partnership working.

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Implement revised Housing Asset Management Strategy	A revised strategy will set out proposals to deal with abeyances and exemptions which have arisen from the Scottish Housing Quality Standard (SHQS) and programmes to maintain delivery of the standard in coming years.	Housing Asset and Investment Manager	31-Mar-2022
Along with our key partners, we will monitor and review the impact of the range of services provided to homeless people, and those threatened with homelessness	We will help prevent homelessness and ensure those who are homeless are given suitable temporary accommodation. We will also provide housing options advice and support when moving to settled accommodation. We will also provide support to help ensure our service users remain in settled accommodation for as long as they want.	Homeless and Housing Support Services Manager	31-Mar-2022
We will deliver key outcome 1 from the Local Housing Strategy (LHS) - <i>The supply of homes is increased.</i>	The LHS sets out plans to increase the supply of housing by: <ul style="list-style-type: none"> • Ensuring that sufficient land is made available for new housing through the Local Development Plan process and that brownfield sites are brought forward for development; • Delivering new build affordable housing projects through the SHIP programme in partnership with housing associations; • Developing a better mix of housing of the right tenure, type and size and in the right places; and, • Developing innovative approaches which facilitate mixed tenure housing developments on brownfield sites. 	Planning and Housing Manager	31-Mar-2022
We will deliver key outcome 2 from the Local Housing Strategy (LHS) - <i>Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres.</i>	The LHS sets out plans to create sustainable communities by: <ul style="list-style-type: none"> • Building new affordable homes in housing regeneration areas – including Johnstone Castle, Ferguslie Park, Paisley West End; • Developing area based strategies for areas with low demand / low value housing stock and creating opportunities for graduated housing markets with greater tenure mix; and, • Continuing to support housing investment in Renfrewshire's town and village centres to increase the number of people living in the town centre and promote economic growth. 	Planning and Housing Manager	31-Mar-2022
We will deliver key outcome 3 from the Local Housing Strategy (LHS) - <i>People live in high quality, well managed homes.</i>	The LHS sets out plans to improve the quality of homes by: <ul style="list-style-type: none"> • Developing the information base on private tenemental property which is in poor condition and inform policy development; • Working in partnership with Paisley Housing Association to achieve the comprehensive improvement of 5 tenement blocks at Orchard Street and Causeyside Street; and, • Working in partnership with other council services to improve conditions in the private rented sector through registration enforcement activity and raising awareness. 	Planning and Housing Manager	31-Mar-2022
We will deliver key	The LHS sets out plans to tackle homelessness with focus	Planning and	31-Mar-

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
outcome 5 from the Local Housing Strategy (LHS) - <i>Homelessness is prevented and vulnerable people get the advice and support they need.</i>	<p>around four key themes:</p> <ul style="list-style-type: none"> • Preventing homelessness occurring in the first place through a range of initiatives; • Developing the housing options approach which looks at an individual's housing options and choices in the widest sense at an early stage in the hope of avoiding a housing crisis; • Ensuring there is access to appropriate services, particularly for people with convictions, complex needs associated with alcohol misuse, substance abuse and/or mental health issues; and, • Providing sustainable solutions for homeless households through the provision of appropriate support. • Delivering our Rapid Rehousing Transition Plan (RRTP), ensuring those who are homeless are provided with settled accommodation more quickly; spend reduced time in temporary accommodation and have more access to up-scaled support. 	Housing Manager/ Homeless and Housing Support Service Manager	2022
We will deliver key outcome 6 from the Local Housing Strategy (LHS) - <i>People are able to live independently for as long as possible in their own home.</i>	<p>The LHS sets out plans to:</p> <ul style="list-style-type: none"> • Ensure that appropriate community-based supports and preventative services are provided to enable people to live as safely and independently as possible within the local community and which help to prevent the need for more expensive and disruptive interventions at a later stage; • Identify, facilitate and deliver an appropriate range of accommodation options, that gives people choice and an appropriate home environment; and, • Consider and address the housing needs of key groups 	Planning and Housing Manager	31-Mar-2022
Deliver the Places Strategy within the current Local Development Plan (LDP)	<p>Our Places Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development locations supported by existing or planned physical infrastructure and services • Creation of strong communities and attractive places focusing on housing-led regeneration and renewal of existing urban areas, supporting sustainable development and a low carbon economy 	Planning and Housing Manager and Strategy and Place Manager	31-Mar-2022
Lead on the development of an Empowering Communities model for the Council	Communities will be better engaged and involved in the development of their community assets	Senior Management Team (SMT)	31-Mar-2022
Lead on the public protection agenda incorporating requirements from national legislation	Renfrewshire's residents, communities, workers and visitors will live/visit/work in a safer environment	Communities and Enforcement Manager	31-Mar-2022
Continue to develop phase 2 of the Renfrewshire Community Safety	The Renfrewshire Community Safety Partnership hub will be manned and active 24 hours a day to ensure we can respond to residents of Renfrewshire and other partners e.g. Police Scotland	Communities and Enforcement Manager	31-Mar-2021

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Partnership hub			
Develop community interventions that build community resilience, improve safety and security and reduce victims of harm through improved intelligence sharing, partnership working and diversionary activities	<p>Safer and stronger communities delivered through provision of the Your Home, Your Street, Our Community Programme. Tailored interventions to meet the needs of communities and:</p> <ul style="list-style-type: none"> • Reduce the number of victims of crime and victims of unintentional harm • Improve perceptions of safety and wellbeing • Deliver the Street Stuff Programme 	Communities and Enforcement Manager	31-Mar-2022
Develop and deliver strategies for how the Council will respond locally to the risks posed by serious organised crime and terrorism	Better understanding of Renfrewshire's potential risks in terms of serious and organised crime, and the identification of resources to mitigate areas of greatest vulnerability	Head of Communities and Public Protection	31-Mar-2022
Work with key partners to develop a multi-agency counter terrorism strategy	Officers and partners confident in understanding the risks posed by terrorism and aware of threat levels and current guidance	Head of Communities and Public Protection	31-Mar-2022
Redesign of Renfrewshire Community Safety Partnership to deliver the needs of Renfrewshire's communities, where required	The re-design of the Renfrewshire Community Safety Partnership will allow the Service to meet the needs of the Community when they require it most. This includes having more staff in at times that are required e.g. Wardens/Community Safety Officers and increasing resilience of other services e.g. Public Space CCTV to ensure 24 hour coverage. The re-design will continue to look at ways for the Renfrewshire Community Safety Hub to expand with partners and to continue the strong links already in place.	Communities and Enforcement Manager	31-Mar-2022

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
Number of incidents of anti-social behaviour reported to Renfrewshire Council Community Safety Service	Quarterly	438 (Q3 2018/19)	450 (quarter)	✓	1,800	1,800	1,800	2018/19 Q3 total remains lower than the Q3 total for each of the previous two years, and it is expected that Q4 will result in a further reduction in reported incidents, thereby following a by-now well-established seasonal trend.
Percentage of adults who agree that Renfrewshire is a safe place to live.	Annual	84.6% (2017/18)	84%	✓	85%	85%	85%	This is an annual indicator from the Council's Public Services Panel survey. This is a snapshot survey which takes place once a year.

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
Percentage of adults who agree with the statement "I am satisfied with my neighbourhood as a place to live".	Annual	83.5% (2017/18)	87%		88%	88%	88%	This is an annual indicator from the Council's Public Services Panel survey. This is a snapshot survey which takes place once a year.
Number of complaints regarding youth disorder	Quarterly	206 (Q3 2018/19)	185 (quarter)		650	650	650	Performance continues to improve, and target has been reduced from 740 (annual) for 2017/18 to 650 and will be reviewed again during 2019/20.
Percentage of Council housing stock which meets the Scottish Housing Quality Standard	Annual	93.51% (2017/18)	100%		100%	100%	100%	The Council has properties in abeyance where the current tenant has refused internal works or the Council has been able to secure owner participation to allow external works.
Average time from household presenting themselves as homeless to completion of duty (number of weeks)	Quarterly	22 (Q3 2018/19)	23		23	24	24	Scottish average is 36 weeks
Affordable housing completions	Annual	77 (2017/18)	144		127	484	300	Renfrewshire's Housing Supply Target is set out in the Local Housing Strategy (LHS) to deliver 1,000 new affordable homes over the five year period to 2021 and we are on track to deliver this, although completions are not evenly distributed across the five year period.
Private housing completions	Annual	601 (2017/18)	500		500	500	500	Targets are set using detailed analysis of the region (Glasgow and Clyde Valley) from the Housing Need Demand Assessment and form part of the LHS.

Strategic Outcome 3: Tackling inequality, ensuring opportunities for all

6.13 Many of the programmes outlined in the previous two sections also feed into this outcome – from working with our communities, particularly our young people to ensure they can access opportunities to improving housing conditions and access to housing advice and options – our actions in this section all have fairness, equality and improving opportunities at the core.

6.14 **Achievements 2018/19**


- We delivered a vibrant and engaging ‘Celebrating Youth’ programme designed by and for our young people as part of the Year of Young People. A youth events panel was recruited and supported by youth services to help plan for a key Year of Young People funded Halloween festival event. The Year of Young People calendar of events was delivered and engaged with young people in central and neighbourhood events following the co-design blueprint. Links were made between youth services and the museum re-envisaging team and work has started to facilitate youth engagement in the planning for museum and cultural learning. The Annual Positive About Youth Awards took place in November 2018 – celebrating achievements of young people.
- The innovative Pizza Learning approach has been expanded to include both literacy and numeracy and has been piloted as a whole school programme receiving recognition in recent inspection reports as delivering exceptional results that support attainment and improve outcomes.
- In partnership with colleagues across the Council and other service providers, we have delivered an effective refugee resettlement programme. 28 Syrian families have now arrived in Renfrewshire and are provided with ongoing support to integrate into the wider Renfrewshire community, living in settled accommodation and accessing employment opportunities.
- We established a Digital Participation Officer post to help design and deliver a programme of activities, promoting accessibility to technology and the internet for our tenants, in line with the Council’s Digital Strategy. This work focuses on groups who tend to be digitally disenfranchised such as our older tenants across our sheltered housing complexes and those referred to our George Street service.
- Delivering the very successful Street Stuff programme of diversionary activities, with over 6,000 recorded attendances during the summer at core evening activities and summer camps. The summer programme also provided more than 3,000 healthy meals to children and young people in Renfrewshire. The programme is on track to exceed its target number of attendances in the current year.

6.15 **Priorities 2019/20**

- Following the resettlement of the Syrian families in Renfrewshire, as well as receiving further families, the service will continue to focus on delivering phase two – providing ongoing support to integrate the families into the wider Renfrewshire community, living in settled accommodation and accessing employment opportunities.
- Linked to the Local Housing Strategy outcome 7, there is a range of ongoing activity focused on supporting new tenants to settle and sustain tenancies and through mitigating any detrimental effects from the roll out of Universal Credit and promoting access to suitable affordable housing.
- Following the publication of our new Community Learning and Development Plan 2018-2021, work will continue to develop performance measures so that that a comprehensive picture of the CLAD priorities is reported with the appropriate challenge through revised indicators and targets. This is reflected in a new suite of indicators for this outcome, detailed below.

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Monitor the impact of our Refugee resettlement programme.	Refugees will access settled accommodation from a range of housing providers across Renfrewshire and will be provided with tailored employability support and advice.	Homeless and Housing Support Services Manager	31-Mar-2022
We will deliver key outcome 7 from the Local Housing Strategy (LHS) - <i>Affordable housing is accessible to people who need it.</i>	<p>The LHS sets out plans to:</p> <ul style="list-style-type: none"> Strengthen the housing options approach and pilot new ways of delivering housing and related advice; Implement a common housing allocation policy for the Council and local RSLs; Manage the impact of the roll out of Universal Credit in Renfrewshire and monitor and prepare for the potential impact of any future welfare changes Work towards a full Common Housing Register (CHR) with RSL partners Assist applicants to access housing of a suitable size Support new tenants to settle and sustain tenancies 	Planning and Housing Manager	31-Mar-2021
Establish and deliver a digital participation programme for tenants	More tenants accessing services online, greater use of social media to publicise our services	Homeless and Housing Support Services Manager	31-Mar-2020
Deliver the Street Stuff programme including activities and meals	Anti-social behaviour and offending will be maintained at a low level across Renfrewshire	Communities and Enforcement Manager	31-Mar-2021
Provide employment and training opportunities for identified groups of young people in Renfrewshire	Young people and people with vulnerabilities will have opportunities to enhance their chances of employment	Communities and Enforcement Manager	31-Mar-2021
Deliver enhanced enforcement activity in the private rented sector	The standard of housing provided through private landlords in Renfrewshire will be improved	Communities and Enforcement Manager	31-Mar-2021
Take forward a 'Celebrating Youth' programme, offering young people the chance to get involved and participate in various social, cultural, digital and sport activities	Young people are engaged with their wider community and have the opportunity for new experiences	Education Manager	31-Mar-2021
Develop youth and equalities voice initiatives which ensure youth issues are a key element of local engagement.	Children and young people have their voice heard by the services which support them. They feel listened to.	Education Manager	31-Mar-2021
Provide children and young people with opportunities to	Children and young people have opportunities to participate and achieve in a wider range of activities. Achievement ensures that young people's specific skills,	Education Manager	31-Mar-2021

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
participate in activities which provide a vehicle for wider achievement.	interests and talents are encouraged through nationally recognised achievement awards.		
Incorporate current CLAD performance measures reported annually through service reports into the new SIP	A comprehensive picture of CLAD's priorities is reported with appropriate challenge through measurable indicators and targets.	Education Manager	31-Mar-2021

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
Number of recorded attendances at Street Stuff activities	Quarterly	4,766 (Q3 2018/19)	6,250 (quarter)		25,000	25,000	25,000	To date, attendances are at 24,132 for 2018/19, meaning we should meet our annual target of 25,000 for 2018/19.
Number of opportunities for young people to achieve through accredited awards	Bi-annually	1,193 (2017/18)	1,130		1,130	1,130	1,130	Currently collected annually but from the new financial year will be collected bi-annually
Number of adults participating in Adult Learning and Literacy courses within our local communities	Bi-annually	New indicator			1,200	1,200	1,200	Locally set target, based on the last 7-8 years of experience, taking in to account number of spaces, and capacity within the team. Most courses will last 40 weeks.
Number of learners in accredited and non-accredited digital learning and work clubs	Bi-annually	New indicator			200	200	220	There are digital courses delivered across Renfrewshire, including 4 work clubs with varying levels of support required, from C.V. writing to confidence building and personal development. Courses can last from 2 weeks to a year.
Number of young people taking part in Youth Voice events	Bi-annually	New indicator			350	380	400	There are 270/280 young people involved in the annual Youth Assembly, 3 Youth Forums (Erskine,

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
								Renfrewshire, Linwood), 5 MSYPs, and Youth Commissioners.
Number of young people in receipt of Young Scot National Entitlement Card	Quarterly			New indicator	15,900	17,800	19,900	We provide primary 7 rollout to every Renfrewshire school pupil, which allows us to sustain the level of saturation. Locally set target indicative of number of young people entitled to it in Renfrewshire.
Number of Young Scot reward users	Quarterly			New indicator	3,800	3,900	4,050	We negotiate with businesses for suitable local rewards, and make sure people are credited with reward points for participating in activities. We have highest numbers in Scotland for how many young people are accessing and claiming rewards.
Number of online engagements in local youth information platform	Quarterly			New indicator	19,300	20,000	21,000	We provide a 'go-to' portal for young people to access information about health/travel etc. An officer provides content, and keeps up to date with relevant information.

Strategic Outcome 4: Creating a sustainable Renfrewshire for all to enjoy

- 6.16 Creating strong, sustainable and well connected places in which people enjoy living, visiting and working underpins the work of the service. A focus on place making and housing-led regeneration is central to our Local Development Plan, with our Biodiversity Action Plan, Outdoor Access Strategy and Core Path Plan supporting delivery of physical, social and environmental outcomes which support successful and thriving communities.
- 6.17 We have a key role in ensuring our spaces are there to be enjoyed by all. We help to create healthy places particularly through enforcement and monitoring air quality, but also attractive places, through Renfrewshire's Team Up to Clean Up campaign – our call to arms to communities to do their bit and tackle littering and fly tipping.
- 6.18 This also links to our landlord role ensuring we have effective estate management measures in place so our tenants can enjoy their local environment. Our stock of around 12,200 homes is also a significant asset in the Council's portfolio and as such ongoing investment is required to ensure it is sustainable for the future, helps our tenants to reduce their energy costs and also contributes towards lowering the overall carbon emissions of the Council.

6.19 Achievements 2018/19

The main achievements during 2018/19 relating to strategic outcome 4 include:





- Establishing the Team Up to Clean Up campaign, delivered in partnership with Environment and Infrastructure. The campaign has been hugely successful with community clean ups increasing by over 130% in the past year. The Big Spring Clean and Spotless September Challenge were very successful and demonstrated a real appetite for this type of engagement with our communities.
- Over the past five years the Housing Asset and Investment Team have successfully applied for and managed £13.2million of Scottish Government funding, including £1.6million this past year alone. This has translated into the delivery of energy improvement works to almost 6,000 homes throughout Renfrewshire (2,522 privately owned, 3,265 social rented). These projects have sustainability at the heart – ensuring council housing stock meets the Energy Efficiency Standard in Social Housing (EESH) requirements for the future, this both improves energy efficiency and delivers energy bill savings to residents, helping to address fuel poverty.
- Completing the draft Renfrewshire Air Quality Action Plan covering the three air quality management areas in Renfrewshire. The action plan has been subject to consultation with the Scottish Government, SEPA, neighbouring local authorities and the public. Reflecting this, the report is being finalised and will be presented to the Infrastructure, Land and Environment Policy Board shortly for approval. Most action measures identified within the plan for improving air quality are already underway with the remainder due to be implemented shortly.
- Leading and coordinating the Local Biodiversity Action Plan Steering Group and Growing Grounds Forum, supporting partners to deliver a range of biodiversity actions.
- Leading and coordinating the Local Access Forum and supporting partners and local communities to deliver recreational access and active travel improvements.
- Publication of a finalised Renfrewshire Biodiversity Action Plan and working with partners to continue to monitor and deliver actions within the Plan.
- Partnership projects with Butterfly Conservation Scotland and with Froglife UK.

6.20 Priorities 2019/20

- Maintain and build on the success of the Team Up to Clean Up Campaign, continuing to work closely with communities, schools and businesses, publicising good news stories and encourage more communities to participate.
- Deliver the qualifying projects within the Renfrewshire Council area as part of the Scottish Government's HEEPS:ABS programme.
- A review of the existing Core Path Plan and publication of a revised draft plan for public consultation.
- Continue to work with public, private and voluntary sector partners to deliver actions within the Outdoor Access Strategy.
- A review of the Outdoor Access Strategy towards the end of 2019.

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
Deliver the Environment Strategy within the current Local Development Plan (LDP)	<p>The Environment Strategy will help deliver the following LDP objectives</p> <ul style="list-style-type: none"> • Development that neither individually nor cumulatively causes significant environmental impacts. • An enhancement in the natural, built and cultural heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy • Measures to reduce and mitigate for the effects of climate change 	Planning and Housing Manager /Strategy and Place Manager	31-Mar-2022
We will deliver key outcome 4 from the Local Housing Strategy (LHS) - <i>Homes are Energy Efficient and Fuel Poverty is minimised.</i>	<p>The LHS sets out plans to make homes more energy efficient and tackle fuel poverty by:</p> <ul style="list-style-type: none"> • Improving energy and fuel efficiency of existing and newbuild housing • Maximising grant funding secured from national energy efficiency programmes. • Working with other services to ensure that people have access to good quality, easily accessible, fuel poverty and energy efficiency advice; • Working with other services to maximise household budgets; • Working with other services to assist householders to use their energy efficiently to reduce their fuel costs; 	Planning and Housing Manager/ Housing Asset and Investment Manager	31-Mar-2022
Deliver the Team Up to Clean Up campaign throughout Renfrewshire, involving local communities	Renfrewshire will be a cleaner place to live work and visit. Communities will be engaged and participating in Team Up to Clean Up activities	Communities and Enforcement Manager	31-Mar-2022
Ensure that the Council's integrated enforcement policy is adhered to, ensuring businesses and communities are	Legitimate businesses in Renfrewshire will flourish and be assisted and offered advice when they are starting up. All enforcement will comply with the 5 principles of better regulation to ensure it is transparent, accountable, proportionate, consistent and targeted	Communities and Enforcement Manager	31-Mar-2022

What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
treated fairly and consistently			

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
Air Quality - Annual average PM10 value across all continuous monitoring sites	Annual	13.1 (2017/18)	18		18	18	18	This target of 18 reflects the statutory requirement
Air quality - average nitrogen dioxide value of monitoring sites, within AQMA(s) exceeding limits	Annual	41.6 (2017/18)	44		43	42	41	The 2017/18 target of 44µg/m3 will be reduced to 40µg/m3 by 2020 to meet the Scottish Government's target for this pollutant.
Food Hygiene Information Scheme - % of premises which currently achieve a Pass rating	Quarterly	98% (Q3 2018/19)	97%		95% (+/-3%)	95% (+/-3%)	95% (+/-3%)	From 2019/20 the target has been set as a range of 95% plus or minus 3%
Percentage of council dwellings that are energy efficient	Annual	100% (2017/18)	100%		100%	100%	100%	This is an LGBF and Charter indicator

Strategic Outcome 5: Working together to improve outcomes

- 6.21 Communities, Housing and Planning Services strive to deliver efficient and effective services with our tenants and other customers at the heart. We regularly review our services in partnership with our employees, tenants and other customers to gain insight into their experience and to drive service improvements.
- 6.22 We report our performance to several national bodies including the Scottish Housing Regulator, Scottish Government, Association for Public Service Excellence (APSE) and the Improvement Service through the Local Government Benchmarking Framework (LGBF). The full suite of LGBF indicators relating to Communities, Housing and Planning Services is included as appendix 1 and a number are also integrated into the performance scorecard for this SIP.


6.23 **Achievements 2018/19**

- We submitted our fifth Charter return to the Scottish Housing Regulator in May 2018. We submitted our report on the Charter to Communities, Housing and Planning Policy Board in August 2018, noting that service performance continues to improve.
- We submitted our seventh annual Planning Performance Framework (PPF) 2017/18 to the Scottish Government in July 2018. The PPF requires the Council to demonstrate continuous improvement and provide an explanation in support of our performance.
- Our people are our greatest asset and vital to how we successfully deliver public services in the future and we want to ensure that every member of staff feels supported in contributing to that change. We work hard to engage with our workforce through a range of methods including our staff magazine, our quarterly Staff Panel, the annual Directors tour of our offices to meet with staff and talk about achievements and priorities, our staff conference, as well as the additional engagement that took place as part of the development of this SIP, as outlined at the end of section 2. Our staff panel continues to meet and was refreshed to reflect the restructure which has also added new voices and perspectives. Our staff conference in December 2018 provided an excellent opportunity to engage with our workforce and look forward to the future together.




6.24 **Priorities 2019/20**

- We will continue to use our robust performance management regime to drive service improvement – reporting nationally on our performance but also identifying areas where we can learn from others or need to consider new ways of working.
- Communities, Housing and Planning Services' workforce plan has been developed, addressing age profiling, learning and development and skills development. The plan is action-focused, with a suite of actions under 5 key themes as outlined in section 4 of this SIP. In partnership with our colleagues in Organisational Development, we will continue to roll out the actions across our workforce and progress will be reported through the Service Improvement Planning process.




























What are we doing?	What difference will we make?	Who is leading this?	When will we do it by?
We will use the Annual Return on the Charter (ARC) to Scottish Housing regulator (SHR) process to drive improvements across housing services.	The ARC tracks the quality of service provided to tenants and provides benchmarking and tenant scrutiny of the services provided. We use this to inform what areas we will focus on for improvement.	Planning and Housing Manager	31-Mar-2021
We will use the Planning Performance Framework (PPF) process to drive improvements in the planning services we provide.	The Planning Performance Framework is produced annually and the framework gives a balanced measurement of the overall quality of the planning service and will be used to drive continuous improvement.	Planning and Housing Manager	31-Mar-2021
Promote development and safeguards through the delivery of regulatory services (within Development Standards).	Contributes to the safety and wellbeing of our communities	Head of Planning and Housing	31-Mar-2020
Implement Communities, Housing and Planning Services' workforce plan	Implementing the plan will ensure our employees are deployed to the right place with the right skills at the right time.	All SMT	31-Mar-2020
Develop and implement a programme of self-assessment	We will ensure staff across all service areas within Communities, Housing and Planning Services have an opportunity to be involved in a self-assessment exercise. This work will drive service improvements and identify better ways of working to benefit both staff and service users.	Strategic Planning and Policy Development Manager	31-Mar-2022
Improve Tenant Participation by delivering the Customer Engagement Action Plan 2018/19.	The Action Plan outlines how we will strengthen and increase tenant participation and support engagement, to help inform ongoing service development and continuous improvement.	Planning and Housing Manager	31-Mar-2020
Ensure robust and up to date business continuity arrangements are in place	Services will be able to identify critical functions and the resources required to recover from disruptive events.	Senior Civil Contingencies Officer	31-Mar-2022
Ensure robust communications procedures are in place to allow the Council to respond effectively to disruptive events	Council can respond effectively to disruptive events	Senior Civil Contingencies Officer	31-Mar-2022
Ensure Council Officers with incident response duties are suitably trained to carry out this role	Trained Council Officers able to carry out role incident duties effectively and efficiently	Senior Civil Contingencies Officer	31-Mar-2022

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.	Quarterly	6.13% (Q3 2018/19)	5.7%		5.7%	5.7%	5.7%	This is an LGBF and Charter indicator. It is currently subject to fluctuations due to internal processes relating to Universal

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
								Credit.
Rent collected as percentage of total rent due in the reporting year.	Quarterly	99% (Q3 2018/19)	98%	✓	98%	98%	98%	This is a Charter indicator. Target was revised from 95% in 2017/18 to 98% to reflect the improving performance.
Average length of time taken to re-let properties in the last year	Quarterly	37 days (Q3 2018/19)	38 days	✓	38 days	37 days	36 days	This is a Charter indicator. The Scottish average is 37 days.
Percentage of reactive repairs carried out in the last year completed right first time	Annual	90.2% (2017/18)	93%	✓	93%	93%	93%	This is a Charter indicator.
Percentage of Overall Repairs Completed Within Target	Quarterly	96.1% (Q3 2018/19)	95%	✓	95%	96%	96%	This is a Charter indicator
Average length of time taken to complete non emergency repairs (days)	Quarterly	7.1 (Q3 2018/19)	15	✓	15	15	15	This is an LGBF and Charter indicator. 15 days is the target as that is the maximum time to complete a non-emergency repair.
Percentage of rent loss due to voids	Quarterly	1.41% (Q3 2018/19)	1.5%	✓	1.5%	1.4%	1.4%	This is an LGBF and Charter indicator
Average Time for processing Planning Applications (Householder)	Bi-annually	6.5 (Q2 2018/19)	8 weeks	✓	8 weeks	8 weeks	8 weeks	This indicator is now verified by the Scottish Government bi-annually. A new target has been set of 8 weeks (statutory target), previously reported as data only.
Application Approval Rate	Bi-annually	98.8% (Q2 2018/19)	Data only		Data only	Data only	Data only	This indicator is now verified by the Scottish Government bi-annually
Percentage of applications dealt with under delegated authority	Bi-annually	96.6% (Q2 2018/19)	Data only		Data only	Data only	Data only	This indicator is now verified by the Scottish Government bi-annually
Time to issue a building warrant or amendment to warrant from receipt of application (days)	Quarterly	80.7 Days (Q3 2018/19)	60 days	✗	60 days	60 days	60 days	Locally set target
Percentage of first reports issued within 20	Quarterly	58.5% (Q3)	95%	✗	95%	95%	95%	Nationally set target

Performance Indicator	Frequency	Current Value	Current Target	Current Status	2018/19 Target	2019/20 Target	2020/21 Target	Comments
days (Building Standards)		2018/19)						
Percentage of building warrants or amendments issued within 10 days of receipt of all satisfactory information	Quarterly	58.8% (Q3 2018/19)	90%		90%	90%	90%	Nationally set target
Total Percentage of frontline (stage 1) complaints responded to within 5 days	Quarterly	82.4% (Q3 2018/19)	95%		95%	95%	95%	Timescales are set by the SPSO
Total Percentage of investigation (stage 2) complaints responded to within 20 days	Quarterly	88.9% (Q3 2018/19)	95%		95%	95%	95%	Timescales are set by the SPSO

Appendix 1 – Communities, Housing and Planning Services LGBF Scorecard

LGBF									
PI Code & Name	Current Status	Short Term Trend	Long Term Trend	2015/16		2016/17		2017/18	
				Value	Target	Value	Target	Value	Target
CR.PP.04a Cost of Trading Standards per 1,000 of population				£2,624	Data only	£1,466	Data only	£1,323	Data only
CR.PP.04b Cost of Environmental Health per 1,000 of population				£10,661	Data only	£6,378	Data only	£7,188	Data only
HPCHARTER08 Percentage of council dwellings that are energy efficient				98.5%	100.0%	98.0%	100.0%	100.0%	100.0%
HPCHARTER12 Average length of time taken to complete non emergency repairs (days)				8.4 days	15.0 days	7.4 days	15.0 days	7.1 days	15.0 days
HPCHARTER31 Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year.				6.01%	8.00%	5.35%	8.00%	4.90%	6.00%
HPCHARTER34 % of rent loss due to voids				1.86%	2.50%	1.53%	2.40%	1.31%	1.80%
HPCMT13a % of Council housing stock which meets the Scottish Housing Quality Standard				85.9%	100%	91.4%	100%	93.51%	100%
LGBF.ECON2 Cost per planning application				£9,534.00	Data only	£8,506.40	Data only	£10,801.00	Data only
LGBF.ECON3 Average time taken to deliver a commercial planning decision				9.16	Data only	11.1	Data only	9	Data only



Contact:

Service Planning and
Development Team
(Communities, Housing and
Planning Services)



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Children's Services

Heading: Children's Services Service Improvement Plan 2019- 22

1. Summary

- 1.1 This Service Improvement Plan for Children's Services covers the period from 2019/20 – 2021/22. The plan outlines what the service intends to achieve over the next three years based on the financial and employee resources likely to be available.
- 1.2 The Service Improvement Plan sits beneath the Council Plan, Community Plan, Risk Management Plan and the Workforce Plan to form a suite of documents which provide the strategic direction for the service. The service also produces an annual Education Improvement Plan (a statutory requirement) and makes a major contribution to the delivery of both the Renfrewshire Children's Services Partnership Plan and the Community Justice Renfrewshire plan.
- 1.3 The plan sets out the priorities being addressed; the key tasks to be implemented; the implementation time-table and our measures of success.
- 1.4 A mid-year progress update on the Service Improvement Plan will be submitted to the Communities, Housing and Planning Policy Board in November 2019.

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:

- (a) approves the elements of the attached Service Improvement Plan which fall within the remit of this Board;
- (b) agrees that mid-year progress with the Service Improvement Plan be reported to this Board in November 2019; and
- (c) note that this Service Improvement Plan will also be submitted to the Education and Children's Services Policy Board for approval of the elements covered by that Board's remit.

3. Background

- 3.1 Children's Services is responsible for the delivery of social work services to children and families, criminal justice social work, and early years, primary and secondary education. Much of what the service does is statutory; that is, there is a legal requirement for the Council to provide that service. Service delivery is a mix of universal provision (such as education), targeted provision (such as children's houses for accommodated children and young people) and specialist support (for example, criminal justice social work court services).
- 3.2 The service accounts for over half of the Council's overall budget and delivers a range of provisions, such as:
 - 49 Primary Schools;
 - 11 Secondary Schools;
 - 11 Early Years Centres and 24 nursery classes;
 - 2 Schools for children and young people with Additional Support Needs;
 - Social Work Fieldwork Teams;
 - 6 children's houses;
 - Supported accommodation for young people leaving care;
 - Criminal Justice Social Work (Fieldwork, Unpaid Work service; Throughcare; Women's Community Justice; Court Services; Drug Treatment and Testing Orders);
 - Fostering and Adoption services; and
 - Kinship Care.
- 3.3 Children's Services has an approach which is strongly focused on prevention, early intervention and providing additional support for the most vulnerable.

Whilst children's health services sit within the Health and Social Care Partnership (HSCP), a key priority of both organisations will be the continuation of effective integrated working.

- 3.4 The Service Improvement Plan is one way in which elected members are able to scrutinise the work of Children's Services, and to consider and decide upon policy options as necessary. Refreshing service improvement plans annually allows each service to consider the context in which they operate and revise plans where appropriate.
- 3.5 Importantly, the Service Improvement Plan also links the Council Plan and Community Plan priorities to strategic and operational activity within the service, which supports employees to understand how their role contributes to the Council delivering on its objectives. The priority actions set out in Section 5 of the attached Service Improvement Plan detail the specific actions the service will progress in order to support the Council's priorities and help deliver improved outcomes for Renfrewshire children, young people and families.

4. Key Achievements 2018/19

4.1 During 2018/19, key achievements of the service include:

- an exceptionally positive outcome from the recently-published inspection report highlighting sector-leading approaches in Renfrewshire's progress towards raising attainment.
- a very positive set of National Qualifications results by young people in Renfrewshire schools;
- strong early evidence demonstrating that the poverty-related attainment gap in the broad general education is closing;
- progressing plans for the expansion of early years provision;
- continuing our strong partnership working across the public and third sectors in all areas of Children's Services;
- improving links with local businesses and further education providers, supporting more young people to achieve positive and sustainable post-school destinations;
- continuing to invest in our workforce including leadership development training and putting in place innovative recruitment practices to support schools in getting the best teachers and support staff;
- the completion of new build campus for Bargarran/St John Bosco Primary Schools and St Paul's Primary School/Foxlea Pre-5 Centre;
- implementing a revised anti-bullying policy which was developed in consultation with pupils, parents and school staff;

- introduction of additional supports in education settings to support health and wellbeing of children and young people;
- winning a COSLA Silver Award for the Renfrewshire Literacy Development Programme and one of our schools winning UKLA Literacy School of the Year in 2018;
- delivering a programme of work to promote greater parental engagement with schools and in particular with their child's learning;
- supporting the development of a Gender-Based Violence Strategy for Renfrewshire, which was launched during this year's 16 Days of Action;
- a successful funding application to the Life Changes Trust which will fund the Family Firm approach for a further two years;
- introduction of the 'Just Learning' programme to support increased access to employment and training for those with convictions;
- developing, with partners, a new Community Justice Renfrewshire plan;
- completion of the new children's house, which became operational in February 2019; and
- enhancement of the support available to young carers, with a dedicated social worker for young carers now in post.

5. What do we want to achieve?

5.1 The service is working to contribute to the priorities set out in the Council Plan 2017-2022, which was approved by Council in September 2017. Children's Services also contributes to outcomes set out in Renfrewshire's new Community Plan, 'Our Renfrewshire' (2017-2027).

5.2 The service recognises the importance of working together across and beyond Council services with our partners, parents and communities to improve the outcomes for children, families and communities.

5.3 The work of Children's Services is guided by our vision:

'Working together to get it right for children, families and communities - Protecting, learning, achieving and nurturing'.

5.4 The core aims of the service are to:

- provide support to, and protection of, vulnerable children and families and manage offenders in the community;

- provide children and young people with high quality learning and teaching within nurturing and innovative environments;
- improving attainment for all whilst reducing the poverty-related attainment gap;
- value wider achievements as well as traditional attainment so that young people are securing sustainable and positive post-school destinations, regardless of their start in life;
- work with partners to improve life opportunities for children across Renfrewshire; and
- support all services to raise standards through continuous improvement and self-evaluation in line with local and national priorities.

6. Key priorities

6.1 The priorities outlined in the Service Improvement Plan reflect our integrated approach to Children's Services which means that early years, primary and secondary education sits alongside support, protection and care functions all encompassed within one Council service. This approach allows us to best respond to meeting the needs of children, young people and families and provides a sound basis for us to achieve our vision.

6.2 During the lifetime of this plan, specific priorities for the service include:

- continuing the very strong work delivered through our Attainment Challenge plan, including a new academic partnership with Stanford University on numeracy and mathematics;
- expanding our early learning provision to 1140 hours and offering greater flexibility to families;
- working with children and young people, as well as our partner agencies, to develop new approaches to support better mental health and emotional wellbeing, in response to what young people tell us is one of the biggest challenges they face;
- building on existing successes such as Parents in Partnership and Pizza Reading to support parents to become more involved in their child's learning;
- progressing a review of educational support for children and young people with additional support needs based on an assumption that wherever possible, children will attend their local school with additional or specialist support in place;

- working with our partners in Community Justice Renfrewshire on some of the challenges which can lead to re-offending, such as poor mental health, homelessness and lack of employment; and
 - continuing to offer staff opportunities for leadership development, to support succession planning and help us retain high-performing staff.
- 6.3 Greater detail of the specific actions the service will progress can be found in Section 5 of our Service Improvement Plan, included as an appendix to this report.
- 7. Reporting progress**
- 7.1 Progress on the implementation of the Service Improvement Plan is regularly monitored by the Extended Senior Leadership Team every quarter and will be reported to the Communities, Housing and Planning Policy Board on a six-monthly basis. A review of progress will be brought to this Board in November 2019.

Implications of the Report

- 1. Financial** - The Service Improvement Plan highlights resourcing pressures arising from increasing demand for services and the current financial environment.
- 2. HR & Organisational Development** – none
- 3. Community/Council Planning** – the report details a range of activities which reflect local council and community planning themes.
- 4. Legal** – none
- 5. Property/Assets** – none
- 6. Information Technology** – Service developments relating to information technology are key enablers of service improvement and modernisation and support service-level and corporate objectives.
- 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. 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 – Risks related to the delivery and management of services are regularly monitored and included in Renfrewshire Council's Corporate and Strategic Risk Registers.

11. Privacy Impact - none

12. COSLA Policy Position – none.

List of Background Papers: None

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Children's Services

Service Improvement Plan 2019-2022



**‘Working together to get it right for children, families and communities –
Protecting, learning, achieving and nurturing’.**

1. Introduction

- 1.1 This Service Improvement Plan for Children's Services covers the period from 2019/20 to 2021/22. The plan outlines what the service intends to achieve over the next three years based on the resources expected to be available.
- 1.2 The major factors that this Service Improvement Plan will require to respond to are public sector reform, the challenging financial environment, and delivering the key priorities and outcomes of the Council Plan and Community Plan. The plan sets out the likely impact that these issues will have on the service and our actions to address them.
- 1.3 The Council Plan clearly articulates the Council's priorities for Renfrewshire, and along with the Community Plan, sets out an ambitious programme of work. Children's Services will work together with partners, businesses, local people and communities to target the five strategic outcome areas of the Council Plan, creating opportunities for all. These are:
 - reshaping our place, our economy and our future;
 - building strong, safe and resilient communities.
 - tackling inequality, ensuring opportunities for all.
 - creating a sustainable Renfrewshire for all to enjoy; and
 - working together to improve outcomes.
- 1.4 The Service Improvement Plan informs the Children's Services Workforce Plan and the Children's Services Risk Register and is the overarching document which sets the programme of development and improvement activity within the service and sets the context for budget decisions. The service is a key partner in the delivery of the Renfrewshire Children's Services Partnership Plan and the Renfrewshire Community Justice Plan. Services are also directed by the Education Improvement Plan, which is a statutory requirement for local authorities.

2. What we do

2.1 Children's Services are responsible for the delivery of early years, primary and secondary education, social work services to children and families, and criminal justice social work.

2.2 The Head of Child Care and Criminal Justice is the Chief Social Work Officer for the Council and the Acting Director is the Council's Chief Education Officer. Each local authority is required to designate a senior member of staff to fill these roles under the Social Work (Scotland) Act 1968 and the Education (Scotland) Act 2016 respectively.

2.3 The priorities of the service are to:

- provide support to, and protection of, vulnerable children and families;
- provide children and young people with high quality learning and teaching within nurturing and innovative environments;
- raise attainment for all whilst reducing the poverty-related attainment gap;
- deliver high-quality early learning and childcare and expand provision in line with the national agenda;
- support young people to securing sustainable and positive post-school destinations, regardless of their start in life;
- develop approaches which support the mental health and wellbeing of children and young people;
- support all our staff through leadership and professional development opportunities;
- undertake a review of additional support needs provision in schools with a focus on inclusion;
- support people with convictions in the community; and
- provide a modern, fit for purpose, school estate.

Children's Services

What we provide...



49 Primary Schools with over 13,000 pupils,
11 Secondary Schools with approximately 10,000 pupils,
and 2 Schools for children with Additional Support Needs, catering
for 400 pupils



4 Social Work Fieldwork Teams

6 Children's Houses



3,600 children across our
11 Early Years Centres and
24 Nursery Classes



Specialist Social Work Teams including
Fostering & Adoption, Kinship Care,
Pre-Birth, Women & Children First and
Unaccompanied Asylum-Seeking Children

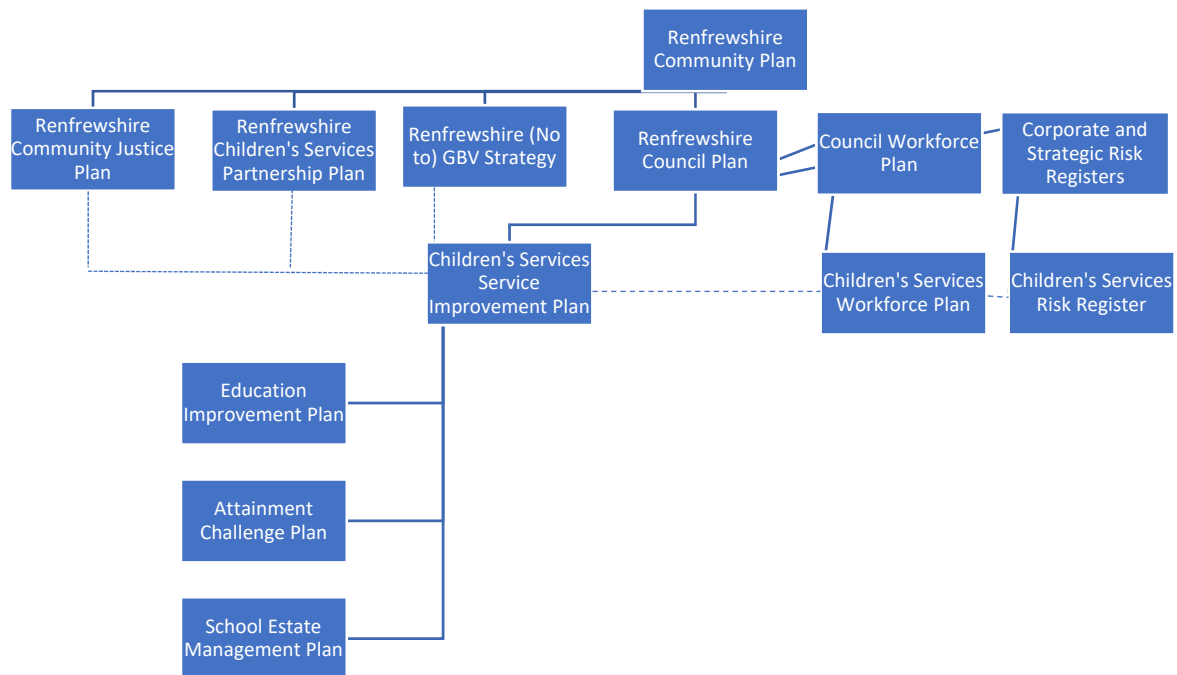


Criminal Justice Service



3. Strategic Context

- 3.1 Children's Services operates in a complex strategic environment and delivers many services on a statutory basis. As such, the service produces and reports on a number of plans, whether to elected members, the Scottish Government, or multi-agency partnership boards. The key plans are set out here:



- 3.2 Service delivery is shaped and influenced by a wide range of internal and external factors. Current drivers impacting Children's Services include:

a. National Policy and Legislative Change

- The Scotland-wide requirement to increase early years provision per child to 1140 hours annually by 2020;
- The potential impact of national reviews relating to child protection and to the care system for looked after children;
- Implementation of the Scottish Attainment Challenge, including Pupil Equity Funding;
- The ongoing Scottish Child Abuse Inquiry, and the legal duties on local authority services arising from this;
- Working towards the aims of the National Improvement Framework and the revised strategy on parental engagement in their child's education;
- Implementation of the extension of the right to continuing care and aftercare for care leavers;

- The likely extension of a presumption against short prison sentences which will create additional pressure on Criminal Justice Social Work to manage community sentences; and
 - Preparation for any policy and legislative change arising from the UK's withdrawal from the European Union.
- b. Demographic and Social Change
- Managing the reduction in the number of looked after children from historically high levels, whilst mitigating the impact of deprivation, substance misuse, and parental neglect;
 - Societal inequalities which mean children from poorer areas may not have the same opportunities and life chances as children from more affluent areas;
 - Increasing numbers of care-experienced children and young people accessing continuing care, Throughcare services and other supports;
 - Increasing numbers of children with additional support needs being supported;
 - Managing changing patterns of demand for school places in response to local population migration and new housing provision; and
 - Supporting an increasingly diverse population in terms of ethnicity, including a need for specialist support for some groups of the population, for example refugees and those seeking asylum.
- c. Internal resource factors
- Continuing to deliver high quality services at a time of financial constraint for all local authorities;
 - Pressures in the recruitment and retention of teaching staff, including senior leadership roles;
 - Pressures in the recruitment and retention of residential staff;
 - An ongoing need to modernise the school estate, including ensuring the early years estate can accommodate increased provision.

Equalities

- 3.3 Every area of work within the Council has a role to play in promoting equality and diversity. While this is the right thing to do and has clear advantages for the Council, there are also legal requirements. Equality law (The Equality Act) protects people from unfair treatment and asks public bodies (including Renfrewshire Council) to show how they make a positive difference to equality groups. The Council recognises that equality both needs to be mainstreamed

fully into its policies and procedures and ensure that its equality outcomes are given high priority, by being part of mainstream progress reporting.

- 3.4 All Children's Services' plans and policies support this mainstreaming and contribute to the Council's six equality outcomes. Examples of how this is delivered within the service are given below.

Public spaces improve access and promote dignity for disabled and older people	Our existing programme of new builds and refurbishments supports existing positive work to make public spaces accessible and inclusive.
Our staff and communities fully understand the causes and consequences of gender-based violence and are equipped to respond	<p>The service plays an active role in the Gender Based Violence Working Group and delivers specialist services to support women and children affected by GBV.</p> <p>The service is committed to the Renfrewshire Multi Agency Risk Assessment Conference (MARAC) which supports high risk victims of domestic abuse and raises awareness of the issue in Renfrewshire. We continue to embed the Safe and Together approach in our work with families, offer Up2U to individuals who have been through the Court system and deliver CEDAR to children who have experienced domestic violence.</p>
Equalities-led organisations are supported to become sustainable and influential partners	The work of equalities-led organisations informs our policy and practice. A recent example is the service's engagement with RespectMe in the development of a refreshed bullying policy which has a strong focus on prejudice-based bullying.
Council services are responsive to the needs of equalities groups, with well-designed and flexible services	The service will continue to be responsive to equalities groups. A recent example are the actions for Children's Services within the Council's British Sign Language Plan.

Renfrewshire Council promotes itself as and becomes an employer of choice for disabled people	The service adopts all corporate initiatives to support greater inclusion.
Equalities implications are clearly and consistently considered in decision making.	All policy board papers include a statement concerning equalities groups. Our policies promote diversity and equality.

Partnerships and providers

- 3.5 Children's Services maintains close links to other partners through the Renfrewshire Children's Services Partnership, the Renfrewshire Community Planning Partnership and Community Justice Renfrewshire, as well as participating in other partnership work on a thematic basis, such as the Renfrewshire Child Protection Committee and the Renfrewshire Gender Based Violence Strategy Group.
- 3.6 In addition, the service continues to have strong links with Renfrewshire Health and Social Care Partnership which provides adult social work and social care services. There are a number of key areas where Children's Services will work closely with the HSCP. The mental health and wellbeing of young people, tackling substance misuse, promoting physical activity, supporting children impacted by gender-based violence, and improving the transition between children's and adult services are reflected in the actions in this service improvement plan and/or the Renfrewshire Children's Services Partnership Plan, as well as in the HSCP Strategic Plan 2019-2022.
- 3.7 Children's Services provides a number of services directly, but also commissions from a range of providers across sectors and works with specific partners on the delivery of specialist services.

Best Value

- 3.8 Following the Council's Best Value Audit inspection, Audit Scotland provided direction on areas for improvement, with 7 key recommendations forming an improvement plan. Actions from the improvement plan are embedded within the Council and Community Plans and will be driven at a service level through the Service Improvement Planning process. There are no actions specific to Children's Services; however, we will contribute to the corporate actions

particularly around community engagement, partnership working and workforce planning.

Risk

- 3.9 The Council's risk management arrangements are well established with all strategic, corporate and service risks being reported to the Audit, Risk & Scrutiny (ARS) Board, and all services represented on the Corporate Risk Management Group. Actions related to strategic or corporate risks, where Children's Services are the owner or joint owners of the risks, are reflected in this Service Improvement Action Plan; this ensures an additional layer of monitoring in our management of these risks. Other risks which may occur only for, or within our own service are contained within a service risk register used for operational management purposes.
- 3.10 In terms of strategic risks for the council, Children's Services is the joint lead (with Communities, Housing and Planning Services) for Community Safety and Public Protection. This is considered a High risk but is managed as 'business as usual' through a robust set of policies and procedures and strong partnership working.
- 3.11 At a service level, Children's Services currently has no risks evaluated as Very High or High on the service risk register. Current service risks are listed here:

Area of risk	Evaluation	Council Priority
Unaccompanied Asylum Seeking Children	Moderate	Building strong, safe and resilient communities
Integrated service arrangements	Moderate	Working together to improve outcomes
Development of early intervention and preventative services for children, whilst seeking to maximise opportunities for all	Moderate	Tackling inequality, ensuring opportunities for all
Failure of major providers	Moderate	Working together to improve outcomes
Continuous improvement	Moderate	Working together to improve outcomes
Property	Moderate	Working together to improve outcomes

Continuous Improvement

- 3.12 Children's Services is committed to delivering high-quality services. Children's Services has already introduced the Quality Improvement Framework for schools and early years establishments and has plans in place to evaluate the impact of family/parenting support programmes within social work. In addition to internal self-evaluation activity, social work services and educational establishments are subject to considerable, robust, external scrutiny from the Care Inspectorate and Education Scotland. Reports on every school inspection are taken to the Education and Children's Services Policy Board, as are reports on any social work service which receives a grading of Weak or Unsatisfactory. The service also contributes to multi-agency self-evaluation work (including case file audits) on adult protection and child protection. Officers are currently contributing to a Renfrewshire Child Protection Committee self-evaluation exercise which will report to that committee in late spring 2019.
- 3.13 Education services were inspected by Education Scotland as part of a national programme of inspection of Attainment Challenge authorities. This will be reported on in February 2019.

Workforce Planning

- 3.14 All council services have a workforce plan based on the six key objectives of the Council Workforce Plan:
- A Strategic Workforce
 - A Flexible Workforce
 - A Modernised Workforce
 - A Skilled Workforce
 - A Developing Workforce
 - A Resilient Workforce
- 3.15 Workforce planning is critical to the expansion of early years provision, and Children's Services have engaged a recruitment firm to establish development centres for all levels of posts within early learning and childcare. These development centres will support the existing workforce and future recruits to the profession, ensuring the recruitment and retention of the workforce, identifying transition levels throughout the career structure and providing support in obtaining qualifications and experience which meet the SSSC registration standards. The company will also support a wider recruitment strategy for catering, cleaning, janitorial and business support staff required for expansion. The development centres and recruitment work will be

supported by a workforce training plan focused on supporting staff through qualifications and maintaining high quality provision.

- 3.16 Teacher recruitment is a challenge for most Scottish local authorities, and Renfrewshire has implemented measures which means it is bucking the trend, particularly in relation to the recruitment of Head Teachers. Leadership development remains a focus within education, with staff being supported through the 'Aspiring' programmes tailored to specific leadership roles. Greater detail is given in the Education Improvement Plan. In addition, changes to the way in which Newly Qualified Teachers are recruited has significantly supported the service to fill more vacancies.

UK Withdrawal from the EU

- 3.17 On 29 March 2019, the UK is expected to leave the European Union. Given the uncertainty which remains around this process, the Council and its partners have developed a range of contingency processes for any incidents which arise in the event of a "no deal Brexit". This is led by the Brexit Readiness Steering Group. Nonetheless, the situation requires continued close monitoring as there may be impacts on, for example, contractual arrangements with third parties, or on legislation impacting on food standards and trading standards. The Council is also cognisant of the fact that some staff are EU nationals and that this is a time of uncertainty for them in relation to their status.
- 3.18 Social work services have a duty to support any looked after children who are EU nationals and wish to apply for settled status in the UK. Processes will also be put in place to support other vulnerable groups through the EU Settlement Scheme.

Developments for 2019/20

- 3.19 During 2019/20 and beyond, specific improvements and initiatives will be progressed, and some of these are outlined below.
- 3.20 The service will continue to focus on raising attainment for all children, whilst closing the poverty related attainment gap through the work of the Attainment Challenge, Pupil Equity Fund, and the Care Experienced Fund, as well as everyday service provision. In addition to continuing the service's focus on literacy, there is now an increased focus on numeracy and mathematics with work being developed with a new academic partner.
- 3.21 The service is progressing plans for the expansion of early years' provision to 1140 hours by 2020. A rolling programme of recruitment, to ensure sufficient

staff, is in place, and staff on term-time contracts are being offered the opportunity to convert these to 52-week contracts. A programme of new builds and refurbishments to the existing estate has been outlined. The expansion plan will result in more flexible provision with extended operating hours.

- 3.22 A review of provision for children and young people with additional support needs is underway. This will ensure the most appropriate support is in place assuming almost all children will attend their local school with targeted and specialist support where required. The review is at a relatively early stage with significant stakeholder engagement being undertaken in the first half of 2019 with a view to phased implementation from academic session 2019/20.
- 3.23 As part of our commitment to innovative approaches which seek to provide the best possible support, and consequently the best possible outcomes, for vulnerable children in Renfrewshire, Children & Families Social Work recently joined a randomised control trial led by the University of Glasgow. The trial compares a multi-disciplinary approach, called 'GIFT', with practice as usual (i.e. the usual parenting capacity assessment undertaken by social workers) and aims to find the best service for infants and pre-school children coming into foster care. The GIFT approach is delivered by NSPCC and follows up a structured assessment with intensive treatment which aims to improve family functioning and child mental health. If there is sufficient improvement, the team can recommend that the child return home rather than seek a permanent fostering or adoptive placement.
- 3.24 Mental health and wellbeing was one of three key priorities identified from an analysis of the All Children Wellbeing study undertaken by Renfrewshire Council. It was also identified as a priority area for the Youth Commission. Children's Services, in partnership with the Dartington Design Lab, has been successful in securing Big Lottery Funding to implement an Early Action System Change programme and will be focusing on the mental health of young people, as well as the issue of coercive control in adolescent relationships. Children's Services and Dartington will seek to co-design new supports and approaches in partnership with children and young people, and developments will align with our Attainment Challenge plans.
- 3.25 Parental engagement in education is being considered in the context of the new national strategy, Learning Together. Children's Services already delivers quality programmes to support parental engagement, such as Parents in Partnership, transition work, and Pizza Reading. There is academic evidence to support the impact these are having on improving outcomes. The new national strategy paper allows the service to look at additional ways of engaging parents and families in learning and further improve outcomes.

- 3.26 The new children's house is now operational and supports up to 4 young people in line with our philosophy of care model. The service will continue to implement the extension of entitlement to continuing care, throughcare and aftercare services to young people leaving care.
- 3.27 Arrangements have been put in place within Criminal Justice Social Work to mitigate the likely increase in demand expected when the presumption against short sentences is extended from six months to twelve months. This extension had been expected during 2018/19 but has not yet been implemented. Consequently, we have carried this action over from the previous Service Improvement Plan to reflect the delay at a national level.

4. Our resources

4.1 Local government continues to operate in a challenging financial environment. The financial challenges are expected to continue to 2020 and beyond. Renfrewshire Council, together with other Scottish local authorities, face a significant financial challenge over the next few years. The Council is taking a long-term view of financial planning on the basis of:

- Reducing resources given the uncertainty over when and at what level sustained budget growth may return;
- Rising cost and demand pressures continuing to be a feature of the Council's financial outlook;
- An increasing and ongoing need for the Council to prioritise spend to focus on the delivery of strategic priority outcomes; and
- Delivering change, transformation and savings continuing to be a necessary feature of the Council's planning arrangements.

4.2 Particular areas of resource pressure for Children's Services include:

- Historically higher than average incidences of child protection cases and looked after children, due in part to parental substance misuse and areas of significant deprivation within Renfrewshire;
- Increasing numbers of young people in continuing care, and those leaving care and accessing throughcare and aftercare services;
- Increasing numbers of kinship carers;
- Managing the expansion of early learning and childcare to 1140 hours;
- Increasing numbers of children with additional support needs in our schools;
- Ongoing annual reductions in the grant payable to Renfrewshire Council to deliver Criminal Justice Social Work services alongside a growth in the number of community sentences to be managed; and
- Ongoing challenges in recruiting supply and permanent teachers.

4.3 A variety of performance measures are applied across the service which includes external suites of indicators. Performance against selected indicators is reported quarterly to the Council's Corporate Management Team. Performance against all indicators in this Service Improvement Plan is reported to elected members in the mid-year monitoring report and the outturn report.

4.4 The following pages provide details of how the service contributes to the delivery of council priorities and includes a list of specific actions and performance measures for each priority.

5. Contributing to the Council's Strategic Priorities

- 5.1 This Service Improvement Plan includes actions and performance measures aligned to four of the five priorities set out in the Council Plan. Whilst Children's Services has no specific actions or indicators under 'Creating a sustainable Renfrewshire for all to enjoy', it works in collaboration with other services to support delivery of all Council Plan priorities. This section of the Service Improvement Plan gives a brief outline of how Children's Services contributes to each priority and lists some of the service's key achievements in this area over the last year. An action plan and performance indicators are provided to show the specific detail of how we will contribute to each priority over the life of this plan.
- 5.2 Children's Services also makes use of the indicators in the Local Government Benchmarking Framework to monitor performance. These indicators are included as an appendix to this plan.

Strategic Priority 1: Reshaping our place, our economy and our future

5.3 Children's Services delivers this priority by supporting all our service users, including all our children and young people, to develop skills and qualifications which will help them into positive and sustainable destinations, whether that is employment, training or continuing their education.








5.4 During 2018/19, our achievements included:

- Continued the trend of improvement in attainment across all measures in the Broad General Education;
- a very positive set of National Qualifications results by the young people in Renfrewshire schools;
- an excellent inspection report in respect of our Attainment Challenge work;
- improving links with local businesses and further education providers, supporting more young people to achieve positive post-school destinations;
- a successful funding application to the Life Changes Trust which will fund the Family Firm approach for a further two years; and
- introduction of the 'Just Learning' programme to support increased access to employment and training for those with convictions.

5.5 Strategic Priority 1 Actions for 2019-2022

What will we do?	What difference will it make?	When will we do it by?	Who is leading this?
Develop high quality learning and teaching that leads to improved levels of attainment and achievement in all of our establishments.	Staff are skilled and knowledgeable and able to effectively support children and young people in their learning and development.	31 Mar 2021	Head of Early Years and Broad General Education
Improve employability skills and support all of our young people to enter positive destinations and sustained post-school destinations.	Equipping children and young people with the skills needed in the workplace improves opportunities and life chances for all.	30 Jun 2020	Head of Schools and Education Manager (Senior Phase)
Increase the role of arts and creativity in the school curriculum from early years through to the senior phase	Children and young people benefit from increased participation in cultural activity.	31 Mar 2020	Head of Early Years and Broad General Education
Continue to develop partnership links and collaborative arrangements with the Further Education sector, employers and commerce in line with the Commission for Developing Scotland's Young Workforce Report.	A range of programmes delivered through these partnerships enable school leavers to secure a positive post-school destination.	31 Mar 2020	Education Manager (Senior Phase)

5.6 Performance Indicators

Code	Performance Indicator	Frequency	Current Status	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
CHS/PD/01	% of School leavers in a positive destination	Annual		92.8%	95%	95%	95%	95%
CHS/ATT/01a	% of Leavers attaining literacy SCQF Level 4	Annual (academic years)		97%	97%	98%	98%	98%
CHS/ATT/01b	% of Leavers attaining numeracy SCQF Level 4	Annual (academic years)		92%	93.5%	95%	95%	96%
CHS/ATT/01c	% of Leavers attaining literacy SCQF Level 5	Annual (academic years)		86%	84%	86%	86%	88%
CHS/ATT/01d	% of Leavers attaining numeracy SCQF Level 5	Annual (academic years)		76%	73%	75%	75%	77%
CHS/ATT/12	Average complementary tariff (S4)	Annual (academic years)		310	New for 2018/19; no target in Yr 1	317	322	330
CHS/ATT/13	Average complementary tariff (S5)	Annual (academic years)		580	New for 2018/19; no target in Yr 1	601	617	630

Strategic Priority 2: Building strong, safe and resilient communities

5.7 Child protection is everybody's responsibility but Children's Services leads on this for the Council. The service also has a leading role in relation to public protection. Our staff are on the frontline delivering services which keep people safe, whether this is children and families or people with convictions being supported not to re-offend and to make positive changes which in turn make our communities safer. The service also promotes positive mental health and wellbeing for all of our children and young people. The Early Action System Change work which commenced in 2018/19 will strengthen the work already being delivered through the Attainment Challenge.

5.8 The management of public protection issues is a significant risk not only for Children's Services but for the wider council. The Council operates robust procedures for the management of child protection and public protection issues and works closely with partners on these, through the Renfrewshire Child Protection Committee, through statutory processes for managing violent and sexual offenders, domestic violence screening and the vulnerable young people's screening group.

5.9 Key achievements in 2018/19 include:






- implementing a revised anti-bullying policy which was developed in consultation with pupils, parents and school staff;
- being cited by Education Scotland as a Good Practice Exemplar for the Renfrewshire Nurturing Relationships Approach, which continues to roll out across our schools;
- supporting the development of a Gender-Based Violence Strategy for Renfrewshire, which was launched during this year's 16 Days of Action;
- developing, with partners, a new Community Justice Renfrewshire plan; and
- completion of the new children's house, which became operational in early 2019.


5.10 Strategic Priority 2 Actions

What will we do?	What difference will we make?	When will we do it by?	Who is leading this?
Embed a consistent approach to supporting children and families affected by domestic violence informed by a strength-based model of intervention.	Children experiencing domestic violence are supported to be safe.	31 Mar 2020	Head of Childcare and Criminal Justice

What will we do?	What difference will we make?	When will we do it by?	Who is leading this?
Implement recommendations flowing from the national reviews of child protection and the care system.	Child protection practice is further enhanced and strengthened in line with recommendations.	31 Mar 2020	Child Protection Adviser
Use the Early Action System Change funding to co-design and develop new approaches in 2 areas – the mental health of children and young people, and coercive control in adolescent relationships.	Children and young people benefit from positive support at an early stage, and from clear messages about safe, healthy relationships.	31 Mar 2022	Quality Assurance and Practice Development Manager
Extend the whole-school Nurturing Relationships Strategy (RNRA) in schools across Renfrewshire.	All staff in participating schools have an understanding of attachment theory and nurturing practices to help children develop socially and emotionally.	31 Mar 2020	Principal Educational Psychologist
Undertake evaluation of family support provision within social work services, and consider options for the provision of Family Group Decision Making.	Early intervention supports families to make positive changes which improve relationships and may prevent compulsory measures.	31 Mar 2020	Quality Assurance and Practice Development Manager
We will respond to the planned presumption against short sentences.	Extend the opportunities for people with convictions to engage with community-based services to address their offending behaviour.	31 Mar 2020	Criminal Justice Service Manager

5.11 Performance Indicators

Code	Performance Indicator	Current Status	Frequency	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
CHS /CJ/ CPO /02	% of NEW unpaid work orders/requirement complete by the required date		Quarterly	73%	72%	72%	72%	75%
CHS /CJ/ CPO /01	The percentage of NEW clients subject to a new supervision order seen by a supervising officer within 1 week		Quarterly	83%	92%	85%	85%	85%
CHS /CJ/ CPO /04	Percentage of NEW unpaid work clients seen within 1 working day of the order		Quarterly	72%	65%	70%	70%	70%
CHS /CJ/ CPO /05	Percentage of NEW unpaid work clients receiving an induction within 5 working days of the order		Quarterly	76%	70%	75%	75%	75%
CHS /CJ/ CPO /06	Percentage of NEW unpaid work clients beginning work placement within 7 working days of the order		Quarterly	69%	50%	65%	65%	65%

Code	Performance Indicator	Current Status	Frequency	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
CHS /CP R/O 1	Percentage of children registered in this period who have previously been on the Child Protection Register		Quarterly	22%	Not applicable	n/a	n/a	n/a

Strategic Priority 3: Tackling inequality, ensuring opportunities for all

5.12 Children's Services has a major role in delivering this priority, whether through the work to break the relationship between poverty and attainment, or the work which supports vulnerable children and families, or that which supports people with convictions to make positive changes in their lives. In addition, the service continues to work towards a reduction in the number of children looked after and accommodated through early intervention and preventative work. During 2019/20, the service will review support for children with additional support needs and begin to develop a locality-based model which further promotes inclusion. The plans to support expansion of early years provision will continue to be implemented. Partnership working continues to be critical to addressing the impact of adverse childhood experiences, giving children the best possible start in life, and reducing inequalities. The service will contribute to existing work delivered through the Tackling Poverty Strategy and will actively support the work of the Renfrewshire Commission on Drugs and Alcohol.




5.13 Achievements in 2018/19 included:






- strong early evidence demonstrating that the poverty-related attainment gap in the broad general education and National Qualifications is closing;
- progressing plans for the expansion of early years provision;
- introduction of additional supports in education settings to support health and wellbeing, including a dedicated Health and Wellbeing Development Officer, Place2Be counselling service, Lifelink, and the Active Communities Peer Educators;
- continuing the roll-out of tracking systems and data literacy support to help schools track pupil progress and support next steps in learning;
- winning a COSLA Silver Award for the Renfrewshire Literacy Development Programme and St Anthony's Primary being named UKLA Literacy School of the Year in 2018;
- The expansion of Parents in Partnership in the secondary sector as well as a range of programmes across primary schools and early years establishments to increase partnership working with parents, and the creation of a parental engagement strategy group to allow key stakeholders to contribute to an update of our Parental Engagement Strategy; and
- enhancement of the support available to young carers, with a dedicated social worker for young carers now in post.









5.14 Strategic Priority 3 Actions

What will we do?	Why will it make a difference?	When will we do it by?	Who is leading this?
Expand the provision of early learning and childcare to 1140 hours.	Children are given the best start and are supported to reach their full potential.	30 Mar 2020	Head of Early Years and Broad General Education
Ensure Renfrewshire is a 'Child Friendly' place where children are nurtured and thrive.	All children in Renfrewshire have the best possible start in life.	31 Mar 2022	Head of Child Care and Criminal Justice
Deliver on the Attainment Challenge workstreams.	All children in Renfrewshire have the best possible start in life.	31 Mar 2020	Director of Children's Services
Review support for young carers, identifying opportunities to improve life chances.	Young carers have time away from their responsibilities and are supported to make time for themselves.	31 Mar 2022	Quality Assurance and Practice Development Manager
Reduce inequalities and deliver improved health and wellbeing outcomes for children and young people	Children and young people have increased resilience and are supported in social and emotional development.	30 Mar 2021	Education Manager (Quality Improvement)
Develop processes to support service users affected by the EU Settlement Scheme once the UK withdraws from the European Union	Vulnerable service users who are EU nationals are supported to retain their right to live, work and access public services in the UK and are not disproportionately affected by the UK's withdrawal from the EU.	31 Mar 2020	Chief Social Work Officer
Implement a refreshed Parental Engagement Strategy.	Stronger relationships will exist between the school and the home, leading to more successful learning partnerships.	31 Mar 2020	Education Manager (Curriculum)
Support inclusion of vulnerable pupils including those with additional support needs.	Attainment and achievement are increased through access to relevant opportunities and enhanced pathways to success.	30 Mar 2021	Head of Schools
Refine processes to support further improvement in performance in relation to home supervision visits.	Opportunities to engage with families at an early stage are maximised.	30 Mar 2020	Children's Services Manager

5.15 Performance Indicators

Code	Performance Indicator	Current Status	Frequency	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
CHS/ATT/04	No. of opportunities for young people to achieve through accredited awards		Annual	1193	1,130	1,190	1,200	1,200
CHS/EY/02	% of entitled 2 year olds accessing 600 hours of early learning and childcare		Quarterly	55%	Not applicable	60%	60%	65%
CHS/LGBF/01	Percentage of Looked After Children cared for in the community		Quarterly	92%	Not applicable	89.9%	89.9%	89.9%

Code	Performance Indicator	Current Status	Frequency	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
CHS/ ATT/ 07	Percentage gap in average total tariff score of school leavers resident in SIMD 30% most deprived and those from the 70% least SIMD deprived Renfrewshire areas.		Annual (academic years)	37%	34%	32%	32%	28%
CHS/ ATT/ 08	Average Total Tariff Score of Looked After Children (school leavers)		Annual (academic years)	289	302	310	320	330
CHS/ ATT/ 09	Gap between the Average Total Tariff Score of Looked After Children (school leavers) and that of the total Renfrewshire leavers cohort		Annual (academic years)	70%	67.2%	65%	64%	63%
CHS/ ATT/ 14	Percentage point gap in % of pupils achieving expected level for their stage in literacy between pupils living in 30% most deprived areas and those living in 70% least deprived areas (SIMD)		Annual (academic years)	11 (2017/18)	10	9	8	7
CHS/ ATT/ 15	Percentage point gap in % of pupils achieving expected level for their stage in numeracy between pupils living in 30% most deprived areas and those living in 70% least deprived areas (SIMD)		Annual (academic years)	10 (2017/18)	9	8	7	6
CHS/ ATT/ 16	Percentage point gap in % pupils achieving expected level for their stage in literacy between pupils entitled to free school meals and pupils not entitled		Annual (academic years)	17 (2017/18)	16	15	14	13
CHS/ ATT/ 17	Percentage point gap in % pupils achieving expected level for their stage in numeracy between pupils entitled to free school meals and pupils not entitled		Annual (academic years)	16 (2017/18)	15	14	13	12
CHS/ EY/0 1	% of 3 and 4 year olds accessing 600 hours of early learning and childcare		Quarterly	87%	96.4%	96.4%	96.4%	96.4%
CHS/ LAC/ 01	The percentage of children made subject to a supervision order that were seen by a supervising officer within 15 days		Quarterly	84%	100%	100%	100%	100%

Code	Performance Indicator	Current Status	Frequency	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
CHS/ LAC/ 02	Percentage of accommodated Looked After Children placed with families		Quarterly	80%	83%	83%	83%	83%
CHS/ LAC/ CL/0 1	Percentage of care leavers participating in employment, training or education		Quarterly	49%	47%	51%	53%	55%
CHS/ LAC/ CL/0 2	Percentage of care leavers who have had a period of homelessness in the last 6 months		Quarterly	2%	n/a	0%	0%	0%
CHS/ SCH/ 07	% of children attending school (Primary)		Annual (academic year)	95.3%	94.9%	95.5%	95.5%	95.5%
CHS/ SCH/ 08	% of children attending school (Secondary)		Annual (academic year)	90.6%	90.3%	91%	91%	91%
CHS/ SCH/ 09	% of young people choosing to stay onto S5 after January (as % of S4 roll at September previous year)		Annual (academic year)	86.1%	90%	92%	92%	92%
CHS/ SCH/ 10	% of young people choosing to stay onto S6 (as % of S4 roll at September two years before)		Annual (academic year)	65.1%	67%	68%	69%	70%
RCPC /01	Number of children on the Child Protection Register at quarter end date		Quarterly	99	N/a	N/a	N/a	N/a



Strategic Priority 5: Working together to improve outcomes



- 5.16 Renfrewshire Council has a strong track record in managing its resources effectively, even in recent years when financial constraints have been considerable. Children's Services is experiencing increasing demand for services at a time when fewer resources are available. Strong partnership working and innovation in service delivery will help the service support this priority. This includes partnership arrangements with providers such as our partner nurseries and third sector organisations like Barnardo's and Aberlour. It also includes our specific arrangements in education, such as our ongoing links with the University of Strathclyde and the regional improvement activity delivered through the West Partnership.
- 5.17 Partnership working includes meaningful engagement with communities as well as statutory agencies. The service already has a range of mechanisms to do this, including pupil and parent councils, the Children's Champions Board, and the Youth Commission. Our workforce is at the heart of this, and we will continue to provide opportunities for learning and development. The service is already realising benefits from bringing together education with social work functions and will continue to look for opportunities for greater integrated working across the service. In 2019/20, Children's Services will work closely with Renfrewshire's Commission on Drugs and Alcohol, a group set up in response to the high levels of substance misuse in Renfrewshire. The impact of parental substance use on children and young people continues to be challenging.
- 5.18 Achievements during 2018/19 included:
- Strong partnership working across the public and third sectors in all areas of Children's Services;
 - continuing to invest in our workforce and put in place innovative recruitment practices to support schools in getting the best teachers in front of pupils;
 - embedding data literacy within schools, allowing rigorous monitoring of individual pupil progress which is informing next steps in learning;
 - delivery of an extensive programme of leadership development training for head teachers resulting in high quality recruitment; and
 - the completion of new build campus for Bargarran/St John Bosco Primary Schools and St Paul's Primary School/Foxlea Pre-5 Centre.

5.19 Strategic Priority 5 Actions

What will we do?	What difference will it make?	When will we do it by?	Who is leading this?
Support and strengthen the professional capacity of staff through leadership and professional development.	Staff at all levels recognise their individual responsibility to facilitate improved outcomes for children and young people.	31 Mar 2020	Head of Schools
Implement the service's workforce plan.	The service will have the right mix of staff, in sufficient numbers, and with the knowledge and skills to do their job effectively.	31 Mar 2020	Head of Schools
Through Community Justice Renfrewshire take forward national and local priorities, including housing for prison leavers, improved mental health and employability for persons with convictions.	By addressing some of the factors which lead to offending behaviour, the rate of reoffending can be reduced. People with convictions can be supported to make positive changes.	31 Mar 2021	Criminal Justice Services Manager
Produce a refreshed School Estate Management Plan	Schools are modern environments with facilities that allow more opportunity for activities and innovative learning and support a more positive experience of learning.	30 Jun 2019	Education Manager (Resources)
Progress opportunities for greater integration and joint working within Children's Services	Outcomes for children and young people are improved by child-centred, joined-up working.	31 Mar 2020	Director of Children's Services
Managing best use of Attainment Challenge, Pupil Equity Fund, and Care-Experienced Fund to maximise the benefits from additional funding	Additional funding is deployed effectively to support Children's Services in delivering the priorities of the Council.	31 Mar 2021	Head of Schools
Support and challenge staff in more effective use of data to understand children's needs and drive further improvements.	Staff are comfortable using data to support their understanding of local needs and use this to inform service delivery and support improvement.	31 Mar 2021	Director of Children's Services

5.20 Performance Indicators

Code	Performance Indicator	Frequency	Current Status	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
CHS/ SCH/ 04	Percentage of parents satisfied with establishments Education Scotland Survey	Annual		88.8%	100%	100%	100%	100%
CHS/ SCH/ 05	Percentage of pupils satisfied with establishments	Annual		83.4%	100%	100%	100%	100%

Code	Performance Indicator	Frequency	Current Status	Current Value	2018/19 Target	2019/20 Target	2020/21 Target	2021/22 Target
	Education Scotland Survey							
CHS/CORP/01	% of complaints responded to within timescales agreed with customers	Quarterly		88%	100%	100%	100%	100%
CHS/CORP/03	% of FOI requests completed within timescale by Children's Services	Quarterly		98%	100%	100%	100%	100%

Appendix: LGBF Performance Indicators

Code	Performance Indicator	Current Value	Last Update	Short Term Trend	Long Term Trend
CHS/L GBF/01	Percentage of Looked After Children cared for in the community	92%	Q3 2018/19	➡	⬇
CHS/L GBF/02	Gross cost of "Children Looked After" in residential based services per child per week	£4,365.85	2016/17	⬆	⬇
CHS/L GBF/03	Gross cost of "Children Looked After" in community placements per child per week	£444.21	2016/17	⬇	⬇
CHS/L GBF/04	Cost per pupil for primary schools	£4,478.00	2017/18	⬇	⬇
CHS/L GBF/05	Cost per pupil for secondary schools	£5,910.00	2017/18	⬇	⬇
CHS/L GBF/06	Cost per pre-school education place	£3,628.00	2017/18	⬆	⬇
CHS/L GBF/07	% of pupils gaining 5+ awards at level 5	66%	2017/18	⬆	⬆
CHS/L GBF/08	% of pupils gaining 5+ awards at level 6	36%	2017/18	⬆	⬆
CHS/L GBF/09	% of pupils living in the 20% most deprived areas gaining 5+ awards at level 5	43%	2017/18	⬆	⬆
CHS/L GBF/10	% of pupils living in the 20% most deprived areas gaining 5+ awards at level 6	16%	2017/18	⬆	⬆
CHS/L GBF/11	% of adults satisfied with local schools	80%	2017/18	⬇	⬇
CHS/L GBF/12	% of pupils entering positive destinations	92.8%	2016/17	⬆	⬆
CHS/L GBF/13	Overall average total tariff	930.62	2017/18	⬆	⬆
CHS/L GBF/14	Average total tariff SIMD quintile 1	618	2017/18	⬆	⬆
CHS/L GBF/15	Average total tariff SIMD quintile 2	770	2017/18	⬇	⬆
CHS/L GBF/16	Average total tariff SIMD quintile 3	964	2017/18	⬆	⬆
CHS/L GBF/17	Average total tariff SIMD quintile 4	1,198	2017/18	⬆	⬆
CHS/L GBF/18	Average total tariff SIMD quintile 5	1,273	2017/18	⬆	⬆
CHS/L GBF/31	% of children meeting developmental milestones	51%	2016/17	⬇	⬇
CHS/L GBF/32	% of funded early years provision which is graded good/better	87.7%	2017/18	⬆	⬇
CHS/L GBF/33	School attendance (%)	93.3%	2016/17	⬇	⬇
CHS/L GBF/34	School attendance rates (LAC%)	91.3%	2016/17	⬇	➡
CHS/L GBF/35	School exclusion rates per 1,000 pupils	21.7	2016/17	⬆	⬇
CHS/L GBF/36	School exclusion rates per 1,000 looked after children	74.36	2016/17	⬆	⬇
CHS/L GBF/37	% participation for 16-19 years olds (per 100)	91.6%	2017/18	⬆	⬆
CHS/L GBF/38	% of child protection re-registration within 18 months	5.7%	2016/17	⬆	⬇
CHS/L GBF/39	% LAC with 1 or more placement in the last year (Aug to July)	18.1%	2016/17	⬇	⬆



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Private Sector Housing Grant Investment Programme 2019/20

1. Summary

- 1.1 On 28 February 2019 the Council approved a report entitled 'Non Housing Capital Investment Programme 2019/20 – 2021/22' which includes funding provision for capital and revenue Private Sector Housing Grant (PSHG) expenditure for 2019/20.
 - 1.2 Based on the Council budget approval and taking account of the most up to date expenditure projections, this report updates the programme requirements for the period 2019/20 to support owner participation on a range of programmes.
 - 1.3 As noted by the Policy Board on 13 March 2018, there are funds held in reserve to support owners involved in the Orchard Street Housing Renewal Area tenement refurbishment project, and for any increased programme requirements that may be identified.
 - 1.4 There is a requirement to manage PSHG resources in a flexible manner in terms of the drawdown of funds, to reflect the timing of the settlement of final accounts associated with owners in the Housing Investment Programme.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
 - (i) approve the Private Sector Housing Grant Investment Programme for the period 2019/20 as set out in Appendix 1
-

3. Background

- 3.1 The Private Sector Housing Grant supports a range of services to private sector owners. This includes Disabled Adaptation grants, support costs for Care & Repair Renfrewshire, support for the pilot project to pay 'Missing Shares' and support for homeowners involved in Council Housing Investment Programmes involving common works carried out as part of ongoing external works programmes.
- 3.2 Appendix 1 sets out the proposed programme for 2019/20 showing proposed expenditure of £1.263m based on present resource availability of £0.863m as approved by the Council on 28 February 2019, supplemented with £0.4m which will be drawn down from reserves.

The key elements of the proposed programme currently are as follows:

(i) Adaptation Grants (Assistance to older and disabled owners)

The Council provides grant to assist owners with adaptations to make dwellings suitable for a member of the household who is disabled. Responsibility for determining the strategy for support for disabled adaptations across all tenures (excluding Housing Associations) transferred to the Renfrewshire Health & Social Care Integration Joint Board with effect from 1 April 2016.

The Council is required by legislation to provide a minimum of 80% grant support to homeowners referred by HSCP, Occupational Therapy Services. Demand for adaptation grants continues to grow with the number of referrals for adaptations continuing to put strain on the available budget. An allowance of £737,000 to support the delivery of private sector adaptations is proposed in Appendix 1, however, flexibility will be required within the overall Private Sector Housing Budget should demand increase further.

The Bridgewater Housing Association (Care & Repair Renfrewshire) contract to manage private sector adaptations and small repairs in Renfrewshire and East Renfrewshire Councils continues through financial year 2019/20.

(ii) Housing Investment Programme

Since achieving compliance with the Scottish Housing Quality Standard (SHQS) in April 2015, there has been an ongoing requirement to ensure our housing stock continues to be maintained at this standard. The Council is also required to ensure that all stock achieves the minimum energy rating under the Energy Efficiency Standard for Social Housing (EESH) by the first milestone of 31 December 2020.

The Housing Investment Programme is therefore focussed on common works in blocks of mixed ownership and accordingly the PSHG programme will continue to support future external improvement works in mixed tenure blocks and offer grants to homeowners involved in these programmes.

Up to 200 private homeowners in the Lochfield area are currently being offered grant assistance to participate in Council external improvement programmes. Energy efficiency grants are also being made available to eligible households through the Scottish Government's HEEPS:ABS (Home Energy Efficiency Programme Scotland: Area Based Schemes) programme.

An allowance of £249,000 is proposed to support grants to homeowners. As noted within this report, uncertainties around the exact timing of projects and the application of grants to owners will require programme flexibility to be maintained with this and future years.

(iii) **'Missing Shares' Pilot Project**

On 21 August 2018 the Policy Board approved an allowance of up to £100,000 for the development of a "missing shares" pilot project, initially open to owners of older traditional tenement flats. This pilot will assist owners in a block to get essential common repairs done where they are having difficulty receiving contributions from other owners who are unable or unwilling to pay their share.

The Council is agreeing to pay up to £10,000 per missing share for eligible works and will seek to recover these and associated administrative costs from non paying owners.

The Owner Services Team will be promoting this scheme to factors, landlords and private owners across Renfrewshire to encourage owners to make use of this project and the pilot will be reviewed as to its efficiency and effectiveness, with a report being brought to Board at a later date with recommendations for its future delivery.

(iv) **Salaries**

Salaries for staff engaged on private sector investment within the Owner Services Team are funded through this budget. An annual allowance of £114,000 is included, reflecting the structure within the staff grouping responsible for delivery of the programme and including anticipated pay settlements.

Renfrewshire Council continues to jointly fund a pilot project in partnership with Shelter Scotland and West Dunbartonshire Council to participate in an Empty Homes Initiative which, within Renfrewshire, focuses on making contact with owners who have longer term vacant property to investigate the reasons behind the property lying empty and consider strategies to bring these properties back into use. An allowance of £22,000 has been included to part fund a post of Empty Homes Officer until 31 March 2020 and further support for this project is likely to be required going forward.

Private Sector Housing Grant is also funding one of four Energy Advocate posts within the Energy Management Unit, providing information on non Council grants and loans to private homeowners and an allowance of £31,000 has been included for this post.

(v) **Support to the Private Rented Sector /Miscellaneous Fees**

An allowance of £10,000 is included to fund the Private Landlord Forum and fees associated with the Council's partnership with Landlord Accreditation Scotland who provide training for private landlords and letting agents throughout the year and other related miscellaneous events. Six training events took place in Paisley and Renfrew during 2018/19 and the Council also hosted a landlord forum on 27 November 2018 attended by over 100 landlords and agents.

- 3.4 The nature of the Private Sector Housing Investment Programme means that flexibility is required to adjust spend between projects during the financial year for a number of reasons, for example because of differences between the estimated and actual grant required once the test of resources is applied to individual owners, slippage in projects, difficulties securing the participation of some owners, increased demand for private sector adaptations to ensure that full spend is achieved and thus best use is made of the resource available.

Implications of the Report

1. **Financial** - The PSHG programme for 2019/20 totals £1.263 million
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –
 - **Our Renfrewshire is thriving** – the support offered to private owners will help to improve housing conditions, making Renfrewshire a great place to live
 - **Our Renfrewshire is well** – the support provided to older and disable owners will help enable people to live healthier, for longer, in their own homes
 - **Reshaping our place, our economy and our future** – investment in the refurbishment of housing stock will create jobs and contribute to the economy
4. **Legal** - None
5. **Property/Assets** - None
6. **Information Technology** - None

7. **Equality & Human Rights**

- (a) 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. 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.**

12. **COSLA Policy Position – N/A**

List of Background Papers

- (a) Report to Housing & Community Safety Policy Board on 21 August 2018 – Scheme of Assistance for private owners and missing shares pilot project
- (b) Report to Housing & Community Safety Policy Board on 13 March 2018 – Private Sector Housing Investment Programme 2018/19
- (c) Report to Housing & Community Safety Policy Board on 14 March 2017 Private Sector Housing Investment Programme 2017/18

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Ian Mackinnon, Mixed Tenure Manager, 0141 618 5842, ian.mackinnon@renfrewshire.gov.uk

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PROPOSED PRIVATE SECTOR HOUSING PROGRAMME 2019/2020

Category	2019/2020
Adaptation Grants	£527,000
Care and Repair – Revenue Support - Contracted	£210,000
Capital Programmes – Owners Grants	£249,000
Missing Share Tenement Pilot Scheme	£100,000
Capitalised Salaries	£114,000
Empty Homes initiative	£22,000
Energy Advocate Post	£31,000
Miscellaneous Costs (including support for the private rented sector)	£10,000
Total	£1,263,000



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Housing Energy Efficiency and Carbon Reduction Programmes: 2019/20

1. Summary

- 1.1 This report sets out the projects which will be submitted for funding for financial year 2019/20 under the Scottish Government's Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) initiative.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:

- (i) note that Renfrewshire Council will shortly be notified of its allocation for 2019/20 for qualifying projects as part of the Scottish Government's HEEPS:ABS programme;
 - (ii) authorise the Director of Communities, Housing and Planning Services to bid for projects as set out in Section 3 of this report: and
 - (iii) authorise the Director of Communities, Housing and Planning Services to oversee delivery and operational management of the programme and note that a further report will be submitted to the Board confirming the outcome of the HEEPS:ABS application.
-

3. Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS) 2019/20

- 3.1 The Scottish Government's HEEPS:ABS programme was introduced in 2013/14 and is now entering its seventh year. The programme is targeted at private sector home owners to assist their participation and ensure projects to improve energy efficiency can proceed.
- 3.2 The key objectives are to address fuel poverty, reduce carbon emissions and demonstrate an appropriate strategic fit and approach to improving energy efficiency.
- 3.3 The potential benefits of HEEPS:ABS therefore complement and support a wide range of social housing initiatives including maintaining stock at the levels required by the Scottish Housing Quality Standard (SHQS) as well as the requirements of the Energy Efficiency Standard for Social Housing (ESSH).
- 3.4 Local authorities act as coordinating agents for all HEEPS:ABS programmes for their area. To date, a total of over £14m has been secured for Renfrewshire which has enabled a range of external wall insulation projects to be carried out in multi tenure blocks to support the Council's housing investment programme, as well as external wall insulation programmes by Linstone Housing Association, Bridgewater Housing Association, Paisley Housing Association and internal wall insulation by Williamsburgh Housing Association.
- 3.5 The announcement of the amount of funding available for HEEPS:ABS for 2019/20 is expected from Scottish Government before the end of March, with local authorities expecting to be required to submit schemes for consideration for their allocation by the end of April. Whilst it is not possible at this stage to confirm Renfrewshire's allocation, due to the tight timescale for submitting applications and the timing of our Board cycles, work is underway to prepare a number of schemes for submission once notification of our allocation is received.
- 3.6 The table below sets out our proposed schemes for submission and the associated bid will be tailored to suit the value of our allocation. Confirmation of our allocation and subsequent bid will be reported to a future meeting of this Board.

Co ordinating Partner	Project
Renfrewshire Council	External Wall Insulation (Whitehaugh)
Renfrewshire Council	External Wall Insulation (Blackstoun Oval)
Renfrewshire Council	External Wall Insulation (Gallowhill)
Renfrewshire Council	External Wall Insulation (Bridge of Weir)
Bridgewater Housing Association	External Wall Insulation (Erskine)

- 3.7 As in previous years, the proposed projects which will be contained within the bid consist of mixed tenure blocks of solid wall construction type to support social landlords in meeting the requirements of the Energy Efficiency Standard for Social Housing (EESH) and the Council's external wall insulation project will be delivered as part of our Housing Investment Programme (External Works) with resources allocated from our Housing Revenue Account (HRA) Capital Programme.
-

Implications of the Report

1. **Financial** – HEEPS:ABS allocation for 2019/20 to support owner participation in Council and partner projects within the Renfrewshire area, the amount of which will be notified to the Council by Scottish Government by the end of March and will be reported to a future meeting of this Board.
2. **HR & Organisational Development** – None
3. **Community/Council Planning** –
 - **Our Renfrewshire is thriving** – assisting private owners to participate in programme to improve housing conditions, making Renfrewshire a great place to live
 - **Our Renfrewshire is well** – improving housing conditions benefitting tenants and private owners. Addressing fuel poverty.
 - **Reshaping our place, our economy and our future** – investment in the refurbishment of housing stock will create jobs and contribute to the economy
4. **Legal** - None
5. **Property/Assets** – Improvements in the energy performance of both social rented and private dwellings.
6. **Information Technology** - None
7. **Equality & Human Rights**
 - (a) 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. 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** – Contracts are in place to deliver this programme of work.

10. **Risk** - None.
11. **Privacy Impact** - None.
12. **COSLA Policy Position** – COSLA have been consulted on the allocation model used for the distribution of HEEPS:ABS funding through the Settlement and Distribution Group

List of Background Papers

- (a) Report to Housing & Community Safety Policy Board on 30 October 2018 – Home Energy Efficiency and Carbon Reduction Programmes: Update
- (b) Report to Housing & Community Safety Policy Board on 21 August 2018 – Home Energy Efficiency and Carbon Reduction Programmes: 2018/19 - Update
- (c) Report to Housing & Community Safety Policy Board on 22 May 2018 – Home Energy Efficiency and Carbon Reduction Programmes: 2018/19
- (d) Report to Housing & Community Safety Policy Board on 13 March 2018 Home Energy Efficiency and Carbon Reduction Programmes: 2018/19

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Louise Feely, Housing Asset and Investment Manager, 0141 618 6049, louise.feely@renfrewshire.gov.uk

FC/LF
5 March 2019

Author: Louise Feely, Housing Asset and Investment Manager, 0141 618 6049,
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To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning

Heading: Common Housing Allocation Policy – Council Targets for 2019/20

1. Summary

- 1.1 Following approval by the Policy Board in January 2019, the new Renfrewshire Common Housing Allocation Policy will be implemented in Spring this year by the Council and its housing association partners.
- 1.2 As with the current policy, applicants are placed in one of five groups according to their circumstances, and targets are set for the proportion of lets to each group. These targets are set and reviewed annually by each landlord. This report contains proposed targets for 2019/20 for the Council. The Council's current policy and targets will remain in place until the new common policy is implemented later this year.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) approves the Council's allocation targets for 2019/20 as set out in Section 4 of this report; and
 - (ii) notes that allocation targets will be reviewed and reported annually to the Policy Board.
-

3. Background

- 3.1 In January 2019 the Communities, Housing and Planning Policy Board approved the Renfrewshire Common Housing Allocation Policy and agreed that the Director of Communities, Housing and Planning Services should prepare allocation targets and report these to the Policy Board for approval prior to implementation of the new policy.
- 3.2 As detailed in previous reports to the Policy Board, under the proposed new policy, applicants will be placed into one of the following five groups based on their circumstances. Depending on the group applicants are placed in, a level of priority ('A' to 'C') may also be awarded. Targets are set for the proportion of lets to each group, and as properties become available for let, applicants are selected from the five groups according to these targets.

Statutory Homeless Group	Mobility Group (general and transfer applicants)	General Applicants Group (not landlord's own tenants)	Transfer Applicants Group - with housing need	Transfer Applicants Group - no housing need
Statutory homeless	A critical need B urgent need C moderate need D no need	A critical need B urgent need C moderate need D no need	A critical need B urgent need C moderate need	Based on date of application

- 3.3 The Council and its four housing association partners (Bridgewater, Linstone, Paisley and Williamsburgh) will use the same groups, but each landlord will set its own targets, taking account of the profile of its Housing List and housing stock.

4. Council Allocations Targets for 2019/20

- 4.1 The Council and other social landlords have a statutory duty to give reasonable preference to people in housing need (people who are homeless, living in unsatisfactory housing conditions and tenants of social landlords who are underoccupying their current home). The targets set for each group need to take account of this duty.
- 4.2 The proposed targets for 2019/20 have been informed by analysis of the Council's housing list and lettings over the last few years. The key points to note are:
- There are around 5,500 applicants on the Council's Housing List
 - The Council re-lets around 1,000 properties each year
 - Most of these lets are made through the group system (93% in 2017/18)
 - There will be no change to the way applicants are assessed and placed in the Statutory Homeless and Mobility groups.

- At 32%, the proportion of lets to **Statutory Homeless** applicants in 2017/18 was below the target of 35%. This figure has increased during 2018/19 and is currently sitting at just under 36%.
 - Lets to **Mobility** applicants have represented between 9% and 10% of lets by the Council over the last three years. (This figure is constrained by the suitability of available stock and a property-led approach is used to maximise opportunities to let suitable properties to applicants with mobility needs.)
 - Under the new policy, existing Council tenants will be held in one of two groups – **Transfer Applicants with housing need** and **Transfer Applicants with no housing need**. At present, transfer applicants make up just under a quarter of all applicants on the Council's list. Transfer applicants with housing need make up around 13% of all applicants.
 - Applicants who are not currently Council tenants and are not homeless or have mobility needs, will be held in the **General Applicants** group. This is the largest group of applicants, currently around two-thirds of all applicants on the list, and includes both people with housing need and with no housing need. Applicants with need in this group represent around 25% of all applicants.
- 4.3 Taking account of the above information, and the duty to give reasonable preference to housing need, initial targets for 2019/20 are set out in the table below. These will be reviewed following the first year of operation.
- 4.4 These targets are broadly in line with previous patterns of letting and will continue to make best use of the properties that are available for let. Setting the target to 37% will assist the Council to meet statutory obligations to homeless people and reduce time spent in temporary accommodation. The target of 10% for lets to transfer applicants with no housing need will enable existing Council tenants to move home and may facilitate subsequent vacant properties being allocated to other applicants with housing need.

Statutory Homeless Group	Mobility Group <i>(general and Council transfer applicants)</i>	General Applicants Group <i>(not existing Council tenants)</i>	Council Transfer Applicants Group - with housing need <i>(existing Council tenants)</i>	Transfer Applicants Group - no housing need <i>(existing Council tenants)</i>
37%	10%	28%	15%	10%

Implications of the Report

1. **Financial** – Staff resource requirements and ICT amendments will be delivered within existing resources and programmes.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
 - **Our Renfrewshire is thriving** – Meeting the needs of Housing Applicants
 - **Building strong, safe and resilient communities** – Creating strong communities in our approach to allocating homes
4. **Legal** – None
5. **Property/Assets** - None
6. **Information Technology** – An update is required to OHMS to ensure the effective operation of the new Common Housing Allocation Policy. ICT are aware of this and are working on the necessary upgrade to the system to ensure its delivered in time for implementation of the new policy.
7. **Equality & Human Rights** - 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. 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** – In accordance with the draft 'Housing Allocation in Renfrewshire: Information Sharing Protocol', it is anticipated that the Council will be working with various organisations to ensure the efficient processing of housing applications and will require to share information, including Personal Data in order to do so. It is now a statutory requirement for the Council to complete a Data Protection Impact Assessment ("**DPIA**"). Officers will liaise with the Information Governance Team to complete a DPIA which will enable the Council to anticipate and address the likely privacy risks and impacts from collecting, using and disclosing personal information in the course of this initiative, foreseeable problems and negotiate solutions to ensure data protection compliance and privacy concerns are addressed appropriately.
12. **COSLA Policy Position** – None.

List of Background Papers

- (a) Report to Communities, Housing and Planning Policy board on 15 January 2019, 'Renfrewshire Common Housing Allocation Policy'.
- (b) Report to Communities, Housing and Planning Policy Board on 21 August 2018, 'Draft Renfrewshire Common Housing Allocation Policy and Update on the Housing (Scotland) Act 2014'.
- (c) Report to the Communities, Housing Planning Policy Board on 07 November 2017, 'Housing (Scotland) Act 2014: Part 2 Social Housing'.

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, email: lesley.muirhead@renfrewshire.gov.uk

FC/LM
18 February 2019

Author: *Lesley Muirhead, Planning and Housing Manager, 0141 618 6259, email: lesley.muirhead@renfrewshire.gov.uk*



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Council Laundrettes

1. Summary

- 1.1 The Council owns and manages 60 laundrette blocks across 14 areas in Renfrewshire outwith multi-storey blocks. This report provides information on the current service and the need to modernise arrangements for both Council tenants and private owners.
- 1.2 Work is underway by officers to review the laundrette service, with a view to developing proposals for each of the laundrette sites across Renfrewshire. This report seeks authority to consult Council tenants and private owners as part of this work, starting initially at Montgomery Avenue in Gallowhill.
-

2. Recommendations

- 2.1 It is recommended that the Policy Board:
- (i) notes the current arrangements for the provision of laundrette services as set out in section 3 of this report; and
 - (ii) agrees that, following review of the service and consultation with Council tenants and private owners, the Director of Communities, Housing and Planning will prepare proposals for each of the laundrette sites for approval by a future meeting of the Policy Board.
-

3. Background

- 3.1 There are 60 laundrette blocks across 14 sites in Renfrewshire. Most of the laundrette sites are in Paisley (12 out of the 14), with one in Gallowhill (Montgomery Avenue) and one in Renfrew (Donaldson Drive). There are almost 1,500 residential properties with access to these dispersed laundrette facilities. Just over half are private owners (around 54%) and around 46% are Council tenants.
- 3.2 The laundrette blocks tend to be stand-alone structures, close to the cluster of flatted properties which they serve. In some cases, the laundrette is housed within the structure of the residential block (eg at the bottom of a block of flats) or is a part of the structure of an external ancillary building. While the laundry machinery tends to be of a high standard and well maintained, the fabric of the laundrette buildings (both internal and external) require upgrading in most cases.
- 3.3 The laundrette blocks are opened and closed each day by staff from the Council's high-rise caretaking service. Tenants and owners are each allocated a weekly slot for use of the service.
- 3.4 Where tenants of Council-owned flats have use of a laundrette, the tenancy agreement separately identifies the service charge for the laundrette. This is a mandatory charge which is based on property size. Tenants should be consulted on any proposed changes to the service.
- 3.5 There are now slightly more privately-owned properties than Council properties with access to the laundrette service. These are former Council dwellings which were sold through the Right to Buy between 1980 and 2016. There is some variation in terms of the title deeds for properties sold by the Council, depending on when the property was sold and the implications of this need to be considered as part of the review. Owners also pay a charge for use of the laundrette service based on property size. Many of these privately-owned properties are now rented out by private landlords rather than occupied by resident owners.
- 3.6 Previous feedback indicates that while some tenants and owners have their own washing machines and are no longer interested in paying for and using a communal facility, others still like using the laundrette service.

4. Review of the Laundrette Service and Pilot Initiative

- 4.1 Work is underway by officers in Communities, Housing and Planning to review the laundrette service with a view to bringing forward proposals to a future meeting of the Policy Board. Issues being considered as part of this review include:

- the level of usage of laundrettes blocks;
 - repair and improvement work required to the fabric of laundrette blocks and the cost of this work;
 - any obstacles / opportunities in terms of improving the fabric of buildings;
 - condition/ lifespan of laundry machinery and cost of replacement;
 - charges to Council tenants and owners for the laundrette service;
 - the views of Council tenants and owners and their preferences for the future (this will include a range of options from retention and upgrading to withdrawal of the laundrette service);
 - any constraints affecting the Council's ability to implement changes to the service, and potential mechanisms for addressing these;
 - opportunities to modernise practical arrangements (eg potential use of IT to simplify access for service users, promote more flexible access, and reduce the resource impact on caretaking staff); and
 - the potential for tenants and owners to 'opt out' of the service or to use consolidated services in a more central location.
- 4.2 Given the variation across the 14 laundrette sites and 60 laundrette blocks, it is intended that proposals are developed on a site by site basis, taking account of the above information. The views of Council tenants and owners will be taken into consideration in developing these proposals.
- 4.3 The review will initially focus on the laundrettes at Montgomery Ave/ Montgomery Road in Gallowhill and pilot proposals will be developed. There are three separate laundrette blocks which serve 62 residential flats. Given the mixed tenure profile at Gallowhill (Council, owner-occupied and private rented properties), this pilot will help to identify and test solutions which may have wider applicability across Renfrewshire.
- 4.4 A report will be brought to a future meeting of the Policy Board which will: provide feedback from consultation with Council tenants and owners; provide an update on the pilot initiative at Gallowhill; and present proposals for changes to the laundrette service in other parts of Renfrewshire.

Implications of the Report

1. **Financial** – The cost of improvement works to the laundrettes at Montgomery Ave in Gallowhill will be contained within existing budgets.
2. **HR & Organisational Development** – None arising directly from this report.
3. **Community/Council Planning** –
 - ***Reshaping our place, our economy and our future*** – Upgrading facilities and services to meet identified needs and modern lifestyles
 - ***Tackling inequality, ensuring opportunities for all*** – Reviewing the services offered to ensure they are fit for purpose

- **Working together to improve outcomes** – working with service users to ensure services are delivered effectively
- 4. **Legal** – Title checks are required for private properties sold through the Right to Buy where owners have use of the laundrettes.
- 5. **Property/Assets** - None arising directly from this report. .
- 6. **Information Technology** – Improved access arrangements will be investigated as part of the review.
- 7. **Equality & Human Rights** -
 - (a) 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. 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** – Potential risks will be considered as part of the review.
- 11. **Privacy Impact** – to be checked.
- 12. **COSLA Policy Position** – *not applicable*.

List of Background Papers - none

FC/LM
19 February 2019

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To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning Services

Heading: Call for Views – Social Security Committee

1 Summary

- 1.1 An inquiry was launched into Social Security Support for Housing on 5th February 2019 by the Scottish Parliament's Social Security Committee.
- 1.2 This inquiry will explore how social security support for housing costs is impacted by welfare reform, with a particular focus on the local housing allowance and Universal Credit housing costs.
- 1.3 Submissions are sought by 18 March 2019 and a response has been compiled on behalf of the Council which is attached to this report.

2 Recommendations

- 2.1 It is recommended that the Board:
 - Agree the draft response attached at Appendix 1 to this report.

3 Background

- 3.1 The Scottish Social Security Committee has launched an inquiry into Social Security Support for Housing after hearing evidence that increasing numbers of people are experiencing hardship due to the rising cost of rent, with the gap between private sector rents and the amount provided by the social security system increasing.

- 3.2 In their inquiry the Committee will explore how social security support for housing costs is impacted by welfare reform, with a particular focus on the local housing allowance and Universal Credit housing costs. The Committee will consider how both reserved and devolved social security policy can address issues arising for tenants and landlords, particularly in the private rented sector.
- 3.3 The Committee are seeking input from organisations and individuals to inform their view and are asking for views, on any or all of the following questions:
- How have changes to the Local Housing Allowance impacted on the private rented sector, particularly for the affordability of rents for young people?
 - To what extent have UK welfare reform measures impacted on private landlords' willingness to let to those in receipt of social security benefits? (Including for example, the impact of Universal Credit, the benefit freeze and the benefit cap).
 - How does the administration of Universal Credit Housing Costs impact on the ability of tenants to pay their rent and landlords to administer rent payments? (for example, the impact on rent arrears, communication between landlords and the DWP)
 - How do Universal Credit Scottish Choices and Discretionary Housing Payments impact on the way landlords and tenants handle Universal Credit housing costs?
 - In all of the above, what improvements could be made to reserved and devolved systems, including the way they interact with each other?
- 3.4 The Committee has requested submissions by email in the form accompanying the report by Monday 18 March 2019.

Implications of the Report

1. **Financial** – Should tenants issues with social security be addressed, this would have a positive impact on collection of rent and rent arrears.
2. **HR & Organisational Development** – none
3. **Community Planning** – none

4. **Legal** – none
 5. **Property/Assets** – none
 6. **Information Technology** – none
 7. **Equality & Human Rights** - Should changes come from this inquiry that result in private landlords be encouraged to rent to those in receipt of Social Security benefits, this would have a positive impact on Equality and Human Rights considering the overrepresentation on equality groups within low-income households.
 8. **Health & Safety** – none
 9. **Procurement** – none
 10. **Risk** - none
 11. **Privacy Impact** – none
-

Author: Diane Dunn, Policy and Planning Development Officer, Ext 4842

SOCIAL SECURITY COMMITTEE

SOCIAL SECURITY SUPPORT FOR HOUSING

SUBMISSION FROM RENFREWSHIRE COUNCIL

How have changes to the Local Housing Allowance impacted on the private rented sector, particularly for the affordability of rents for young people?

Within Renfrewshire and Inverclyde the Local Housing Allowance (LHA) rates have not shown much fluctuation over the years based on the changes to how LHA rates are calculated. The way LHA rents are calculated does not necessarily mean that there is little fluctuation within rent charges in the area. There will always be types of properties (for instance 5 bedroom properties, detached houses), and certain locations (in areas of limited supply and within different school catchment areas) where rental charges can be determined by supply and demand economics rather than in line with LHA rates.

	Shared Accommodation Rate	1 Bedroom Rate	2 Bedroom Rate	3 Bedroom Rate	4 Bedroom Rate
2019/20	£60.00	£80.55	£101.54	£125.42	£190.80
2018/19	£60.00	£80.55	£101.54	£125.42	£190.80
2017/18	£60.00	£80.55	£101.54	£125.42	£190.80
2016/17	£60.00	£80.55	£101.26	£126.57	£190.80
2015/16	£60.00	£80.77	£101.54	£126.92	£190.80
2014/15	£60.00	£80.77	£101.54	£126.92	£183.46

There are very few properties within Renfrewshire that have rents set at the Shared Accommodation Rate, so single under 35 year olds are most at risk for finding rents unaffordable.

To what extent have UK welfare reform measures impacted on private landlords' willingness to let to those in receipt of social security benefits? (Including for example, the impact of Universal Credit, the benefit freeze and the benefit cap).

There has always been anecdotal evidence of private landlords not willing to let to those in receipt of social security benefits. There certainly were comments made when the LHA rates were first introduced in 2008, again when the LHA changes were made in 2011, and again with the advent of Universal Credit. Renfrewshire Council does not have any supporting evidence by way of facts and figures to substantiate any actual impact.

It may be that changes to tax relief for buy to let properties have had a more severe impact on private landlords withdrawing.

A number of private landlords will rely heavily on income from social security benefit recipients so there will be some private landlords that rely on those in receipt of benefits to fund their liabilities.

How does the administration of Universal Credit Housing Costs impact on the ability of tenants to pay their rent and landlords to administer rent payments? (for example, the impact on rent arrears, communication between landlords and the DWP)

The timescales in rent payments being received causes additional administrative work on behalf of the landlord to forecast payment dates. Forecasts are made based on the average of 6/8 weeks for tenants to receive their first payment or up to 8/9 weeks for managed payment schedules as these are received 4 weekly. Landlords must also consider the impact of DWP's internal administration on UC processing times. Any delays impact on income projection.

In particular, managed payment schedules versus monthly payment direct to tenants requires a dual system for landlords in managing rental payments due. Currently payment files are received in a format that does not allow electronic transfer of monies into the rent accounts – consequently creating additional administrative time and delay in identifying a “true” arrears figure.

With the removal of explicit consent additional difficulties have been encountered between the landlord and DWP in establishing individual circumstances of a tenant's claim. Additional challenges have also been encountered with long call waiting times when contacting DWP service centres. There have been examples of being kept on hold for 40/50 minutes before a call is answered, however DWP have advised that efforts are being made to address call waiting times.

How do Universal Credit Scottish Choices and Discretionary Housing Payments impact on the way landlords and tenants handle Universal Credit housing costs?

Scottish choices are still at too early a stage to develop a truly informed response. It would be beneficial for landlords to be directly informed of decisions regarding choices made from source, ie. DWP to advise which tenants have chosen this route, so landlords can be assured they have accurate, current information.

With regard to DHP's for a landlord there is an internal administrative process for Social Sector Size Criteria ('bedroom tax') cases where money is received less frequently than weekly. This is to prevent unnecessary arrears activity due to money not being received when due. For example, a tenant in receipt of £15 DHP per week, but paid monthly, would be £15 in arrears at the end of the first week, eventually reaching £60 in arrears at the end of the fourth week. Renfrewshire Council has an automatic escalation process in cases where the balance of arrears exceeds £15. For these cases there is a manual intervention carried out each month on the Rent Management System, in the knowledge that that DHP will be paid. The schedule of payments, however can cause difficulty in establishing the true arrears amount and requires this manual intervention from the landlord to prevent escalation of arrears activity.

In all of the above, what improvements could be made to reserved and devolved systems, including the way they interact with each other?

Appropriate sharing of information and better designed systems are essential for a joined-up approach to tackle any issues. This could include data sharing, with reports from DWP to advise progress of cases being an aid to landlords to help inform decision making when dealing with tenants. Transparent information with effective signposting would also be beneficial.



TO: Communities, Housing and Planning Policy Board

ON: 12 March 2019

REPORT BY: Director of Communities, Housing and Planning

HEADING: Review of Communities and Public Protection

1. Summary

- 1.1. This report provides an update to members of the Communities, Housing and Planning Policy Board on progress with establishing an integrated and effective Communities and Public Protection Service.
 - 1.2. As part of the review of senior management arrangements which took place during 2018, Communities, Housing and Planning Services was formed. This re-structure involved the Public Protection Service moving to Communities, Housing and Planning Services from the former Environment and Communities Service and Community Learning and Development being moved from Children's Services, with the new combined service named Communities and Public Protection.
 - 1.3. To maximise efficiencies and ensure that outcomes are delivered appropriately, a review of Communities and Public Protection is currently being undertaken, including a review of management structures, reporting structures, role profiles and work patterns.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
 - (i) notes the on-going review of the Communities and Public Protection Service and the scope of the review as set out in Section 4 of this report.
-

3. Current Service Provision

3.1. Communities and Public Protection is made up of the following teams:

- Environmental Health – Business Regulation
- Environmental Health – Environmental Improvements
- Trading Standards and Licensing
- Community Safety
- Community Learning and Development
- Civil Contingencies Service

3.2. Within Communities and Public Protection there is responsibility for the following workstreams:

- Environmental Health including Food Law, workplace health and Safety, infection control, air quality, contaminated land, public health, pest control, private water supplies, private landlord enforcement etc.
- Trading Standards and Licensing including weights and measures, consumer protection, doorstep crime, scams and frauds, petroleum licensing etc.
- Community Safety including the Renfrewshire Wardens, Public Space CCTV, anti-social behaviour investigations and mediations, Daily Tasking process, domestic noise complaints, Youth Interventions, Street Stuff etc.
- Community Learning and Development covers a broad range of work including youth work, community-based adult learning, family learning and community development.
- Civil Contingencies is a joint service covering Renfrewshire, East Renfrewshire, Inverclyde and West Dunbartonshire Councils. Bringing technical expertise, they implement plans to support Councils to prevent and respond to emergencies including training and testing and business continuity.

3.3. As well the workstreams above, Communities and Public Protection also lead on strategic issues for the Council that include tackling Serious and Organised Crime (alongside Police Scotland), Counter Terrorism and programmes such as Team Up to Clean Up and the Greenspaces, Parks & Play Areas and Villages Investment Fund

3.4. A significant and growing responsibility of the new service area is to develop and deliver improved approaches that empower communities and support communities to build the capacity of individuals and groups, leading to greater involvement and improvements at a local level.

4. Scope of Service review

- 4.1. Following the move to Communities, Housing and Planning Services, it has been identified that there is an opportunity for changes to be made to the structure of the Communities and Public Protection Service to support greater service efficiency and effectiveness and build capacity and the flexibility of teams within the service to deliver on all strategic and operational outcomes. The review will also seek to establish an adequate governance and management structure across the Service and support and protect frontline service delivery and posts.
 - 4.2. The review will look at the overall management structure and ensure there is capacity at all levels to drive the complete agenda on public protection and community learning and development. This will take account of current and future pressures and challenges, including the capacity required to develop communities and to support resilience in relation to civil contingencies and counter terrorism activities. The review will also seek to ensure that the Regulatory agenda is resilient and flexible enough to meet the needs of Brexit and changing demands in relation to Serious Organised Crime, food security, increasing workload in relation to Glasgow Airport and increasing environmental challenges including maintaining air quality and addressing contaminated land as regeneration takes place across Renfrewshire.
 - 4.3. The review will aim to increase flexibility and maximise availability of resources when most required. As part of this, role profiles will be reviewed and changed where appropriate to offer staff career opportunities and improved pathways to progress within the organisation and ensure there is a flexible workforce that is available at the times required to support communities. This is particularly important to improve capacity to support events e.g. Halloween, fireworks etc and to achieve effective enforcement activities across town centres and the wider community.
 - 4.4. Discussions have now started and will continue with the workforce and trade unions with a view to implementation of the review throughout spring/summer 2019.
-

Implications of the Report

1. **Financial** – Whilst the review will be undertaken using existing resources, there is the potential to make efficiencies as part of the review.
2. **HR & Organisational Development** – Discussions are on-going with HR and Trade Unions with regards to the review of Communities and Public Protection.
3. **Community Planning**

Renfrewshire is Safe – The Communities and Public Protection teams are crucial in ensuring that Renfrewshire is safe and this review will enhance availability of resources at key times.

4. **Legal** – None
 5. **Property/Assets** – None
 6. **Information Technology** – None
 7. **Equality & Human Rights**
 - (a) 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. 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
 12. **CoSLA Policy Position** – Not applicable
-

List of Background Papers

None

MC/OR
18 February 2018

Author: Oliver Reid, Head of Communities and Public Protection.
Email: oliver.reid@renfrewshire.gov.uk



TO: Communities, Housing and Planning Policy Board

ON: 12 March 2019

REPORT BY: Director of Communities, Housing and Planning Services

HEADING: Scottish Government Consultation on Improving Multi-agency Risk Assessment and Interventions for Victims of Domestic Abuse

1. Summary

- 1.1 In November 2018 the Scottish Government announced the appointment of an independent review, seeking views on strengthening multi-agency risk assessment conferences (MARAC) and interventions for victims at high risk of domestic abuse in Scotland. The review is being led by Christina McKelvie, Minister for Older People and Equalities.
- 1.2 To assist in the review, the Scottish Government published a consultation regarding MARAC on 30 November 2018. The consultation document can be found at:
<https://www.gov.scot/binaries/content/documents/govscot/publications/consultation-paper/2018/11/improving-multi-agency-risk-assessment-interventions-victims-domestic-abuse/documents/00543496-pdf/00543496-pdf/govscot%3Adocument>
- 1.3 The Renfrewshire MARAC currently meets monthly to discuss the interventions for victims at high risk of domestic abuse in Scotland and is Chaired by Police Scotland.
- 1.4 Renfrewshire Council, Communities and Public Protection, administers and coordinates the Renfrewshire MARAC and has led the development of integrated and effective partnership approaches to raise awareness and respond to the highest risk cases of domestic abuse.
- 1.5 The consultation paper was discussed at the quarterly Renfrewshire Gender Based Violence Strategy Group in January 2019, to agree a collective response which was submitted with the views of all relevant partners.

- 1.6 The closing date for the consultation was 2 March 2019 and the Renfrewshire Gender Based Violence Strategy Group submitted their response within the timescales given by the Scottish Government. The response is attached as Appendix 1 for the interest of Members.
-

2. Recommendations

- 2.1 It is recommended that the Communities, Housing and Planning Policy Board:
- (a) note the approach to tackling domestic abuse in Renfrewshire and the development of best practice approaches that are receiving recognition nationally and internationally; and
 - (b) note the multi-agency response provided to the Scottish Government through the Renfrewshire Gender Based Violence Strategy Group.
-

3. Background

- 3.1 In November 2018, the Scottish Government announced the appointment of an independent review into seeking views on strengthening multi-agency risk assessment conferences (MARAC) and intervention for victims at high risk of domestic abuse in Scotland with the review being led by Christina McKelvie, Minister for Older People and Equalities.
- 3.2 As detailed in the consultation, violence, in particular against women and girls, in any form, has no place in our vision for a safe, strong, successful Scotland. It damages health and wellbeing, limits freedom and potential, and is a violation of the most fundamental human rights. Domestic abuse is one of the many ways in which this violence manifests itself in our communities.
- 3.3 The Domestic Abuse (Scotland) Act 2018 has created a new criminal offence of domestic abuse. This is now a key part of the response to tackling the issues of domestic abuse and gives Councils and partners the appropriate powers they need to tackle perpetrators and protect victims.
- 3.4 Overseeing this work, Equally Safe is Scotland's strategy to prevent and eradicate violence against women and girls, developed jointly with CoSLA and in association with a wide range of partners from public and third sector organisations. Its delivery plan sets out 118 actions over 2017-2021 to help to make the vision of Equally Safe a reality. These actions are grouped under the four strategic priorities of Equally Safe, with the work to improve the multi-agency risk assessment process and support for victims of domestic abuse sitting within the following 2 priorities:
- Priority 3 - Interventions are early and effective, preventing violence and maximising the safety and wellbeing of women, children and young people.

- Priority 4 - Men desist from all forms of violence against women and girls and perpetrators of such violence receive a robust and effective response.
- 3.5 Over the years it has become increasingly clear that effective responses to domestic abuse require a consistent multi-agency approach. Multi-Agency Risk Assessment Conferences (MARAC) are one factor to help ensure that this is delivered. MARACs can ensure that individuals at greatest risk from domestic abuse are supported through safe, relevant and proportionate information sharing, and the development of an effective multi-agency action plan to increase their safety.
 - 3.6 Since the MARAC approach first came into being in 2005 they have continued to evolve and are now a well-recognised feature of the multi-agency response to domestic abuse. They are operating in several Local Authority areas across Scotland.
 - 3.7 In Renfrewshire, since the MARAC process has been administered and led by the Communities and Public Protection Service from within the Community Safety Partnership Hub there has been the development of a focus and area of expertise that is now being recognised as best practice across the UK and increasingly internationally. This includes the training of relevant officers as independent domestic abuse advocates (IDAA qualified) and a significant programme of training and awareness raising that is targeted at public sector employees that are most likely to be in the position to come into contact with and identify victims of domestic abuse and has extended to employees of local MP's and MSP's and partner agencies. The approach in Renfrewshire has recently been highlighted at the Scottish Parliament and at Westminster and most recently in the New South Wales Parliament in Australia.
 - 3.8 A proper multi-agency focused meeting recognises that many factors are involved in cases of domestic abuse and that the effective sharing of information about individuals is vital to identify and mitigate the risk of serious harm. The development of robust safety plans that meet the objective of increasing the safety and well-being of those affected and that contribute to improving agency accountability are also essential. One of the key factors in the success of the approach now developed in Renfrewshire is the consistent high level of engagement at MARAC meetings by all relevant agencies that actively contribute to the development and delivery of these objectives.
 - 3.9 The Scottish Government consultation seeks to improve the multi-agency risk assessment process for victims of domestic abuse across Scotland and ensure a more consistent approach. It recognises the importance of a multi-agency approach to protecting victims at high risk from domestic abuse and explores how best to strengthen local arrangements to support the objectives of Equally Safe.

3.10 The Scottish Government is looking at:

- Models of risk assessment
- Information sharing
- Safety planning
- Relevant partners
- Guidance
- Provision in statute for effective arrangements

3.11 The consultation has been sent to all relevant agencies/sectors involved in developing the Scottish Government approach to this work including:

- Police Scotland
- Independent Domestic Abuse Advocates (IDAAs)
- Education
- Children and Families Social Work
- Criminal Justice Social Work
- Adult Protection
- NHS Scotland (physical and mental health representatives)
- Drug and Alcohol Services
- Local authority housing services which may include Scottish Federation of Housing Authorities (SFHA) and Registered Social Landlords (RSLs)
- Scottish Prison Service
- Scottish Fire and Rescue Service
- Specialist domestic abuse and children's support service
- Violence Against Women Partnerships

3.12 Many of the organisations are represented at the Gender Based Violence Working Group and for this reason it was deemed appropriate that a joint response was an effective way to contribute to this consultation.

3.13 The response submitted and attached as Appendix 1 highlights the good work being taken forward in Renfrewshire and the strength of commitment to tackling this issue locally.

Implications of the Report

1. **Financial** – None

2. **HR & Organisational Development** – None

3. **Community Planning**

Renfrewshire is Safe - The work undertaken as part of the Multi-Agency Risk Assessment Conference ensures that high risk victims of domestic abuse are discussed, and appropriate interventions put in place.

4. **Legal** – None
 5. **Property/Assets** – None
 6. **Information Technology** – None
 7. **Equality & Human Rights**
 - (a) 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. 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
 12. **CoSLA Policy Position** – Not applicable
-

List of Background Papers

None

OR
13 February 2019

Author: Oliver Reid, Head of Communities and Public Protection.
Email: oliver.reid@renfrewshire.gov.uk

Improving Multi-Agency Risk Assessment Centres (MARAC) for victims at high risk of domestic abuse: A Scottish Government consultation

RESPONDENT INFORMATION FORM

Please Note this form **must** be completed and returned with your response.

To find out how we handle your personal data, please see our privacy policy:

<https://beta.gov.scot/privacy/>

Are you responding as an individual or an organisation?

☐

Individual

☒

Organisation

Full name or organisation's name

Renfrewshire Gender Based Violence Strategy Group

Phone number

Address

Mr John Trainer

0141 618 6860

Head of Child Care and Criminal Justice

Renfrewshire Council

Postcode

PA1 1AX

Email

john.trainer@renfrewshire.gov.uk

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

Information for organisations:

The option 'Publish response only (without name)' is available for individual respondents only. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

☐

Publish response with name

☒

Publish response only (without name)

Improving Multi-Agency Risk Assessment and interventions for victims of domestic abuse –
A Scottish Government Consultation

Effective working, risk identification and referral pathways

1. How can we ensure training on domestic abuse and appropriate risk assessment tools for public bodies, agencies and services staff?

“Staff are equipped to identify and respond to GBV” is 1 of 4 outcomes outlined in Equally Safe in Renfrewshire: Renfrewshire’s ^{no to} Gender Based Violence Strategy 2018-2021. Local Priority 3 of the plan states that we will “Improve the knowledge, skills and behaviour of local workers around the topic of GBV through training and awareness raising activity”. The commitment of our statutory and local voluntary organisations who have committed to our local strategy has ensured that this priority is reflected in organisation/service strategic plans and/or service improvement plans. This prioritises senior managers’ commitment to releasing staff.

We have established a Multi-Agency Training Consortium which enables us to pool resources to ensure training across the breadth of GBV is available to local staff. The training on offer ranges from awareness raising to skills based training to support the implementation of key programmes such as: sensitive routine enquiry in key health settings; Safe and Together; and the implementation of Renfrewshire Council’s ‘Make a Stand Pledge’ in conjunction with the Chartered Institute of Housing.

It is vital that local data is used to identify priority staff groups for training. Locally our MARAC referral sources are closely monitored to identify gaps in referral agencies. This provided evidence to roll out risk identification checklist and MARAC training to Mental Health Services and Health Visitors/Family Nurses.

To ensure continual provision of training, funding must be available for regular training for trainer courses to ensure availability of qualified trainers.

2. In your view, what is the best model of multi-agency working for ensuring effective and early interventions for victims of domestic abuse?

Until August 2015 Renfrewshire MARAC was chaired by ASSIST, a specialist domestic abuse support and advocacy service. At this point ASSIST notified all members that they could no longer continue resourcing MARAC meetings. Renfrewshire Council agreed to make their own arrangements for MARAC meetings, with Community

Resources taking the lead role as MARAC Co-ordinator and administrator. The first MARAC meeting led by Renfrewshire Council was in October 2015.

The MARAC has developed over the last 3 years and is an excellent model of multi-agency working. To date 363 referrals have been made to Renfrewshire MARAC since the co-ordination and administration was transferred to Renfrewshire Council and 500 children have been discussed. An observation of the local MARAC meeting by SafeLives in October 2016 established it as a model of best practice across Scotland. There are a number of key elements that are vital to its effectiveness:

- The range of partners in attendance: Police, IDAA , Women's Aid, Children & Families Social Work, Criminal Justice Social Work, Adult support and protection, Housing, Substance misuse services, Mental Health, Education, Acute service, Health visiting, Adult Services Social Work, Public Protection, Barnardos and Women's Aid.
- A robust MARAC Operating Protocol (MOP) that is reviewed annually and has been endorsed by relevant Directors/Chief Officers/Heads of Service.
- Use of referral data to identify gaps in referral agencies and a commitment to train relevant services to assess risk and refer.

3. In your view, what is the best model for professionals assessing risk in relation to domestic abuse?

Sensitive Routine Enquiry across key priority settings provides a universal approach to enquiring about a service users past or present experience of abuse. The SafeLives DASH RIC provides an evidence based standardised approach to assessing risk in relation to domestic abuse. We have endorsed this approach in Renfrewshire and have incorporated the development of skills in relation to this in our local training plan. Although the completion of the DASH RIC is advocated in assessing risk we ensure that staff feel empowered to use their own professional judgement and encourage referrals to MARAC on that basis. As well as developing the wider workforce, priority staff groups have been identified. The completion of the DASH RIC and referral to MARAC is now routinely delivered in combination with routine enquiry training in key settings in Renfrewshire.

4. In your view, who are the key partners that should be involved in multi-agency working to support victims of domestic abuse?

The Renfrewshire MARAC Operating Protocol (MOP) provides a strategic overview of information and guidance in relation to the role and administration of a MARAC. It is

clear that agencies must appoint a MARAC representative who will be the most appropriate senior member of the agency and have a coordinating and authorising role. A deputy must also be appointed to carry out the MARAC role in the event of absence of the main representative. Those attending MARAC must have the authority within their agencies to prioritise the actions that arise from the MARAC and be able to make an immediate commitment of resources to those actions.

To ensure an alignment with Safe Lives Best Practice it is vital that the following agencies who are committed to Renfrewshire MARAC are in attendance: Police, IDAA, Women's Aid, Children & Families social work, Criminal Justice social work, Adult support and protection, Housing, Substance misuse services, Mental Health, Education, Acute service, Health visiting, Adult Services Social Work, Public Protection, Barnardos and Women's Aid.

Primary Care must also be represented at MARAC. For many victims at high risk, GPs will be their only gateway into MARAC, or can help them get there much sooner.

5. In your view, what guidance is required to support and embed effective multi-agency working for victims of domestic abuse?

A local GBV strategy in which multi-agency working underpins the local priorities is required to ensure the commitment of key partner agencies. This strategy must be reflective of the direction laid out in the Scottish Government's Equally Safe Strategy and the subsequent Delivery Plan and Performance Framework and Quality Standards.

A robust MARAC Operating Protocol (MOP) must be available locally to outline the roles and responsibilities of partner agencies. This must provide clear information and guidance on: designated representatives, information sharing, the role of the MARAC, the role of IDAA's within MARAC as well as performance management and the Governance that will be provided. This allows consistent standards to be incorporated into Service Improvement/Delivery Plans across partner agencies.

Information Sharing

6. What protocols need to be put in place to ensure effective information sharing between agencies?

A robust MARAC Operating Protocol (MOP) must provide direction as to the

requirement to only share information with MARAC partners that is proportionate, relevant and necessary in relation to the safeguarding of women and children. It must ensure that only information relating to immediate risk is shared and discussed. This must align with information sharing protocol within individual services. Directors/Chief Officers of partner agencies are required to sign up to this.

Primary Care should be supported and encouraged to share information in line with the Caldicott Principles namely “The duty to share information can be as important as the duty to protect patient confidentiality”.

Effective underpinning through statute

7. Do you think that multi-agency arrangements for protecting victims of domestic abuse should be placed on a statutory footing?

There should be a statutory duty for each local authority to make their own arrangements to ensure they have a local MARAC. In order to prevent significant harm and save the lives of high risk victims it is vital that a multi-agency response is provided to enable a wrap around response to safeguarding. Despite this there continues to be an inconsistent approach across Scotland to the duty of care provided to victims and children affected by domestic abuse. A statutory footing should ensure this is aligned.



To: **Communities, Housing and Planning Policy Board**

On: **12 March 2019**

Report by: **Director of Communities, Housing and Planning**

Heading: **Voluntary Sector Grants**

1. Summary

- 1.1 The Education (Scotland) Act 1980 empowers the Council, through Communities, Housing and Planning, to provide a range of grants to voluntary and independent organisations which offer or promote educational, social, cultural and recreational activities. This power is confirmed by the Local Government (Scotland) Act 1994.
 - 1.2 This report provides information on voluntary sector grant applications and makes a series of recommendations for grant support to voluntary and independent organisations for 2019/20. Currently a review of grants is taking place led by the Chief Executive's Service and it is intended that these grants will be included within the overall scope of this review.
 - 1.3 Acceptance of the recommendations contained within the report will result in £60,400 being disbursed in support of community groups and organisations.
-

2. Recommendations

- 2.1 Members of the Communities, Housing and Planning Policy Board are asked to:
 - i) agree the recommendations as detailed in appendix 1 and appendix 2; and
 - ii) note that all grants awarded are subject to the Council's conditions of grant scheme.
-

3. Background

- 3.1 The Education (Scotland) Act 1980 empowers the Council, through Communities, Housing and Planning, to provide a range of grants to voluntary and independent organisations which deliver or promote educational, social, cultural and recreational activities. This power is confirmed by the Local Government (Scotland) Act 1994.
 - 3.2 The Council in conjunction with planning partners continues to support and develop educational, cultural and leisure opportunities in Renfrewshire. This is primarily achieved through the work and support offered to community groups. The specific activities recommended for funding support the outcomes of Renfrewshire's Community Planning priorities.
 - 3.3 Previously, Voluntary Sector Grants were approved through the Children and Education Policy Board. The application process continues to be managed by the Community Learning and Development Service which transferred to Communities, Housing and Planning on 1 July 2018. Future applications will now be presented to the Communities, Housing and Planning Policy Board for approval.
 - 3.4 The application process is open to groups offering a service to the local community with a focus on learning, sport or cultural activities. The application process is opened to groups each year in early December and closes late January with a final decision on potential grant awards taken at policy board in March. The application process supports organisations to apply for grant funding to support their organisation or a specific project being undertaken, or to apply for travel passes to support their activities and service provision.
 - 3.5 Grants under £5000 are distributed as a one-off payment in April/May with larger grants being distributed over two or four payments annually depending on the level of grant awarded.
 - 3.6 All grantees must abide by the Council's Conditions of Grants policy and sign an undertaking before the grant payment is made.
 - 3.7 Appendix 1 contains a list of recommended grants to be made to organisations in relation to specific areas of activity or projects – with a summary of the purpose for the grant noted.
 - 3.8 Appendix 2 contains a list of organisations where it is recommended that travel passes be provided to support their activities. Travel passes provide group leaders (adults) to travel with a minimum of 4 children on public transport and undertake trips, outings and visits over the school holiday periods. Freedom passes allow group leaders to take children with disabilities on similar outings where fewer children are required to travel i.e. one adult can travel with one child.
-

Implications of this report

1. Financial

£60.510 will be disbursed during 2019/20 from the Communities, Housing and Planning budget.

2. HR and Organisational Development

None.

3. Community/Council Planning

Our Renfrewshire is thriving	- <i>The provision of grants to local groups enables communities to be active, engaged and thriving.</i>
Our Renfrewshire is well	- <i>The provision of grants to local groups recognises the key role individuals and groups make to community wellbeing and health.</i>
Our Renfrewshire is fair	- <i>The provision of community grants to local groups supports equity and fairness of opportunity for all.</i>
Our Renfrewshire is safe	- <i>The provision of grants to local groups contributes to the development of local communities.</i>
Reshaping our place, our economy and our future	- <i>The provision of grants to local groups supports individuals and groups to develop skills to improve personal achievements.</i>
Building strong, safe and resilient communities	- <i>The provision of grants to local groups supports communities to build capacity, build resilience and stay strong.</i>
Tackling inequality, ensuring opportunities for all	- <i>The provision of grants to local groups and effect governance ensures that community organisations meet legislative requirements for equality.</i>
Creating a sustainable Renfrewshire for all to enjoy	<i>The provision of grants to local groups supports community ventures which are sustainable.</i>
Working together to improve outcomes	- <i>The provision of grants to local groups supports community planning outcomes across the council.</i>

4. **Legal**
The Education (Scotland) Act 1980 empowers the Council to provide a range of grants.
 5. **Property/Assets**
None.
 6. **Information Technology**
None.
 7. **Equality and Human Rights**
None
 8. **Health and Safety**
None.
 9. **Procurement**
None.
 10. **Risk**
None.
 11. **Privacy Impact**
None.
 12. **Cosla Policy Position**
None.
-

List of Background Papers

- (a) None
-

OR/AC
18 February 2019

Author: Angela Conboy, Education Manager, 0141 618 7205, angela.conboy@renfrewshire.gov.uk

Grant Applicant	Purpose	Grant Awarded 2019/2020
Beechwood Management Board	General running costs	£21,000
Johnstone Castle Learning Centre	General running costs	£20,000
Right to Dance	Programme of high-quality dance classes throughout Renfrewshire.	£8,000
Glenburn Resource Centre	General running costs	£4000
Kilbarchan Athletic Association	Contribution to the Club Together Officer	£3000
Kelburne Hockey Club	Holiday Coaching Programme in partnership with Active Schools	£1000
Our Place Our Families	New IT equipment, volunteer expenses and accountant costs	£1000
Boy's Brigade Paisley	To prepare senior boys for the Queen's Badge.	£500
Meikleriggs Cricket Foundation	To provide cricket sessions in partnership with Active Schools	£500
Paisley District School Football Association	Support general running costs	£400
Girl's Brigade	Lets for meetings and assist volunteers to deliver a varied programme.	£500
Greensyde Carers	To provide arts and craft activities to people with learning difficulties.	£500
		£60,400

Travel Passes Awarded

3 Bears
Bishopton Out of School Care
Cairellot
Child's Play
CK Out of School Care
Foxbar Out of School Care
Glencoats Lodge
Gryffe Manor
Hummingbird
Insafe Hands
Insafe Hands Newmains
Jennyswells Lochfield OSC
Jennyswells Todholm OSC
Johnstone Out of School Care
Kilbarchan Out of School Care
KLAS Care
Linwood Community Childcare
Momags Kids Club
Moorpark Community Association
Ralston Out of School Care
Renfrewshire Carers Centre
Renfrewshire Women's Aid
School's Out Summer Camp

Freedom Passes Awarded

Cairellot
Glencoats Lodge
Insafe Hands
Ralston Out of School Care



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning

Heading: Renfrewshire Planning Performance Framework Feedback 2017/18

1. Summary

- 1.1 The purpose of this report is to inform the Board of the Feedback Report from the Minister for Local Government, Housing & Planning in relation to Renfrewshire's Planning Performance Framework 2017-2018 as set out in Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) notes the Feedback Report for Renfrewshire's Planning Performance Framework 2017-2018;
-

3. Background

- 3.1 A system of performance management has been established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual Planning Performance Framework.
- 3.2 The Planning Performance Framework is not a policy document. It provides planning authorities an opportunity to demonstrate continuous improvement, achievements and successes over the year.
- 3.3 The framework was developed by Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to the following areas:

- Speed of decision making;
- Providing certainty through timescales, process and advice;
- Delivery of good quality development;
- Project management;
- Communication and engagement;
- An overall 'open for business' attitude.

4. Feedback for Renfrewshire Planning Performance Framework 2017 - 2018

- 4.1 Overall the Feedback Report for Renfrewshire is positive with 9 out of the 15 performance markers indicating green, only 4 amber ratings and no red ratings. Two performance markers are not applicable to Renfrewshire due to the advanced stage the Planning Authority is with the preparation of the next Renfrewshire Local Development Plan.
- 4.2 In considering the reasons for the amber ratings, the Planning Authority was marked down for not providing a link to information in relation to processing agreements on the Council's website. Unfortunately, this link was missed in the editing of the final report.
- 4.3 In terms of continuous improvement, an amber marker was given as some of the actions identified by the Planning Authority are on-going. This includes the preparation of the next Renfrewshire Local Development Plan, as well as other actions related to delivering the vacant and derelict land strategy, town centre strategies along with assisting in delivering on the affordable housing targets as set out in the Renfrewshire Local Housing Strategy.
- 4.4 Two amber markers were given for the lack of signposting in the Planning Performance Framework Report in relation to how the Planning Authority project managed the preparation of the next Renfrewshire Local Development Plan as well as a link to the section on Developer Contributions in the current adopted Renfrewshire Local Development Plan. This information will be clearly highlighted in this year's Planning Performance Framework Report.

5. Next Steps

- 5.1 Renfrewshire Council's Planning Performance Framework 2018 – 2019 to be reported to the Board in August 2019.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** – None.
4. **Legal** - None

5. **Property/Assets** - None

6. **Information Technology** - None

7. **Equality & Human Rights** - None

- (a) 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. 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

12. **Cosla Policy Position** - None

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: sharon.marklow@renfrewshire.gov.uk

Attachment: Appendix 1 - Feedback Report from the Scottish Government on Renfrewshire Planning Performance 2017 – 2018.

FC/SM
28 February 2019

T: 0300 244 4000
E: scottish.ministers@gov.scot

Ms Sandra Black
Chief Executive
Renfrewshire Council
10 January 2019

Dear Ms Black

PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2017/18

I am pleased to enclose feedback on your authority's 7th PPF Report for the period April 2017 to March 2018. Considerable progress has been made since the introduction of the Planning Performance Framework and key markers, although performance still remains variable over some authorities and markers.

As you may be aware, the Planning Bill has recently passed through the second stage of parliamentary consideration, during which the Local Government and Communities Committee voted to remove the proposed provisions on planning performance, provisions to make training for elected members mandatory, and the existing penalty clause provisions. We expect Stage 3 of the bill process to begin in the new year.

Whatever the outcome of the Planning Bill, I believe now is the time to look again at how we measure the performance of the planning system. The High Level Group on Planning Performance recently met to discuss performance measurement and other improvements. I very much hope that we can continue to support ongoing improvements in our planning service and further demonstrate the value which the planning system can add to people's lives. Ministers see an important connection between performance and fees and I am aware that any proposals to increase fees will raise applicants' expectations of an efficient and effective service.

We need to be able to measure performance to provide that crucial evidence to support any increases in fees, to help ensure that authorities are appropriately resourced to deliver on our ambitions. With this in mind, we will continue to liaise with COSLA, SOLACE and Heads of Planning Scotland on matters of the Bill's implementation and planning performance measures going forward.

If you would like to discuss any of the markings awarded below, please email chief.planner@gov.scot and a member of the team will be happy to discuss these with you.

Kind Regards



KEVIN STEWART

CC: Fraser Carlin, Head of Planning

PERFORMANCE MARKERS REPORT 2017-18

Name of planning authority: **Renfrewshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Green	<p>Major Applications Your timescales of 18.6 weeks are faster than the previous year and are faster than the Scottish average of 33.6 weeks. RAG = Green</p> <p>Local (Non-Householder) Applications Your timescales of 10 weeks are slower than the previous year but are faster than the Scottish average of 10.7 weeks. RAG = Amber</p> <p>Householder Applications Your timescales of 7.6 weeks are the same as the previous year and is slower than the Scottish average of 7.3 weeks. However, this is within the statutory timescale of 8 weeks. RAG = Green</p> <p>Overall RAG = Green</p>
2	Processing agreements: <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Amber	<p>You encourage processing agreements to applications for all major developments. Although the number of processing agreements dropped, applicants have responded with positive feedback over the process. RAG = Green</p> <p>It is not clear from your report whether processing agreements are advertised on your website. A link should be included in future reports. RAG = Amber</p> <p>Overall RAG = Amber</p>
3	Early collaboration with applicants and consultees <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information 	Green	<p>You provide a pre-application advice for staff engaging with prospective applicants. The percentage of applications subject to pre-application advice has remained consistent at 31% and you have committed to improving the system in the next reporting year. RAG = Green</p> <p>The report notes advice is provided on supporting information for applications, the stated aim of this is to ensure applicants are aware of application requirements as early as possible. RAG = Green</p> <p>Overall RAG = Green</p>

4	Legal agreements: conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period)	Green	You did not process any applications with a legal agreement this reporting year but it is clear that you are committed to doing so where appropriate.
5	Enforcement charter updated / re-published within last 2 years	Green	Your enforcement charter was 8 months old at the end of the reporting year.
6	Continuous improvement: <ul style="list-style-type: none"> progress/improvement in relation to PPF National Headline Indicators; and progress ambitious and relevant service improvement commitments identified through PPF report 	Amber	<p>Your LDP and enforcement charter are up to date. Clear timescales exist for adopting the next LDP. However, your local decision making timescales are slower than last years but overall, your decision making timescales are faster and you have made progress on your stalled sites figures. RAG = Green</p> <p>You have completed 1 out of 7 of your improvement commitments with the remaining on-going, to be continued over the next reporting year. Elsewhere, you have identified a range of tangible improvement commitments for the coming year. RAG = Red</p> <p>Overall RAG = Amber</p>
7	Local development plan less than 5 years since adoption	Green	Your LDP was 3 years 7 months of at the end of the reporting year.
8	Development plan scheme – next LDP: <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale 	Amber	<p>Your report notes that the next LDP is on course for adoption within 5 years of the current plan's adoption RAG = Green</p> <p>It is noted that consultation is planned for Autumn 2018 but no information is provided on how the plan is being project managed, or the impact that the delay notes in your report will have on timescales for adoption. It is not made clear how you will mitigate for this delay over the coming LDP cycle. RAG = Amber</p> <p>Overall RAG = Amber</p>
9	Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	N/A	
10	Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i>	N/A	
11	Regular and proportionate policy advice produced on information required to support applications.	Green	A case study in your report notes the preparation and publication of the Renfrewshire Vacant and Derelict Land Strategy, highlighting that the policy was developed through consultation. This indicates a commitment to ensuring policy information is kept proportionate to the needs of stakeholders.
12	Corporate working across services to improve outputs and services for customer benefit (for	Green	You have provided evidence of a joined-up approach being taken across the authority, from action taken following integration of services in 2016 to the joined-up approach

	example: protocols; joined-up services; single contact arrangements; joint pre-application advice)		taken to economic development. With this and the introduction of a customer service charter this year, there is clear evidence of the service working to improve customer outcomes.
13	Sharing good practice, skills and knowledge between authorities	Green	You have provided a number of examples outlining the collaborative approach taken to deliver pilot SPZs, City Deal investment and development of the Clydeplan SDP. Reference is also made to continuous improvement, and engagement with HOPS and SOLACE.
14	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Green	You did not clear any cases during the reporting year, with 3 cases still awaiting conclusion. Based on this and last year's figures, only no cases reached legacy status during the reporting year. Your report notes recent progress and anticipated resolution of outstanding issues in the near future.
15	Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions 	Amber	<p>It is not clear from your report whether expectations for developer contributions are set out in your development plan, guidance documents, or in the emerging plan. RAG = Amber</p> <p>It is not clear from your report whether developer contributions are set out in pre-application discussions. Reference is made to developer contributions in the context of infrastructure and the City Deal where it is noted that early and pre-application advice was given. However, it is unclear whether this is standard to all developments or not. RAG = Amber</p> <p>Overall RAG = Amber</p>

RENFREWSHIRE COUNCIL
Performance against Key Markers

Marker		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
1	Decision making timescales						G
2	Processing agreements						A
3	Early collaboration						G
4	Legal agreements						G
5	Enforcement charter						G
6	Continuous improvement						A
7	Local development plan						G
8	Development plan scheme						A
9	Elected members engaged early (pre-MIR)	N/A	N/A				N/A
10	Stakeholders engaged early (pre-MIR)	N/A	N/A				N/A
11	Regular and proportionate advice to support applications						G
12	Corporate working across services						G
13	Sharing good practice, skills and knowledge						G
14	Stalled sites/legacy cases						G
15	Developer contributions						A

Overall Markings (total numbers for red, amber and green)

2012-13	6	5	2
2013-14	1	9	3
2014-15	0	2	13
2015-16	0	3	12
2016-17	0	6	9
2017-18	0	4	9

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2017-18 Scottish Average
Major Development	36.6	12.0	10.1	13.1	20.0	18.6	33.6
Local (Non-Householder) Development	11.2	8.7	8.3	9.4	9.8	10	10.7
Householder Development	7.8	6.9	7.2	7.9	7.6	7.6	7.3



To: Communities, Housing and Planning Policy Board
On: 12 March 2019

Report by: Director of Communities, Housing and Planning

Heading: Renfrewshire Local Development Plan – Proposed Plan (2019)

1 Summary

- 1.1 This report presents the Renfrewshire Local Development Plan – Proposed Plan and supporting documents and seeks approval of the Board to consult for a period of 12 weeks to obtain the views of stakeholders.
 - 1.2 The Proposed Plan presents the Council's settled view on land use priorities and associated policies that will guide planning decisions in Renfrewshire for the next 5 years.
 - 1.3 The Proposed Plan is supported by an Environmental Report, Habitats Regulations Appraisal, Action/Delivery Programme and a number of background papers which are available to view on the Renfrewshire Council website <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-Next-LocalDevelopment-Plan>.
-

2 Recommendations

- 2.1 It is recommended that the Board:
 - (i) approves the Renfrewshire Local Development Plan – Proposed Plan, Supplementary Guidance and Action/Delivery Programme for publication for a 12 week public consultation; and
 - (ii) approves and authorises the publication of the updated Environmental Report, Habitats Regulations Appraisal and other background papers in support of the Renfrewshire Local Development Proposed Plan.
-

3 Background

- 3.1 The preparation of the Renfrewshire Local Development Plan Proposed Plan is an important milestone in the replacement of the current Renfrewshire Local Development Plan which was adopted in 2014.
- 3.2 The preparation of the Local Development Plan Proposed Plan commenced in 2015 and has involved extensive consultation and engagement with a range of stakeholders.
- 3.3 The first key stage in the preparation of the new Renfrewshire Local Development Plan was reached in January 2017 with the publication of the Main Issues Report. A 16 week consultation on the Main Issues Report generated 240 representations.
- 3.4 Analysis and consideration of the comments raised has been undertaken along with the direction given by national policy and the strategy set out by Clydeplan Strategic Development Plan (2017) in preparing the Renfrewshire Local Development Plan Proposed Plan.

4. Renfrewshire Local Development Plan – Proposed Plan

- 4.1 The Renfrewshire Local Development Plan Proposed Plan in line with the aspirations, vision and outcome measures of Our Renfrewshire Community Plan (2017- 2027) provides a framework for the protection and enhancement of Renfrewshire's diverse natural environment and built and cultural heritage assets, the delivery of economic and infrastructure investment and it guides the future use of land to assist in creating strong communities and attractive places.
- 4.2 The Local Development Plan continues to be split into five themes with policies setting out the Council's requirements for achieving high quality development.
- 4.3 A summary of each theme including key additions to the strategy from the adopted Renfrewshire Local Development Plan are set out below:
 - **Economy** - Directs economic investment to the right locations to assist the delivery of sustainable and inclusive economic growth. The Plan includes a new City Deal Policy and supports the expansion of employment land adjacent to Glasgow Airport to deliver the Advanced Manufacturing and Innovation District Scotland.
 - **Centres** – Supports the delivery of the Centre Strategies and investment in Renfrewshire's Centres promoting vibrant, well designed and accessible places which offer a range and choice of uses and activities.

- **Infrastructure** - Supports sustainable communities ensuring development is supported by existing or proposed infrastructure, people and places are well connected through a range of travel and transport networks and access is provided to digital communication networks.
- **Places** – Housing delivery continues to be focused on the redevelopment of brownfield land and previously used land.

A new policy on affordable housing ensures new development proposals provide a mix of housing types and tenures.

There is a greater focus on the delivery of housing that meets the needs of key groups including older people, families with children, newly forming households and people with disabilities along with a new policy which assist in the identification of Gypsy/Traveller and Travelling Show people sites.

The Proposed Plan also identifies 7 Settlement Plans covering all of Renfrewshire which can be used by local communities to inform the preparation of Local Place Plans for local people to shape their area.

- **Environment** – Enhanced protection of the natural environment and built and cultural heritage of Renfrewshire. The Plan includes new policies which protect Renfrewshire's natural resources including carbon rich soils and support the temporary greening of land that is awaiting development.

- 4.4 The New Development Supplementary Guidance and Action/Delivery Programme have been updated alongside the Renfrewshire Local Development Plan Proposed Plan.
- 4.5 The Supplementary Guidance provides detailed policy advice with an emphasis on place making. The Action/Delivery Programme sets out what actions are needed for successful implementation of the Local Development Plan along with who is responsible and expected timescales for implementation.
- 4.6 The Local Development Plan Proposed Plan has been subject to a Habitat Regulations Appraisal and a Strategic Environmental Assessment which is contained within the Environmental Report. These documents have influenced the preparation of the Proposed Plan and assess the likely impact of the Plan on the environment.
- 4.7 There are a number of other background technical reports to support the publication of the Renfrewshire Local Development Plan Proposed Plan.
- 4.8 These background documents will be available to view during the consultation period at <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-Next-LocalDevelopment-Plan>

5 Next Steps

- 5.1 Once approved the Local Development Plan Proposed Plan becomes the settled view of the Council and will be a material planning consideration in the assessment of planning applications.
- 5.2 A 12 week consultation period will commence on 18th March 2019. During this time representations to any part of the Plan can be made.
- 5.3 The consultation period will be advertised in the local press and Community Councils, community groups and other interested parties will be notified directly.
- 5.4 Copies of the Plan and associated documents will be available at Renfrewshire House and all Council libraries. All the information will be published on the Council's web site.
- 5.5 Once the consultation period has ended, the Council must consider all representations received and decide if it wishes to amend the Local Development Plan as a consequence. If no significant changes are proposed a summary of any unresolved representations must be prepared before being submitted to the Scottish Ministers.
- 5.6 Following this the Scottish Ministers will appoint a Reporter to hold an Examination to consider any unresolved representations. The Reporter will provide recommendations to the Council and the Scottish Ministers on whether changes should be made to the Plan.
- 5.7 The Council must take on board these recommendations before proceeding to adopt the Plan.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –

Reshaping our place, our economy and our future – The Plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire through investment and regeneration.

Creating a sustainable Renfrewshire for all to enjoy – The Plan promotes the principles of sustainable development and provides a framework to deliver integrated green infrastructure where people can enjoy the natural and built environment along with protecting and enhancing it for future generations.

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. 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
 12. **Cosla Policy Position** - None
-

List of Background Papers

- (a) Renfrewshire LDP – New Development Supplementary Guidance
- (b) Renfrewshire Local Development Plan – Action / Delivery Programme
- (c) Renfrewshire Local Development Plan – Updated Environmental Report
- (d) Renfrewshire Local Development Plan – Habitats Regulations Appraisal
- (e) Housing Background Paper
- (f) Housing Site Assessments
- (g) Greenbelt Review
- (h) Landscape Assessment
- (i) Open Space Survey
- (j) Transport Appraisal
- (k) Strategic Flood Risk Assessment
- (l) Equality Impact Assessment

The foregoing background papers will be retained within Communities, Housing and Planning Services for inspection by the public for the prescribed period of four years from the date of the meeting.

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: sharon.marklow@renfrewshire.gov.uk

FC/SM
20 February 2019



Renfrewshire Local Development Plan

Proposed Plan 2019 (DRAFT)



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Foreword

I am delighted to present the Local Development Plan Proposed Plan for Renfrewshire which sets out the ambitious vision, an inclusive spatial strategy, sustainable objectives and updated policies for Planning in Renfrewshire for the next 10 years.

In setting an ambitious framework the Local Development Plan Proposed Plan aims to assist the delivery of sustainable and inclusive economic growth alongside protecting and enhancing Renfrewshire's cultural and heritage assets, continuing to make it a successful place.

The Renfrewshire Local Development Plan Proposed Plan represents the settled view of the Council, a clear vision for Renfrewshire as a place where we work in partnership with all our stakeholders and communities.

The aim of a clear and concise Plan is to ensure that the right development happens in the right places, with high quality design, energy efficient and low carbon developments that will benefit our communities, safeguarding our environment as well as our natural, built and cultural heritage.

The attractiveness of Renfrewshire is strongly influenced by its connectivity and ease of which people can access its assets. The next Renfrewshire Local Development Plan will also emphasise the 'Getting it right for every child' approach. It will focus on inclusivity for all, ensuring the needs of people of different ages and physical abilities are taken into account, contributing to the health and wellbeing of all.

Councillor Marie McGurk, Convenor of the Communities, Housing and Planning Policy Board.

INTRODUCTION

The Renfrewshire Local Development Plan sets out an ambitious Spatial Strategy that provides a framework for the protection and enhancement of Renfrewshire's diverse natural environment and built and cultural heritage assets, the delivery of economic and infrastructure investment and it guides the future use of land to assist in creating strong communities and attractive places.

With a focus on supporting sustainable and inclusive economic growth, the Local Development Plan sets out where future development should and should not occur, identifying opportunities for change, regeneration and enhancement, directing developments to the most sustainable locations.

The preparation of the Renfrewshire Local Development Plan is a legislative requirement which sets out the land use planning framework for Renfrewshire, providing a concise, map-based, guide for shaping the area over the next 10 years.

The plan provides an up to date policy framework in line with the requirements of Scottish Planning Policy, National Planning Framework, Clydeplan's Strategic Development Plan and Renfrewshire's Local Housing Strategy.

This is the second Local Development Plan for Renfrewshire which will replace the Local Development Plan that was adopted in August 2014. The Plan has been informed by extensive consultation and a range of plans, policies and strategies as shown in Figure 1.

The Development Plan

The Development Plan for Renfrewshire consists of:

- Clydeplan Strategic Development Plan; and,
- The Renfrewshire Local Development Plan.

The Clydeplan Strategic Development Plan sets out a vision and strategy for the Clydeplan area focusing on strategic land use and planning policy issues. The Local Development Plan sets the local perspective for Renfrewshire.

Both plans must be consistent with the National Planning Framework and Scottish Planning Policy which set priorities and provide further guidance at a national level.

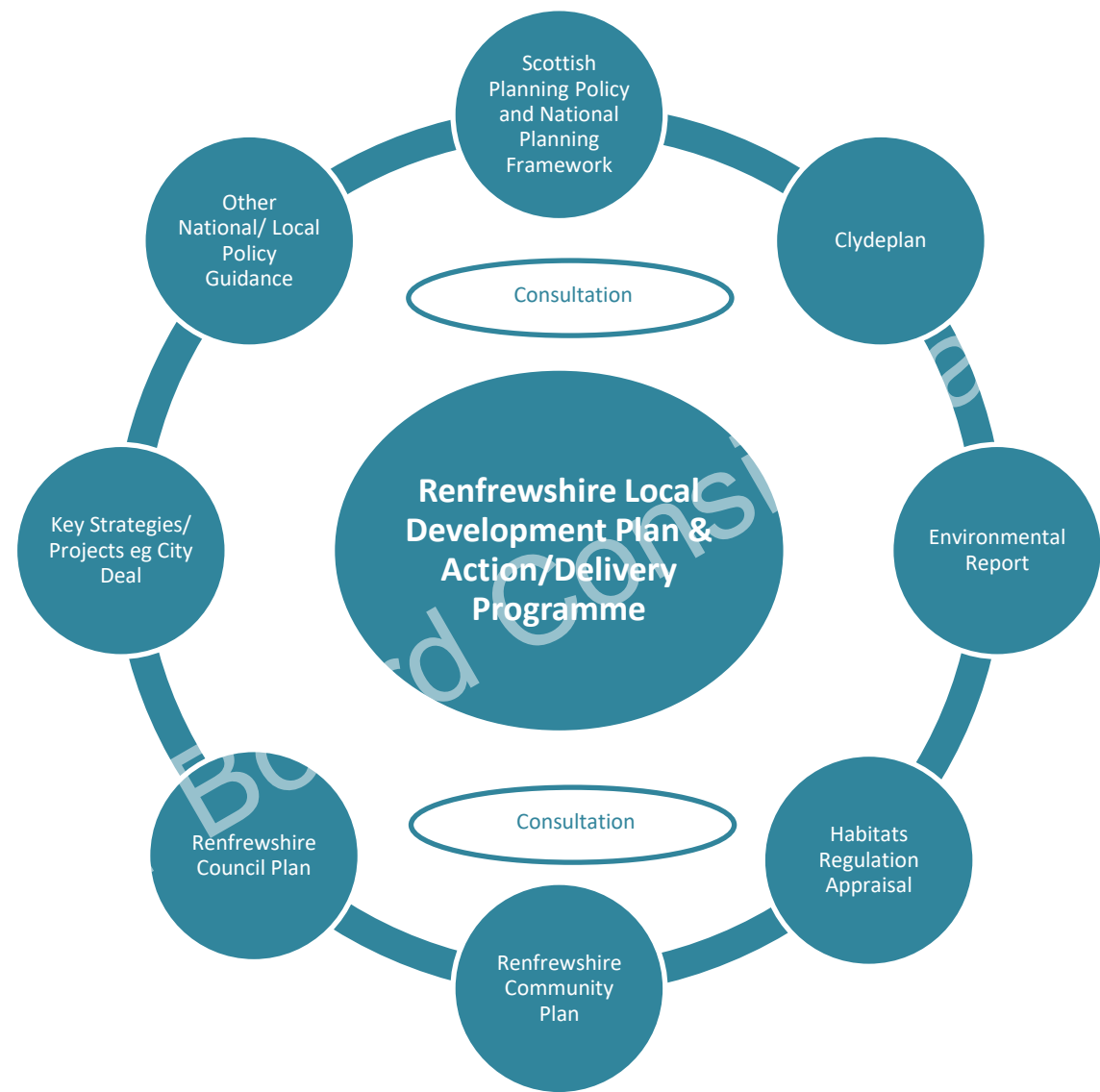
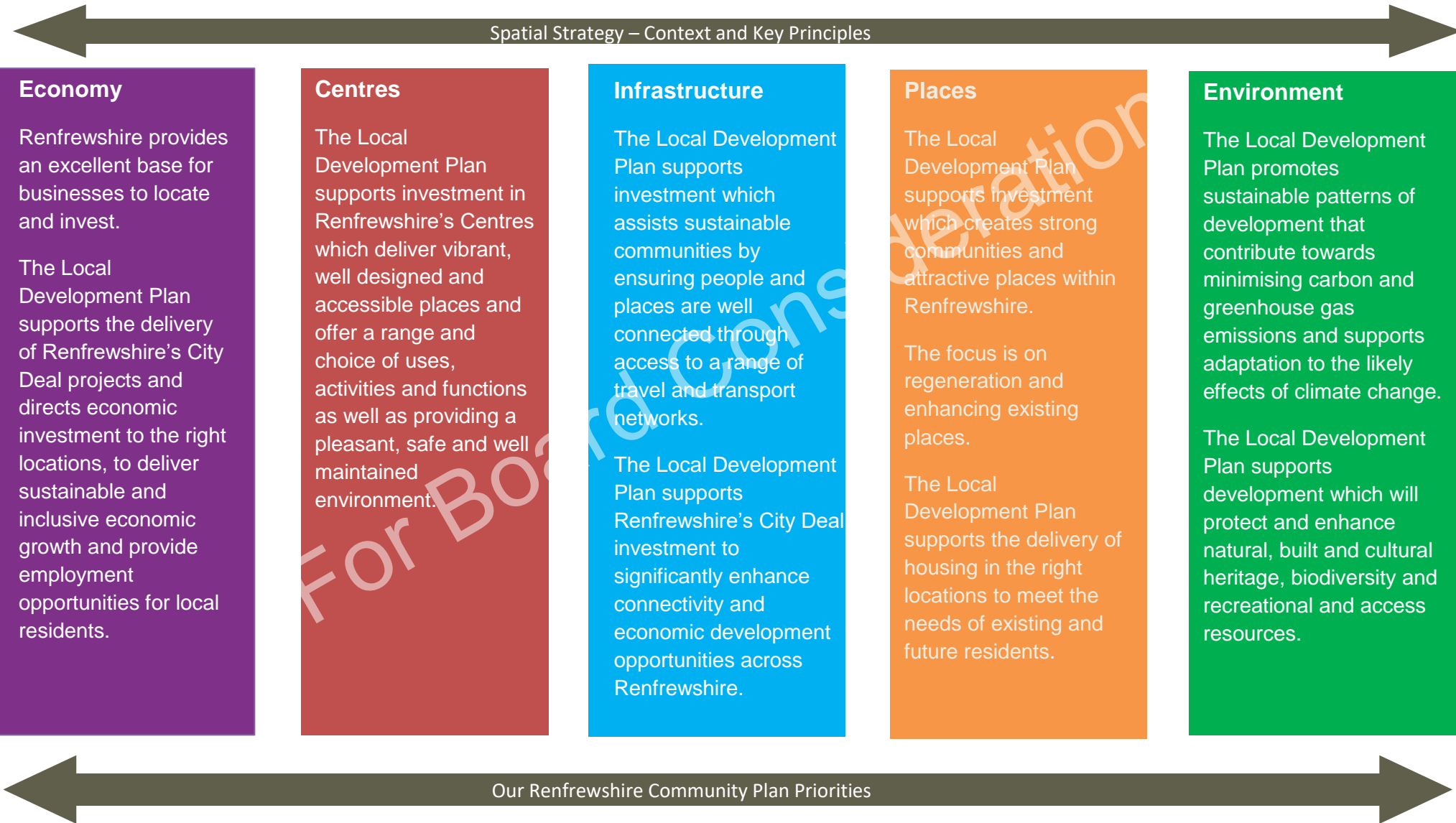


Figure 1 – Preparation of Local Development Plan

FORMAT OF THE PLAN

The Renfrewshire Local Development Plan is in two parts. This document is the first part and sets out the overall Spatial Strategy for Renfrewshire with a detailed policy framework and placemaking proposals structured around five themes: **Economy**; **Centres**; **Infrastructure**; **Places**; and **Environment**.



New Development Supplementary Guidance

The second part of the Local Development Plan is the New Development Supplementary Guidance which provides more detailed criteria and guidance for assessing new development.

The New Development Supplementary Guidance outlines what developers need to do in designing, delivering and implementing development, with an emphasis on place making and sustainable development.

The format of the Supplementary Guidance is similar to this document as it is structured around the same five themes. Together these documents constitute the Renfrewshire Local Development Plan.

Action/Delivery Programme

Successful implementation of the Spatial Strategy requires a comprehensive delivery model. An Action/Delivery Programme has been prepared to accompany the Local Development Plan. It sets out a package of actions to enable delivery of potential development opportunities and outlines who is responsible for delivery, the financial requirements and the potential timeframe.

The Action/Delivery Programme will be monitored, updated regularly and published every two years.

Supporting Documents

The Renfrewshire Local Development Plan is supported by a number of other documents. All of which are available on the Council website at www.renfrewshire.gov.uk. They include:

- An Environmental Report which has been prepared alongside the Local Development Plan to inform the formulation of the policies and proposals for the Local Development Plan in particular to assess the likely impact of policies on the environment; and,
- A Habitats Regulation Appraisal has been prepared to ensure that the policies, proposals and strategies do not have an adverse effect on the integrity of the three Special Protection Areas within Renfrewshire.

In line with the aspirations, vision and outcome measures of Our Renfrewshire Community Plan (2017- 2027) and the Council Plan, the Local Development Plan Spatial Strategy focuses on place making and development within existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy providing high quality new development in the right locations.

The vast majority of Renfrewshire is rural; by concentrating development in mainly urban areas this strategy protects many of the valuable assets and resources of Renfrewshire.

The policies and proposals aim to provide the balance between the need to protect and enhance the environment in Renfrewshire as well as promoting development activity, new investment and sustainable and inclusive economic growth.

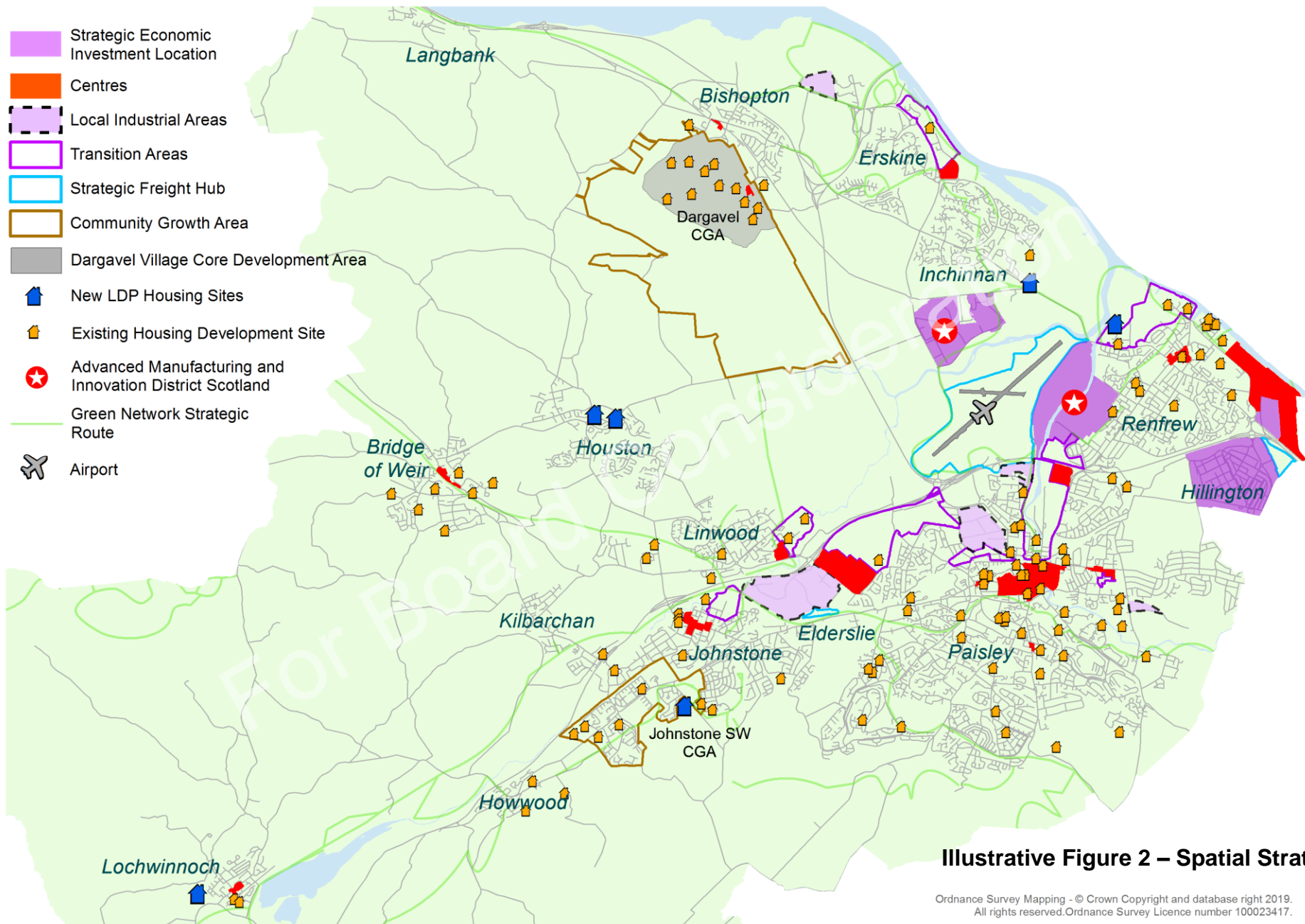
Implementing the Spatial Strategy

All development proposals will require to be considered in relation to the Spatial Strategy diagram Figure 2.

New development will be supported where it aims to incorporate the following criteria (where relevant):

- Supports sustainable and inclusive economic growth and/or is related to the delivery of City Deal investment;
- Contributes positively to the character and appearance of the place, benefiting the amenity of the area and protecting and enhancing the natural, built and cultural heritage and it's setting;
- Will regenerate and invest in Renfrewshire's Network of Centres;
- The design of new development is demonstrated to benefit the area by following the principles of 'Renfrewshire's Places' Design Guidance;
- Development is supported by existing or planned infrastructure;
- Buildings and structures are designed to support the enhancement and delivery of low carbon generating technology to reduce emissions; and,
- The development does not have an adverse effect on the integrity of any sites protected as a Natura 2000 site.

The Local Development Plan must be applied in its entirety. All development proposals must be assessed against the Spatial Strategy, Policies, the Proposals Maps, the Placemaking Plans and the New Development Supplementary Guidance, to ensure compliance with the overall Spatial Strategy for Renfrewshire.



Illustrative Figure 2 – Spatial Strategy

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DELIVERING THE SPATIAL STRATEGY - ECONOMY



Renfrewshire provides an excellent base for businesses to locate and invest. The Renfrewshire Local Development Plan seeks to maximise the economic potential of Renfrewshire, supports new investment which strengthens Renfrewshire's diverse economy and delivers sustainable and inclusive economic and employment growth.

The Renfrewshire Local Development Plan supports the delivery of the Council's Strategic Economic Framework and directs economic investment to the right locations.

Renfrewshire's Economic Investment Locations

The Renfrewshire Local Development Plan identifies a generous supply of land to meet the diverse needs of the economy and guides significant investment opportunities to Renfrewshire's Economic Investment Locations.

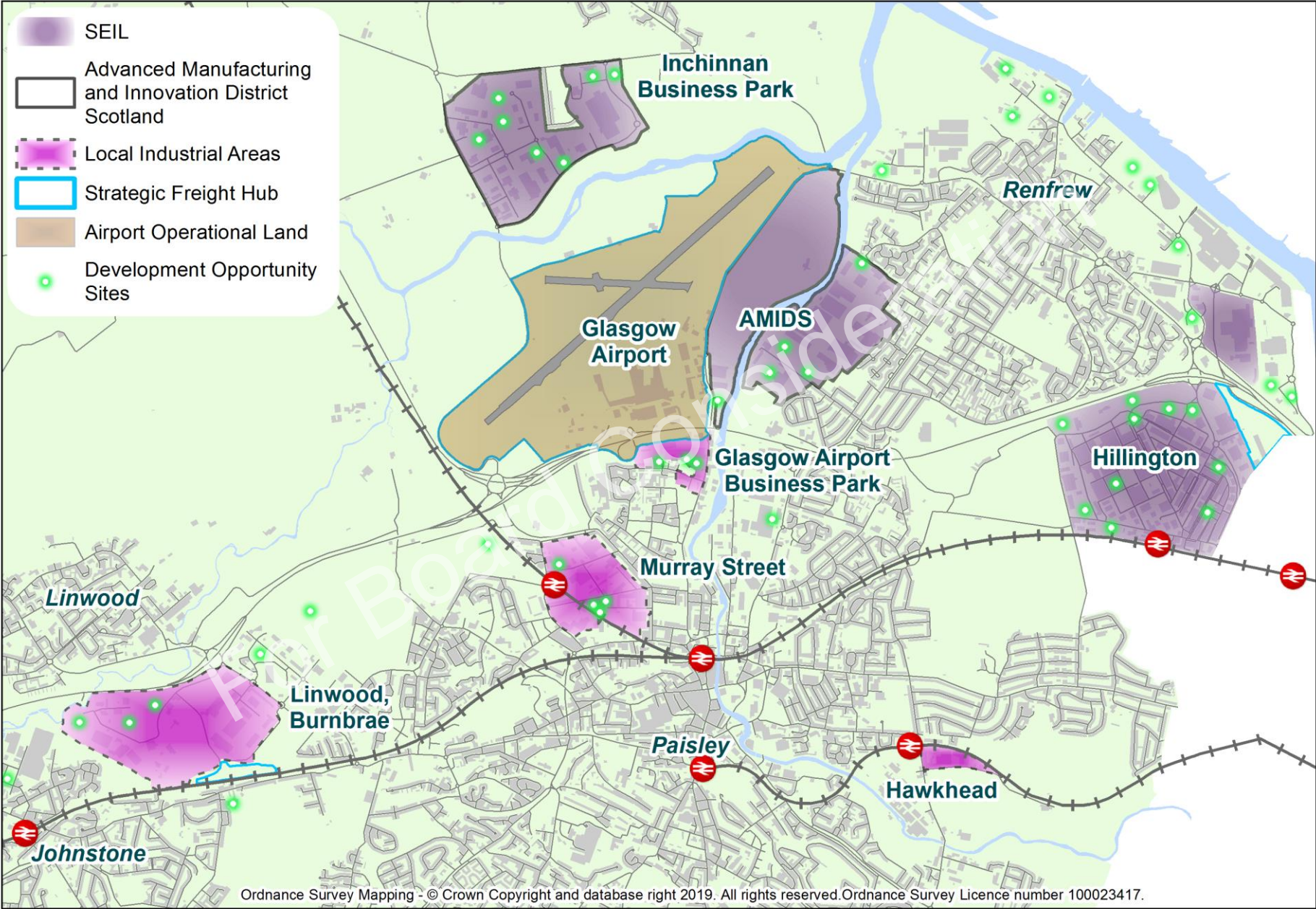
Economic investment land is in sustainable locations, close to existing transport networks with much of the key infrastructure already in place.

Renfrewshire's Economic Investment Locations are shown on Figure 3 with additional information on the development opportunities at the Advanced Manufacturing and Innovation District Scotland (AMIDS) and Hillington Business Park set out in Figure 4 and 5. Information on the role and function of each Economic Investment Location is set out in the New Development Supplementary Guidance.

Local Development Plan Objectives - Economy

- Development locations supported by existing or planned physical infrastructure and services
- Deliver sustainable and inclusive economic growth by providing and maintaining accessible employment opportunities
- Utilise City Deal investment as a catalyst for regeneration and economic growth





Illustrative Figure 3 – Renfrewshire’s Economic Investment Locations

City Deal Investment

A major opportunity for the delivery of economic development in Renfrewshire will be the successful implementation of Renfrewshire's City Deal projects. The City Deal programme aims to drive innovation and growth, bringing new employment opportunities to Renfrewshire.

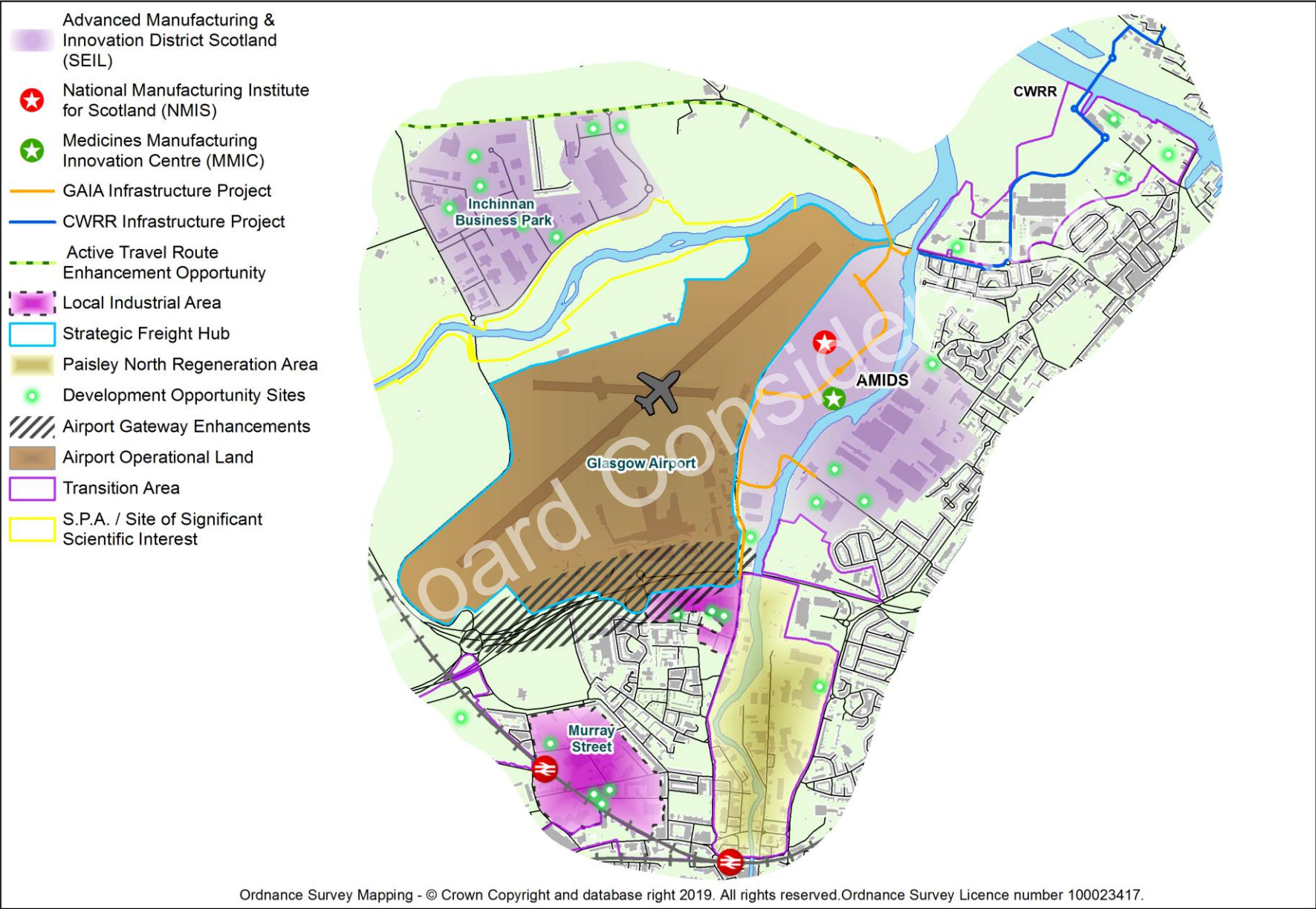
Renfrewshire's City Deal projects will unlock the development potential of key sites and establish programmes to support unemployed people and people on low incomes across Renfrewshire.

The Renfrewshire Local Development Plan focuses on maximising the benefits of City Deal investment ensuring economic growth is supported by infrastructure and that the investment maximises the benefits for local people as well as the wider Renfrewshire economy.

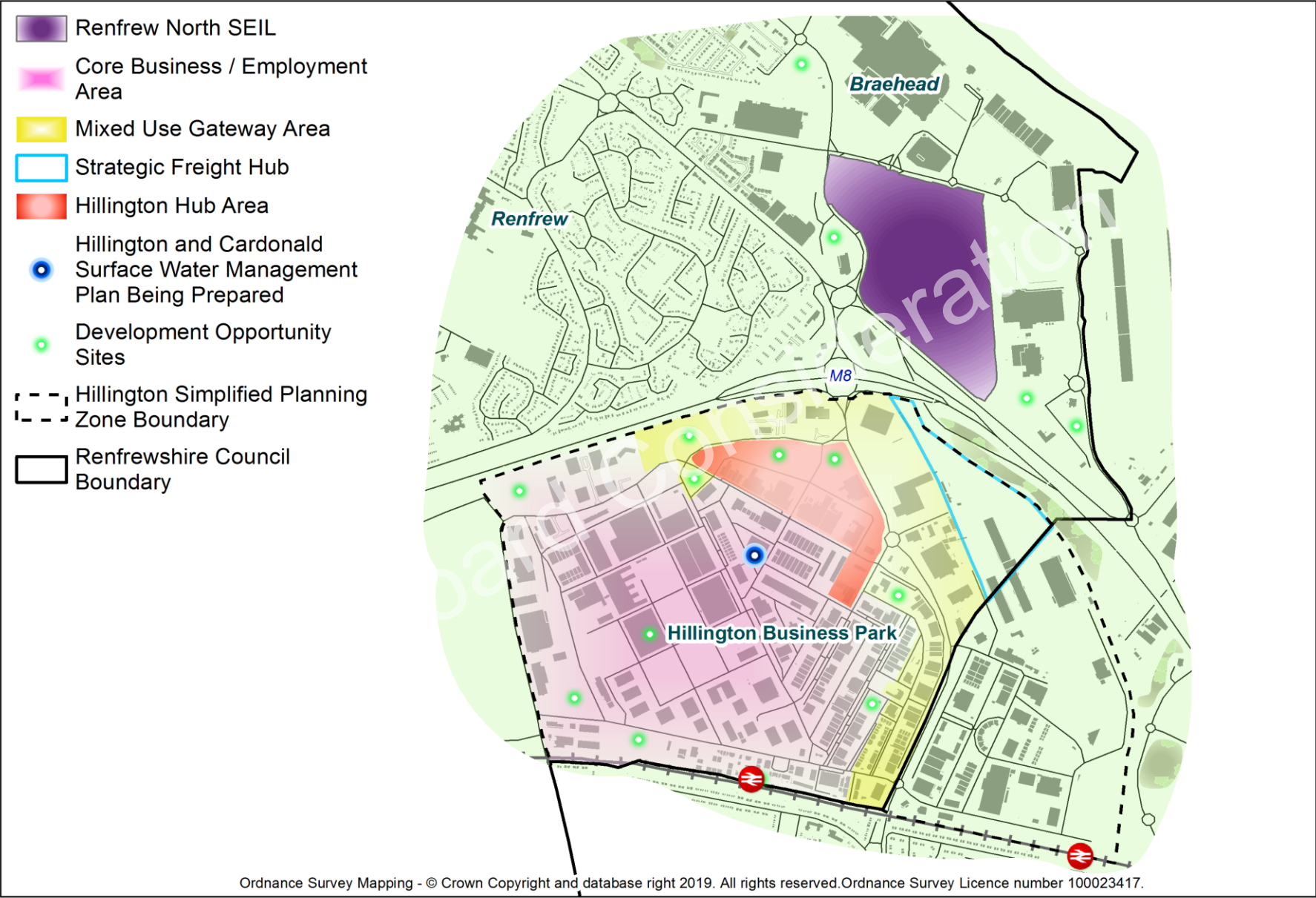
The Plan supports City Deal investment setting a framework to support a range of employment locations, housing development sites, the integration of key infrastructure and the protection and enhancement of environmental assets to ensure that the expected sustainable and inclusive economic growth from the investment is supported across Renfrewshire.

City Deal investment aims to provide enabling infrastructure to deliver a new 130-acre business and manufacturing innovation location next to Glasgow Airport. The National Manufacturing Institute for Scotland and Medicines Manufacturing Innovation Centre are the anchor investors of the Advanced Manufacturing and Innovation District Scotland which will be the catalyst for the creation of significant employment opportunities ensuring Renfrewshire is at the centre of innovation in manufacturing and future inclusive economic growth in Scotland.





Illustrative Figure 4 – City Deal Investment Framework



Illustrative Figure 5 - Hillington and Renfrew North Strategic Economic Investment Location

Transition Areas

Transition Areas are primarily on land where change is anticipated and encouraged.

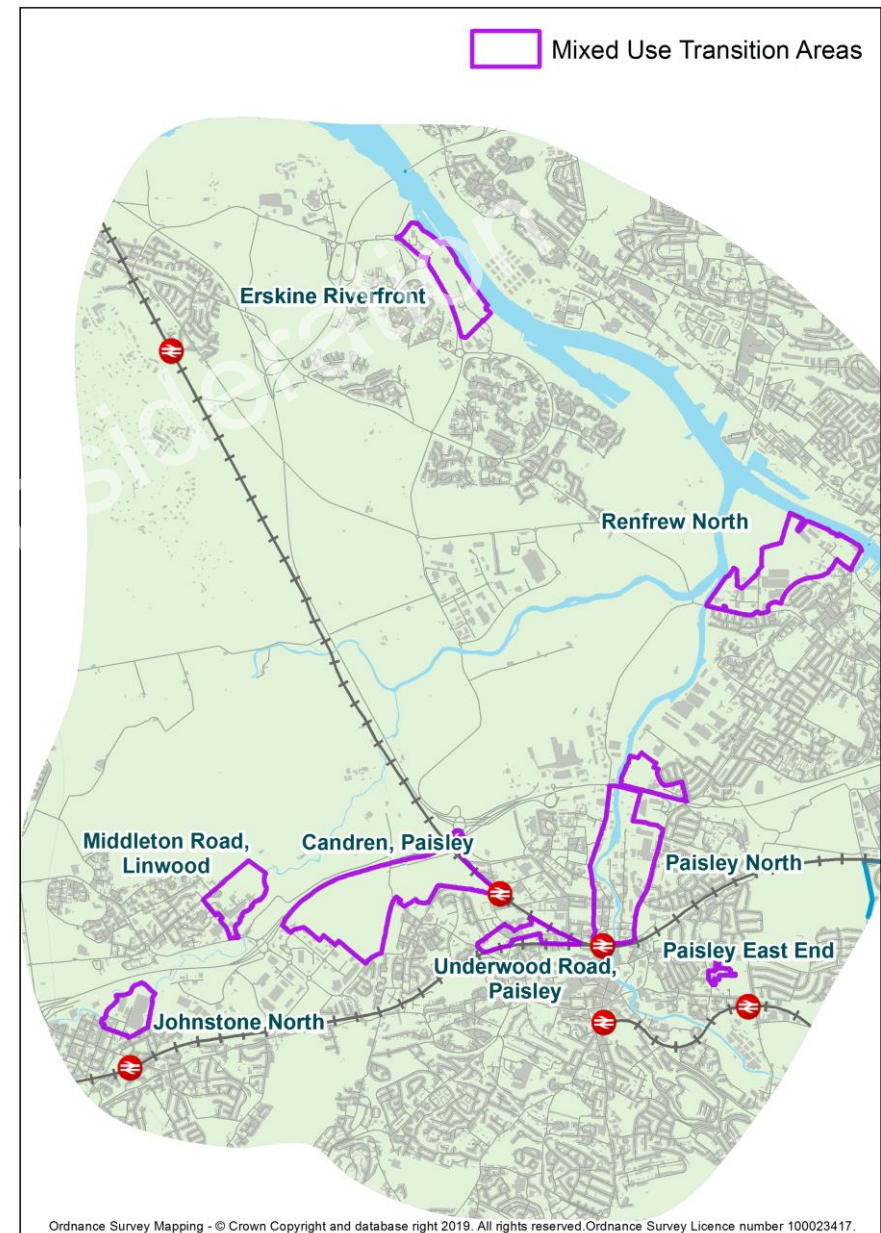
The Renfrewshire Local Development Plan supports a range of uses within these areas to encourage new investment and create attractive places to live and work. The re-development of these areas requires to be compatible with the surrounding area ensuring that there is no significant impact on existing uses and that development fits well with the existing place.

Tourism

There is revitalised recognition of the built, natural, cultural and heritage tourism offering of Renfrewshire and the important contribution that the tourism sector makes to the Renfrewshire economy.

Renfrewshire's Visitor Plan looks to build on the rich offering and increasing visitor numbers and sets out an ambitious vision to further develop Renfrewshire as a visitor destination with plans in place to increase visitor numbers by 4% each year.

The Renfrewshire Local Development Plan supports this vision and promotes sustainable tourism and heritage development which will create new facilities and attractions as well as maintain and enhance existing facilities, Conservation Areas and Listed Buildings.



Illustrative Figure 6 - Transition Areas

DELIVERING THE SPATIAL STRATEGY - ECONOMY

POLICY E1 – Renfrewshire’s Economic Investment Locations

Renfrewshire’s Economic Investment Locations are identified and promoted for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development as well as ancillary service provision, along with support for a wider range of employment generating uses.

All proposals for employment generating uses not listed in Use Classes 4, 5 & 6 require to demonstrate:

- the resultant economic impact of the proposed development including the number of additional employment opportunities to be created; and,
- that proposals would not have a significant detrimental impact on the role and function of the Economic Investment Location, the vitality and viability of Renfrewshire’s Network of Centres, transport infrastructure and the built and/or natural environment of the area.

Development proposals must demonstrate that development does not have an adverse effect on the integrity of any Natura 2000 sites.

Figure 1 within the New Development Supplementary Guidance sets out the role and function of Renfrewshire’s Economic Investment Locations.

Policy E2 – City Deal Investment Framework

City Deal investment aims to make a significant contribution to the Renfrewshire economy and sustainable and inclusive economic growth including: increased employment; the health of Renfrewshire’s Centres; the delivery of new homes; the visitor economy; and, enhanced accessibility and connectivity across Renfrewshire.

In line with the Renfrewshire Local Development Plan Spatial Strategy the delivery of Renfrewshire’s City Deal infrastructure projects as set out in Figure 4 and associated development proposals across Renfrewshire will be supported to ensure the anticipated economic benefits are fully realised.

All development proposals associated with the delivery of City Deal investment will be considered in relation to the Renfrewshire Local Development Plan Spatial Strategy and require to be assessed against the relevant Local Development Plan policies and the New Development Supplementary Guidance. Development proposals must demonstrate that development does not have an adverse effect on the integrity of any Natura 2000 sites.

DELIVERING THE SPATIAL STRATEGY - ECONOMY

Policy E3 – Transition Areas

Transition Areas aim to support a mix of uses.

Development proposals or a change of use within Transition Areas require to be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area and demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites. Figure 2 within the New Development Supplementary Guidance lists the areas identified as being in transition and the acceptable uses within these sites.

Policy E4 – Tourism

Proposals for sustainable tourism development including new or expanded tourism-related facilities will be supported where it can be demonstrated that:

- The proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors;
- The scale of the proposal is proportionate, fits in well with the location and would be compatible with neighbouring land uses;
- The development will complement existing/proposed tourist facilities in that area;
- Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and,
- The development can demonstrate a site specific locational need.

POLICY E5 – Glasgow Airport

The Glasgow Airport Operational Land, as shown on the Proposals Maps, is a key location which will support economic growth and the requirements of the airport including sustainable transport and travel. Within the Glasgow Airport Operational Land there will be a presumption in favour of uses associated with the operational functions of the airport or, uses which are compatible and do not compromise the airport operation or functionality.

Development proposals in or around the airport should not have a significant adverse impact on the operation and/or infrastructure of the airport, the delivery of City Deal infrastructure investment, the environment and it must be demonstrated that it does not have an adverse effect on the integrity of any Natura 2000 sites.

Note: New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance.

Supporting Sustainable Economic Growth

The Economy Section aims to support the delivery of high quality development that will:

- Deliver successful places, based upon balancing the relationship between the environmental, social and economic characteristics of the area;
- Respond to the diverse needs and locational requirements of different economic sectors and employment opportunities;
- Demonstrate that there is good accessibility to a range of sustainable travel modes, based on links to the hierarchy of walking, cycling, public transport networks and ensuring integration with the design and layout of the development and the wider network;
- Facilitate the reuse of vacant and/or derelict land or previously used land;
- Protect and/or enhance the quality of the built and natural environment and be of a design that is appropriate to reflect the siting, density, character, landscape setting and identity of the surrounding area;
- Result in employment creation and bring economic benefit to the area, without causing significant environmental impacts, including an overall loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives;
- Make suitable provisions for landscaping, public realm, screening and servicing;
- Demonstrate climate change mitigation and adaptation in the design of new development, incorporating renewable or low carbon energy technology into the development;
- Demonstrate that development would not have a significant adverse impact on local infrastructure;
- Demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of the development as well as the effect from additional traffic; and,
- Avoid causing unacceptable impacts on the natural environment, including the water environment.

DELIVERING THE SPATIAL STRATEGY - CENTRES



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 Renfrewshire Local Development Plan recognises that Renfrewshire's Centres constantly evolve and their role and function change.

Encouraging a day and evening economy by creating vibrant and safe places is an important consideration for all new developments. Well designed quality spaces, public realm and sustainable access is key to improving the economic potential and environment of Renfrewshire's centres.

The Plan promotes the 'town centres first' approach and will support uses which contribute positively to the economic, social, environmental and cultural life of centres to assist with improving the quality of offer, create sustainable mixed communities and reduce the need to travel.

To support the delivery of the Renfrewshire Local Development Plan the Council prepares Town Centre Strategies and Action Plans which promote and identify new innovative ways to support and enhance Renfrewshire's Centres to ensure they continue to thrive and meet the needs of residents, businesses and visitors.

Local Development Plan Objectives - Centres

- **The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, which offer a range and choice of uses, activities and functions.**
- **The protection and enhancement of the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places.**
- **Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places.**

Renfrewshire's Network of Centres

The Renfrewshire Local Development Plan identifies a Network of Centres which recognises the complementary role and function of each centre.

Additional information on the role and function of each Centre is set out in the New Development Supplementary Guidance.

The network comprises of: -

- **Strategic Centres**
- **Core Town Centres**
- **Local Service Centres**
- **Village Centres**
- **Local Commercial Centres**

Strategic Centres

Strategic Centres sit at the top of the network and have a significant role that extends to the whole of Renfrewshire or beyond. These centres fulfil a strategic role as a retail and leisure location, civic or cultural centre. Paisley and Braehead are Renfrewshire’s Strategic Centres.

Core Town Centres

Core Town Centres serve towns of significant size and provide services for the local population and neighbouring settlements. They provide a mix of retail, commercial, leisure, civic and community services which are important to Renfrewshire’s places and the overall strength of the network.

Local Service Centres

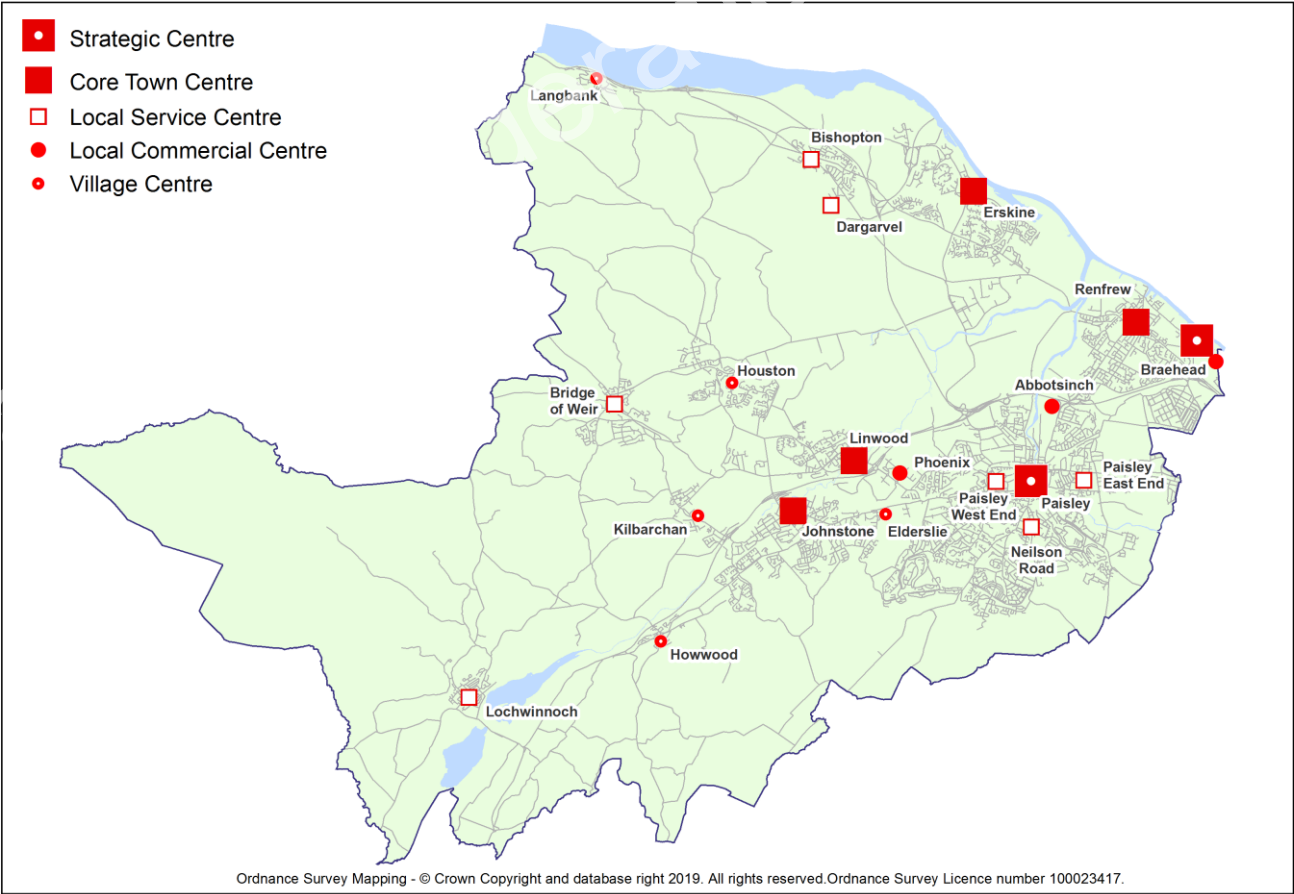
Local Service Centres perform a vital role in supporting many local communities within Renfrewshire. These centres have more localised catchment areas providing a range of local services.

Village Centres

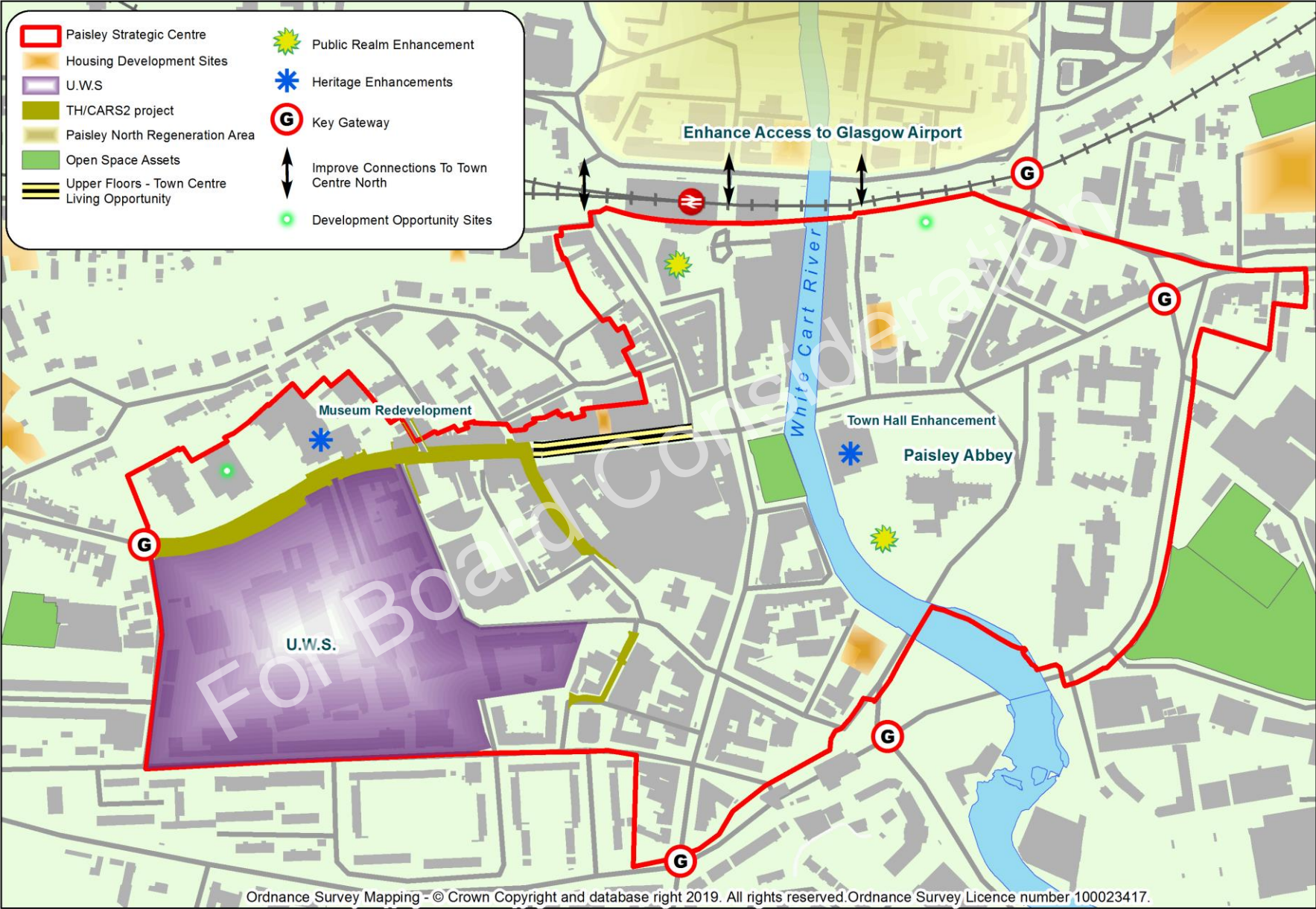
Small local centres which perform a vital role in supporting local communities within Renfrewshire’s villages.

Local Commercial Centres

These centres provide for retail and associated commercial development that typically cannot be located within the other Centres with the network. They have a different and more specialised range of uses, physical structure, character and sense of place than the other network centres.

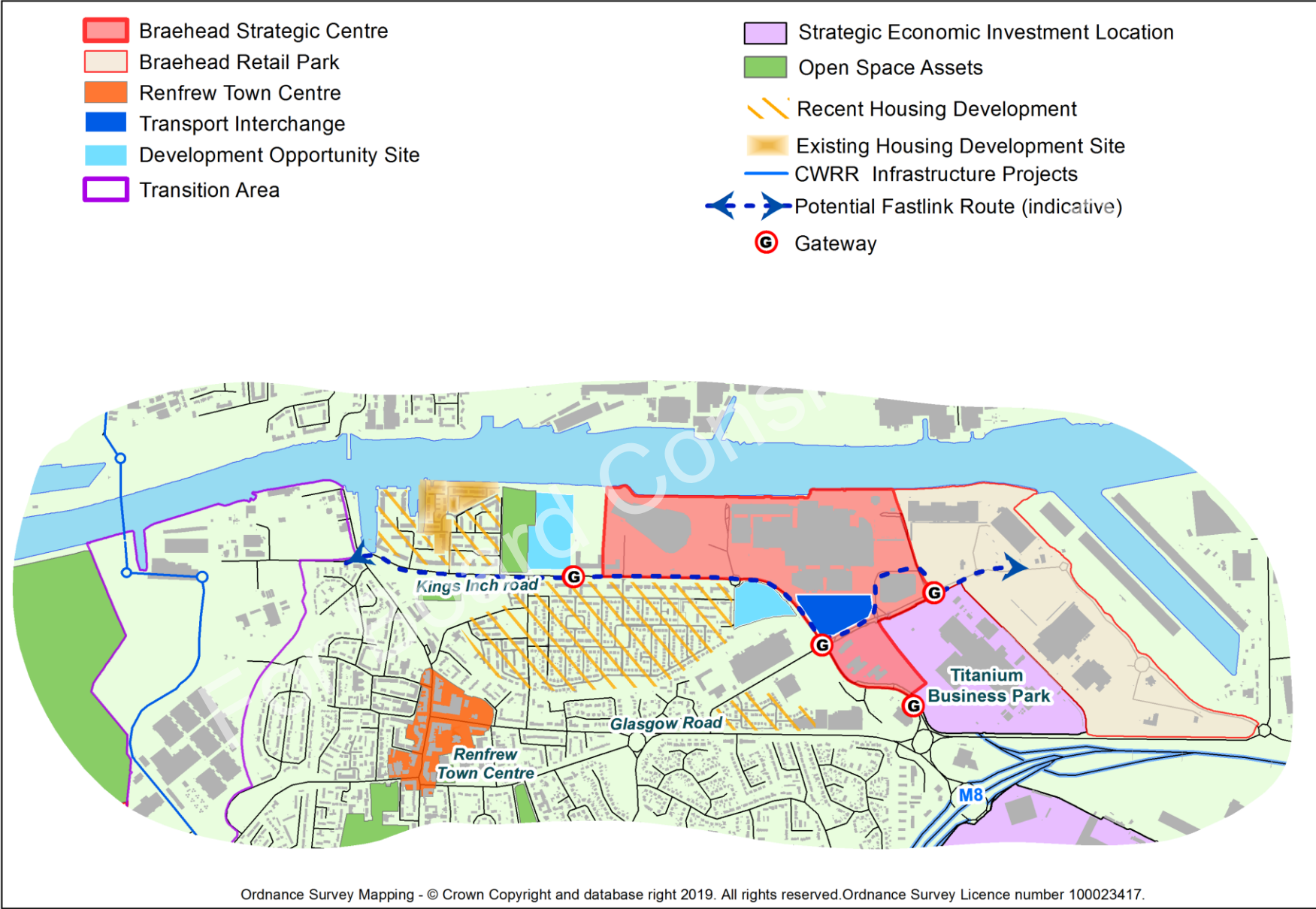


Illustrative Figure 7 – Renfrewshire’s Network of Centres



Illustrative Figure 8 – Paisley Town Centre Development Framework

DELIVERING THE SPATIAL STRATEGY - CENTRES



Illustrative Figure 9 – Braehead Development Framework

DELIVERING THE SPATIAL STRATEGY - CENTRES

POLICY C1 – Renfrewshire’s Network of Centres

Each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities and gain access to sustainable transport and active travel connections. Development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses will be welcomed.

All development proposals within the Network of Centres will be considered in line with the hierarchy and role and the function of centres as set out within the New Development Supplementary Guidance and the sequential approach set out in Scottish Planning Policy.

Policy C2 – Development Out with Renfrewshire’s Network of Centres

Proposals for new retail, leisure, visitor attractions and other major footfall generating developments appropriate to the network of centres should be located in accordance with the sequential approach set out in Scottish Planning Policy, subject to the availability of suitable opportunities.

Proposals out with the network of centres should:

- Provide clear justification as to why sites within the network of centres have been discounted, demonstrating a sequential approach has been undertaken to site selection;
- Demonstrate that the development will contribute to the area without significantly impacting on the vitality and viability, either individually or cumulatively, of the centres within the defined network;
- Demonstrate that proposals are of an appropriate scale and do not significantly impact upon the function, character and amenity of the surrounding area;
- Demonstrate that the development would tackle deficiencies in qualitative or quantitative terms that cannot be met in the network of centres; and,
- Demonstrate that the proposal is accessible by a choice of sustainable transport modes.

Note: New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance and the relevant Centre Strategy and Action Plan prepared for each Strategic Centre and Town Centre.

Supporting a Thriving Network of Centres

The Centres Section aims to support the delivery of high quality development that will:

- Enhance the economic, social, environmental, heritage and cultural life of the Network of Centres, for example through generating increased footfall and encouraging town centre living;
- Support the principle role and function of the centre in line with the hierarchy in the Renfrewshire Network of Centres and be complementary to existing uses and activities supporting increased footfall within the Centre;
- Contribute to the economic viability of the centre supporting a balanced provision to cater for varied needs during the day and evening through an appropriate mix of uses;
- Contribute towards the creation of distinctive, high quality places, protecting and enhancing the built, natural and cultural heritage of the Centre;
- Enhance Renfrewshire as a sustainable visitor destination encouraging access to and enjoyment of its cultural heritage assets;
- Enhance the quality of the built environment and reflect the character of the centre through good design, layout, siting and scale contributing towards the creation of successful places;
- Demonstrate that there is good accessibility to a range of sustainable travel modes, based on a hierarchy of walking, cycling, public transport and ensuring integration with the design and layout of the development and the wider network; and,
- Facilitate the reuse of vacant and/or derelict land and buildings.

DELIVERING THE SPATIAL STRATEGY - INFRASTRUCTURE



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

Central to the implementation of the Spatial Strategy of the Renfrewshire Local Development Plan is ensuring that people and places are well connected and investment in infrastructure is made in the right place to enable and support development opportunities and investment.

The plan supports an integrated approach to the planning and development of the infrastructure required to facilitate development. This includes active travel and transport networks, water management infrastructure and sub-surface infrastructure providing digital connectivity, utility services, energy and opportunities for district heating.

The importance of City Deal investment to the future economic growth of Renfrewshire and Scotland is recognised. The plan provides a flexible and ambitious framework to maximise the potential economic and regenerative opportunities resulting from this investment.

Building on City Deal infrastructure investment, the consideration of a range of initiatives to assist with the funding of infrastructure development will continue.

Local Development Plan Objectives Infrastructure

- **Development locations supported by existing or planned physical infrastructure and services.**
- **Utilise City Deal infrastructure investment as a catalyst for regeneration and inclusive economic growth.**
- **A framework for local solutions to waste and energy needs and waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy.**
- **Promote and support measures to reduce and mitigate the effects of climate change.**

Connecting Places

The Renfrewshire Local Development Plan promotes development opportunities which are located beside or close to existing active travel, public transport and road networks.

Connection to active travel and transport networks is a key enabler for creating sustainable communities, increasing access to employment, opening up new markets and for encouraging people to live, work and spend time in Renfrewshire.

The Plan will support development that delivers a modal shift to active travel and public transport. Ensuring safe connections to these networks is a key consideration for all development proposals following the 'Getting it Right for Every Child' approach.

Strategic transport networks such as Glasgow Airport, the trunk roads, motorway and rail networks are important in supporting connectivity and facilitating investment. The Plan will encourage a partnership approach to maximise the opportunities provided by the strategic transport network and to ensure that development proposals do not significantly impact on the efficient operation or safety of the network.

Sustainable and inclusive economic growth requires the efficient movement of freight which is of significant economic importance to Renfrewshire. The Plan will support proposals which safeguard and enhance existing and new freight transfer facilities to support increased movement of freight by rail and air to serve Renfrewshire's Economic Investment Locations.

Communication Networks

Access to digital communication networks is essential to the future economic growth and investment in Renfrewshire.

The Plan promotes the development of digital connections to attract people to live in Renfrewshire, facilitate mobile working and support businesses to flourish.

Enhanced digital networks aim to assist with retaining and attracting new businesses and employment opportunities reducing the need to travel and a reduction in emissions.

The Plan promotes partnership working with digital infrastructure providers to ensure Renfrewshire is well connected and to maximise the potential of digital communication networks.

Flooding and Drainage

In partnership with key agencies and other stakeholders, the Plan aims to manage flood risk and promote sustainable drainage in and around Renfrewshire.

The Plan promotes the management of drainage and flooding in a sustainable manner by encouraging the use of landscapes, green spaces and networks as mechanisms for control and storage of water. These mechanisms can also enable the creation of blue and green corridors, protecting as well as enhancing biodiversity and the natural environment.

A sustainable and proactive approach to flooding and drainage is set out in the Policy I4 and the associated New Development Supplementary Guidance. Avoidance is the first principle of Sustainable Flood Management. The Plan promotes sustainable flood management aiming to support the delivery of the actions identified in the Clyde and Loch Lomond Flood Risk Management Plan and Flood Risk Management Strategy, the Scotland and Clyde Area River Basin Management Plans as well as the Metropolitan Glasgow Strategic Drainage Plan.

In working in partnership to support the delivery of these plans the Renfrewshire Local Development Plan supports improvements to drainage infrastructure and catchment management and proposals to reduce flooding and flood risk in line with the Flood Risk Management (Scotland) Act 2009 whilst improving the condition of water bodies, improving habitats and enabling development.

Renewable & Low Carbon Technologies

The Renfrewshire Local Development Plan promotes and supports development of renewable and low carbon energy generating technologies to help achieve the Scottish Government's renewable energy targets in relation to electricity and heat demand.

The Council are working with partners through the Renfrewshire Strategic Energy Group (RSEG) to promote, develop, and deliver energy strategies and sustainable energy efficient initiatives in Renfrewshire to help achieve national targets.

The Local Development Plan Action/Delivery Programme will align with and support the emerging energy strategies and initiatives of the RSEG.

The Plan will promote and support a range of renewable technologies in the right locations with the appropriate scale and design.

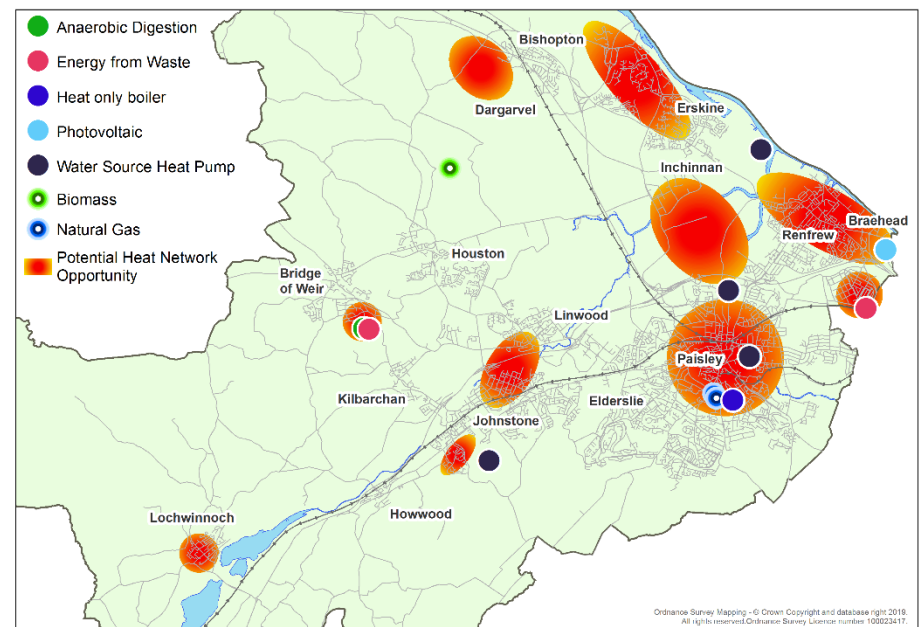
Clydeplan Strategic Development Plan (2017) includes a wind farm Spatial Framework which identifies small limited areas within Renfrewshire that may have potential for wind turbine development. However, at present there are significant limitations to the implementation of wind power renewable technologies in Renfrewshire due to Glasgow Airport radar restrictions. Therefore, alternative renewable and low carbon technologies will be promoted across Renfrewshire.

Opportunities to recover waste heat across Renfrewshire will be supported by the Local Development Plan. This could include Combined Heat and Power and District Heating Systems promoting

energy efficiency and carbon reduction and helping to address fuel poverty through potentially contributing to a reduction in fuel costs.

Figure 10 provides an initial indication of the areas across Renfrewshire with greatest potential for heat networks based on existing energy demand, proximity of energy resources and prevailing fuel sources. This position will be updated and reviewed as an action in the Renfrewshire Local Development Plan Action/Delivery Programme informed by future work of the RSEG.

The Council also aims to promote the use of low and zero-carbon generating technologies in new buildings to offset a proportion of predicted carbon dioxide emissions arising from the use of the buildings by at least 15% below 2007 building standards. This will continue to be addressed through the Building Warrant process.



Illustrative Figure 10 - Heat Network Potential Opportunity Areas Framework

Waste

The Council recognises the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire.

Existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the Zero Waste Plan and follow the waste hierarchy.

The Renfrewshire Local Development Plan provides a policy framework to support sustainable waste management and requires proposals for new waste management infrastructure and facilities to demonstrate how it conforms to, meets and delivers the objectives identified in the Scottish Government's Zero Waste Plan.

Developer Contributions

The Plan recognises the important role that new developments have in investing in Renfrewshire as well as the infrastructure that is required to support development and deliver good places.

Through this proactive approach developers require to address any infrastructure deficits to support new development. This includes infrastructure, facilities, services including education and health, traffic management measures, high quality placemaking measures including open space, active travel and green infrastructure provision and any future maintenance.

A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery

along with early discussions with stakeholders to consider the infrastructure requirements of new developments.

Development that is acceptable in terms of place making and can be delivered without significant increased burdens on infrastructure, services and facilities or whereby the developer can address any deficit will be supported.

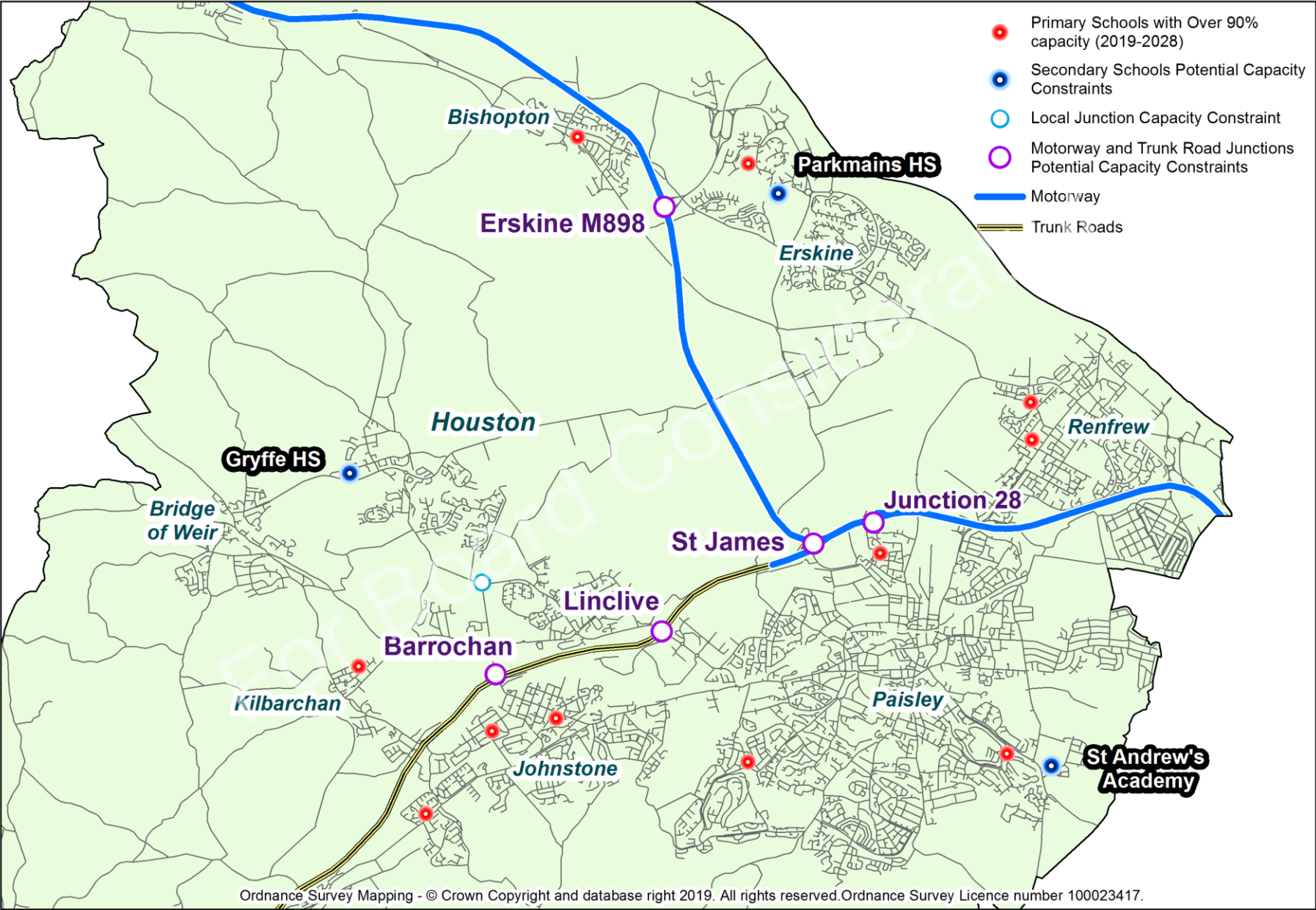
Any developer contribution that is required to support a proposed development will be secured through the planning application process.

Figure 11 identifies parts of Renfrewshire's infrastructure which will require further consideration in preparing future development proposals, including road junctions and schools. Early discussions will be required to discuss detailed solutions prior to the submission of a planning application.

Figure 11 will be updated and reviewed as an action in the Renfrewshire Local Development Plan Action/Delivery Programme.

Transport Background Paper 7 published alongside the Local Development Plan considers the effects of development within the plan on the strategic and local road network. The Background Paper highlights capacity constraints within the road network that will require further detailed transport appraisal and potential interventions to support development.

Potential solutions to the existing transport network must be considered in the wider context and collaborative working with all relevant land use, planning and transport bodies will continue.



Illustrative Figure 11 – Infrastructure Considerations

POLICY I1 – Connecting Places

Good accessibility and connectivity to walking, cycling and public transport to support modal shift is a key consideration for investing in Renfrewshire.

All development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel, public transport networks, hubs and interchanges and set out how this can be achieved. Development proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.

Development proposals require to be designed to incorporate existing or future high speed digital network connections and other digital technologies.

POLICY I2 – Freight

Movement of freight by alternative means to the road network will be supported. The enhancement and development of sites with existing freight connections to the rail and air network along with proposals for any other additional sites that would take advantage of sustainable means of transportation will be welcomed.

The Council will safeguard and support Glasgow Airport, Linwood Burnbrae and Hillington Deanside Strategic Freight Transport Hubs in order to facilitate future investment in freight related activity and services at these locations.

POLICY I3 –Flooding and Drainage

The delivery of the Clyde and Loch Lomond Flood Risk Management Plan, the Scotland and Clyde Area River Basin Management Plans and the Metropolitan Glasgow Strategic Drainage Plan will be supported in order to reduce flooding, flood risk and improve the condition of water bodies within Renfrewshire.

A precautionary approach will be adopted to the reduction of flood risk from all sources in line with the risk framework set out in Scottish Planning Policy. Avoidance is the first principle of Sustainable Flood risk Management. New development requires to avoid areas susceptible to flooding and developers will be required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure. Development must not have an adverse impact on existing drainage infrastructure, increase the risk of flooding or result in the loss of land that has the potential to contribute to the management of flood risk through natural flood management, green infrastructure or as part of a flood management scheme.

Development which involves land raising will be considered in relation to the risk framework set out in Scottish Planning Policy with effective compensation for any loss of local flood storage capacity secured on a like for like basis. New development will integrate surface water management into the design of green infrastructure based on naturalised Sustainable Urban Drainage Systems (SUDS).

Flooding and drainage measures require to have a positive effect on the water environment as well as the natural heritage interests of the site and land surrounding the site.

All development proposals require to be supported by an assessment of flood risk and drainage when deemed necessary by the Planning Authority.

POLICY I4 – Renewable and Low Carbon Energy Developments

Development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost will be supported. Renewable and low carbon energy developments, including the delivery of heat networks, will be considered in the relation to the scale of the contribution towards renewable energy generation targets and will be supported in principle where they are appropriate in terms of the location, siting and design having regard to any individual or cumulative significant effects on:

- Local environment, landscape character, built, natural or cultural heritage and water environment;
- Amenity of existing or allocated uses;
- Visual amenity, air quality, noise, glare and shadow flicker;
- Outdoor sport and recreation interest;
- Transport infrastructure, including road traffic and the safety of local and trunk roads and the railway network; and,
- The safe and efficient use of the Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system.

Figure 10 identifies areas across Renfrewshire with potential for heat networks based on existing energy demand and proximity of existing energy resources.

All Major Development planning applications will require to consider the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. New development located next to significant heat sources will be designed so that it can connect to an existing heat network or a wider planned network at a future date. Any land required to deliver the heat network will be protected and incorporated into the design and layout of the proposed development. Where a heat network is not viable, the use of micro-generation and other heat recovery technologies will be encouraged.

POLICY I5 – Waste Management

Existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the Zero Waste Plan and follow the waste hierarchy. Incompatible uses in the vicinity of current sites will be resisted.

Development proposals for waste management infrastructure and facilities on new or existing sites will require to demonstrate how it conforms to, meets and delivers the objectives of the Zero Waste Plan. Development proposals will be supported where:

- The site has a good level of accessibility and the development does not have an adverse impact on the existing road network;
- The transportation of waste is kept to a minimum;
- It is able to co-exist with surrounding existing and allocated land use;
- The benefits of the proposal are demonstrated, taking into account the environmental, social and economic effects;
- It is located on or adjacent to land previously licensed for waste management processes without impact upon amenity or the operation of other uses or on land designated for Renfrewshire's Economic Investment Locations, subject to site specific considerations;
- The potential for the integration of waste and energy innovations is fully explored where it is demonstrated to be viable;
- It protects the built heritage and natural environment and demonstrates that it does not have an adverse effect on the integrity of any Natura 2000 sites; and
- Restoration and after-use proposals which are compatible with adjacent land uses and the local environment are set out prior to development.

All new developments must include and demonstrate suitable and well-designed provision for waste storage, recycling and collection.

Note: New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance.

Infrastructure Delivery – Supporting Sustainable and Connected Places

The infrastructure section aims to deliver high quality development that will:

- Demonstrate that development can be delivered without significant increased burdens on infrastructure, services and facilities or whereby the developer can address any deficit;
- Demonstrate that there is good accessibility to a range of sustainable travel modes, based on links to the hierarchy of walking, cycling, public transport network, ensuring integration with the design and layout of the development and with the wider network;
- Development should provide safe connections, including safe routes to school, following the 'Getting it Right for Every Child' approach;
- Provide electric vehicle charging stations as an integral part of any new development or redevelopment proposal;
- Provide access or be designed to incorporate future connections to high speed digital networks;
- Extend the electronic communications network with any new equipment designed and positioned sensitively;
- Consider connections to existing freight transfer facilities;
- New development should not impact on the functioning of freight facilities;
- Facilitate the reuse of vacant and/or derelict land or previously used land;
- Demonstrate the sustainable management of water providing suitable drainage infrastructure, including green infrastructure, and ensuring that there will be no unacceptable flood risk associated with the development;
- Incorporate climate change mitigation and adaptation in the design of new development, incorporating renewable or low carbon energy technology into the development;
- Follow the principles set out in the Zero Waste Plan.
- Provide connections to existing or be designed to incorporate connections to heat networks to recover waste heat;
- Make suitable provisions for servicing, landscaping and screening;
- Avoid causing unacceptable impacts on the environment and/or biodiversity or a loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives; and,
- Ensure that the infrastructure, connections and services required to support the development are in place including: footpath connections; provision for waste storage; recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.



Understanding the role of Renfrewshire's places, their strengths and opportunities for enhancement is central to the delivery of the Renfrewshire Local Development Plan Spatial Strategy which aims to enhance and grow Renfrewshire's communities in a sustainable manner.

The right type of housing requires to be delivered in the right locations, creating strong sustainable communities and attractive places to live.

Renfrewshire's Places Design Guidance supports the Local Development Plan to deliver sustainable place making and promotes high quality design in developments which support and enhance the character and amenity of places within Renfrewshire.

Sustainable Mixed Communities

The Renfrewshire Local Development Plan promotes the delivery of sustainable mixed communities with a focus on available brownfield land and previously used land to meet the majority of Renfrewshire's Housing Land Requirements.

In particular there is an emphasis on the continued delivery of Renfrewshire's Community Growth Areas at Dargavel Village, Bishopton and Johnstone South West.

Masterplans have been prepared for both Community Growth Areas, the principles of which are presented in Figures 12 and 13.

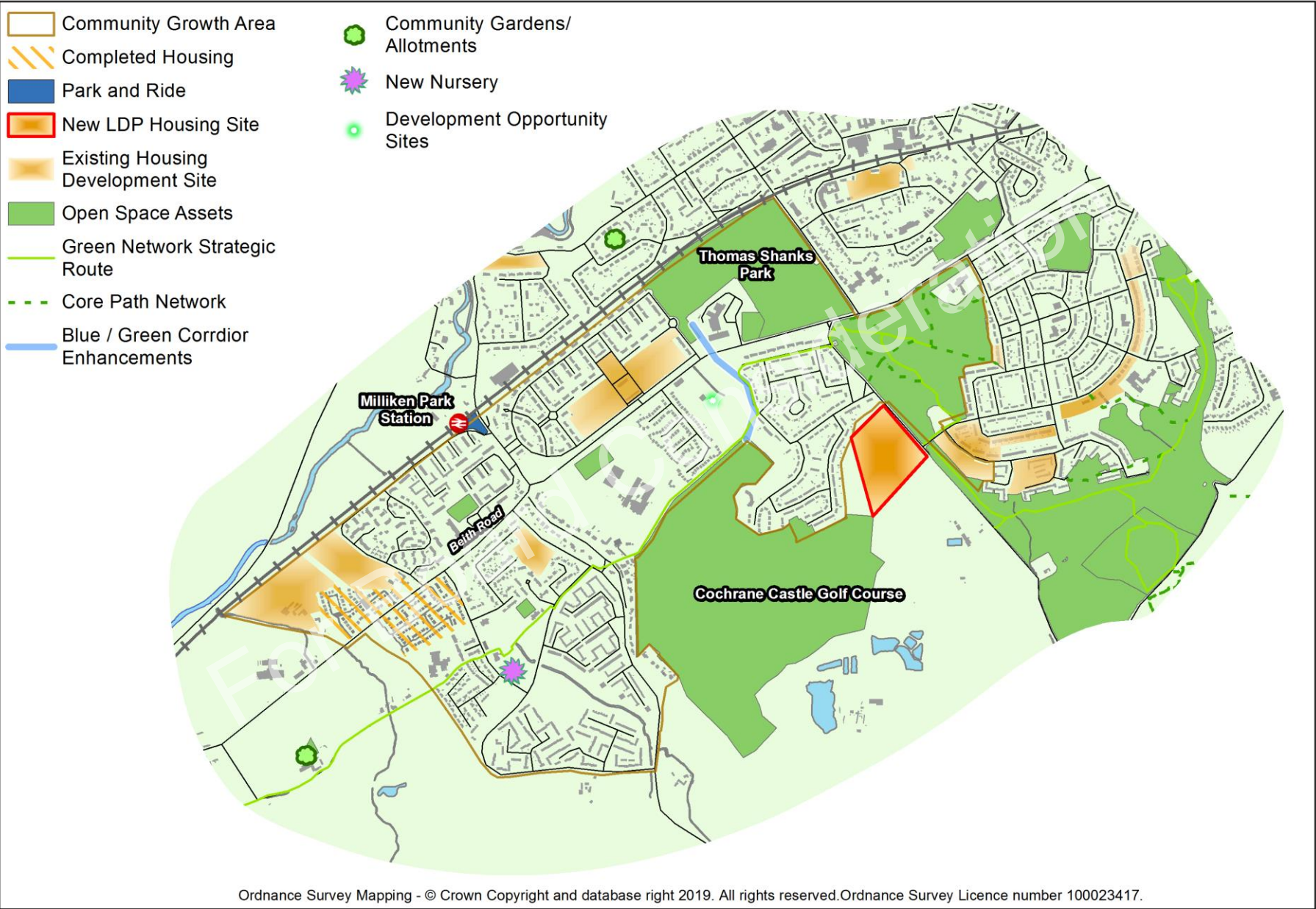
Local Development Plan Objectives - Places

- **Development locations supported by existing or planned physical infrastructure and services.**
- **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.**

Creating strong communities and attractive places is key to proposals at Paisley West End, Ferguslie Park and Johnstone Castle. These projects will deliver new homes in existing settlements creating attractive places to live. Through the Renfrewshire Local Development Plan Action/Delivery Programme future regeneration projects will be identified.

Existing vacant and derelict sites across Renfrewshire provide further opportunities. Many of these sites are suitable for residential development and are sustainable, with good transport links and connections to existing services and facilities.

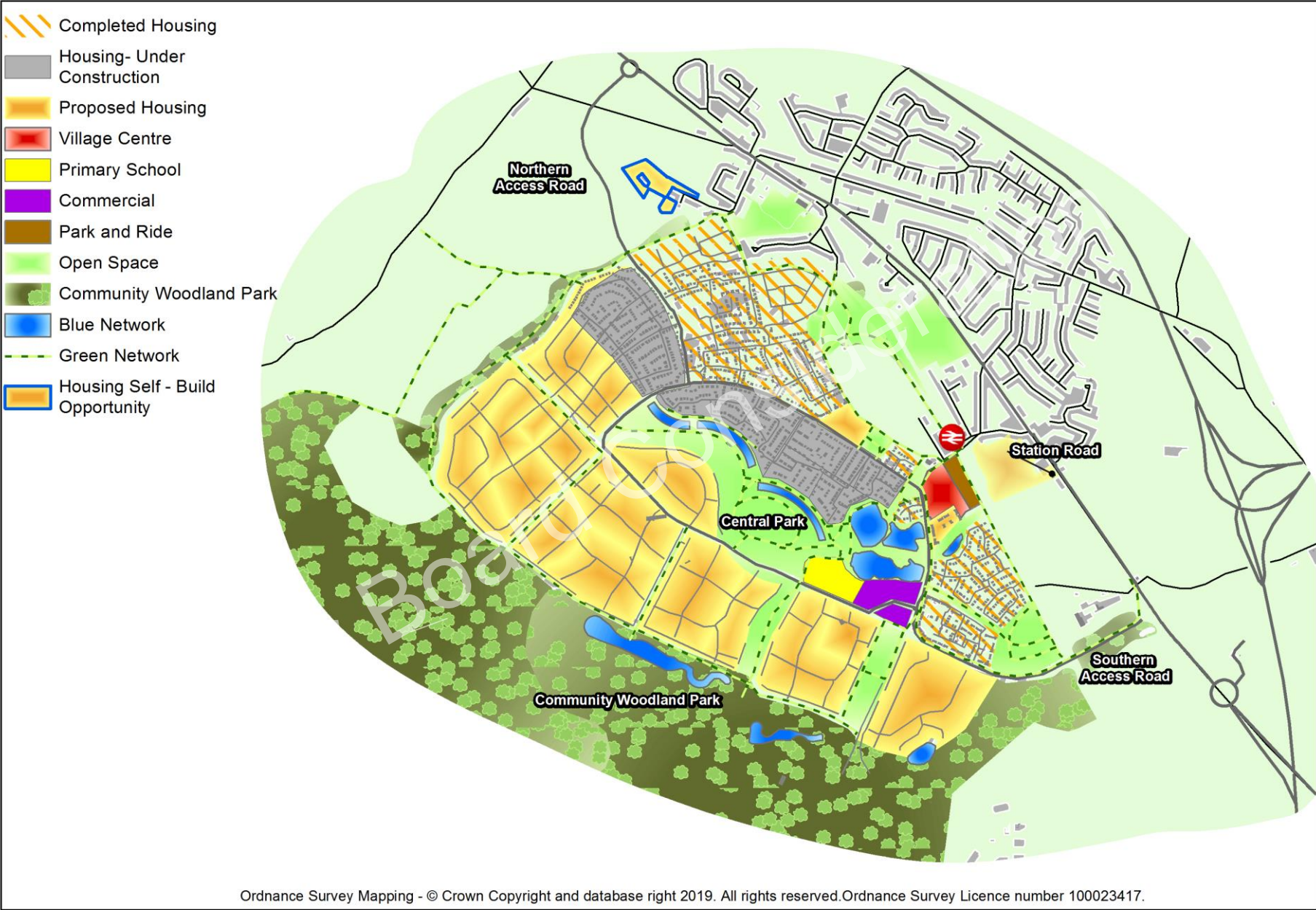
These sites will continue to be promoted with measures to facilitate the delivery of vacant and derelict sites across Renfrewshire identified in the Renfrewshire Vacant and Derelict Land Strategy and the Strategic Housing Investment Plan.



Illustrative Figure 12 – Johnstone South West Community Growth Area

DELIVERING THE SPATIAL STRATEGY - PLACES





Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village)

DELIVERING THE SPATIAL STRATEGY - PLACES



Delivering New Affordable Homes

The Renfrewshire Local Development Plan aims to assist in creating a range and choice of housing to achieve sustainable communities throughout Renfrewshire with housing being delivered that is accessible to people on a range of incomes.

Over the last few years, the Council has been very successful working in partnership with Registered Social Landlord's through Renfrewshire's Strategic Housing Investment Plan to deliver a range of new affordable homes.

The Local Development Plan supports Renfrewshire's Local Housing Strategy and Strategic Housing Investment Plan to maximise the supply of affordable homes across Renfrewshire and will support development proposals that provide a mix of housing types and tenures to meet current and future housing needs.

The Plan promotes the delivery of self-build plots to help meet local housing needs and demand. Opportunities for new self-build plots in sustainable locations will be supported where they make a positive contribution to the existing place while increasing the supply of new homes across Renfrewshire.



Increasing the Supply of New Homes Across Renfrewshire

The Renfrewshire Local Development Plan identifies a generous supply of housing land in accordance with Scottish Planning Policy in line with the Housing Land Requirement to meet the Housing Supply Targets set in Clydeplan Strategic Development Plan (2017) over the next ten years.

Renfrewshire's Housing Land Supply is set out in the Housing Background Report 1 published alongside the Local Development Plan. This list includes sites currently identified in the agreed Renfrewshire Housing Land Audit 2018 and new sites allocated by this Plan. These sites are considered to support sustainable mixed communities and ensure the continued delivery of new housing across Renfrewshire.

Details of the Council's approach in meeting Renfrewshire's Housing Supply Targets is also contained within the Housing Background Report 1.

In line with the Renfrewshire Local Development Plan Spatial Strategy the Housing Land Supply focuses on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development.

The Renfrewshire Local Development Plan Action/Delivery Programme will continue to investigate new residential development opportunities.

Housing for Key Specific Groups

With regards to the housing needs of specific groups, including housing for older people and less able residents, the delivery of starter homes and smaller units, the Renfrewshire Local Housing Strategy sets out how Renfrewshire plans to meet these needs.

It is considered that the Renfrewshire Local Development Plan provides a suitable supply of land to meet these requirements.

When preparing new residential development proposals developers will require to demonstrate how they intend to meet local housing needs and demands through a mix of housing.

In relation to the needs of Gypsies/Travellers and Travelling Showpeople, the Renfrewshire Local Development Plan includes a policy which supports the identification of new privately-owned transit or permanent sites.

Renfrewshire Council will continue to monitor and work with neighbouring local authorities to review housing needs. Should future updates of the Renfrewshire Local Housing Strategy identify a need to allocate land to address the housing needs of key groups this will be addressed through the Renfrewshire Local Development Plan Action/Delivery Programme.

Green Network

The green network plays a significant role in the delivery of high quality places and has multiple roles which support water and flood management, biodiversity, active travel and health and well-being.

The attractiveness of places is strongly influenced by the ease with which people can access them and move around, as well as feeling safe as they do so. Development proposals will require to maintain and enhance the quality of access networks integrating active travel routes and linking them with community facilities, schools, work places and public transport hubs. They will also require to adopt the 'Getting it Right for Every Child' approach.

Increased connectivity within Renfrewshire as well as to networks out with the Council area supports the delivery of the Central Scotland Green Network, a national priority in the National Planning Framework. It also supports the expansion of the Glasgow and Clyde Valley Green Network, a strategic priority outlined in Clydeplan, with Johnstone/Black Cart Water Green Network identified as a spatial priority.

Figure 14 identifies key assets across Renfrewshire which strengthen and enhance current networks, with a focus on improving access to open space and connections between spaces and places.

A Green Network Strategy will be prepared as part of the Renfrewshire Local Development Plan Action/Delivery Programme to support the delivery of green network priorities at the settlement level, with opportunities for local delivery also anticipated to emerge from community led Local Place Plans.



New Green Network links, Dargavel Village Community Growth Area, Bishopton

Open Space

Open space makes an important contribution to Renfrewshire and contributes to the natural and built environment of places.

Development proposals will require to protect and where possible enhance open space, recreational areas and amenity space.

Renfrewshire's Places Design Guidance promotes the creation of a high-quality environment in new developments with good access to open space and the provision of green space which enhances the setting of the development.

The provision of new areas of open space should be designed to meet the recreational needs of people of different ages and physical abilities contributing to health and wellbeing across Renfrewshire.

The Renfrewshire Local Development Plan Proposals Maps identifies areas of formal and informal open space including recreational/sports provision, parks, allotments and amenity space which are protected as important spaces within and at the edge of existing settlements.

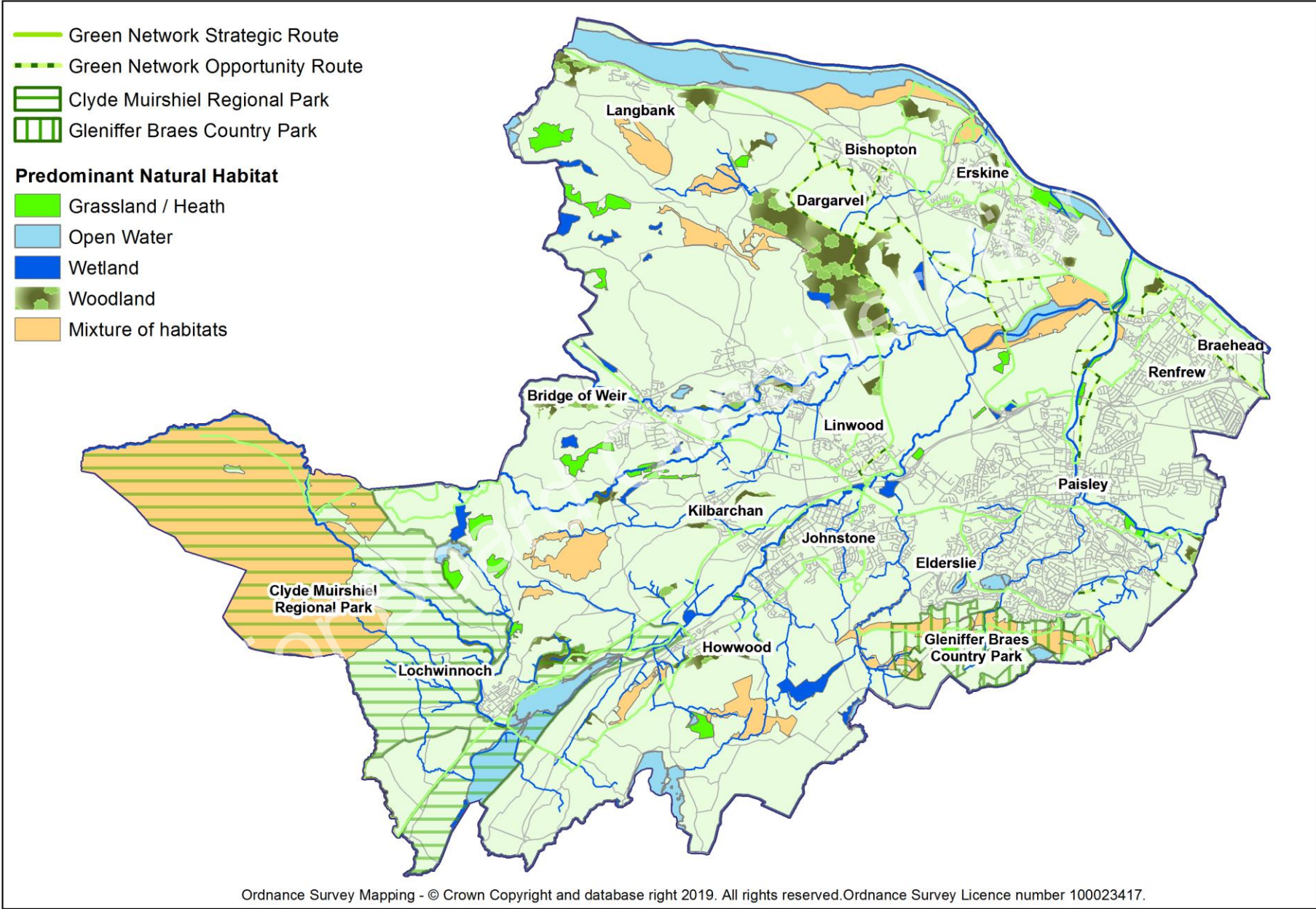
Areas of open space not identified on the Proposals Maps may also make an important contribution to local neighbourhoods and will be protected in line with Policy P6 unless it is demonstrated that its loss is acceptable, or it can be replaced with alternative provision which is of similar quality and quantity

Proposals for new allotments and growing grounds will be encouraged in areas of open space, Policy P1 and Transition Areas as shown on the Local Development Plan Proposals Maps.

The Green Network strategy which will be prepared as a key action in the Local Development Plan Action/Delivery Programme will identify potential opportunities for new allotments and community growing grounds to meet future demand.



Barshaw Park, Paisley



Illustrative Figure 14 – Green/Blue Network Plan

Settlement and Local Place Plans

Providing opportunities for local communities to become more involved in the planning, development and enhancement of their places is strongly supported within the Renfrewshire Local Development Plan.

Local Place Plans provide the opportunity for local communities to develop, shape and become actively involved in enhancing their places.

Building on the Our Renfrewshire Community Plan (2017 – 2027), the Local Development Plan identifies 7 Settlement Plans covering all of Renfrewshire which can be used by local communities to inform the preparation of Local Place Plans. The Settlement Plans are presented in Figures 16–22.

These plans show land use designations and potential opportunities for enhancing places in line with the Local Development Plan Spatial Strategy, providing a context which local communities can use as a base to prepare their own Local Place Plans and develop ideas and potential proposals for their area.

A community led Local Place Plan for Foxbar in Paisley has been prepared with the assistance of the Scottish Government 'Making Places' initiative as an initial pilot.

The outcomes and principles emerging from this process have informed the preparation of a 'How to Guide' and will be used as a template to support communities to deliver Local Place Plans across Renfrewshire.

Settlement Plan	Geography
Plan 1	Erskine, Bishopston, Langbank and Inchinnan
Plan 2	Renfrew, Braehead and Hillington Business Park
Plan 3	Paisley North, Gallowhill, Ferguslie, Paisley West and Central
Plan 4	Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston
Plan 5	Paisley Foxbar, Brediland and Glenburn
Plan 6	Johnstone, Linwood and Elderslie
Plan 7	West Renfrewshire Villages

Plan 1: Erskine, Bishopton, Langbank and Inchinnan

Plan 2: Renfrew, Braehead and Hillington Business Park

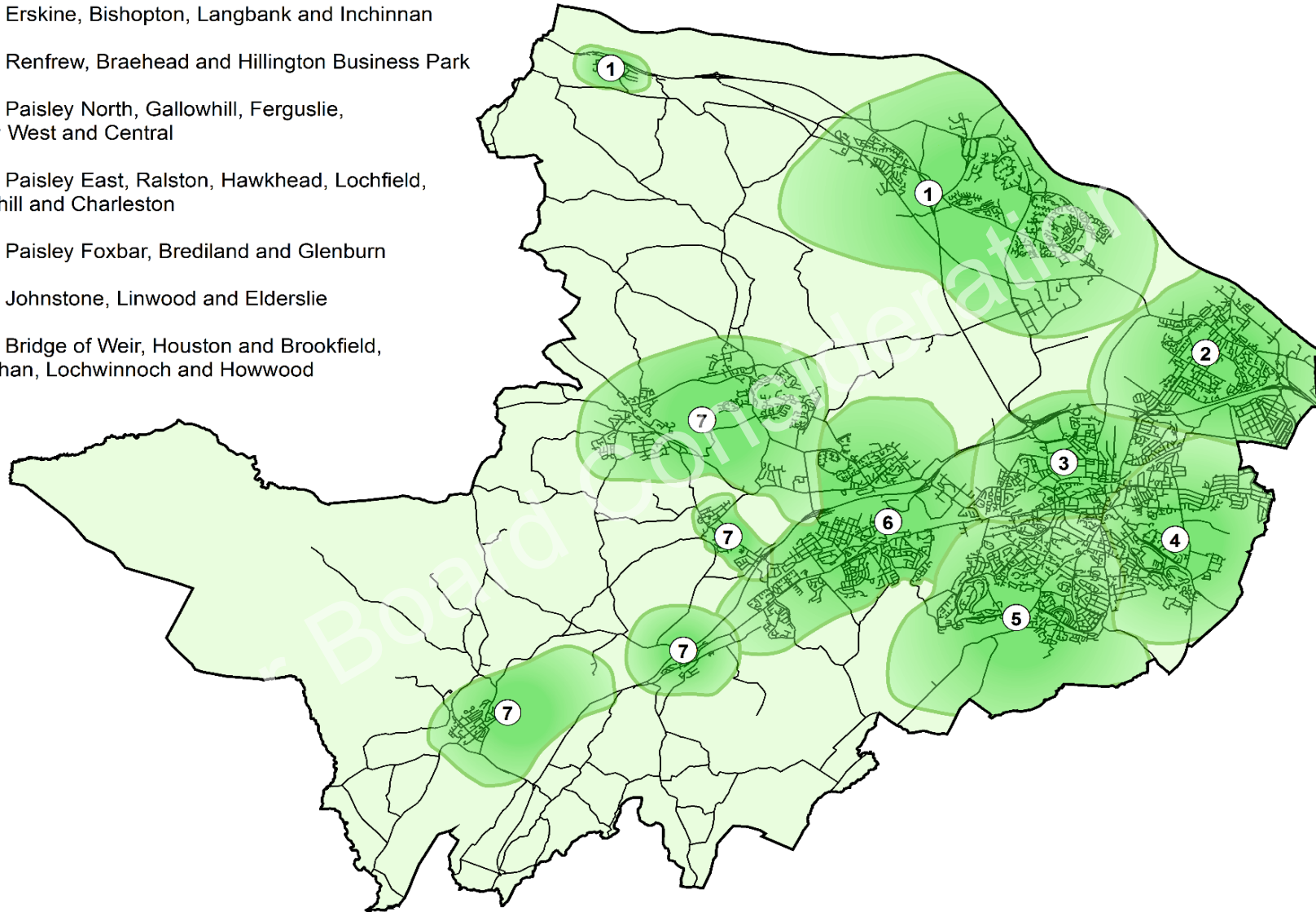
Plan 3: Paisley North, Gallowhill, Ferguslie,
Paisley West and Central

Plan 4: Paisley East, Ralston, Hawkhead, Lochfield,
Hunterhill and Charleston

Plan 5: Paisley Foxbar, Brediland and Glenburn

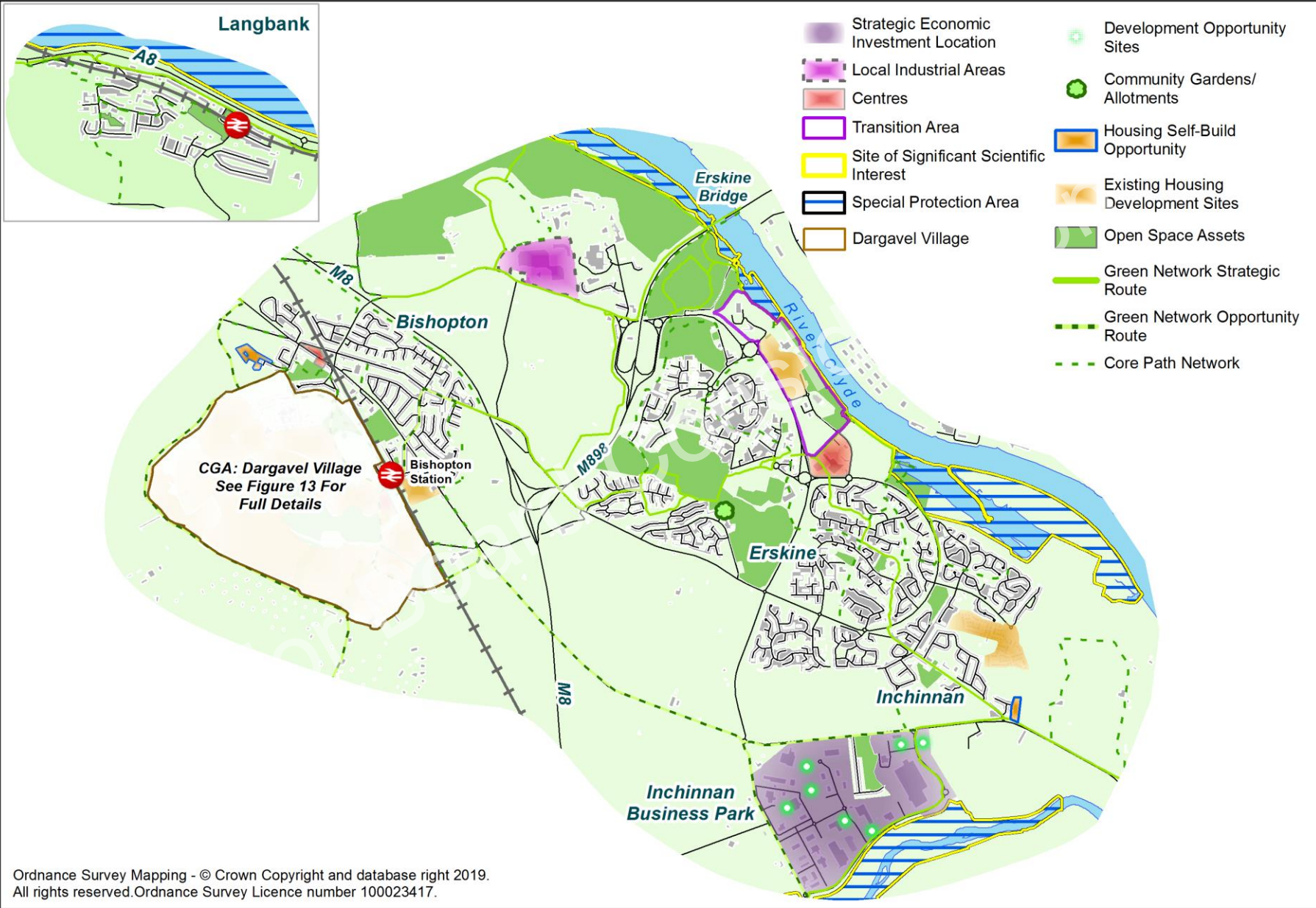
Plan 6: Johnstone, Linwood and Elderslie

Plan 7: Bridge of Weir, Houston and Brookfield,
Kilbarchan, Lochwinnoch and Howwood

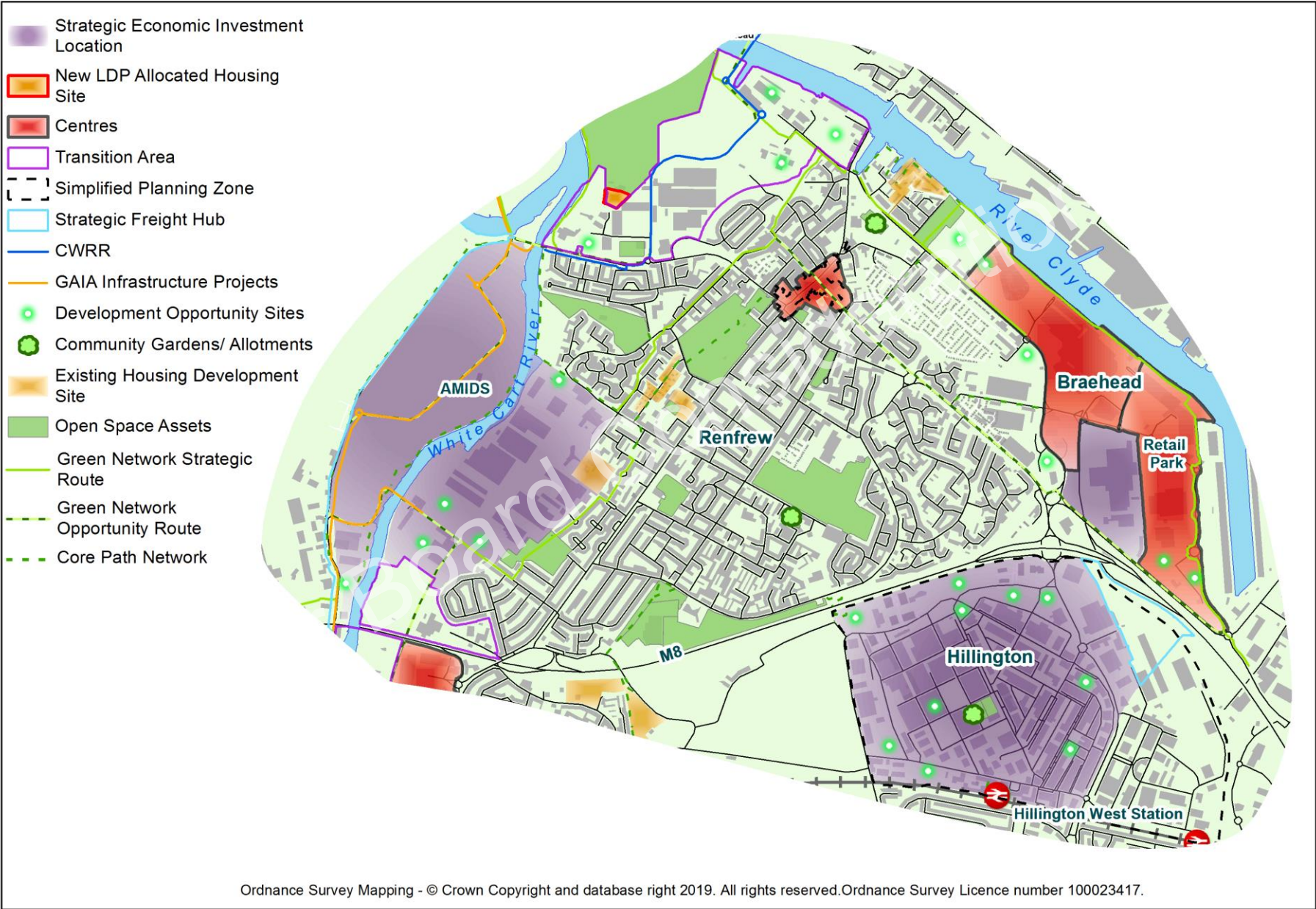


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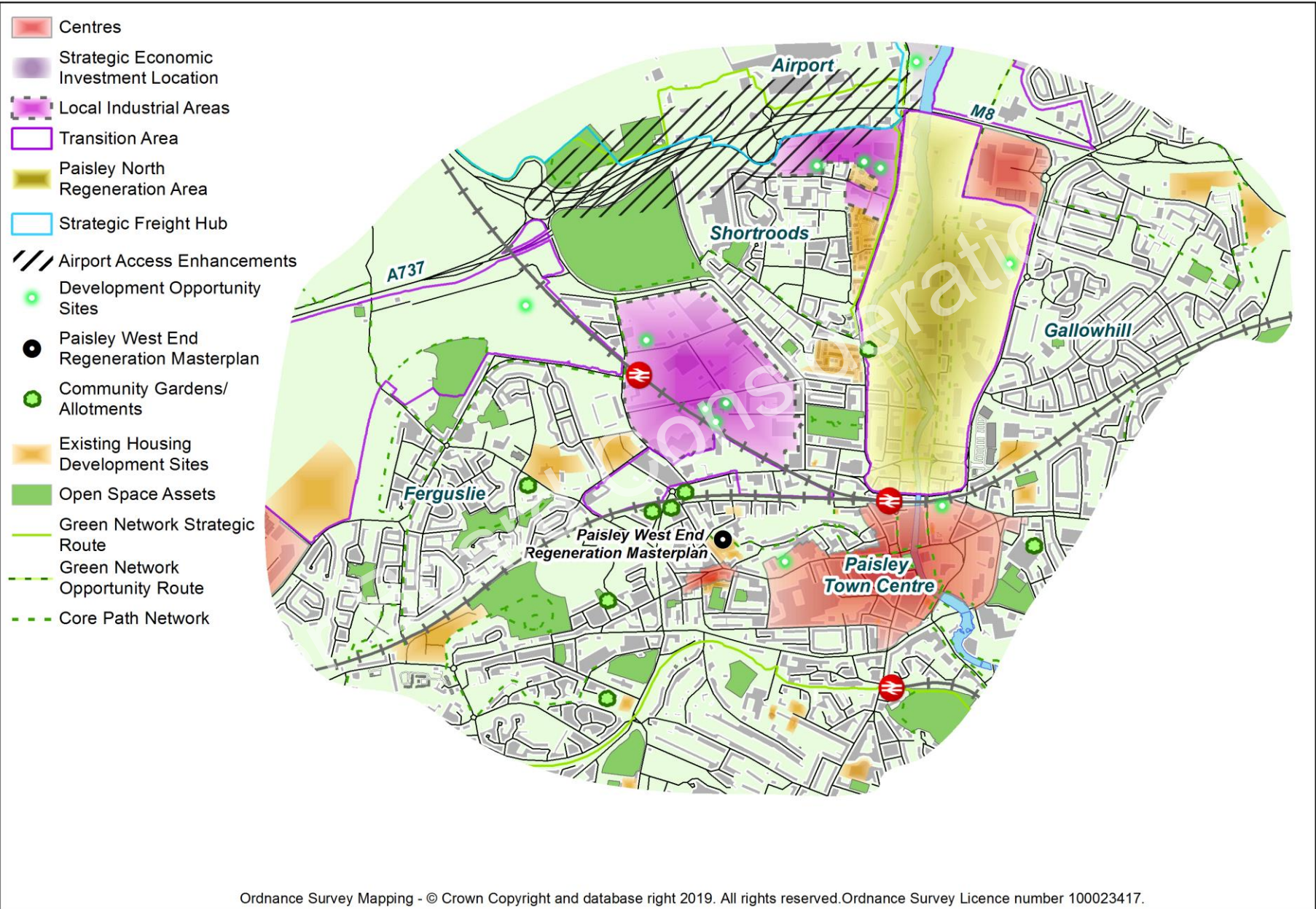
Illustrative Figure 15 – Settlement Plan Areas – In line with Our Renfrewshire Community Plan



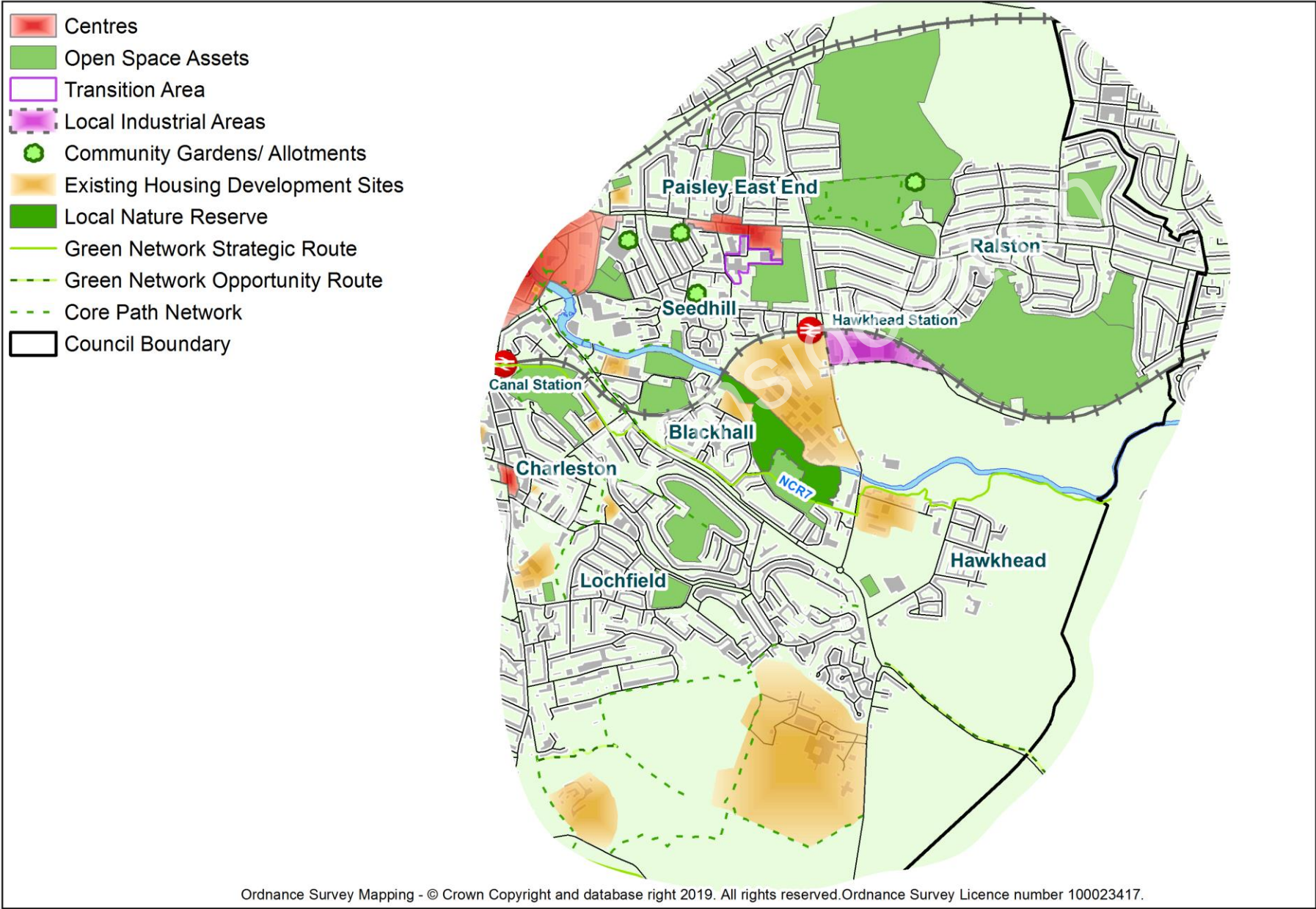
Illustrative Figure 16 – Erskine, Bishopton, Langbank and Inchinnan



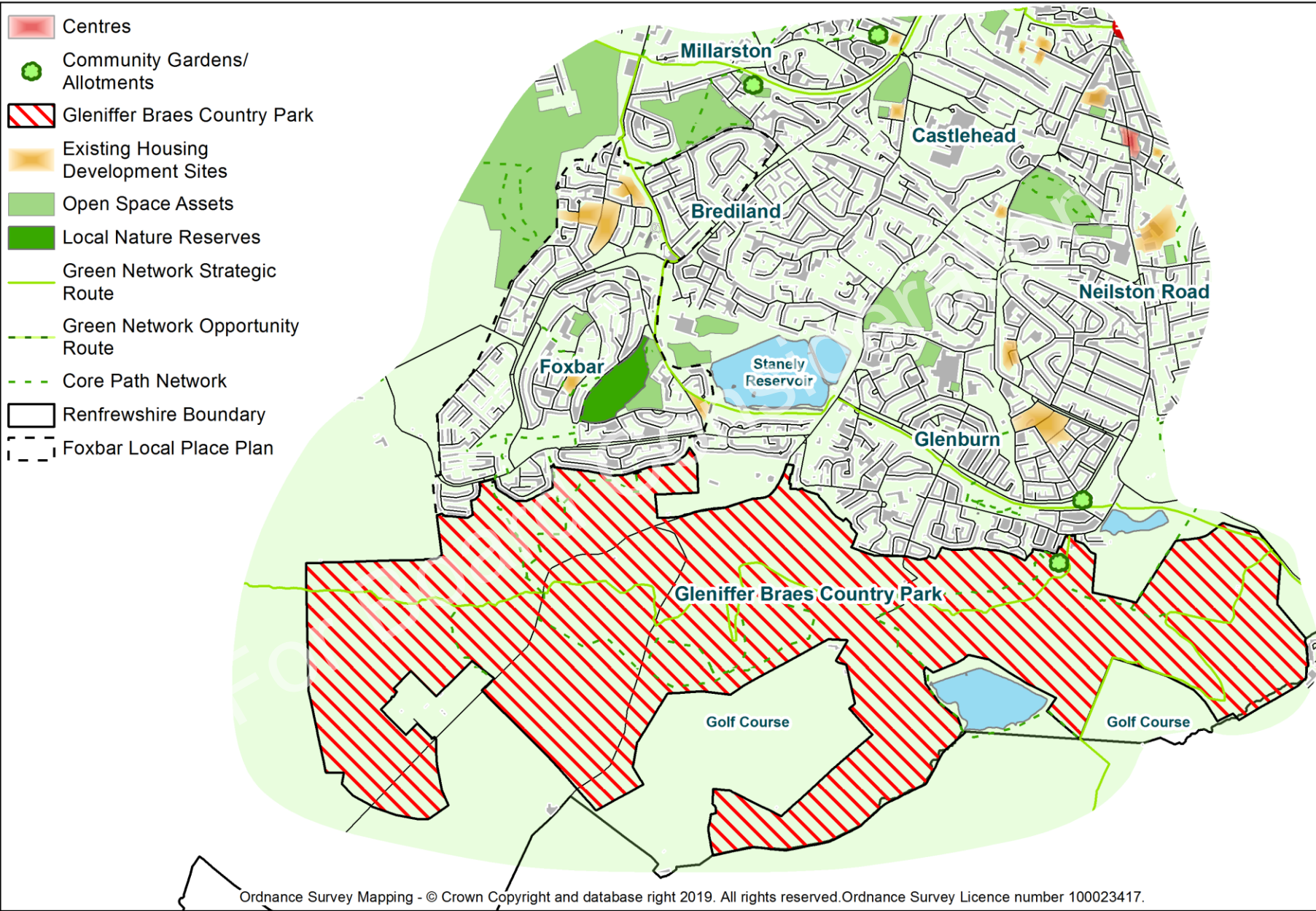
Illustrative Figure 17 – Renfrew, Braehead and Hillington Business Park



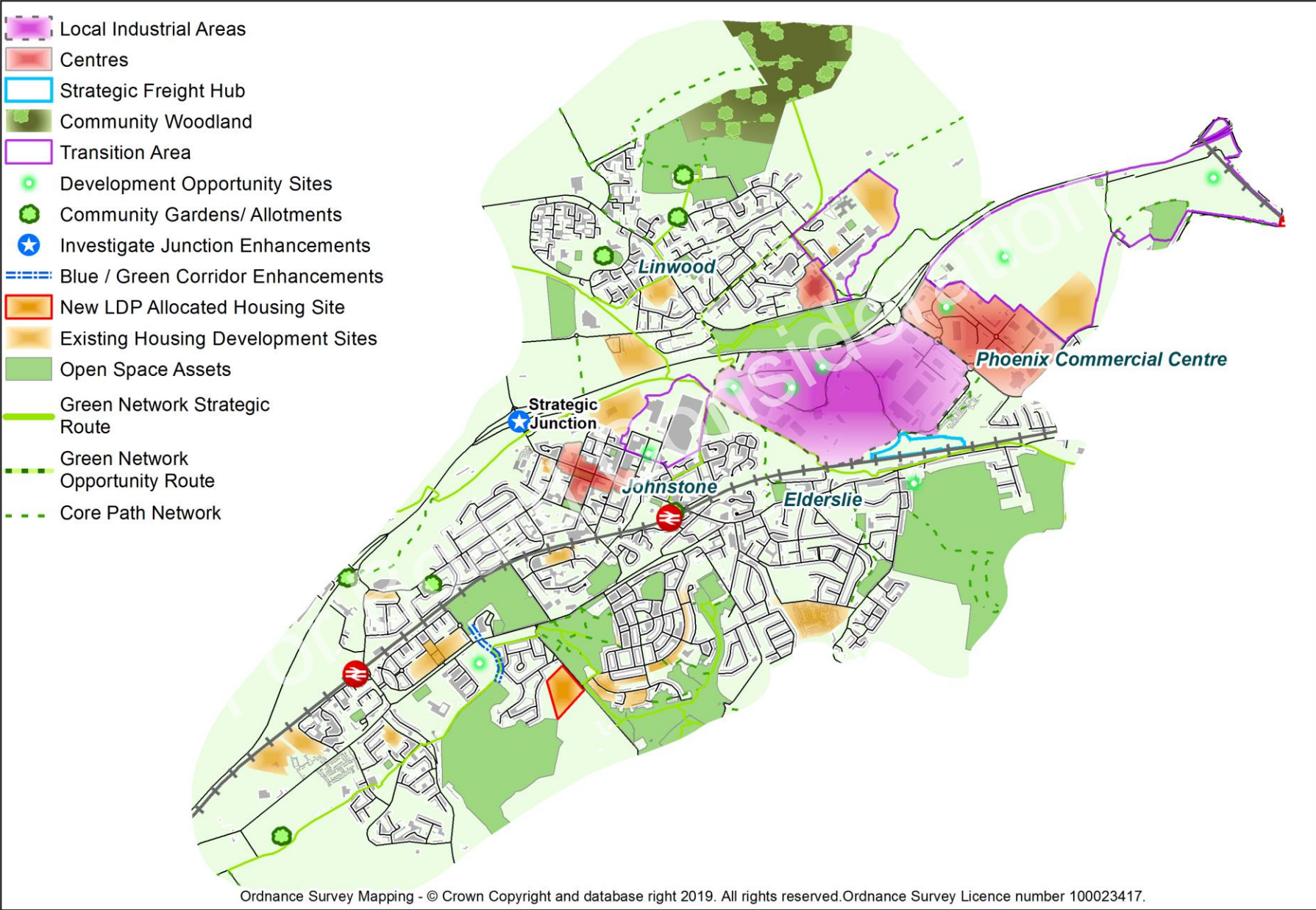
Illustrative Figure 18 – Paisley North, Gallowhill, Ferguslie, Paisley West and Central



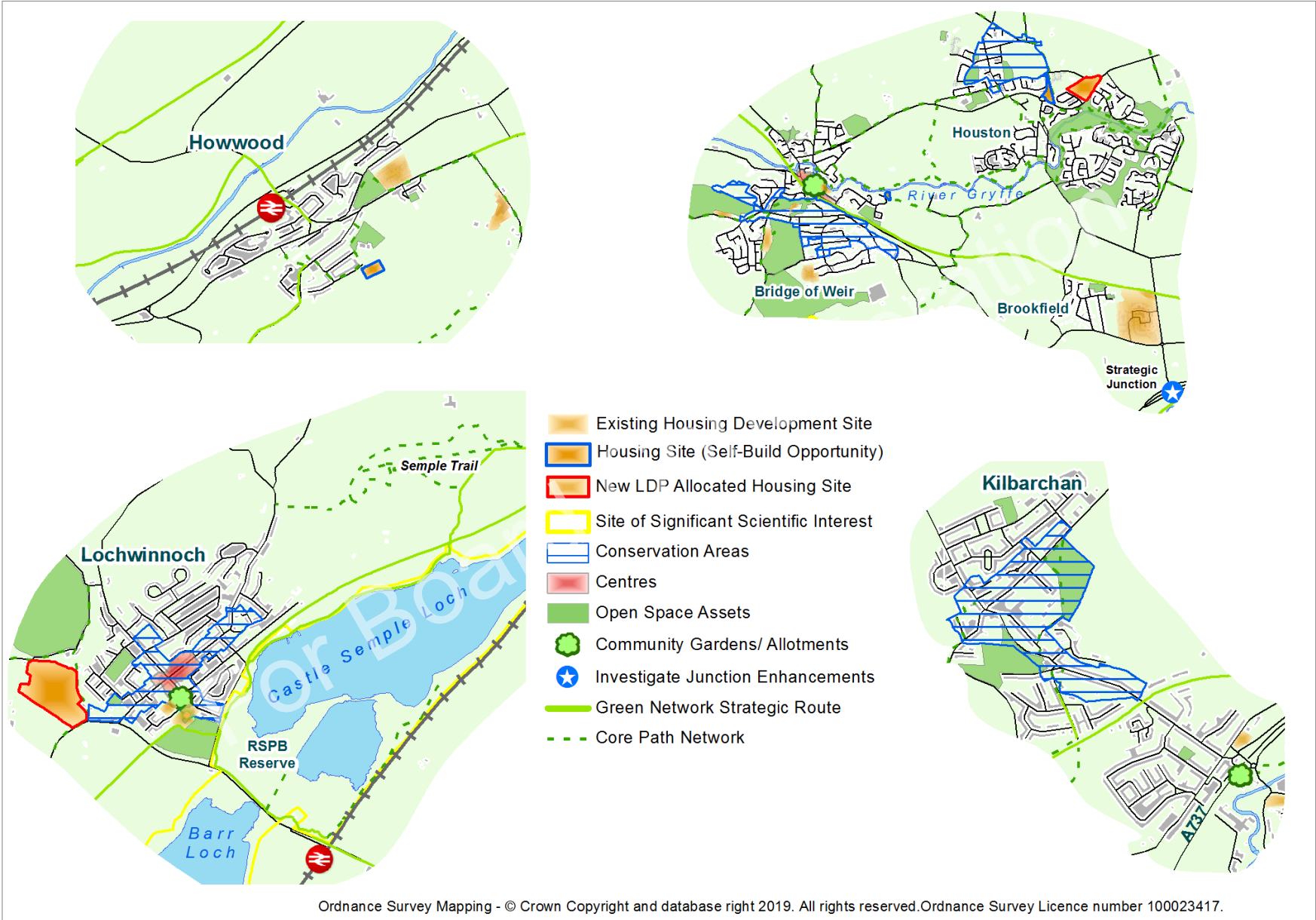
Illustrative Figure 19 – Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston



Illustrative Figure 20 - Paisley Foxbar, Brediland and Glenburn



Illustrative Figure 21 – Johnstone, Linwood and Elderslie Settlement Plan



Illustrative Figure 22 – Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood

DELIVERING THE SPATIAL STRATEGY - PLACES

POLICY P1 – Renfrewshire’s Places

Within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form. New development proposals within these areas should make a positive contribution to the Place and be compatible and complementary to existing uses as set out by the New Development Supplementary Guidance and Renfrewshire’s Places Design Guidance.

POLICY P2 – Housing Land Supply

A 5-year supply of effective housing land will require to be maintained at all times which provides a range and choice of sites and supports the delivery of sustainable mixed communities throughout Renfrewshire. The housing sites listed in Appendix 1 will be reviewed annually through the Renfrewshire Housing Land Audit and are identified as housing sites to meet Renfrewshire’s Housing Supply Targets.

Should the Council identify a shortfall in the 5-year supply of effective housing land during the plan period, planning applications for new housing developments will be considered in relation to the criteria in Policy 8 of Clydeplan (2017), the framework set out in Appendix 1 and the New Development Supplementary Guidance.

Policy P3 – Housing Mix and Affordable Housing

Development proposals that provide a mix of housing types and tenures to meet current and future housing needs and support sustainable mixed communities will be supported.

Residential proposals will require to demonstrate how they meet local housing need and demand providing a mix of housing on all residential sites. A mix of housing to meet specific housing needs requires to be considered, including housing for older people and less able residents, along with the delivery of starter homes and smaller units.

Affordable housing requirements will require to be addressed in all residential developments where 50 or more dwellings are proposed providing up to 25% of the total site capacity in line with the New Development Supplementary Guidance. The appropriate housing mix for the locality and viability of the development will be key considerations in the delivery of new affordable housing.

Affordable housing provision can be across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy.

POLICY P4 – Sites for Gypsies/Travellers and Travelling Showpeople

Proposals for small privately-owned sites to accommodate Gypsies/Travellers and Travelling Show People, whether transit or permanent, will be supported where it can be demonstrated that:

- there is an identified locational need;
- the site can provide users with an acceptable level of residential amenity;
- access, parking, servicing and other on-site requirements (water supply, drainage/flood risk, electricity and waste collection) can be satisfactorily met;
- there will be no significant detrimental impact on the amenity of the surrounding area;
- the site is accessible to public transport, local schools and other local services and facilities; and,
- the site will complement and be compatible with the character and appearance of the surrounding area.

POLICY P5 – Green/Blue Network

Development which protects, maintains or enhances the quality and connectivity of green/blue networks as an integral functioning part of the place, including core paths, rights of access, open space and the water environment will generally be supported. Development proposals should contribute to and enhance the wider integrated green/blue network where there are opportunities for activity and access to open space as well as increasing accessibility to active travel routes in and around communities and places.

POLICY P6 – Open Space

Areas of open space, recreation provision and amenity space, as shown on the Local Development Plan Proposals Maps, will be protected from development. Any development proposals which would result in the loss of an area of open space not identified on the Proposals Maps will be assessed in relation to criteria set out in the New Development Supplementary Guidance.

New development must link to or incorporate accessible multifunctional open space, recreational facilities and amenity space of a quality and quantity, in the right location, to meet the needs arising from the development. Open space should be designed to meet the recreational needs of people of different ages and physical abilities contributing to health and wellbeing across Renfrewshire.

POLICY P7 – Dargavel Village

The Council will support and encourage development within Dargavel Village where it supports the principles set out in Figure 13 and in the approved masterplan for the site.

Note: New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance.



East of Fleming Road, Houston



Midton Road, Howwood

Enhancing and Creating Attractive Places

The Places Section aims to support the delivery of high quality development that will:

- Provide a mix of housing types and tenures to meet current and future housing need and support sustainable mixed communities;
- Follow the principles of the Renfrewshire Places Design Guide in terms of high quality design, layout, built form and materials;
- Reflect the density of the surrounding residential area;
- Contribute to the overall character of a place;
- Demonstrate that adequate provision has been made for all services including water, sewerage, power, communications, education, health and community facilities;
- Safeguard and enhance areas of public and private open space where they are of recreational or amenity value or provide new areas of open space to support the development;
- Protect and enhance existing landscape and ecological features where they make a positive contribution to the character of the area ensuring that they are integral to the design of the development, where possible integrating new landscaping and habitat features;
- Avoid significant adverse effects on the proposed development and/or the surrounding area with regards to visual amenity, noise, smell, traffic, hours of operation, vibration, dust, overlooking and meeting statutory air quality objectives;
- Create attractive and well-connected street networks which encourage active travel and provide integration with the wider active travel network;
- Assist in tackling climate change through reductions in carbon emissions;
- Safeguard, enhance and integrate green and blue infrastructure including green networks, open space and the water environment into the design and layout of the development and the wider green network; and,
- Development should provide safe connections following the 'Getting it Right for Every Child' approach.



Renfrewshire benefits from a rich built heritage and a varied natural environment, these are key resources for places across Renfrewshire.

These assets can also assist in supporting sustainable and inclusive economic growth, improving health and well-being along with enhancing connectivity between people and places.

The Renfrewshire Local Development Plan continues to promote sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and facilitate adaptation to the likely effects of climate change.

By promoting good quality development in the right locations, the Renfrewshire Local Development Plan aims to assist with conserving and enhancing natural heritage, green spaces, landscape character, biodiversity, as well as recreational and access resources and active travel routes.

Green infrastructure is an integral part of place-making, both existing assets and new opportunities. The design and layout of new developments will require to consider the relationship with and how it can enhance the surrounding area, particularly in relation to the natural environment and biodiversity.

The Plan will also promote and support development or use of land that protects and enhances Renfrewshire's varied cultural and built heritage assets, including projects which will restore these assets and where a high quality public realm and place making will result.

Local Development Plan Objectives - Environment

- **An enhancement in the natural environment and built and cultural heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy,**
- **To promote and support measures to reduce and mitigate the effects of climate change.**
- **Development that neither individually nor cumulatively causes significant environmental impacts.**

Green belt

The majority of Renfrewshire is rural and therefore land designated as green belt covers an extensive area which can be used for a variety of uses and can integrate and align well with the objectives of the green network and connectivity to open spaces.

Renfrewshire's green belt will be protected from inappropriate development. The aim of the Renfrewshire Local Development Plan is not to restrict appropriate development or suitable uses in the green belt as set out in the New Development Supplementary Guidance which can support sustainable growth.

In preparing this Local Development Plan, a Green Belt Review has been undertaken. The findings of this review have informed the preparation of this plan and the identification of sites which could accommodate appropriate development. The findings of the green belt review are set out in Background Paper 3 Renfrewshire Green belt Review.

Natural Heritage and Biodiversity

The natural environment plays a vital role in the prosperity of Renfrewshire with green spaces attracting visitors to Renfrewshire as well as contributing to the health and wellbeing of existing residents.

High quality development that contributes positively to the local environment is welcomed. Protecting and enhancing the natural environment will play a key part in Renfrewshire's transition to a low carbon economy and adapting to climate change.

Green networks, wetlands and areas of open space that assist in maintaining biodiversity and provide for a range of other potential benefits including flood control, pollution control, recreation and the creation of integrated habitat networks are all of high importance.

The Renfrewshire Local Development Plan aims to assist in protecting and enhancing Renfrewshire's varied natural assets, including wildlife and their habitats, by focusing development in areas less likely to result in the loss of, or impact on, the natural environment.

The protection and enhancement of woodland and forestry is an important element of the Council's strategy to preserve and enhance Renfrewshire's natural environment.

The Renfrewshire Local Development Plan will seek to protect and enhance areas of woodland in line with the Scottish Government's Control of Woodland Removal Policy and Clydeplan's Forestry and Woodland Strategy.

A Green Network Strategy will be prepared as part of the Renfrewshire Local Development Plan Action/Delivery Programme to support Renfrewshire's Local Biodiversity Action Plan.

The Green Network Strategy will focus on the protection of existing natural assets and will identify local green network priorities and opportunities for green infrastructure delivery across Renfrewshire.

Built Heritage

Renfrewshire has a diverse range of built and cultural heritage assets which are important to the identity of towns and villages. These assets require to be preserved and managed for the enjoyment of future generations.

Cultural and heritage assets also have an important role in the visitor economy and regeneration. These assets provide a range of social, cultural and economic benefits to communities across Renfrewshire.

The Renfrewshire Local Development Plan promotes a high-quality built environment with the built heritage sustainably managed, preserved and protected, whilst supporting and enabling appropriate development.

Historic buildings, Conservation Areas and other built heritage assets define the character and form a core component of the cultural infrastructure of Renfrewshire.

Historic buildings can also become vacant as the original use within these buildings has ceased or is no longer viable. Partnership working is required to try and secure appropriate uses for these buildings and the use of formal enforcement powers will be considered.

The use of enabling development will be considered where it is essential to the preservation of built heritage and where the benefits outweigh any conflict with other parts of the development plan.

The Environment Development Guidance in the New Development Supplementary Guidance sets out the criteria to be met by enabling development.

The continued focus within the Renfrewshire Local Development Plan on the redevelopment and regeneration of brownfield and previously used sites to regenerate and enhance existing places also provides opportunities to deliver benefits for the historic environment, and for the historic environment to contribute positively to the quality of placemaking.

There will be support for the temporary greening of unused or underused land, where appropriate in line with the Vacant and Derelict Land Strategy. The temporary enhancement of unused and underused sites can deliver a positive impact to the built and natural environment and overall amenity of the area.

The Renfrewshire Local Development Plan sets out a policy framework which reflects the importance of Renfrewshire's heritage and cultural assets. The Renfrewshire Local Development Plan Action/Delivery Programme outlines the Council's approach to facilitate the enhancement of these assets.



DELIVERING THE SPATIAL STRATEGY - ENVIRONMENT

Water Environment and Air Quality

The integration of land and water resources is an important consideration for the Renfrewshire Local Development Plan to ensure development protects and improves the water environment leading to better water quality and an enhancement of biodiversity.

Measures to protect and enhance the water environment will require to be integrated in new development proposals, assisting in creating natural habitats as an asset to sustainable places.

In line with the Clyde and Loch Lomond Flood Risk Management Plan and the Scotland and Clyde Area River Basin Management Plans the Renfrewshire Local Development Plan will support proposals which improve the overall water environment within and flowing out of Renfrewshire. There will also be support where proposals improve the control and management of water and the enhancement of biodiversity, flora and fauna surrounding the water bodies.

The Renfrewshire Local Development Plan also recognises the importance of good air quality as an important element of sustainable place making contributing positively to health and well-being. New development proposals require to demonstrate that they won't individually or cumulatively have a significant adverse effect on air quality, particularly when within or adjacent to Renfrewshire's Air Quality Management Areas as shown on the Proposals Maps.



White Cart water, Paisley

DELIVERING THE SPATIAL STRATEGY - ENVIRONMENT

Minerals

Mineral extraction is essential to sustainable economic growth, providing materials for construction, energy supply and supporting employment.

While coal resources amount to approximately 13.5% of the Renfrewshire Council area there is a low level of interest in developing new operations, due to sites either being exhausted or no longer economically viable. There are only two operational mineral workings within Renfrewshire, both of which are quarries working igneous rocks used for crushed rock aggregates.

The Council continues to work with neighbouring authorities to identify broad areas of search at a strategic level so that a 'local supply' can be ensured for a minimum of 10 years extraction in the Clydeplan area. These areas of search are based on locations where there are minerals of a sufficient quantity and quality to be economically worked. None of these search areas are currently within Renfrewshire.

Soils

Soil is a key part of the environment and soil degradation can have major implications for air and water quality as well as climate change, biodiversity along with the economy.

The management and protection of carbon-rich soils is a key element of Scotland's climate change mitigation strategy because of the potential of soil to store carbon and exchange greenhouse gases within the atmosphere. The Renfrewshire Local Development Plan will continue to promote the protection of soils across Renfrewshire with a presumption against development which would involve significant draining or disturbing of peatland or carbon-rich soils.

Scottish Natural Heritage publish Scotland's Carbon and Peatland Map. This map can be used as a guide to identify the distribution of nationally important soils including carbon rich soils, deep peat and priority peatland habitats across Scotland.



POLICY ENV 1 – Green Belt

The green belt in Renfrewshire maintains the identity of settlements, protecting and enhancing the landscape setting of an area and protecting and promoting access opportunities to open space.

Development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance. Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities and / or community benefits.

POLICY ENV 2 – Natural Heritage

Development proposals will consider the potential impacts on natural heritage. Development proposals should protect and restore degraded habitats, enhance and promote access to Renfrewshire's natural environment and minimise any adverse impacts on habitats, species, network connectivity or landscape character. Developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest or the wider biodiversity and geo-diversity of the area.

All proposals will be assessed in terms of the mitigation hierarchy of Avoid/Reduce/Compensate, the cumulative impact of development based on the precautionary principle and should protect, and where possible enhance:

- Natura 2000 and Ramsar Sites;
- Protected Species;
- SSSI's;
- Wild land;
- LNRs, SINC's and wildlife corridors;
- Biodiversity;
- Landscape character and setting;
- Clyde Muirshiel Regional Park;
- Trees - Ancient and semi- natural woodland in line with the Scottish Government's Control of Woodland Removal Policy and Clydeplan's Forestry and Woodland Strategy, significant trees including those covered by Tree Preservation Orders, hedgerows and trees within Conservation Areas

Developments and changes of use affecting those outlined above will be assessed against criteria set out in the New Development Supplementary Guidance.

DELIVERING THE SPATIAL STRATEGY - ENVIRONMENT

POLICY ENV 3 – Built and Cultural Heritage

Renfrewshire's built and cultural heritage which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes will be safeguarded, conserved and enhanced, where appropriate.

Development proposals, including enabling development, within or in the vicinity of built and cultural heritage assets will be required to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions set out in the New Development Supplementary Guidance.

There will be support for the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use.

The layout, design, materials, scale, siting and use of any development which will affect a listed building, or its setting should be sensitive to the buildings character, local landscape character, appearance and setting.

POLICY ENV 4 – The Water Environment

In line with the Clyde and Loch Lomond Flood Risk Management Plan and the Scotland and Clyde Area River Basin Management Plans, there will be support for proposals which encourage protection of the existing water environment, improvements to the control and management of water and the enhancement of biodiversity, flora and fauna surrounding blue corridors.

The Blue Network identified on Figure 14 will be protected and where necessary enhanced in order to facilitate improvements to the quality of water bodies and the water environment. The inclusion of green infrastructure which promotes the integration of blue and green networks in and around developments will be encouraged to ensure that the water environment is central to the fabric of places, contributes to sustainable flood management and does not have an adverse effect on the integrity of any Natura 2000 sites.

DELIVERING THE SPATIAL STRATEGY - ENVIRONMENT

POLICY ENV 5 – Air Quality

Development proposals individually or cumulatively should not have a significant adverse effect on air quality particularly within or adjacent to Renfrewshire's Air Quality Management Areas as shown on the Proposals Maps.

Where required, planning applications should be accompanied by an air quality assessment which demonstrates the likely impact on air quality and how such impacts will be mitigated, including measures that support active travel and public transport as an alternative to private vehicular traffic.

POLICY ENV 6 – Natural Resources (Minerals and Soil)

Minerals

Development proposals require to demonstrate that they will not result in the sterilisation or degradation of mineral deposits that have, or can be shown to have potential of being extracted economically.

Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source. Proposals will also be considered in relation to other relevant Development Plan Policies.

Development proposals in some parts of Renfrewshire may be at risk from unstable ground which is a legacy of previous mine workings. The Coal Authority publishes maps of such areas and development proposals in these locations will require to be accompanied by a Coal Report to help determine options for the future development of the site.

Soils

New development should avoid the unnecessary disturbance of areas of peatland or carbon-rich soils with a presumption against development which would involve significant draining or disturbance of peatland or carbon-rich soils. There will be support for peatland restoration, including rewetting where appropriate.

Where peat and other carbon rich soils may be affected by development, a survey and management plan will be required which identifies:

- means of minimising impact on carbon rich soils ensuring that the areas of deepest peat have been avoided and unnecessary disturbance, degradation or erosion of peat has been avoided;
- management measures relative to the carbon rich soil; and,
- suitable mitigation measures to minimise the potential effects on CO2 emissions.

DELIVERING THE SPATIAL STRATEGY - ENVIRONMENT

POLICY ENV 7 - Temporary Enhancement of Unused or Underused Land

Proposals for the temporary enhancement of unused or underused land that is awaiting development will be supported in line with the Renfrewshire Vacant and Derelict Land Strategy.

All proposals will require to demonstrate that the enhancement of a site will deliver a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is identified for development in the future.

Note: New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance.



Preserving and enhancing Renfrewshire's Built and Natural Environment and Cultural Heritage Assets

The Environment Section aims to support the delivery of high quality development that will:

- Preserve the Green belt and avoid development that would significantly undermine its core role and function by individual and/or cumulative impacts;
- Ensure that it would not have an adverse effect on the integrity of any sites protected as a Natura 2000 site and have due regard to the importance of international, national and local designated sites;
- Protect and enhance the natural heritage including biodiversity, green networks, and landscape character and setting, ensuring integration with the development and the provision of connections to the wider green network;
- Demonstrate that air quality within the surrounding area would not be significantly affected by the proposal;
- Demonstrate that development will not result in sterilisation or degradation of mineral deposits;
- Protect and enhance the historic environment including listed buildings, conservation area sites, scheduled monuments, archaeological sites and Inventory Gardens and Designed Landscapes;
- Enhance the natural characteristics, historic value and setting of the site and surrounding area;
- Protect and enhance the water environment;
- Protect and enhance areas of woodland and forestry;
- Avoid the unnecessary disturbance of peat and carbon-rich soils; and,
- Prevent or avoid impacts on the natural environment, if this is not possible then measures should be made to minimise and reduce any unavoidable impacts including the consideration of compensation planting or habitat provision.

DELIVERY AND MONITORING

The Renfrewshire Local Development Plan sets out an ambitious Spatial Strategy that sets a framework for the protection and enhancement of Renfrewshire's diverse natural, built and cultural heritage assets, the delivery of new economic and infrastructure investment and guides the future use of land to create strong communities and attractive places across Renfrewshire.

The effectiveness of the Renfrewshire Local Development Plan will be dependent upon the successful implementation of its Spatial Strategy. The Renfrewshire Local Development Plan Action/Delivery Programme is central to this process clearly identifying priorities and what is required to deliver these priorities in partnership with key agencies, developers, local businesses and local communities across Renfrewshire. All of the actions in the Action/Delivery Programme are set within a timeframe facilitating the delivery, implementation and monitoring of the Local Development Plan.

This approach ensures that the Renfrewshire Local Development Plan is ambitious but realistic and deliverable. The Renfrewshire Local Development Plan Action/Delivery Programme is a 'live' document that will be reviewed regularly therefore if some of the plan fails to deliver in some areas or delivers at a slower pace, there will be opportunities to change the development approach. This regular review will also be a useful indicator for assessing whether the Renfrewshire Local Development Plan policies support the delivery of the Spatial Strategy.



APPENDIX 1

Housing Land Framework

For Board Consideration

APPENDIX 1 – HOUSING LAND FRAMEWORK

Framework for the identification of additional housing land

This framework will be used for the assessment of new residential development proposals should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period. Planning Applications for residential development will be assessed on their own merits and in relation to the considerations listed below.

Policy and Guidance Considerations	Other Considerations
<p>Scottish Planning Policy – Sustainability and Placemaking Policy</p> <p>Clydeplan Strategic Development Plan – Policy 1 – Placemaking; Spatial Development Strategy; Policy 8 – Housing Land Requirements; and, Diagram 10 – Assessment of Development Proposals</p> <p>Renfrewshire Local Development Plan – Spatial Strategy and Local Development Plan Policies</p> <p>Renfrewshire Local Development Plan New Development Supplementary Guidance</p> <p>Renfrewshire’s Places Residential Design Guidance</p> <p>Renfrewshire Green Network Strategy</p>	<ul style="list-style-type: none"> ➤ Development proposals will be considered in relation to the following new housing development hierarchy with preference given in the following order: brownfield and previously used sites; housing development pipeline sites (as set out in Background Paper 2), sustainable sites at the edge of settlements; and, all other sites. ➤ All development proposals must be supported by information to demonstrate the effectiveness of the site and the delivery of the development in the short term (within 5 years). Compliance with the Scottish Government Planning Advice Note 2/2010 or any new advice relating to the assessment of effectiveness requires to be demonstrated; ➤ Details of the phasing of the development shall be submitted with any planning application; ➤ Proposed housing sites must create or be contained within robust defensible boundaries and must not set a precedent for subsequent future expansion; ➤ Development proposals should be able to co-exist with existing surrounding uses, having no significant effect on the character and amenity of the surrounding area; ➤ It must be demonstrated that sufficient infrastructure is available or can be made available by the developer or another party to allow the development to be delivered within 5 years; ➤ Residential development proposals must not be dependent on the prior provision of infrastructure required by existing housing land allocations that do not have planning permission or are committed but have not started; ➤ Proposed housing developments on green belt land that was granted planning consent but has not been delivered will be retained as greenbelt land in the preparation of the next Renfrewshire Local Development Plan; ➤ This framework does not apply to applications for single or small groups of houses (5 or less); and, ➤ The use of processing agreements will be used to ensure the Council deal with planning applications expeditiously, to support the early delivery of housing sites.

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the Renfrewshire Local Development Plan. All of the sites listed within the table below are indicated on Figure 23.

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
1	Meadowside Street, Renfrew	E3 – Transition Areas. This site is within the wider Meadowside Street/Blythswood Transition Area which could support a mix of uses.	2 ha
2	Netherton Farm, Renfrew	E1 Renfrewshire's Economic Investment Locations – Part of the wider Glasgow Airport Investment Area Strategic Economic Investment Location which is designated for industrial/business development.	52.52 ha
3	Brown Street/Albert Road, Renfrew	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.16 ha
4	Arkleston Road Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	2.91 ha
5	Arkleston Road, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	2.59 ha
6	Renfrew Road, Paisley	E3 – Transition Areas. This site is within the wider Paisley Town Centre North Transition Area which could support a mix of uses.	0.47 ha
7	Seedhill Road, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.20 ha
8	Cartha Crescent, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.67 ha
9	St. Ninians Road/Crescent, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0,61 ha
10	Hurlet Road, Paisley	ENV 1 – Greenbelt.	1.72 ha
11	Bute Crescent/Iona Drive, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	3.31 ha
12	Grampian Avenue/Lomond Crescent, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0.99 ha

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
13	West Brae, Paisley West End, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0.9 ha
14	Ferguslie Park Avenue, Paisley	E3 – Transition Areas. This site is within the wider Candren Transition Area which could support a mix of uses.	2.21 ha
15	Blackstoun Road, Paisley	This site is covered by two policies, P6 - Open Space and E3 – Transition Areas. This site is within the wider Candren Transition Area which could support a mix of uses.	10.21 ha
16	Candren Road, Paisley	E3 – Transition Areas. This site is within the wider Candren Transition Area which could support a mix of uses.	15.86 ha
17	Crawford Drive (North), Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	0.65 ha
18	Crawford Drive (South), Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	0.89 ha
19	Land to south of Tannahill Terrace, Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	2.74 ha
20	Bankfoot Road, Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	1.3 ha
21	Belltrees Crescent (West), Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	2.21 ha
22	Millarston Drive, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	4.26 ha
23	Almond Crescent, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.26 ha

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
24	Dee Drive, Foxbar, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	2.13 ha
25	Don Drive, Foxbar, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.85 ha
26	Heriot Avenue, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0.56 ha
27	East Fulton Farm, Linwood	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1,48 ha
28	Stirling Drive, Linwood	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.18 ha
29	North Road, Johnstone	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.28 ha
30	Craigview Avenue, Johnstone	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	3.44 ha
31	Auchengreoch Avenue, Johnstone	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.03 ha
32	Spateston Avenue, Johnstone	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.02 ha
33	Hillfoot Avenue, Howwood	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0.52 ha
34	Ingilston Drive, Bishopton	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.64 ha
35	Rashielee, Erskine	E3 – Transition Areas. This site is within the wider Erskine Riverfront Transition Area which could support a mix of uses.	19.47 ha
36	Newshot Drive, Erskine	P1 – Renfrewshire's Places. Amenity Space. Future uses must be compatible with existing surrounding uses.	2.35 ha

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
37	Beardmore Cottages, Inchinnan	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development.	0.98 ha
38	Drums Avenue, Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	1.63 ha
39	Abbotsinch Road/Arran Avenue, Paisley	E1 – Strategic Economic Investment Locations (SEILs). Site to support the delivery of infrastructure associated with the Glasgow Airport Investment Area City Deal Project. Land being purchased by the Council.	3.22 ha
40	South West of Inchinnan Swing Bridge, Renfrew	E1 – Strategic Economic Investment Locations (SEILs). Site to support the delivery of infrastructure associated with the Glasgow Airport Investment Area City Deal Project. Land being purchased by the Council.	0.18 ha
41	Greenock Road, Inchinnan	ENV 1 – Greenbelt. Site to support the delivery of infrastructure associated with the Glasgow Airport Investment Area City Deal Project. Land being purchased by the Council.	0.44 ha
42	Kilpatrick Drive, Erskine	ENV 1 – Greenbelt at the edge of Erskine Town Centre.	9.03 ha
43	West of A726, Erskine	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	4.27 ha
44	Newton Terrace, Elderslie	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	1.78 ha
45	Craigends, Erskine	P6 – Open Space. Area of amenity open space, not suitable for development.	43.87 ha
46	Land to North West of Erskine Town Centre, Erskine	C1 – Renfrewshire's Network of Centres. Development opportunity within Erskine Town Centre.	1.04 ha
47	Manse Crescent, Houston	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.41 ha
48	Land to South of Bridge of Weir Road, Houston	P1 – Renfrewshire's Places. This is an amenity site not suitable for development.	1.52 ha

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
49	Floorsburn at Spateston Road, Johnstone	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	3.42
50	Brediland Road, Linwood	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	0.99
51	Stirling Drive, Linwood	P1 – Renfrewshire's Places and P6 – Open Space. Future uses must be compatible with existing surrounding uses.	4.42 ha
52	Lochhead Road/Church Street, Lochwinnoch	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0.4 ha
53	Todholm Road, Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	1.56 ha
54	Floors Street, Johnstone	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	0.48 ha
55	Craigdonald Place, Johnstone	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	0.31 ha
56	Mannering Road, Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	1.8 ha

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

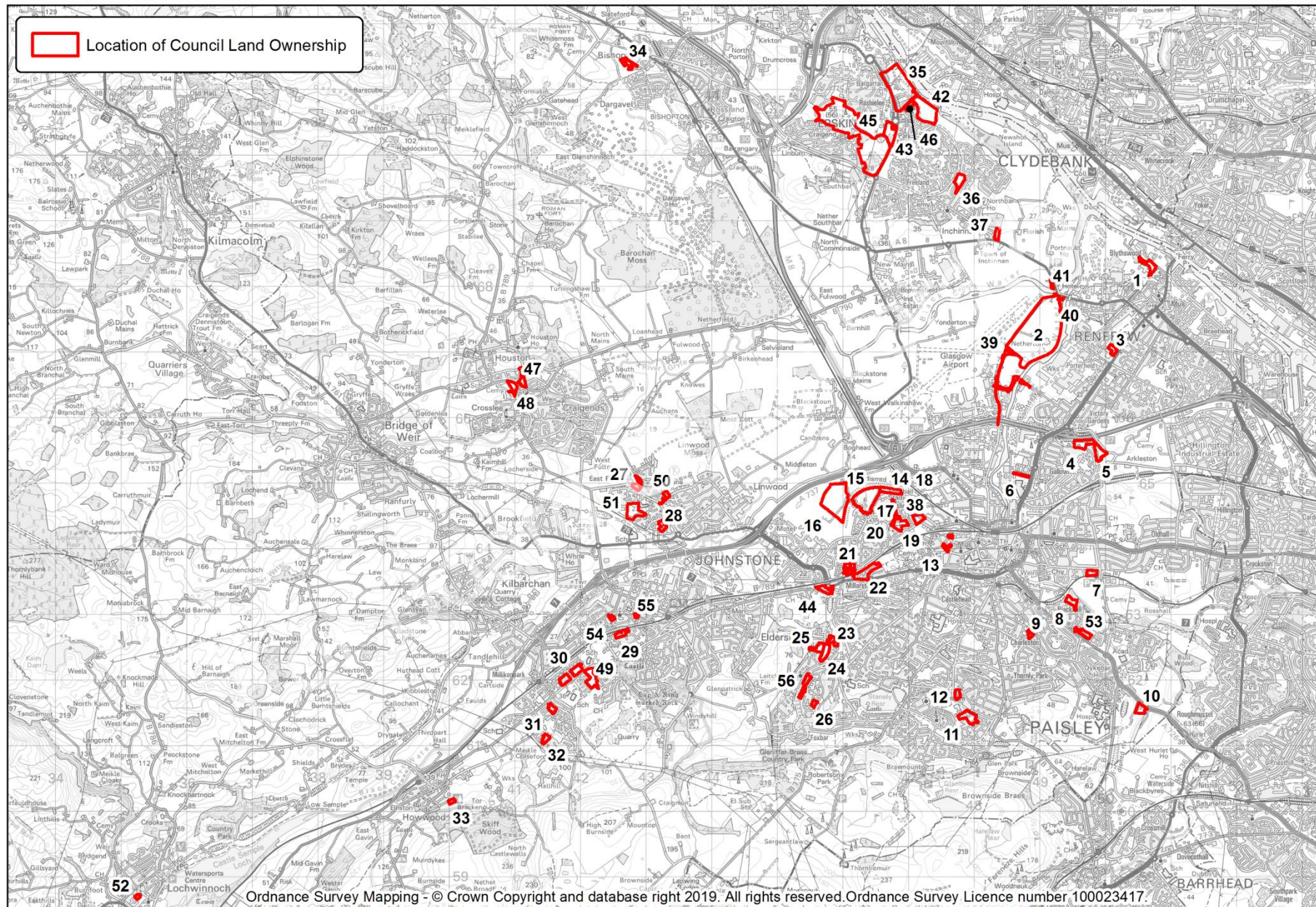


Figure 23 – Council Owned Land

GLOSSARY

<div data-bbox="91 134 728 215"> A </div> <div data-bbox="91 215 728 510"> Action Programme Part of the Local Development Plan. A delivery mechanism which identifies the timescale, roles, responsibilities and actions of those partners and stakeholders involved in implementing the Local Development Plan spatial strategy. </div> <div data-bbox="91 510 728 805"> Active Travel Travelling actively for everyday journeys such as to work, by walking, cycling, jogging etc; can also include walking/ cycling to public transport stops; a way of increasing physical activity and reducing car use. </div> <div data-bbox="91 805 728 957"> Accessibility Having access to goods, services, employment and other facilities. </div> <div data-bbox="91 957 728 1404"> Affordable Housing Housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy. </div> <div data-bbox="91 1404 728 1476"> Airport Operational Land The area around Glasgow Airport which </div>	<div data-bbox="790 134 1426 295"> supports economic growth and the requirements of the airport including sustainable transport and travel. </div> <div data-bbox="790 295 1426 438"> Ancient Woodland Woodland that has been in continuous existence since at least 1750 in Scotland. </div> <div data-bbox="790 438 1426 774"> Appropriate Assessment An assessment required under the Conservation (Natural Habitats & c) Regulations 1994 (as amended), wherein the planning authority determine the likely impact of the plan and development proposals on the integrity of Natura 2000 sites (Special Protection Areas). </div> <div data-bbox="790 774 1426 845"> B </div> <div data-bbox="790 845 1426 997"> Biodiversity The range and extent of animal and plant species within an area. </div> <div data-bbox="790 997 1426 1332"> Blue Network The linking together of watercourses, river banks, drainage routes, ponds, wetlands and floodplains which are interlinked and connected to embankments, grass verges, paths, open space and amenity space which facilitate biodiversity and provide species dispersal. </div> <div data-bbox="790 1332 1426 1476"> Brownfield Land Land which has previously been developed. The term may cover vacant or derelict land, infill land or land occupied by </div>	<div data-bbox="1489 134 2116 183"> redundant or unused buildings. </div> <div data-bbox="1489 183 2116 406"> Built Heritage Built heritage is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand. </div> <div data-bbox="1489 406 2116 478"> C </div> <div data-bbox="1489 478 2116 734"> Climate Change A process of changes to weather patterns and temperatures largely caused by the emission of certain greenhouse gases from the earth, principally associated with the burning of fossil fuels. </div> <div data-bbox="1489 734 2116 1181"> Clyde Area Management Plan The purpose of the Clyde Area Management Plan, which is led by the Scottish Environment Protection Agency, is to maintain and improve the quality of the rivers, lochs, estuaries, coastal waters and ground water in the area. This plan supplements the River Basin Management Plan (RBMP) for the Scotland River Basin District and will help to deliver Water Framework Directive requirements. </div> <div data-bbox="1489 1181 2116 1476"> Clyde and Loch Lomond Flood Risk Management Plan Details the actions adopted to reduce the devastating and costly impact of flooding in the Clyde and Loch Lomond Local Plan District. Plan details the prioritised actions that will be delivered with the investment. </div>
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GLOSSARY

<p>Clyde and Loch Lomond Local Plan District Flood Risk Management Strategy Sets out the short to long term ambition for flood risk management in the Loch Lomond Local Plan District. The Strategy identifies where the risk of flooding and benefits of investment are greatest</p>	<p>improve the infrastructure (e.g. roads, open space, waste-water treatment works) so that development can go ahead.</p>	<p>potential for housing development.</p>
<p>Connectivity Directness of links and connections in a transport network. As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations. Good connectivity provides easy access to key destinations for pedestrians.</p>	<p>District Heating The supply of heat to a number of buildings or homes from a central heat source through a network of pipes carrying hot water or steam.</p>	<p>F</p> <p>Flood Risk A measure of the likelihood of flooding occurring and the associated impacts on people, the economy and the environment.</p>
<p>Conservation Area Areas that are considered to have special architectural or historic interest requiring additional protection.</p>	<p>E</p> <p>Effective Housing Land Effective housing land supply is the part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration and will therefore be available for the construction of housing.</p>	<p>G</p> <p>Green Belt An area defined in the development plan which can encircle settlements as well as act as buffers, green corridors or wedges. It can prevent the merging of settlements and provide clarity on where development will or will not take place.</p>
<p>Core Path Arising from the Land Reform (Scotland) Act 2003, local authorities have a statutory requirement to produce a Core Path Plan. A mixture of existing and new paths which link together to form an overall path network which caters for all types of user.</p>	<p>Environmental Report A document required under the Environmental Assessment (Scotland) Act 2005 which describes and evaluates the likely significant environmental impact on implementing a plan or programme.</p>	<p>Green Infrastructure Is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. Can include natural and semi-natural habitats, green corridors; amenity grasslands, parks and gardens, outdoor sports facilities, playing fields and play areas, cemeteries, allotments and accessible countryside.</p>
<p>D</p> <p>Developer Contribution Payments made or work in kind, to help</p>	<p>Established Housing Land Supply The total housing land supply including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed</p>	<p>Greenfield Land Land which has never been previously developed.</p> <p>Green Network</p>

GLOSSARY

<p>The linking together of natural, semi natural and manmade open spaces to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to green belt while enhancing biodiversity and the quality of the external environment.</p>	<p>L</p>	<p>or design to avoid, reduce or remedy adverse effects of a development proposal.</p>
<p>H</p>	<p>Listed Buildings Buildings identified for their special architectural or historic interest which have been given additional protection through legislation.</p>	<p>N</p>
<p>Habitat Network A habitat network is a set of separate areas of habitat which are sufficiently connected for a particular species to move between the individual areas.</p>	<p>Local Biodiversity Action Plan A plan aimed at conserving and enhancing the fauna, flora and habitats (biodiversity) of a defined area.</p>	<p>Natura 2000 Natura sites represent the very best of Scotland's nature. Natura is the term given to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These internationally important sites are designated under two of the most influential pieces of European legislation relating to nature conservation, the Habitats and Birds Directives.</p>
<p>Habitats Regulation Appraisal (HRA) The Habitats Regulations require competent authorities to carry out appropriate assessments in certain circumstances where a project or plan will affect a Natura (European) site. HRA refers to the whole process, including the appropriate assessment step.</p>	<p>Local Housing Strategy Sets out the housing needs of the area (both the privately owned and rented sectors) and outlines plans to address those needs over a 5 year period.</p>	<p>Natural Environment Natural landscape together with all of its non-human features, characteristics and processes.</p>
<p>Housing Requirement Housing requirement is the total amount and type of housing necessary to accommodate a given or projected population at appropriate minimum standards. This includes both housing need and demand.</p>	<p>Local Nature Reserves (LNR) Places with special local natural interest, designated and managed by local authorities to give people better opportunities to learn about and enjoy nature close to where they live; designated under the National Parks and Access to the Countryside Act 1949.</p>	<p>National Planning Framework The Scottish Government's vision and strategy for Scotland's long term spatial development.</p>
	<p>M</p>	<p>O</p>
	<p>Main Issues Report A report which identifies the main issues that face areas as well as setting out the general proposals for the future development of Renfrewshire.</p>	<p>Open Space Green spaces within and on the edges of settlements, including allotments, trees, woodland, paths and civic space consisting of squares, market places and other paved or hard landscaped area with a civic function.</p>
	<p>Mitigation Measures, including any process, activity</p>	

GLOSSARY

P

Placemaking

An approach to planning and design which considers the built environment, the communities within Renfrewshire and the quality of life that comes from the interaction of people and their surroundings.

Peatland or carbon-rich soil

Peat and other soils that are rich in carbon. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO2 to the atmosphere.

R

Ramsar Site

Ramsar sites are wetlands of international importance, which provides for the conservation and good use of wetlands designated under the Ramsar Convention.

Renfrewshire Community Plan

The Community Plan brings together public sector agencies (including the council, the police and the health service), voluntary organisations and local communities to plan what the community wants to achieve for Renfrewshire, and how the partners can work together to achieve this.

S

Scheduled Monument

An archaeological monument of national importance that is legally protected under the Ancient Monuments and Archaeological Areas Act 1979.

Scottish Planning Policy

Scottish Government's policy statement on land use planning matters.

Sites of Importance for Nature Conservation (SINC)

Sites important for local nature conservation and geographical value.

Sites of Special Scientific Interest (SSSI)

Key areas of marine or land-based conservation and wildlife importance. They are special for the nature conservation value of the plants, animals, habitats or rock formations that they contain; designated by SNH under the provisions of the Wildlife and Countryside Act 1981.

Special Protection Area (SPA)

Designated under European Union legislation for specific protection of birdlife.

Strategic Environmental Assessment (SEA)

An environmental assessment of plans, programmes and strategies.

Sustainable Development

Development that meets the current and

future needs of an area without compromising the built and natural environment.

Sustainable Flood Risk Management

Partnership working to provide the maximum possible resilience against flooding from all sources through various techniques and systems, protecting and enhancing the environment in a way which is fair and affordable, both now and in the future.

Sustainable Urban Drainage Systems (SUDS)

A range of techniques to manage the flow of water runoff from a site by allowing water control and treatment on-site, reducing the impact on existing drainage systems.

T

Transition Areas

Areas of change within Renfrewshire where the land use zoning requires to be flexible to encourage development of appropriate uses. Includes brownfield sites that had previous uses that are now vacant or derelict.

Tree Preservation Order (TPO)

The designation of trees in conservation areas that contribute significantly to the amenity value of an area. A TPO designation requires that the Council is consulted before any works are carried out to them including routine maintenance.

GLOSSARY

Trunk Road

Primary strategic routes which are the direct responsibility of Transport Scotland, who are consulted on if any planning application could affect a trunk road.

W**Water Environment**

Surface waters (inland, coastal and transitional), groundwater and wetlands.

Wild Land

Scottish Natural Heritage define this as parts of Scotland where the wild character of the landscape, its related recreational value and potential for nature are such that these areas should be safeguarded against inappropriate development or land-use change.

Z**Zero Waste Plan**

Scottish Government's vision for a zero waste society, where all waste is seen as a resource; waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.



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Renfrewshire Local Development Plan

New Development Supplementary Guidance 2019 (DRAFT)



Renfrewshire New Development Supplementary Guidance

The Renfrewshire Local Development Plan is in two parts; the Local Development Plan and the New Development Supplementary Guidance. Together these documents set out the overall Spatial Strategy for Renfrewshire.

The policies, proposals and guidance are structured into five themes, which include:

- **Economy**
- **Centres**
- **Infrastructure**
- **Places**
- **Environment**

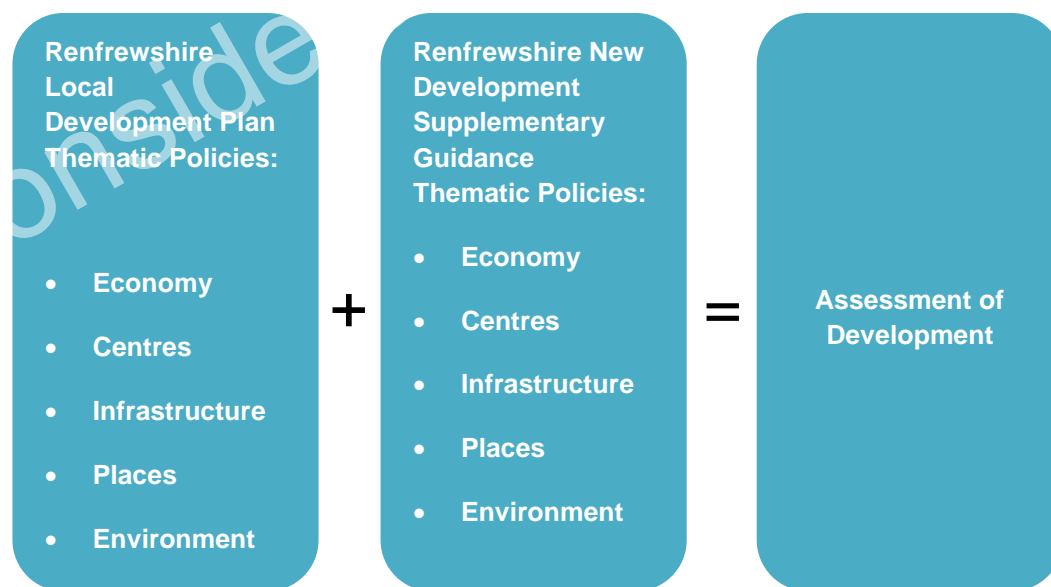
The Renfrewshire Local Development Plan sets a framework for the enhancement of Renfrewshire's diverse natural environment, built and cultural heritage assets, the delivery of new economic and infrastructure investment and guides the future use of land to create strong communities and attractive places across Renfrewshire.

The detailed development criteria for the assessment of proposals is contained within this New Development Supplementary Guidance.

How to use the Plan

All developments must be assessed against the policies set out in the Renfrewshire Local Development Plan, the guidance and criteria in the New Development Supplementary Guidance.

Both provide an integrated development framework providing a consistent approach to the assessment of planning applications.



Economic Investment Locations

Renfrewshire's Economic Investment Locations consist of Strategic Economic Investment Locations (SEILs) and Local Industrial Areas.

Development proposals in these economic locations should meet the following criteria:

- Support the role and function of the economic investment locations as identified in Figure 1 and be compatible with the surrounding character of the area;
- Support sustainable and inclusive economic growth as well as allowing diversification or transition into new economic sectors or clusters in response to changing markets and/on demand;
- Employment generating uses not listed in Classes 4 (Business), 5 (General Industry) and 6 (Storage & Distribution) of the Use Classes Order will be supported in these locations subject to the consideration of Clydeplan Strategic Development Plan (2017) for development within SEILs and Local Development Plan Policies E1 and E2;
- Development should not impact upon the existing uses or potential economic investment within the area;

- Proposals for waste management infrastructure will be acceptable where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant adverse impact upon amenity or operation of other uses, subject to site specific considerations; and,
- All proposals will be considered in relation to Policy E1, E2 and the Economic Development Criteria.



Hillington Business Park

DELIVERING THE ECONOMIC STRATEGY - DEVELOPMENT GUIDANCE

Figure 1 – Renfrewshire's Economic Investment Locations

Renfrewshire's Economic Investment Locations	Role and Function	Challenges/Opportunities
Strategic Economic Investment Locations (SEIL)		
Advanced Manufacturing and Innovation District Scotland (AMIDS)	Distribution and Logistics/ Manufacturing/ Engineering/ Green Technologies/ Life Sciences/ Research and Development/ Airport related uses.	<p>Consists of Inchinnan Business Park, Westway and Netherton Farm area clustered around Glasgow Airport.</p> <p>City Deal Investment to improve access to Glasgow Airport and connectivity within the Strategic Economic Investment Locations facilitating the development of key development sites. Key location to support innovation in manufacturing across Scotland.</p> <p>This location also includes a Strategic Freight Hub which supports the operation of Glasgow Airport and the Strategic Economic Investment Locations.</p>
Hillington/ Renfrew North	Distribution and Logistics, Manufacturing/ Engineering, Business Services.	<p>A Simplified Planning Zone is in place supporting sustainable and inclusive economic growth at Hillington Business Park. Opportunity to diversify uses to adapt to changing market demands and facilitate the redevelopment of key sites.</p> <p>This location also includes a Strategic Freight Hub which supports the operation of the Strategic Economic Investment Locations.</p>
Bishopton	Distribution and Logistics, Manufacturing/ Engineering.	<p>Opportunity for employment generating uses to support development of the Community Growth Area. Planning consent has been granted for residential development on this land. The future zoning of this site will be reviewed in preparing the next Development Plan.</p>

DELIVERING THE ECONOMIC STRATEGY - DEVELOPMENT GUIDANCE

Figure 1 – Renfrewshire’s Economic Investment Locations

Renfrewshire’s Economic Investment Locations	Role and Function	Challenges/Opportunities
Local Industrial Areas		
Burnbrae, Linwood	Locally important industrial area. Strategic Freight Transport Hub with road/rail transfer facility.	Good accessibility to freight hub, M8 and Glasgow Airport offers significant potential for new economic investment at this location. Intermodal terminal providing sustainable road/rail freight transfers, removing goods vehicles from the road network.
Land to north east of Phoenix Commercial Centre, Linwood	Major regeneration opportunity	Key strategic location to the west of Paisley and the airport, along the M8/A737 trunk road. The site has outline planning consent for over 50,000 sq.m of business and industrial space within a wider mixed-use development.
Murray Street, Paisley	Locally important local industrial area.	Location includes a range of businesses and available properties/development sites. Proximity to the M8 and Glasgow Airport offers significant potential for new economic investment at this location.
Paisley Town Centre/Town Centre North	Renfrewshire’s administrative, education, civic, local business and financial centre.	Significant regeneration potential for the area to the north of the town centre. Opportunity to enhance access to Glasgow Airport and the Advanced Manufacturing and Innovation District Scotland.

Transition Areas

New development or redevelopment of sites which are described as Transition Areas may be suitable to incorporate various uses.

Figure 2 identifies areas that are in transition and details potential uses for each of these areas. Development proposals should meet the following criteria:

- Demonstrate that the type of use, mix, scale and location of the development is appropriate for the site and wider surrounding area;
- Consideration should be given to comprehensive development with the use of a masterplan or design brief/framework approach;
- All proposals will be considered in relation to the relevant development criteria, for example, a proposal for a new residential development in a Transition Area will also be considered against the Places, Infrastructure and Environment Development Criteria.
- Proposals for waste management infrastructure will be acceptable within Transition Areas where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant impact upon amenity or operation of other uses, subject to site specific considerations.

Business and Industrial Development out with Renfrewshire's Economic Investment Locations

Proposals for new business and industrial development out with Renfrewshire's Economic Investment Locations will be considered in relation to the Economic Development Criteria and the relevant Renfrewshire Local Development Plan Policies and associated Supplementary Guidance.

Where appropriate proposals for home-working, micro businesses and community hubs will be supported subject to consideration against the relevant Local Development Plan Policies and Development Guidance and where there is no significant detrimental impact on amenity.



Erskine Riverfront Transition Area

DELIVERING THE ECONOMIC STRATEGY - DEVELOPMENT GUIDANCE

Figure 2 – Transition Areas

Location of Transition Area	Acceptable uses within Transition Area
Erskine Riverfront	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, residential, hotels, residential institutions, educational facilities, nurseries, leisure, restaurants and other commercial uses of a scale appropriate in relation to the Network of Centres. Includes important riverfront recreational asset and access to the riverfront requires to be retained.
Candren Area, Paisley	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, leisure uses, educational facilities and other commercial uses of a scale appropriate in relation to the Network of Centres.
North Johnstone	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, residential, residential institutions, educational facilities, nurseries and other commercial uses of a scale appropriate in relation to the Network of Centres.
Paisley East End	Residential, offices, storage facilities, educational facilities, nurseries, residential institutions and other commercial uses of a scale appropriate in relation to the Network of Centres.
Middleton Road, Linwood	Residential, residential institutions, educational facilities, nurseries, business and light industrial and other commercial uses of a scale appropriate in relation to the Network of Centres.
Meadowside Street/ Blythwood Area, Renfrew	Residential, residential institutions, educational facilities, leisure, nurseries, business, and waste management and other commercial uses of a scale appropriate in relation to the Network of Centres.
Paisley Town Centre North Area	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, residential, residential institutions, educational facilities, nurseries and leisure and other commercial uses of a scale appropriate in relation to the Network of Centres. Opportunity to enhance access to Glasgow Airport and the Advanced Manufacturing and Innovation District Scotland.
Underwood Road, Paisley	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, residential, residential institutions, educational facilities, nurseries, leisure and other commercial uses of a scale appropriate in relation to the Network of Centres.

Glasgow Airport

Glasgow International Airport is a key component of the economy at the national, regional and local level. The Airport is an international gateway with important linkages to wider business and tourism markets.

Existing operational land for the airport, as shown on the Proposals Maps, requires to be safeguarded allowing the airport to operate to its full potential.

Development proposals within the Glasgow Airport Public Safety Zone require to be considered in accordance with the stated Government policy contained in the Scottish Government Circular 8/2002 and any future policy updates.

Within the airport operational land there will be support for uses associated with the airport which includes:

- The movement and maintenance of aircraft;
- The embarking, loading, discharging or transporting of passengers, livestock or goods; and,
- Development in Classes 4 (business), 6 (storage and distribution) and 7 (hostels and hotels), car parking and car rental facilities, where it can be demonstrated that the development is associated with the functioning of the airport.



Tourism

Tourism is an important element of the economic, social, environmental and cultural well-being of Renfrewshire's places and environment and a key driver of the economy. Proposals for new tourist facilities and attractions will be considered in relation to the aims of Renfrewshire's Tourism Framework and Visitor Plan.

Improvements and enhancements to existing or the creation of new tourist facilities and attractions will be supported subject to the following criteria:

- The development will add to Renfrewshire as a visitor destination and will contribute to the local economy providing new employment opportunities with a social and/or cultural benefit to the area;
- The proposal does not result in a significant detrimental impact on visual amenity, the built heritage or natural heritage interests;
- The design, quality and density of development is appropriate for the location and surrounding area;
- The scale, positioning and location of the development is appropriate;
- The amenity of the surrounding area will not be significantly affected by the nature of the proposed development;
- Suitable infrastructure and services are available or can be provided to serve the development proposal;
- The site is accessible by a choice of transport options and access within and out with the development connects to active travel routes and/or the wider green network;
- The road network can accommodate the development;
- Development assists in a reduction in emissions and incorporates a design which promotes energy efficiency and the use of low carbon generating technologies;
- Development encourages participation and enjoyment of Renfrewshire's natural heritage assets, ensuring that there are no significant adverse effects on the natural environment including biodiversity and landscape character; and,
- The development can demonstrate a site specific locational need and/or address a deficit in the provision of tourist facilities in the area.

Strategic Centres and Core Town Centres

- Development proposals require to support the diverse role and function of Renfrewshire's Strategic Centres and Core Town Centres reflecting a sustainable mix of activities and uses.
- Development which will enhance the vitality and viability of centres and strengthen their key role within Renfrewshire's Network of Centres will be welcomed.
- All proposals will be considered against Renfrewshire Local Development Plan Policy C1 and the Centre Development Criteria.

Local Service Centres and Village Centres

- Proposals within Local Service Centres and Village Centres will be supported where they demonstrate that they will meet local need and will not significantly impact on the viability or vitality of the existing centre or any other network centre.
- The scale of development proposal should reflect the size of community that the centre serves. Support will be given to proposals which enhance and regenerate these centres.
- All proposals will be considered against Renfrewshire Local Development Plan Policy C1 and the Centre Development Criteria.

Local Commercial Centres

These centres provide a location for retail development that typically cannot be located within the other centres in the network. There may also be opportunities for some ancillary and/or enabling commercial development to complement the existing uses.

Proposals within Renfrewshire's three local Commercial Centres will be supported where they:

- Sustain the role and function of the centre as identified in Figure 3; and,
- Demonstrate that there would be no significant adverse impact upon the role and function of any other network centre.

Meeting Local Neighbourhood Demand

Retail and commercial development out with the defined Network of Centres will be considered acceptable in principle where the proposal meets a local neighbourhood demand and subject to meeting the criteria within Policy C2 and the relevant policies identified on the Proposals Map.

For the purposes of assessing local supply and demand, the catchment will be defined by the area from which the site is easily accessible on foot.

DELIVERING THE CENTRES STRATEGY - DEVELOPMENT GUIDANCE

Figure 3 – Renfrewshire's Network of Centres - Role and Function

Centre	Role and Function
Strategic Centres	
Paisley Town Centre	Renfrewshire's main cultural, heritage and civic centre. Offers a diverse mix of uses and attributes providing a hub for public transport, business, retail, leisure, education and community uses. A spatial development framework for the town centre is presented in the Renfrewshire Local Development Plan.
Braehead	Renfrewshire's largest retail and leisure centre with strong supporting commercial and business uses. A spatial development framework for the centre is presented in the Renfrewshire Local Development Plan.
Core Town Centres	
Johnstone Town Centre	The largest and most diverse centre within West Renfrewshire with a strong, historic character and a rich heritage. A civic, cultural and local retail centre which provides key services for both the local population and settlements across West Renfrewshire.
Renfrew Town Centre	The largest centre within North Renfrewshire with a distinctive character and a number of historic listed buildings reflecting the identity of the town. The centre has strong civic, cultural and local retail functions which provide key services for the local population and neighbouring settlements. A Simplified Planning Zone is in place to support diversification of uses
Erskine Town Centre	Local retail, leisure and commercial centre which provides key services for the local community and settlements such as Inchinnan and Bishopton.
Linwood Town Centre	Linwood is a local retail and commercial centre which plays an important role in providing key services for the local community and supporting the choice of provision across West Renfrewshire.
<i>A Centre Strategy and Action Plan has been prepared for each Strategic Centre and Core Town Centre to guide investment in the Centre. The Local Development Plan Action Plan/Delivery Programme includes an action to review these strategies every two years.</i>	

DELIVERING THE CENTRES STRATEGY - DEVELOPMENT GUIDANCE

Figure 3 (cont) – Renfrewshire’s Network of Centres - Role and Function

Centre	Role and Function	Centre	Role and Function
Local Service Centres		Commercial Centres	
Bridge of Weir	Local convenience retail, commercial and community village centre	Phoenix, Linwood	Out of town retail and commercial centre accommodating a range of commercial, food and drink and retail uses
Bishopton	Local convenience retail, commercial and community village centre	Abbotsinch, Paisley	Out of town retail centre accommodating a range of retail uses
Bishopton (Dargavel Village)	Local convenience retail, commercial and community village centre supporting delivery of the Community Growth Area	Braehead Retail Park	Retail and Commercial Location providing a range of commercial and retail uses in support of Braehead Strategic Centre
Lochwinnoch	Local convenience retail, commercial and community village centre	Blythswood, Renfrew	Transition Area able to support a range of uses and facilities of a scale appropriate in relation to the Network of Centres
Paisley West End	Local retail and commercial service centre		
Paisley East End	Local retail and commercial service centre		
Neilston Road	Local retail and commercial service centre		

Hot Food; Public Houses; Licensed Venues and Amusement Arcades

Proposals for Class 3 uses, hot food takeaways, public houses and bars, licensed clubs, amusement arcades and entertainment venues such as night clubs, will be directed to Strategic Centres, Core Town Centres and Local Service Centres as defined within the Renfrewshire Local Development Plan Proposals Maps.

All proposals will be considered against the following criteria:

- Pedestrian safety, traffic and parking must not be prejudiced with suitable access provided;
- There must be no significant impact on the residential amenity, in terms of hours of operation, noise, disturbance, cooking odours, fumes or vapours;
- Suitable and well-designed provision for the collection and storage of waste should be conveniently sited for both the premises (or other user) and the waste collection authority;
- The applicant must demonstrate full control to install a flue extraction system to ventilate and disperse cooking odours;
- The design of the flue must be visually acceptable and will generally be required to extend a minimum of 1.0 metre above the eaves level of the adjoining property; and,
- Suitable parking and servicing arrangements must be provided to serve the proposed use.



Connecting Places

All proposals will be considered against the following criteria:

- The suitability of the location taking account of its function and accessibility;
- The provision of a safe and convenient pedestrian and cycle access to and within the development which can be used by all potential users, with links to existing active travel routes in and around places;
- Ensure the implementation of safe pedestrian routes to public transport/ services/open space from the proposed site;
- Access to public transport networks should be within 400 metres walking distance of the development;
- Ensure provision is made in development layouts for facilities giving priority to and allowing penetration by buses, where appropriate;
- Aim to ensure, where development is in close proximity to rail stations/halts, that provision is made for good direct, safe access to and from these facilities;
- Assess the full transport impacts of new development including the potential impact on the performance and safety of the trunk road and/or rail network and the measures required to mitigate impact arising from development;
- The design, layout and standard of any proposed active travel or transport infrastructure is appropriate to the local environment and the character of the surrounding area to achieve safe movement of pedestrians, cyclists and traffic ensuring a pleasant and safe environment;
- Connections to and from development are required to be in line with the 'Getting It Right for Every Child' approach;
- The provision of parking for vehicles, including disabled parking and parking for cycles and motorcycles, is made in accordance with national standards;
- The individual and cumulative impact from the traffic generated by the development does not significantly affect air quality; and,
- Masterplans, development briefs and proposals for major developments require to include satisfactory mechanisms or provisions for supporting sustainable transport objectives along with additional infrastructure, facilities and services required to support the development.

Communications and Digital Infrastructure

The expansion of the communications network including telecommunications, broadband and digital infrastructure will be supported. Proposals for new communications and digital infrastructure should be designed, positioned and sited as sensitively as possible taking account of the surrounding environment and any cumulative impact.

The following criteria should be considered for communications and digital infrastructure developments:

- Technical and operational considerations;
- Installation of smallest suitable equipment;
- Mast sharing;
- The proposed equipment fits with the wider environment, including the visual impact;
- Landscaping/screen planting incorporated into proposal; and,
- The availability of alternative sites.

New development proposals require to be designed in such a way as to incorporate high speed digital connections and other digital technologies that could improve connectivity while optimising energy efficiency contributing to a reduction in the carbon footprint of the building.

Provision for Waste Recycling in New Developments

Development including residential, commercial or industrial properties should include provision for waste separation and collection to meet the requirements of the Waste (Scotland) Regulations in line with Renfrewshire Council's Refuse Collection Standards.

Suitable and well-designed provision for the collection and storage of waste should be conveniently sited for both the householder (or other user) and the waste collection authority.



Flooding and Drainage

All proposals will be considered against the following criteria:

- Development proposals require to adopt a precautionary approach to the reduction of flood risk from all sources and comply with the principles of sustainable flood risk management in line with Scottish Planning Policy;
- New development requires to avoid areas susceptible to flooding;
- Development must not increase the risk of flooding elsewhere;
- Development must not have an adverse impact on existing drainage infrastructure and it must be demonstrated that the site can be satisfactorily drained. Sustainable Urban Drainage System features which are adequate for the development and appropriate maintenance arrangements should be in place;
- The capacity of the functional flood plain to store water must not be reduced;
- Development must not result in additional discharge of surface water;
- The risk of flooding to the development itself can be satisfactorily mitigated;
- Developments requires to maximise the amount of permeable surfaces;
- Existing flood protection/defence mechanisms are protected with development not compromising the potential for future flood management proposals;
- Unnecessary engineering works in the water environment will be resisted, including culverting of existing water sources. Opening existing culverts will be welcomed and encouraged;
- Where additional flood protection measures are required there should be consideration of natural flood management and the use of green infrastructure which can be integrated into the site;
- Land raising will not be accepted unless compliance with national policy can be demonstrated and any loss of local flood storage capacity can be secured;
- It must be demonstrated that there is the ability to effectively deal with foul drainage from all developments; and,
- Flooding and drainage measures should aim to have a positive effect on the natural environment in and around the site.

Where the risk of flooding is deemed unacceptable, the proposal will not be permitted.

Where a flood risk assessment or drainage assessment is required, national guidance along with the principles set out above and advice set out in flood risk planning advice notes produced by Renfrewshire Council and SEPA's Flood/Drainage guidance should be considered.

Renewable and Low Carbon Energy Developments

An increase in the proportion of electricity produced from renewable sources and the recovery of waste heat will be supported in principle. All proposals will be considered against the following criteria:

- During the process leading to the selection of the proposed site, consideration must also be given to suitable alternative sites, with the selection of the proposed site justified;
- There requires to be no significant unacceptable impact on the amenity of nearby residents, in terms of statutory air quality objectives, noise or other nuisances including glare and shadow flicker;
- Significant visual intrusion within the landscape in terms of scale, location, design, etc. has been minimised;
- There will be no unacceptable impacts on the transport network including, Glasgow Airport, additional traffic generation and/or road safety. Proposals must demonstrate that any additional impacts can be mitigated against;
- There will be no unacceptable adverse impact on the natural or historic environment within the area;
- The individual or cumulative impact of the proposed development, including any other existing and approved similar developments; will not lead to an unacceptable impact on the environment, amenity, community or recreational interest;
- There will be no loss of public access routes, open space or recreational facilities. If proposals do have an impact, then alternatives or mitigating measures must be provided;
- SEPA's Thermal Treatment of Waste Guidelines should be followed where development involves recovering energy from waste;
- Where technically feasible and financially viable, development with a high heat demand should seek to be co-located with and make use of heat supply sources;
- Where technically feasible and financially viable new development proposals should consider the potential to incorporate community heating to serve the development. All Major Development planning applications should consider the feasibility of meeting the development's heat demand through a district heating network which could serve, or could easily be adapted to connect to, a wider network if and when required to give greater energy efficiency;
- Arrangements require to be in place to restore the site to an acceptable standard after the operation has ceased;
- Where suitable, consider the potential to connect new projects to off-grid areas; and,
- Demonstrate the scale of contribution from the development to renewable energy generation targets; and the effect on greenhouse gas and carbon emissions.

Solar PV Farms

In addition to the guidance on Renewable and Low Carbon Energy Developments all development proposals for Solar PV Farms will be considered against the following criteria:

- Development requires to be sited to minimise the visual effect on landscapes and provisions will be made to screen the development using natural features such as hedges and/or trees;
- Where a development is proposed on prime quality agricultural land¹, on land with an environmental designation, or of historical significance, applicants must provide sufficient information on the potential impact on this existing land use and the mitigation that will be provided;
- There is no significant impact on landscape/visual amenity, aircraft, rail and road safety in terms of glint and glare;

¹ Agricultural land identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute)

- Any lighting and security fencing should be kept to a minimum. Natural features should be used where possible to assist in site security and screen security fencing;
- Access tracks to the solar farm should be kept to a minimum to better enable the site to be returned to its previous condition;
- Construction compounds needed to enable the development requires to be located to minimise its environmental and amenity impact. Details of the size and location of the site office, machinery, plant and construction materials should be provided;
- Foundations which enable the ground to be returned to its previous use will be preferred. Trenching and foundations require to be kept to a minimum;
- An appropriate ground maintenance programme will be required, and solar farms should be designed to enable management through grazing by small livestock. This would require panels to be positioned at least 70cm above ground level and cabling to be suitably protected;
- On completion of the construction works, a Post Construction Road Survey will require to be undertaken by the applicant and any remediation works required will be agreed in writing with Renfrewshire Council. Any remediation works will require to be funded by the applicant; and,
- Solar PV Farms are considered to be a temporary use of land will require to be returned to its previous use on expiry of planning consent. Any decommissioning works will be agreed with Renfrewshire Council and funded by the applicant.

Developers Contributions

Early discussion (pre-application stage) with the planning authority will be required to establish the infrastructure requirements of a proposed development.

Developer contributions will be required to address any infrastructure deficits to support new development. This will include:

- Community facilities required to support the development including education, health, sport and recreation;
- Transport infrastructure and traffic management measures;
- Water and Sewage infrastructure; and,
- Placemaking measures including open space, active travel and green infrastructure provision and where necessary any future maintenance.

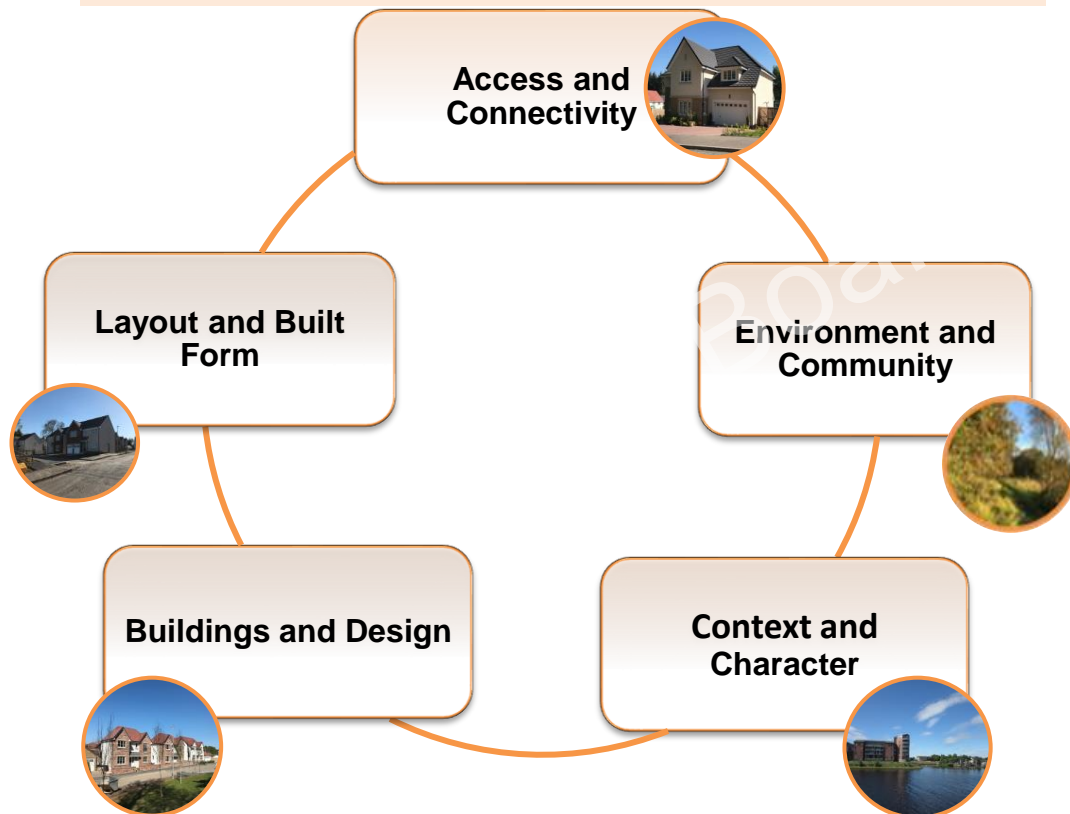
Any developer contribution that is required to support a proposed development will be secured through the planning application process.



Creating Places

Successful places are areas which support a mix of uses, where people live, work and enjoy leisure time. Places should be adaptable to future uses, balancing the interests and opportunities that are right for a particular place.

In considering the above, Renfrewshire's Places Design Guidance sets out a range of considerations that form the basis of good 'places' design which should be considered and reflected in development proposals within Renfrewshire.



Alterations and Extensions to Existing Properties

Development will be considered in relation to the following criteria:

- The development requires to be of an appropriate scale, size and massing which does not constitute over development and reflects the established development pattern;
- Reflect the design and materials of the existing house and the character of the surrounding area;
- The amenity of the neighbouring residents or the surrounding area is protected.

Residential Development within Garden Grounds

Development will be considered in relation to the following criteria:

- The position, orientation and access to the proposed house and the relationship with the existing and surrounding properties requires to maintain and respect the established development pattern;
- The new residential unit will not result in back-land development;
- The scale, size, massing and associated garden space of the proposed new residential unit will be similar to surrounding dwellings in the area;
- The privacy and amenity of the existing and proposed residential units will be comparable and protected.

Change of Use from Amenity Space to Garden Ground

Enlarging garden areas by extending them into amenity space and areas of landscaping requires planning permission to change amenity space to garden ground.

Assessment of the proposals will require to be considered in relation to the following criteria:

- Proposals should not significantly affect the character and appearance of the amenity space, detracting from the amenity of the surrounding area;
- Development should not significantly fragment or incrementally erode amenity space;
- The proposals should not lead to a deficiency in recreational and/or public open space in the area or adversely impact on any active travel or green networks;
- Development should not result in the loss of trees that make a significant contribution to the area or result in a detrimental impact on the visual amenity of the area; and,
- The development should not lead to an undesirable precedent being set.

Preparing your Householder Development Proposals

Extensions to the Front of Dwellings

Porches

A porch is a small addition to the front or side of a house which provides a covered entrance to the property.

Porches should be;

- Small scale;
- Sympathetically designed structures which are not obtrusive and do not overwhelm the building or the character of the street;
- Materials should match the original property;
- Larger porches which incorporate additional rooms such as a utility room or toilets are unlikely to be acceptable; and,
- Within Conservation Areas it is unlikely that any proposed development would be acceptable in front of the building line.

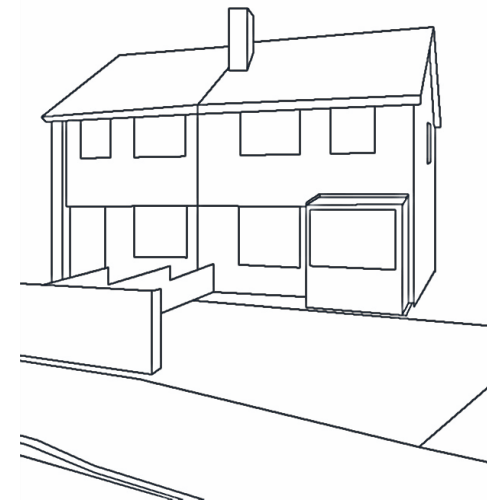


Front Extensions

Extensions to the front of properties need to be designed well as the front of the property is often the most prominent part of the house visible from the street frontage.

Single storey extensions may be considered acceptable when they are:

- Of a scale and design that is complimentary to the original property;
- Where the property is on an acceptable plot; and,
- Where the property is set back from the front boundary, and where there is not a uniform street scene.



Extensions to the Side of Dwellings

Two Storey Extensions

Two storey extensions may be considered acceptable where:

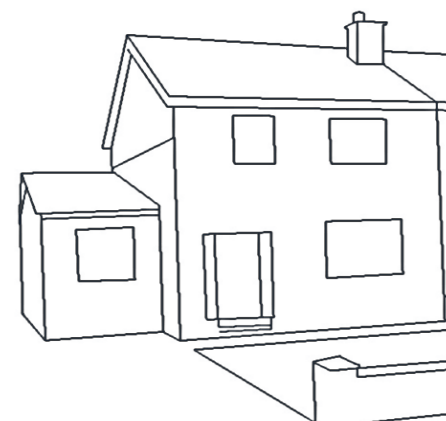
- They are designed to avoid causing an unacceptable loss of light or privacy for neighbours;
- They should be set back from the front elevation of the original property, be set back from the side boundary and be no more than half the width of the original property; and,
- Extensions should also be constructed in materials and style to match the original dwelling.



Single Storey

Single storey extensions may be considered acceptable where:

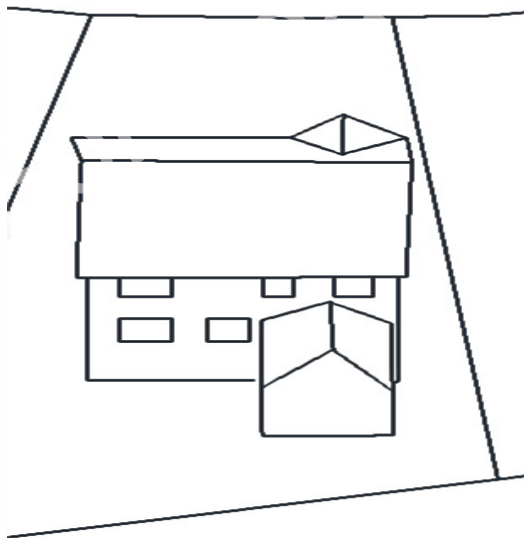
- The scale and design is appropriate to the property and locality;
- The plot size is suitable and can accommodate the extension;
- Access retained to the rear of the property;
- Appropriate materials should be used that matches the existing property;
- A side extension should generally be no greater than half the width of an existing property to ensure that the existing property remains the dominant feature;
- If a side extension is constructed on an existing driveway consideration should be given to how suitable parking arrangements will be retained; and,
- The pitch of the roof should be the same as the main property.



Extensions to the Rear of Dwellings

Rear extensions may be considered acceptable where:

- Consideration is given to the position to prevent loss of sunlight and daylight to neighbouring properties;
- There is consideration of the position of windows to habitable rooms in neighbouring properties;
- There is minimal impact on privacy to neighbouring properties;
- Both single and two storey rear extensions should be subordinate to the original property;
- The garden is not reduced to an unreasonably small size;
- The ridge line should also sit below the ridge of the house; and,
- Extensions should have the same roof design as the main property.



Two Storey

Two storey rear extensions should also:

- Not extend more than 4 meters into garden ground from the rear elevation of a property; and,
- Be positioned at least two metres from the boundary of a semi-detached or terraced property.



Dormer Windows and Roof Extensions

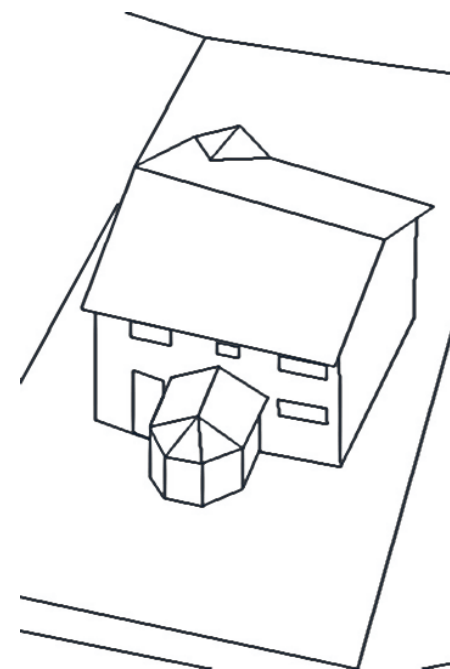
Dormer windows may be considered acceptable where:

- They are small, discrete additions which retain the character of the original roof;
- They are ideally located to the rear of a property;
- They are set below the ridge line of the property and above the eaves;
- They do not dominate the roof;
- The dormer should have external finishing materials to match the existing roof and windows; and,
- The window detailing should also match the character, proportion and style of windows on the main property.



Conservatories

- Conservatories should be located to the rear of a house or in a non-prominent position to the side;
- Rarely will conservatories be acceptable to the front of a house;
- If a conservatory has a dwarf wall/plinth this should normally match the walling material of the original house, unless a more contemporary approach is proposed; and,
- As with a normal extension to the rear of a house, attention must be paid to the impact that the conservatory would have on neighbours due to loss of privacy, over-domination and loss of natural daylight.



Outbuildings including Garages and Carports

- All outbuildings, including garages, carports, bin stores and cycle stores, should be set behind the front building line; and,
- Detached garages should be proportionate in scale to the site and be completed in materials to match or complement the appearance of the main building.



Decking, Terraces and Balconies

Decking, balconies and roof terraces can provide valuable and welcome amenity space for properties. Careful consideration is required to the location and design of any decking, roof top balcony or terrace in order to protect residential amenity and seek to avoid significant overlooking.

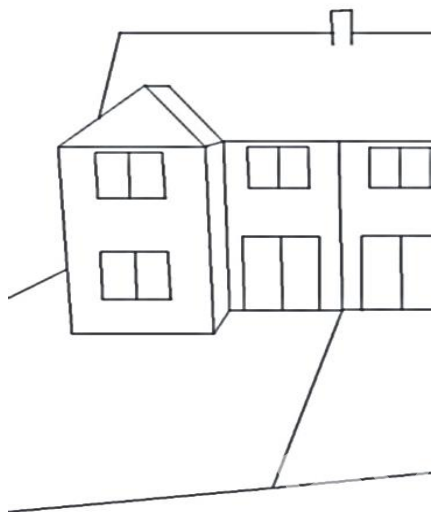
Boundary Walls, Fences, Gates and Hedges

Boundary treatments including walls, fences, gates and hedges have a variety of functions. The type of boundary treatment, its materials and its height help to define the character and appearance of an area. When considering new boundary treatments consideration should be given to:

- The design and height of boundary walls, railings and gates should relate to the character of the street/surrounding area;
- Details such as railed sections and pillars can reduce the visual impact of a high wall;
- Visibility at the entrance to a drive is important in road safety terms. A fence or wall on a side boundary can obstruct visibility to a drive;
- Good quality materials should be considered for the fence and wall; and,
- Hedges can provide an attractive natural boundary if properly maintained.

Overshadowing and Daylight and Sunlight

Extensions should not overshadow neighbouring properties to an unacceptable level. The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. However, it is only a general rule of thumb. The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows



Sunlight

The 25 degree rule provides a guideline for ensuring that buildings receive a reasonable amount of sunlight. The method uses a 25 degree line drawn in section from the horizontal midpoint of the ground floor window. This method should be applied in situations where existing windows would directly face the proposed building or extension.

Other Consents

Before you submit your completed design you should double check your proposal does not require any additional permission including:

Listed Building Consent

Listed Building Consent will be required for extensions and alterations to a listed building, even if planning permission is not required. If your building is listed and you also require Planning Permission, it may be a good idea to apply for both consents at the same time.

Conservation Areas

Under planning laws, the Council has a duty to protect, preserve and enhance the buildings and structures in the Conservation Areas. If you plan to undertake any demolition work in a Conservation Area you will require Conservation Consent. You are also required to give the Council six weeks' notice in writing if you want to do work to a tree in a Conservation Area.

Building Standards

If you propose to erect a new building, to alter or extend an existing building, to convert a building or to demolish a building, you will normally require building warrant permission. Permission is granted in the form of a Building Warrant which must be obtained prior to starting work. A warrant will be granted if the proposals meet the requirements of the building regulations. It is an offence to begin work, for which a Building Warrant is required, without such a warrant. If a warrant is not obtained, this may lead to enforcement action being taken and it could also cause difficulties during property transactions.

Residential Use of Centres

Upper Floor Residential Developments

- New residential developments in the upper floors of the town centres of Paisley, Renfrew and Johnstone will be encouraged in principle when they are in accordance with the Centres policies.

Re-Use/Redevelopment of Institutional Premises

- Where buildings are not fit for purpose and have become vacant, and it can be demonstrated that conversion of the existing buildings is not viable or practicable and will not allow a new use to operate, then consideration will be given to redevelopment.

All such proposals will be subject to the approval of a masterplan/development brief to ensure protection of environmental qualities, there is a high-quality design and the density of development is appropriate to the location.



Paisley Town Centre



Johnstone Town Centre

House in Multiple Occupation (HMO)

Planning permission is required where use as a HMO is considered to be a 'material change of use of land or buildings'.

The Town and Country Planning (Use Classes) (Scotland) Order 1997 defines a house as being the sole or main residence of a single person, or any number of persons living together as a family, or not more than 5 residents living together as a single household where care is provided for residents

Where more than 5 residents live together as unrelated individuals this is considered to be a material change of use, requiring planning consent. Planning permission is also required where three or more unrelated persons or three or more families are living in a flat property.

All proposals for a HMO will be considered in relation to the following:

- the potential impact on the amenity of the area;
- the level of provision of HMO's in that locality; and,
- the relevant Local Development Plan policy and associated supplementary guidance which relates to the application site.

Other requirements

A building warrant may be required if structural alterations are proposed to be undertaken to the premises for which a HMO licence is sought. The applicant should contact Renfrewshire Councils Building Standards Section to discuss the need for a Building Warrant.

The licensing of HMOs operates under the Housing (Scotland) Act 2006. A license may be required where any living accommodation is occupied by 3 or more persons who are not either:

- All members of the same family, or,
- All members of two families, and which accommodation is (a) a house, or is, or forms part of, any premises or group of premises owned by the same person and its occupants share one or more of the basic amenities with each other; and is occupied by those 3 or more persons as an only or main residence, or (b) of such type, or which is occupied in such manner, as the Scottish Ministers may specify.

Affordable Housing

Early discussion (pre-application stage) with the planning authority will be required to establish affordable housing requirements and the most appropriate mix of affordable housing to be provided on all sites of 50 or more dwellings.

Figure 4 sets out the stages in the process of assessing a site for affordable housing.

The provision of affordable homes should be fully integrated into new development and requires to be delivered on site in the form of:

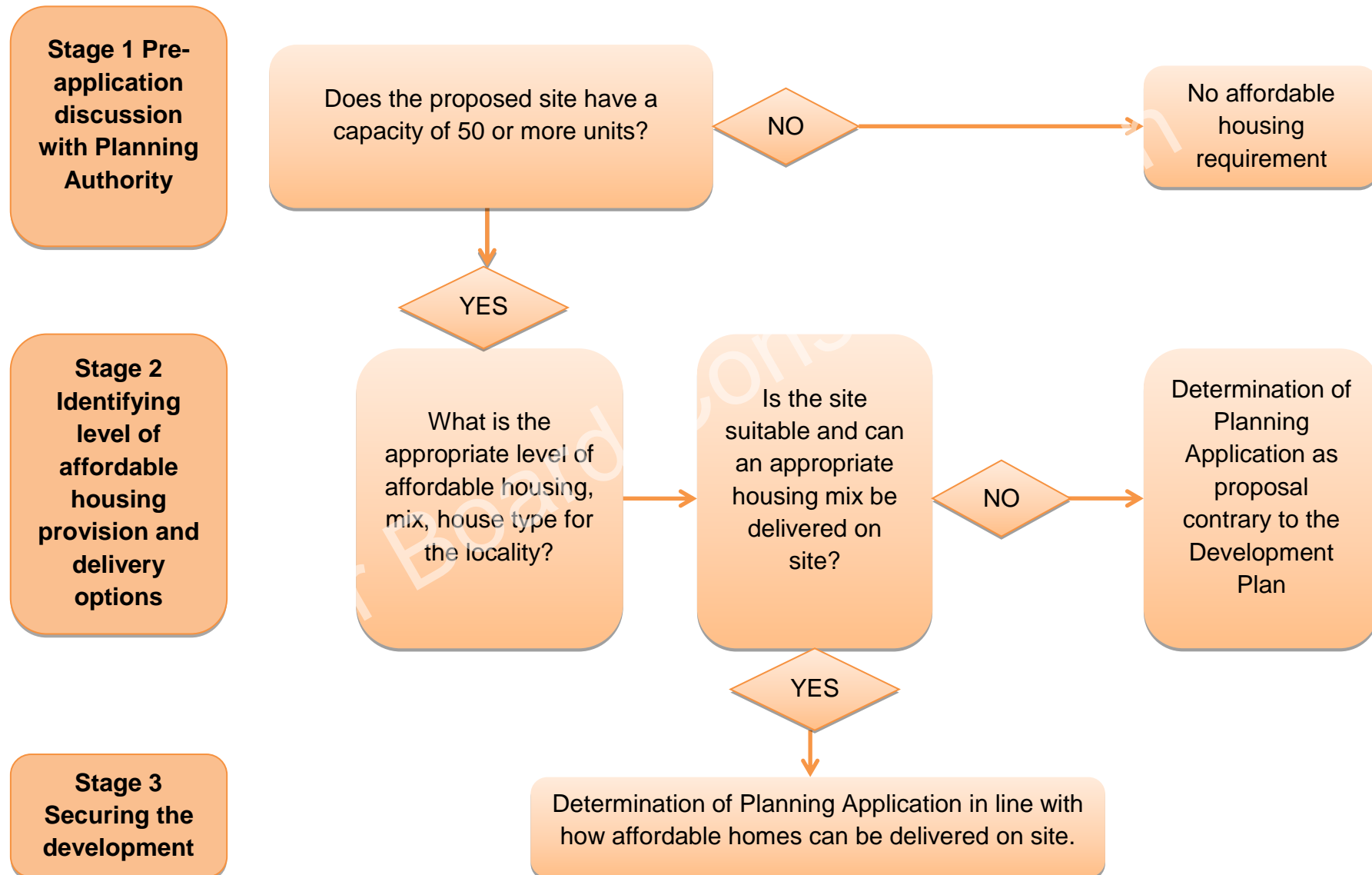
- completed affordable units;
- units completed by the developer and subsequently transferred to the Council/ Registered Social Landlord on a design and build basis. These units must also comply with the Scottish Government's grant funding criteria in terms of their design standards; or,
- the provision of an appropriate area of serviced land being transferred to the Council or a Registered Social Landlord for the development of the required number of affordable units. Where land is transferred, it should be provided fully serviced and free of constraints.

The affordable housing provision can be across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy.

Where new affordable homes includes the provision of intermediate housing for rent or sale, discount sale and entry level market starter homes, units may require a burden to be placed on their title to ensure that future sales are made to priority groups at an affordable cost. Each site will be considered on its merits.

When a new planning application is submitted which would increase the overall capacity of a site, the additional units only would be required to meet the terms of Policy P3. If the planning application relates to amendments which would not affect overall site capacity including changes to layout or house types – the terms of the policy would not apply.

Figure 4 - Affordable Housing Flowchart – Stages in the process of assessing a site for affordable housing



Gypsy/Travellers and Travelling Show People Development

Development sites for Gypsy/Travellers and Travelling Show people will be considered in relation to the following criteria:

- **Residential environment** - Sites require to provide a good residential environment, amenity and setting. Sites are required to complement and be compatible with the character and appearance of the surrounding area;
- **Density** - The number and nature of the pitches provided should be appropriate to the site size and general area;
- **Layout** - Where sites are to be occupied on a permanent basis, the siting/placing of caravans, chalets or other accommodation should ensure that prospective occupants have an acceptable level of residential amenity with regards to privacy and spacing;
- **Access** - A suitable means of access requires to be provided. The site should be well connected and/or is within a reasonable walking distance from services, education, community uses, health services, public transport and other facilities;
- **Services for the site** - The development makes provision for essential infrastructure such as water, sewerage disposal, electricity, lighting, refuse collection, internal roads as well as access for emergency vehicles. Provision of power through a sustainable means is encouraged;
- **Boundaries and landscaping** - Boundaries and landscaping around sites should be sympathetic to, and in keeping with, the surrounding area. Parking and storage of material and/or equipment on the site should be satisfactorily accommodated and appropriately screened where required

Green Network and Infrastructure

The provision of good quality green space, paths, cycle routes and associated green and blue networks, is an important element of place making and regeneration. There is a strong case for investing more in nature, especially in close proximity to where people live and work, as this can deliver improvements in physical activity through sport and recreation and mental health, as well as having a positive impact on the long-term sustainability and quality of communities created.

New Development Proposals will be considered against the following criteria:

- Appropriate provision is made for the continuing use of active travel networks;
- Green Networks, open space, amenity space and recreational space within or alongside the boundary of the development proposal will be integral to the design and layout of the development;
- Access is provided to green networks from new developments
- Any potential impact to existing or proposed green networks, core paths or rights of way and other important routes, can be adequately addressed and/or suitable alternative provision is made;
- Development should enhance the green network by ensuring that on site green infrastructure is incorporated and designed to be integral to the overall development and will link into and enhance the wider green network; and,
- New development should incorporate the 'Getting It Right for Every Child' approach.



Open Space

Areas of open space, recreation provision and amenity space set out in the Proposals Maps will be protected from development. Areas of open space not shown on the Proposals Maps including, play parks and small areas of recreation and amenity space will be protected from development, unless the following criteria can be satisfied:

- The proposed development is for recreation or physical activity use and it improves the quality and range of facilities;
- There is a long-term excess in the provision of pitches, playing fields and public open space in the wider area, taking into account long term strategy for provision, estimated demand and overall recreational and amenity value;
- The development will not lead to a significant net loss of open space;
- The proposal incorporates the retention or enhancement of the existing facilities on part of the site, while enabling redevelopment of the surplus section of the site for another purpose. In addition, there is no significant adverse impact on the amenity of nearby residents;
- Alternative provision of equal or greater community benefit and accessibility would be made available on another site;
- The benefit of the proposed development to the public clearly outweighs the present open space value of the site;
- The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the proposed development.

Open Space Provision in New Developments

Open space, amenity space and play provision shall be located in new developments, where appropriate, in a way which contributes to the site, surrounding area and the green network. The provision for open space will require to be in accordance with the Council's 'Renfrewshire's Places' Design Guidance. This document is available to view at www.renfrewshire.gov.uk.



Regional Parks

Development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated that:

- It is for a recreational, leisure or tourism use which will bring social or economic benefits to the area;
- There is no significant impact on the nature conservation, landscape character or heritage resources;
- The development does not cause significant conflict with neighbouring land uses;
- There are opportunities for the provision of active travel and/or habitat networks to be maintained or enhanced;
- Any proposed building or structure is appropriate in design and scale to its surroundings;
- The development has no significant impacts on the visual amenity of the area; and,
- Development does not prevent or significantly impact upon recreational access to the surrounding area.



Green Belt

Acceptable forms of Development in the Green Belt

Development within the green belt is considered appropriate in principle where it is for the purposes of or is in support of the following uses:

- Agriculture, woodlands and forestry, horticulture;
- Recreational and commercial uses compatible with an agricultural or natural environment setting;
- Essential infrastructure such as digital communications infrastructure, electricity grid connections and/or new active travel and transport routes;
- The development is a tourism development acceptable under Policy E4 of the Renfrewshire Local Development Plan and complies with the Tourism criteria set out within this Development Guidance;
- The conversion and rehabilitation of redundant buildings to residential use;
- Extensions to existing residential units, where the original building will remain the dominant part of the overall development;
- Residential institutions (Class 8), the conversion of existing redundant buildings to residential institutional use;
- Re-use/redevelopment of institutional premises;
- The extension/expansion of existing industrial/commercial and business premises and/or operations and the conversion of redundant buildings to industrial/commercial and business use, providing they do not have an unacceptable impact on the surrounding environment or amenity of the area;
- Mineral extraction;
- Disposal of waste;
- Cemeteries; and,
- Renewable energy developments.

Green Belt Development Criteria

All developments within the green belt require to be assessed against the following criteria:

- No loss of prime quality agricultural land or agricultural land of lesser quality that is locally important in line with Scottish Planning Policy;
- Impact on wild land is minimised and mitigated against;
- Traffic and access infrastructure can be sensitively accommodated;
- No significant effects on public water supply and water courses from any pollution risk;
- Develop links to the existing green network and active travel routes or provides new enhanced routes, where appropriate;
- Development will not have a significant impact on the local landscape character and where appropriate will enhance the local landscape;
- Proposals to protect and provide access to open space have been incorporated;
- Development layout, design and siting should respect and incorporate important landscape features such as traditional field enclosures, water courses, woodlands and skylines;
- It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings and infrastructure;
- Appropriate landscaping proposals have been incorporated;
- There are adequate services available for the development, or this can be provided;
- There is no significant detrimental effect on identified nature conservation interests, including species and habitats; and,
- All buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding.

Housing in the Green Belt

Proposals for development of residential use in the Green Belt will only be permitted where it can be demonstrated that the development is justified against most of the following criteria:

- The development is required to maintain and support an established activity that is suitable in the green belt and is ancillary and within the boundary of the established use;
- It is demonstrated that there is a need for the residential use to be located out with the settlement;
- Buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development;
- The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting and makes a positive contribution to the site and surrounding area;
- The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character; and,
- Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. Replacement dwelling(s) should be of a similar scale, character and massing to other residential units in the surrounding area.

Natural Heritage

Natural heritage makes an important contribution to the local character, identity and quality of an area. A high quality natural environment, water environment, landscape setting and diverse biodiversity and habitats complement a place and these assets should be protected with opportunities for enhancement.

All developments require to follow the principles of the mitigation hierarchy set out in Figure 5. Development proposals should prevent or avoid impacts on the natural environment, if this is not possible then measures should be made to minimise and reduce any unavoidable impacts. The last resort would be the consideration of compensation planting or habitat provision to help restore the natural environment.

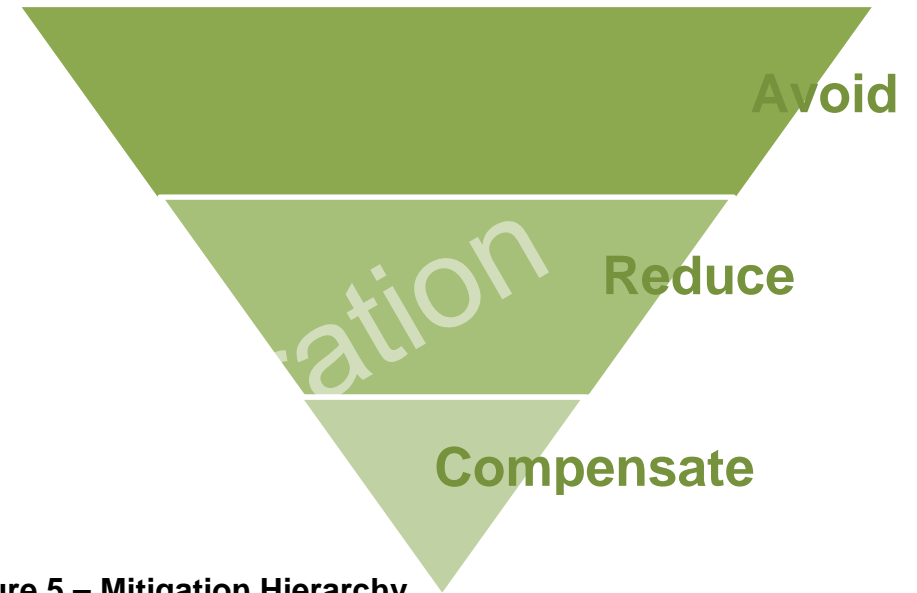


Figure 5 – Mitigation Hierarchy

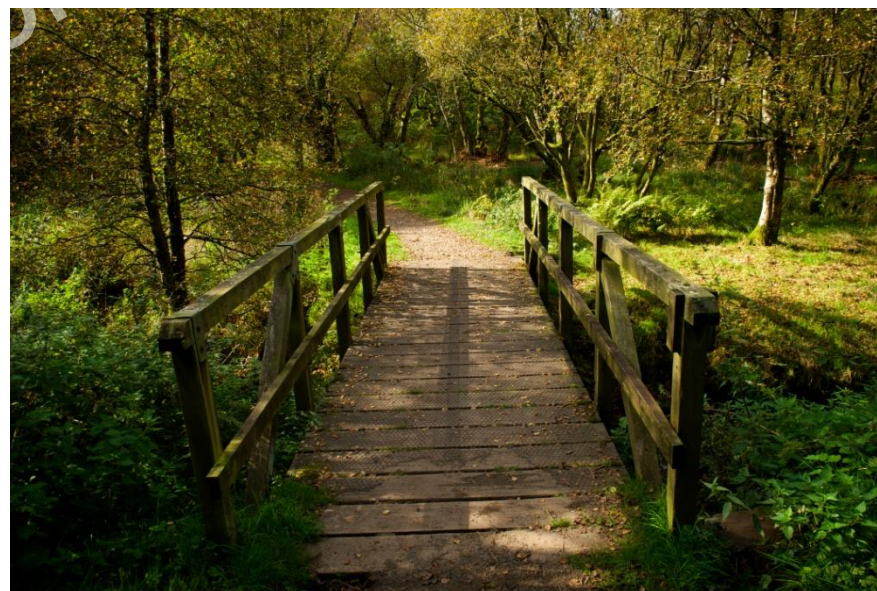


Trees, Woodlands and Forestry

Trees, woodlands and forestry should be maintained and where possible enhanced throughout Renfrewshire by:

- Protecting ancient semi-natural woodland, along with other woodlands, hedgerows and individual trees from adverse impacts resulting from development;
- Promoting the planting of broad leaved and native species;
- Protecting and promoting positive management of trees for their nature conservation interest;
- Promoting the development of community woodlands, particularly where they are close to urban areas and where links to the green network and wider green belt and neighbouring settlements may be facilitated; and,
- Encouraging the planting of appropriate trees as an integral part of new development.

In line with the Scottish Government's control of woodland removal policy where woodland is removed in association with development, developers will be expected to provide compensatory planting.



Biodiversity

To maximise the benefits for a diverse natural environment which contribute to sustainable economic growth, the following criteria will require to be considered:

- Development should not significantly affect existing species, habitats and ecosystems;
- Design and layout of sites should encourage species dispersal through improving connectivity and habitat availability; and,
- Adverse effects on species and habitats should be avoided with mitigatory measures and implementation strategies provided or compensation provided by biodiversity offsetting.

Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required.



International Designations

Development proposals should consider potential significant impacts on Natura 2000 sites. Development must not have an adverse effect on the Inner Clyde Special Protection Area (SPA) with over-wintering Redshank population; Renfrewshire Heights SPA with a breeding population of Hen Harrier or the Black Cart SPA with over-wintering Whooper Swans all internationally important birds.

Development proposals within 150m of Inner Clyde SPA, Whooper Swan feeding area around Black Cart SPA or within/adjacent to Renfrewshire Heights must be accompanied by an expert assessment to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of Redshank/Swan behaviour in the affected areas of the SPA, which is likely to involve a survey over at least one wintering season. Depending on results, it may require mitigation measures to address issues caused by the development. Pre-application discussion with SNH regarding preparation of the assessment is recommended. Account should also be taken of the HRA undertaken in preparation of the Renfrewshire Local Development Plan.

The Council as 'Competent Authority' will carry out the HRA. If the proposal is likely to have a significant effect, the Council must undertake an Appropriate Assessment of the implications of the development.

Development which could harm a Natura 2000 site will only be approved in exceptional circumstances.

National Designations

Development will require to safeguard the nature conservation value of Sites of Special Scientific Interest (SSSI). Development will only be permitted where it will not significantly affect the integrity of the site or qualities for which it has been designated or that any adverse effects are clearly outweighed by social, economic or environmental benefits of national importance.

Wild Land

Wild land is a nationally important asset. Development in areas of wild land may be appropriate in some circumstances. Development will be required to demonstrate

that any significant effects on the qualities of the wild land can be overcome by siting, design or other mitigation.

Local Designations

Development will require to protect and where possible enhance Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs) to ensure that their nature conservation interest is maintained. Development should promote links between sites which enable species dispersal.

Development proposals for sites covered by the SINC designation will be assessed against the following criteria:

- The social and economic benefits of the development proposal;
- Any significant impact on the nature conservation interest of the site being mitigated; and,
- The provision of satisfactory compensatory nature conservation benefits.

Built and Cultural Heritage

Conservation Area

Development within conservation areas will require to protect, preserve and/or enhance the visual amenity and historic/architectural character, local landscape character, including the setting, buildings and open space.

The following criteria must be considered for development within Conservation Areas:

- High standards of design must be demonstrated which have regard to the architecture and character of the area, and ensure the maintenance and enhancement of local distinctiveness;
- New built development must have regard to massing, height, fenestration and building materials;
- Proposals should have regard to their wider impact in terms of visibility from external locations and the preservation of landmarks and views from and through the development site;

- The redevelopment of gap sites will be encouraged, such development should enhance the character and distinctiveness of the conservation area;
- Encourage the redevelopment and refurbishment of less important listed and unlisted properties that are in need of substantial and appropriate repairs; and,
- Trees deemed to contribute to the overall townscape should be retained and provision made for their future management. Where this is not appropriate replacement trees of the same species will be required.

Proposals for development adjacent to a Conservation Area should not have a significant adverse effect on its architectural and historic character and wider setting.



Listed Buildings

Listed buildings and their settings require to be protected and enhanced.

Sensitive restoration, re-use and maintenance of listed buildings is encouraged.

Development proposals relating to listed buildings and their settings will require to consider “Managing Change in the Historic Environment” which is a series of guidance notes produced by Historic Environment Scotland and cover topics about making changes to the historic environment.

Proposals require to meet the following criteria:

- Use of sympathetic and appropriate materials and finishes;
- Extensions/alterations do not significantly detract from the character of the building;
- The massing, scale and form of the development should be appropriate;
- Landscaping and boundary enclosures preserve the setting of the listed building; and,
- Planting should be reinforced or re-established.

Enabling Development

Enabling development as a potential generator of funding to assist in the consolidation and/ or rehabilitation of buildings will be considered in principle. The enabling development should not materially harm the heritage values of the place or its setting. It should also meet the following criteria:

- Development will secure the long-term future of the place;
- It will meet the costs of resolving problems arising from the inherent needs of the place;
- Sufficient financial assistance is not available from any other source;
- It can be demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place;
- The development does not significantly conflict with other planning policies or guidance; and,
- The resultant development should be sited carefully to preserve or enhance the character and setting of the historic building.

Demolition of Listed Buildings

There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

No listed building should be demolished unless it can be clearly demonstrated:

- That the building is not of special interest;
- That the building is incapable of repair;
- That the demolition of the building is essential to delivering the significant benefits to economic growth or the wider community; and,
- That the repair of the building is not economically viable and that it has been marketed for a reasonable period.

Scheduled Ancient Monuments and Archaeological Sites

Scheduled Ancient Monuments and their settings require to be safeguarded. Proposals for development which would adversely affect the site or setting of a Scheduled Ancient Monument will not be permitted. Most works on scheduled monuments require scheduled monument consent from Historic Environment Scotland.

Unscheduled Sites of Archaeological Significance

Protection and enhancement of unscheduled sites of archaeological significance and their setting is important.

When considering development proposals affecting a location that is known to, or considered likely to contain an archaeological interest, the development will require to meet the following criteria:

- The overall benefit of the development will outweigh the benefits of preserving the archaeological resource;
- That there is no suitable alternative location for the development;

- The siting and design of the proposal will minimise the damage to the archaeological resource;
- Where approval is given, and preservation cannot be achieved, adequate provision should be made by the developer for the excavation and recording of the site remains (prior to and during development); and,
- Where an archaeological interest becomes apparent during development, provision should be made by the developer for appropriate recording of the site remains.

Proposals for development which may have an adverse impact on sites of archaeological significance shall not be permitted.

Where it is demonstrated that preservation cannot be achieved, excavation and recording of the site may be undertaken.

Development will not be permitted to proceed until suitable excavation and recording has taken place.

Gardens and Designed Landscapes

Gardens and Designed Landscapes offer significant opportunities for education, employment, tourism and recreation.

They also provide a valuable green network and make a major contribution to the wider landscape of Scotland. Gardens and designed landscapes are by their nature evolving.

Protection and enhancement is important and development will require to:

- Identify and understand the significance of a garden and designed landscape and identify the current baseline;
- Assess the potential impact of a proposed change on the site and its setting; and,
- Mitigate by identifying options to avoid, reduce or compensate for adverse impacts, and to enhance positive benefits.

The Water Environment

The water environment has been progressively improving over the years and to assist in continuing this trend developments should mitigate impacts on the water environment, as well as enhance biodiversity and recreational opportunities.

The River Basin Management Plan for the Scotland River Basin District sets out actions to improve water quality, improve physical condition, improve access for fish migration, improve water flows and levels, and assist in preventing the spread of invasive non-native species. To help deliver the objectives set out in the River Basin Management Plan, careful consideration is given to the location and design of new development in, around or affecting water bodies. Developments require to make provision to improve the water environment, inclusive of groundwater.

The Local Flood Risk Management Plan for Clyde and Loch Lomond Local Plan District details how and when the actions to deliver the goals set in the Strategy are to be delivered, which organisation is responsible, and how they are to be funded.

Developments with a marine component or implication along the Clyde provided the proposed development is consistent with Scotland's National Marine Plan and the emerging Regional Marine Plan for Clyde Marine Region will be supported.

All marine proposals should identify environmental impacts and mitigate against these to ensure there are not any unacceptable adverse impacts.

The following criteria requires to be considered for all proposals:

- Development will not significantly compromise the water environment in terms of its ecological status and should seek to improve the water body status and not prevent it from being able to achieve good ecological status in the future;
- There will be no significant impact on water quality in adjacent watercourses or areas downstream;
- Natural hydrology should influence the site's overall design and layout, encouraging minimal engineering works;
- Design of development should integrate SUDS and/or provide innovative landscapes which can retain flood water as well as deal with water quantity, water quality and amenity;
- The development would lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment, leading to control of invasive non-native species and/or improvements to fish passage; and,
- Protection and enhancement of watercourses, floodplains and wetlands which are important contributors to the water environment for alleviation of flood risk, wildlife, recreation and the amenity needs of the community

Noise

New proposals for residential development should avoid areas where aircraft noise levels are in excess of 57dB LAeq.

Applications for residential development will be refused unless a noise assessment and noise-insulation measures can demonstrate that an appropriate level of residential amenity could be achieved.

When preparing new residential development proposals early pre-application discussions with the planning authority are advised to confirm whether a noise assessment is required to demonstrate an appropriate level of residential amenity.

Air Quality

Any potential significant impact on local air quality from development within or adjacent to the existing Air Quality Management Areas will require to be mitigated.

In assessing an application for such developments, the submission of an assessment of the likely impact of the development on air quality and any mitigation measures that are proposed will be required. Appendix 1 sets out what would require to be submitted as part of an air quality assessment.



Natural Resources - Minerals

Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source

Proposals will be supported provided that:

- a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and,
- there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long-term monitoring of the water environment and an ongoing maintenance plan.

All proposals for minerals extraction will require to provide detailed information regarding potential impacts of the development, proposals for control, mitigation, monitoring and restoration, so that a full assessment can be made including addressing:

- disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;
- impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy;
- benefits to the local and national economy;
- cumulative impact;
- effects on natural heritage, habitats and the historic environment;
- landscape and visual impacts, including cumulative effects;

- transport impacts; and,
- restoration and aftercare

Proposals for the prior extraction of minerals from development sites will be supported in principle subject to the same full assessment.

There is a presumption against all surface coal extraction out with the areas of search identified in the Glasgow and the Clyde Valley Strategic Development Plan. Any applications for surface coal extraction will be assessed against the criteria set out in Scottish Planning Policy.

Natural Resources - Soil

New development should avoid the unnecessary disturbance of areas of peatland or carbon-rich soils. There will be a presumption against development which would involve significant draining or disturbance of peatland or carbon-rich soils.

- No development will be permitted unless steps are taken to mitigate negative development impacts;
- An Ecological Assessment will be required for a development proposal on or likely to affect a nearby designated site, or where there is evidence to suggest that a habitat or species of international, national and local importance exist on the site; and,
- A Construction Environmental Management Plan may be required to address any potential negative impacts on designated sites, protected species, peatlands or carbon-rich soils, waterbodies or local biodiversity during the construction phase of a development.

Contaminated Land

In assessing an application for development, there is a requirement to provide the necessary information to establish whether contamination is present or not.

This shall be in the form of a report from a professionally qualified source and may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment that could arise from the proposals.

Where appropriate, consideration should also be given to both radioactive and nonradioactive sources of contamination. Where there is known or potential contaminated land, gases or ground instability on a site, any development should take account of this in both its design and the type of use proposed. Should the development be approved, conditions may require to be attached to the consent to ensure that the necessary remediation action will be undertaken to prevent unacceptable risks to human health or the environment before the development proceeds.

Pipelines and Major Hazards

Within Renfrewshire there are a number of high pressure pipelines and sites where hazardous substances are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety.

Proposals for development involving the use, transmission or storage of hazardous substances will not be supported where there would be significant adverse impacts on the environment or health and safety.

Burial grounds and Cemeteries

The development of new cemetery sites/graveyards or extensions to existing sites has the potential to result in an impact on the local water environment and, the groundwater underlying the site. When planning such sites or extensions to an existing site, applications will require to be supported by a site investigation to consider the impact on the water environment. The extent of site investigation

should be proportionate to the size of the proposed development.

Planning applications for burial sites should be supported by the information detailed in SEPA's Groundwater Protection Policy and SEPA's Guidance on Assessing the Impacts of Cemeteries on Groundwater.



APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

Applications for development may also require the following additional information for assessment:

Transport Assessment

A transport assessment should be carried out where a change of use or new development is likely to have significant transport implications. A transport assessment is undertaken to assess the potential impact from traffic and transport as a result of implementing a development. It can also identify measures which reduce the need to travel, promoting more sustainable patterns of development, reducing car use and encouraging walking, cycling and use of public transport. An early indication of the scale of any potential transport impact arising from a development will influence the level and type of assessment required.

A transport assessment should identify the main transport issues relating to the proposed development and should detail the following:

- Existing infrastructure and characteristics of the site and its surroundings;
- Baseline transport data;
- Travel characteristics including pedestrian and cyclist information;
- Existing public transport provision; and,
- Details of any proposed transport improvements or potential transport intervention projects;

- Details of the highway network surrounding the site;
- Description and details of proposed development;
- Proposed access arrangements for walking, cycling, public transport and vehicles;
- Person trip generation for the proposed development;
- How the location, layout and design of the development will influence the choice of travel mode;
- The proposed parking strategy; and,
- The transport implications of freight or service operations.

The above requirements are not exhaustive, the scope of the assessment should be discussed with the planning authority as early as possible in the process. More details can be found in The Scottish Government's "Transport Assessment and Implementation: A Guide".

APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

Drainage Assessment

Drainage assessment should provide an assessment of the drainage issues relevant to development proposals with the identification of a satisfactory provision of sustainable drainage infrastructure where practical.

An assessment should include the following information:

- An examination of current and historical drainage patterns;
- A detailed plan of the development proposal;
- Information on how drainage design provides waste and sustainable surface water drainage;
- Details of how Sustainable Urban Drainage Systems (SUDS) will be incorporated into the development, where possible integrating drainage within landscape, green networks and open space;

- Pre and post development calculations to indicate surface water drainage requirements, including storage;
- Demonstration that the level of treatment and the available treatment for SUDS is adequate;
- Soil classification for the site;
- Subsoil porosity test including the location of suitable drainage and/or infiltration devices;
- Assessment of flood risk, if required; and,
- Maintenance arrangements.

Further advice and guidance is contained within the Council's Drainage and Flood Assessment Advice Note.

Flood Risk Assessments

Development proposals will be allowed in fluvial and tidal flood risk areas subject to sustainable flood risk management measures being incorporated into the development, with an assessment setting out the following:

- Identifying and quantifying the source of flooding;
- Assess the level of risk of flooding arising from and to the proposed development;
- Demonstrate that the proposed development is compatible with the risk of flooding;
- Provide a description of measures to protect against or manage flood risk ensuring any loss of flood storage capacity is mitigated to achieve a neutral or better outcome;

- Indicate how surface water discharge is to be managed in terms of flood risk;
- Include acceptable measures to mitigate against the potential effects of flooding on and off the site arising from the proposal;
- Demonstrate that the proposal will not have an adverse impact on a flood prevention scheme; and,
- Specify and assess maintenance implications.

Further advice and guidance is contained within the Council's Drainage and Flood Assessment Advice Note.

APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

Design and Access Statements

Design should be considered as an integral part of development proposals. Developments should be designed in relation to the specifications and requirements of the site as well as the character and amenity of the surrounding area. All development should be inclusive and be able to be used and accessed by everyone.

Certain applications for planning permission require to be accompanied by a statement explaining:

- the design principles and concepts that have been applied; and
- How issues relating to access to the development have been dealt with.

Environmental Impact Assessment

This is an assessment of the likely significant environmental effects arising from a development. An Environmental Impact Assessment (EIA) sets out mechanisms for reducing, avoiding or offsetting any potential adverse impacts.

The majority of planning applications do not require an EIA and for those developments that do, the overall planning application process remains largely unchanged.

Some types of development automatically require an EIA, development falling within a description in Schedule 1 as outlined in the Environmental Impact Assessment (Scotland) Regulations 2011. These tend to be larger developments which are likely to have significant environmental effects. Developments of a type that are listed in Schedule 2 of the 2011 EA Regulations will require an EIA if it is likely to have a significant effect on the environment, by virtue of factors such as its size, nature or location. Further detailed guidance is provided in Planning Circular 3/2011: The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011.

Site Investigations

The responsibility for the safe development of a site rests with the developer. Site investigations may be required to identify potential contamination, noise and/or air quality issues.

To ensure that the land and site is suitable for the intended use or development, an assessment should set out the following information:

- Identification of the source(s) of any potential impact;
- Details of the likely requirements for remediation or mechanisms for reducing, avoiding or offsetting any potential adverse impacts; and,
- Details of monitoring and evaluation of remedial measures.

Further advice and guidance is contained within the Council's Contaminated Land Guidance.

APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

Noise Assessments

The structure and content of a noise assessment report should include the following:

- A description of the site and proposal;
- Set out the agreed criteria for assessment;
- Details of noise measure surveys undertaken, data summary and additional calculations;
- Details of the techniques and equipment used in measurement;
- Details of the noise source and receptors;
- An impact assessment; and,
- Noise mitigation measures, implementation and monitoring.

Air Quality Assessments

An Air Quality Assessment should consider the following:

- Existing air quality in the study area (base year);
- Predict the future air quality without the proposed development in place (future base year);
- Future air quality with the development in place; and,
- Measures required to mitigate the potential impact on air quality.

There is a wide range of assessment methods available for air quality assessment. The Local Air Quality Management Technical Guidance (TG09) and the Environmental Protection UK Development Control: Planning and Air Quality (2010 Update) should be considered when determining the assessment methodology.

The proposed assessment methodology and datasets should be agreed with the Council prior to the commencement of the assessment.

Consideration of the Renfrewshire Council's Air Quality Action Plan 2 and the Air Quality Management Areas within Renfrewshire should be taken into account when undertaking an Assessment.



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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Jeżeli chciałoby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

 0300 300 0300

 localplanconsultation@renfrewshire.gov.uk



To: Communities, Housing and Planning Policy Board

On: 12 March 2019

Report by: Director of Communities, Housing and Planning

Heading: Local Place Plans – ‘How To’ Guide

1. Summary

- 1.1 The purpose of this report is to inform the Board of a ‘How To’ Guide for the preparation of Local Place Plans. The Guide supports communities across Renfrewshire to become more involved in the shaping of their neighbourhoods. A copy of the Guide is attached at appendix 1 and will feature on the Renfrewshire Council webpage, with copies sent to community organisations.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) approves the ‘How To’ Guide for Local Place Plans, supporting communities across Renfrewshire to become more involved in shaping their places.
-

3. Background

- 3.1 The Planning (Scotland) Bill was published by the Scottish Government in December 2017. A key element of the Bill, currently being considered by the Scottish Parliament, seeks to strengthen the role of planning in empowering local communities.

- 3.2 In this context, the Bill proposes the introduction of Local Place Plans. This reflects a new approach which jointly considers land use planning, community planning and community action, supporting local people to become more involved in shaping their places.
- 3.3 Local Place Plans encourage communities to actively participate and lead the design, enhancement or changes in their local area. Renfrewshire's Place Plans seek to present local areas spatially, prioritising areas of vacant and derelict land for new or alternative uses.
- 3.4 Members were advised at the Board meeting of 30 October 2018 that a pilot Local Place Plan for the Foxbar neighbourhood of Paisley had been completed with support from the Scottish Government.
- 3.5 The Council and its partners are keen to support communities across Renfrewshire in considering Local Place Plans to shape their neighbourhoods. In this respect a 'How To' Guide has been prepared, based on the experience of the Foxbar pilot. The Guide explains the key requirements of a Local Place Plan and the steps in their preparation.

4. **Next Steps**

- 4.1 The Guide provides a framework for communities to consider the preparation of Local Place Plans. The Council and partners will encourage and work with local communities to support the development and delivery of Local Place Plans where these are proposed.

Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning** –

Creating a sustainable Renfrewshire for all to enjoy – The plan supports the empowerment of local communities to become more involved in shaping their places.

4. **Legal** - None
5. **Property/Assets** - None
6. **Information Technology** - None

7. **Equality & Human Rights** - None

- (a) 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. 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

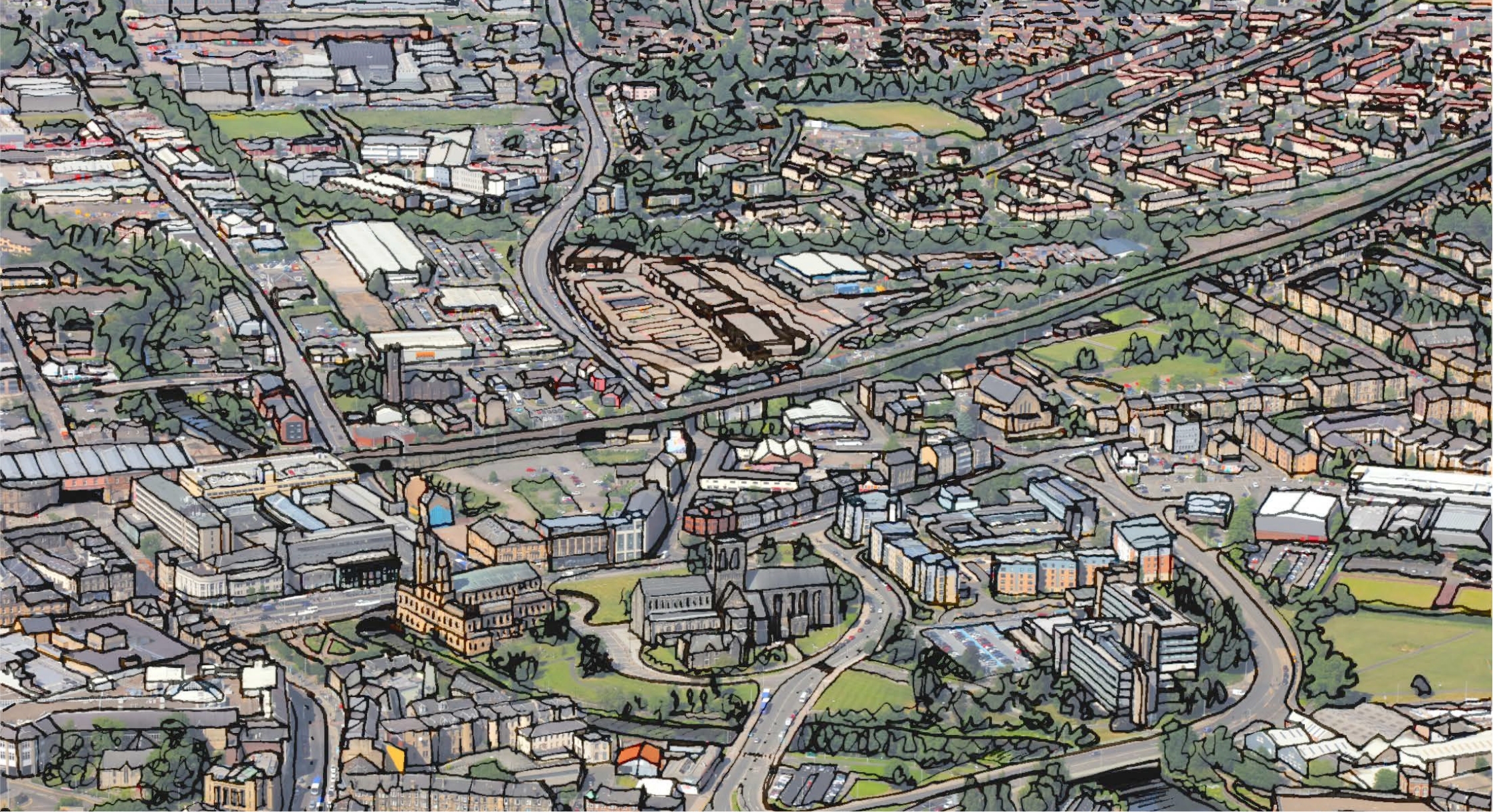
12. **Cosla Policy Position** - None

List of Background Papers

- (a) Local Place Plans – 'How To' Guide
-

FC/JM
19 February 2019

Author: The contact officer within the service is Sharon Marklow, Strategy and Place Manager, 0141 618 7835, email: sharon.marklow@renfrewshire.gov.uk



Local Place Plans

‘How To’ Guide



Renfrewshire
Council

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	Summary	3
1	What is a Local Place Plan?	4
2	Why prepare a Local Place Plan?	6
3	Getting ready	8
4	Preparing the Local Place Plan	10
5	What does a Local Place Plan look like?	16
6	Delivering the Local Place Plan	20
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Summary

The Planning (Scotland) Bill was published by the Scottish Government in December 2017. A key element of the Bill, currently being considered by the Scottish Parliament, seeks to strengthen the role of planning in empowering local communities.

The Bill proposes the introduction of Local Place Plans. This reflects a new approach which jointly considers land use planning, community planning and community action, supporting local people to become more involved in shaping their places.

The Council is keen to support the principle of Place Plans as identified in the Planning Bill and to support communities across Renfrewshire in considering Place Plans to shape their neighbourhoods.

This 'How To Guide' explains the key requirements of a Local Place Plan and steps in their preparation. The Guide is based on the experience of a pilot plan for the Foxbar neighbourhood of Paisley, prepared with the local community during 2018.

1 What is a Local Place Plan?

Local Place Plans present local areas spatially. They outline areas of potential change, identify enhancements and prioritise areas of vacant or derelict land for new or alternative uses.

Plans should also assist the Council and Community Planning Partners to have an improved understanding of local aspirations and to target services, facilities and infrastructure in response. This will help to align community and land use planning to achieve better outcomes.

Geographical Focus

Plans should relate to a recognisable area or community, for example a neighbourhood or village.

Reflect Community Aspirations

Plans should be prepared by or with the local community. They must be led by local communities, to ensure that they reflect community aspirations.

Inclusive Engagement

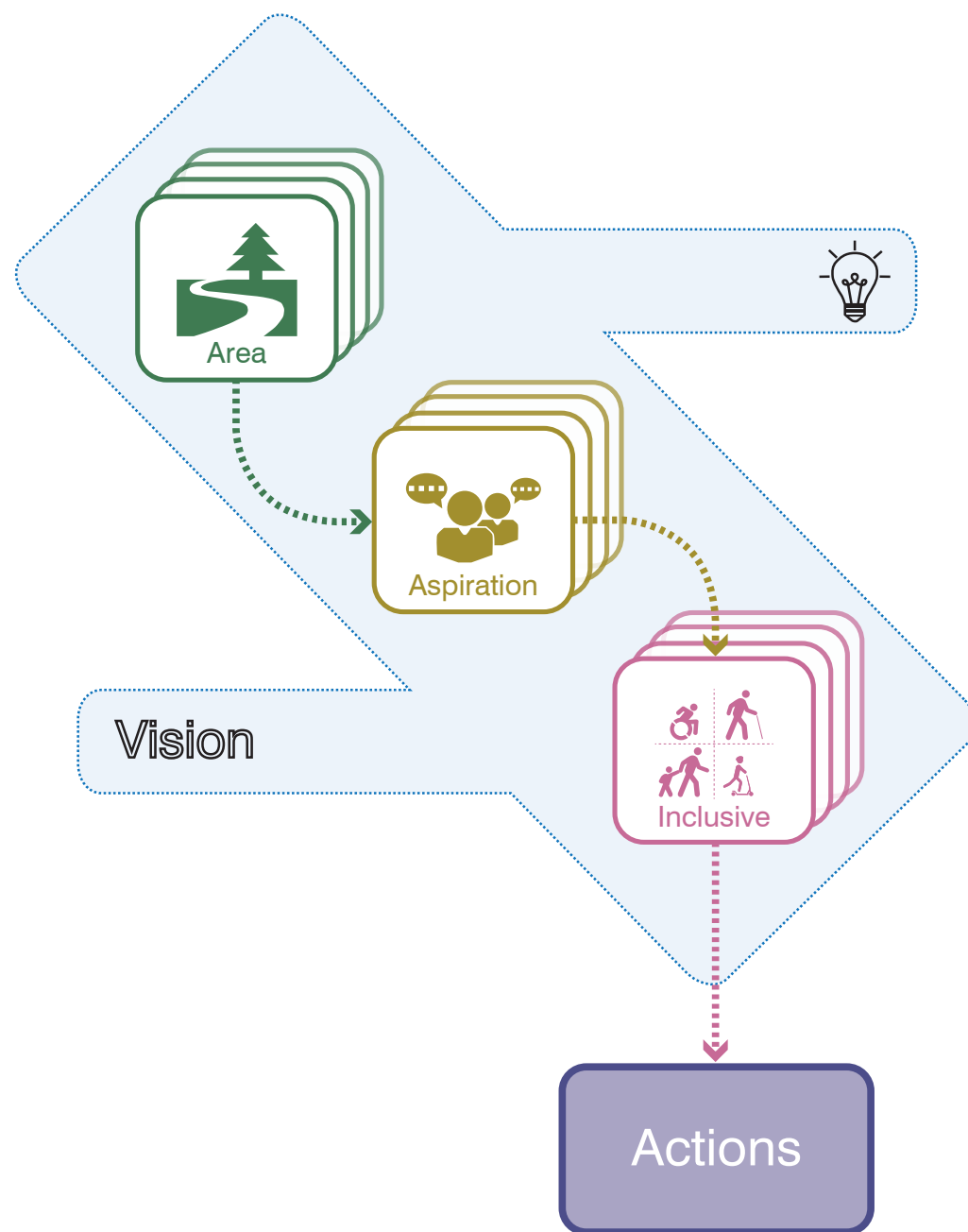
Community engagement to inform the plan must be as broad as possible, ensuring that everyone has an opportunity to be involved.

Community Vision

Plans require to reflect the local vision for the area, informed by strong community engagement. In setting out the vision it is important to note that **Local Place Plans must have regard to the spatial strategy and policies within the Renfrewshire Local Development Plan.**

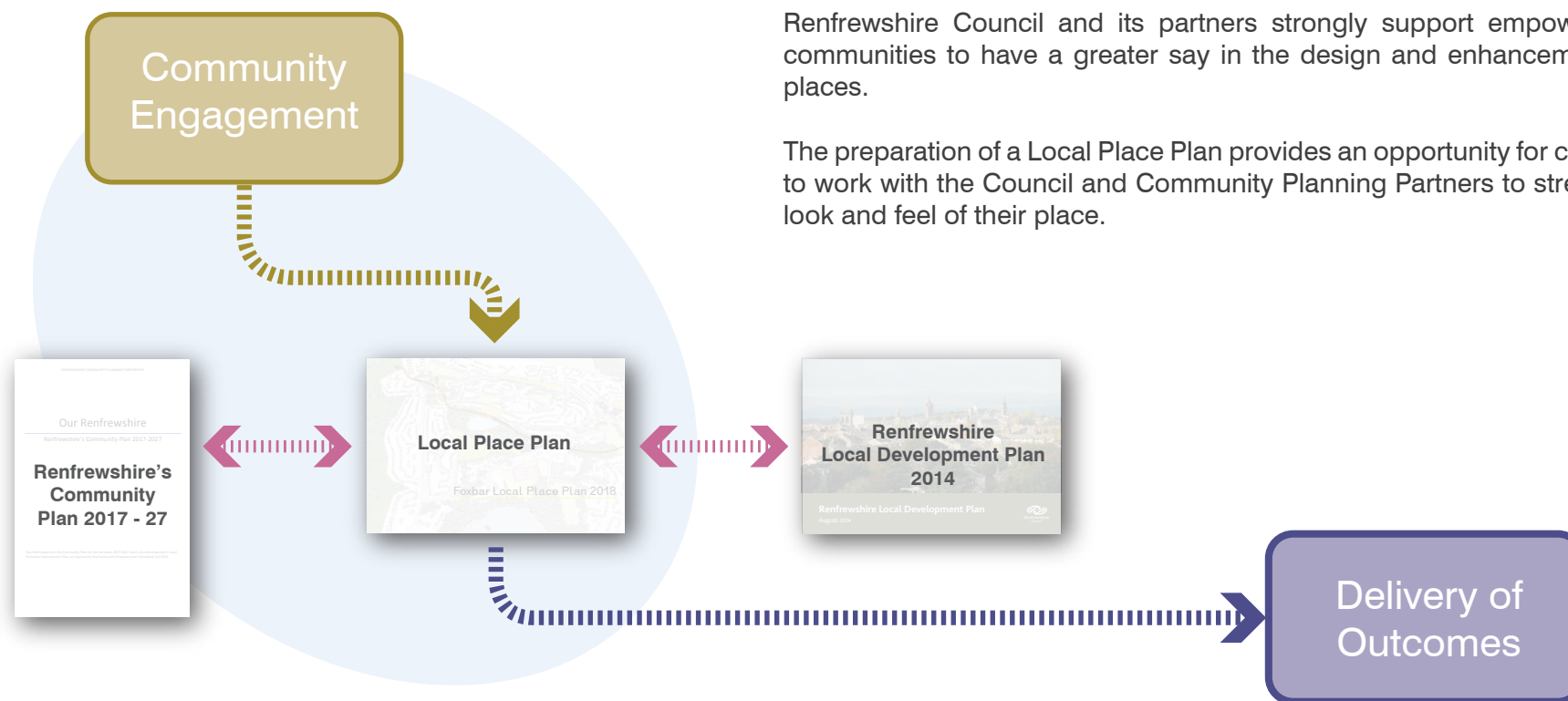
Action Focus

It is important that plans focus on delivery of the community vision and contain a series of actions. These should be realistic and capable of being delivered. Actions within the plan will assist in identifying resources or priorities for delivery.





2 Why Prepare a Local Place Plan?



Renfrewshire Council and its partners strongly support empowering local communities to have a greater say in the design and enhancement of their places.

The preparation of a Local Place Plan provides an opportunity for communities to work with the Council and Community Planning Partners to strengthen the look and feel of their place.

Shaping the Local Community

A plan can include physical, social, economic or environmental actions which reflect the aspirations of a local community.

Support Community Action

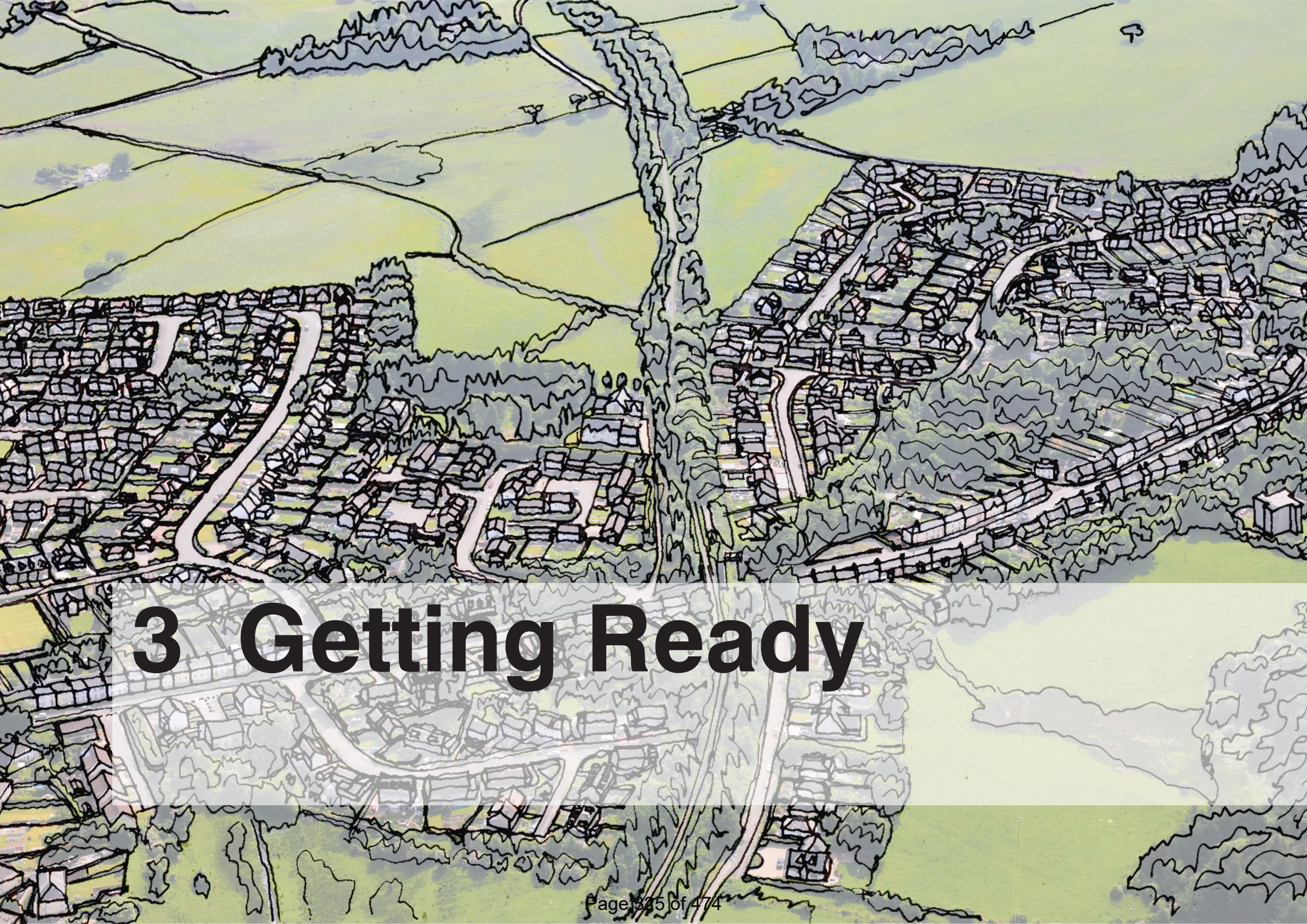
The process of preparing a Local Place Plan can support and stimulate community action. The plan can provide a framework for actions which are delivered by the community with assistance from partners and in turn help to secure funding.

Demonstrating Aspirations

In clearly showing community aspirations for an area, the plan will help the Council, Community Planning Partners and funding organisations to better understand local issues and to target investment and services as a result.

Partnership Working

Preparation of the plan can assist in creating positive and strong relationships within the local community and with partners such as the Council and Community Planning organisations. This in turn stimulates and supports delivery of identified actions.



3 Getting Ready

There are a number of key steps to be considered ahead of a decision to prepare a Local Place Plan. This includes identifying key stakeholders and ensuring that sufficient commitment, support and funding is available.

One community group should act as 'lead' organisation. This could involve chairing a local steering group of all interested organisations and bringing everyone together. Constituted groups such as Community Councils or Community Development Trusts are ideally placed to take this role.

At the start of the process, it is important that the timescales involved in preparation and delivery of the plan are considered. While the plan may require around 6 months to prepare, delivery may be over several years.

It is also important to engage the Council and other partners at an early stage in the process to secure support and guidance.

Key Players

The 'key players' - the local community, the Council and Community Planning Partners - should be ready to work together openly to co-produce the plan.

Early Discussion

Discussions between the partners should take place to identify support for a plan, the potential scope and the level of resources and commitment needed.

Resources

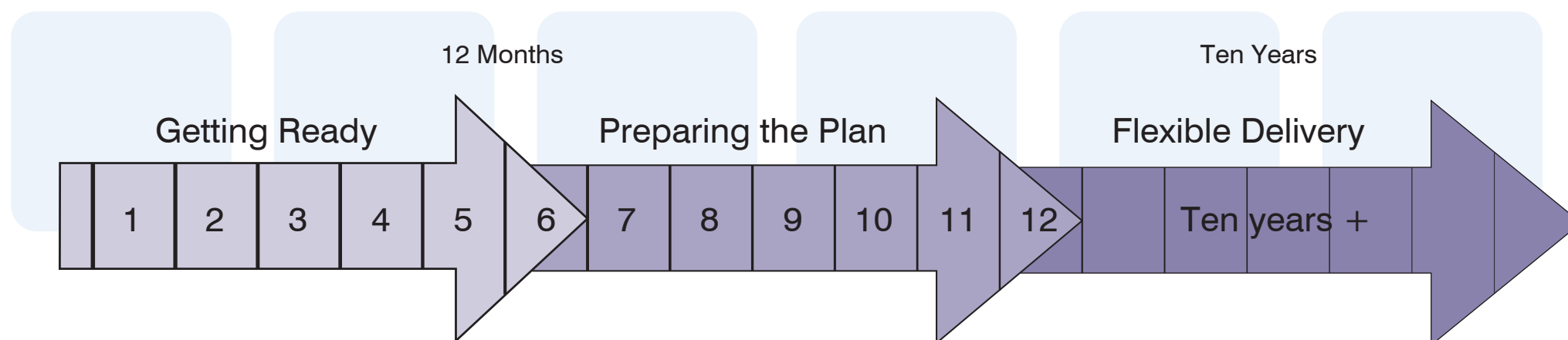
Sufficient resources need to be in place to produce the plan. This could include financial resources, staff time or volunteer capacity. Specialist support may also be required to assist with design, graphics or community engagement.

Guiding the Plan Process

To guide preparation of the plan, a small Steering Group should be established. This should include a mix of representatives from the local community, Council and Community Planning.

Getting Started

As an initial step, a month by month programme for preparing the plan will be required. This should carefully consider how to engage with and involve the local community in the plan.





4 Preparing the Local Place Plan

This section sets out how a Local Place Plan might be prepared. It is important to note that there is no 'correct' approach and that this can be designed to reflect individual communities and local context.

The approach identified in the example adjacent shows a typical six month process over three discrete stages. Each stage has a number of key steps, shown on the following pages.



FUTURE FOXBAR

Don't miss this opportunity to make Foxbar even better!
Help shape the future of your community.
Make things happen!

Come along to this series of informal events in Foxbar Community Centre on Amochrie Road. Please drop in for a chat. Everybody welcome!

More information and updates: [f @FoxbarandBredilandCC](https://www.facebook.com/FoxbarandBredilandCC)

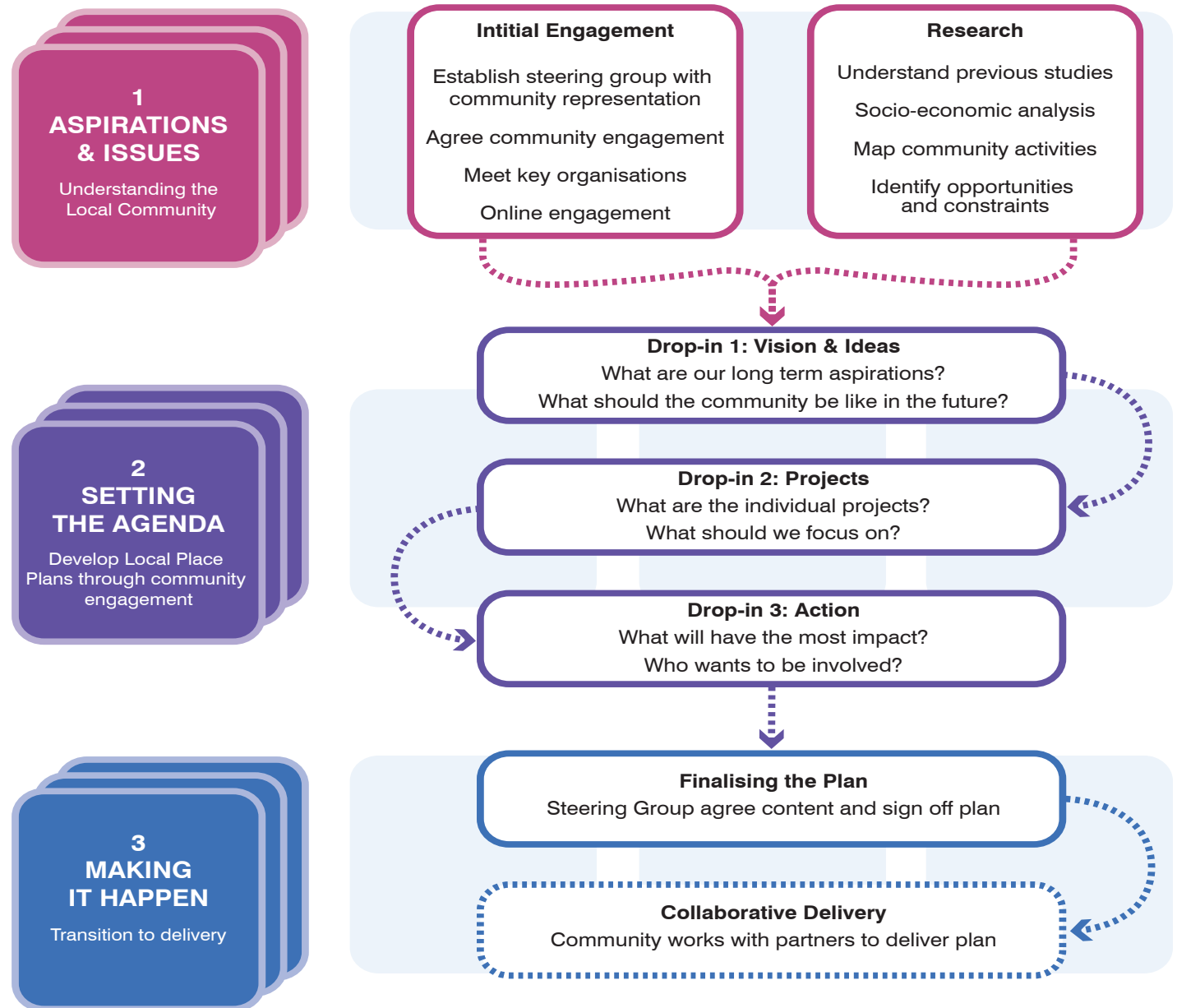
VISION & IDEAS	Wed 16 May 2pm-7pm	What are our long term aspirations? What should Foxbar be like in the future? What are our opportunities?
PROJECTS	Wed 30 May 2pm-7pm	What are the individual projects? What should we focus on first? What's bigger and more ambitious?
ACTION	Wed 20 June 2pm-7pm	Who will do what? How will it all fit together? What support do we need?







Future Foxbar Promotional Flyer



1 ASPIRATIONS & ISSUES

Understanding the
Local Community

2 SETTING THE AGENDA

Develop Local Place
Plans through community
engagement

3 MAKING IT HAPPEN

Transition to delivery

The aim of this stage is to begin to understand the local community and local context, as a basis for preparing the plan.

● Previous Engagement

A useful starting point is to determine whether previous consultation exercises have been undertaken within the area in recent years. This can provide helpful information on active local community groups, issues and aspirations.

● Desktop Research

Reviewing background information and documents will also be helpful in understanding the local area. This can include data from the census and Scottish Index of Multiple Deprivation (SIMD) and documents such as the Renfrewshire Local Development Plan, Renfrewshire Community Plan and other Community Planning Partner plans and strategies.

● Community Engagement Plan

Effective community engagement is crucial to the success of the plan. This should seek to include as many sections of the community as possible, using a range of techniques, locations and times. The table overleaf shows a typical approach to consultation. There are many sources of good practice in community engagement online, including a number of web-based resources specific to Scotland:-

[PAS SP+EED](#)

[National Standards for Community Engagement
Place Standard](#)

● Early Meetings

As an early part of the community engagement plan, discussions with community groups, businesses and Community Planning Partners will give helpful insights into local issues and community activity. Early meetings will also be helpful in raising awareness of the plan with local people.



Example of Typical Stage 1 Activities

	Description	Participants
Local organisations	One to one contact. Discussions may include:- What is the organisation already doing locally? What are their aspirations? How might the plan help to deliver their objectives? Ask all to promote the development of the Plan.	Key community organisations. This could include the local Community Council, Community Centres and those using community facilities, libraries, shops, churches and those using church halls, uniformed youth organisations, care homes.
Councillors	Briefing meeting and subsequent contact as required.	Local Ward Councillors
Community Planning Partners and other stakeholders	One to one contact. Discussions may include: What is the organisation already doing locally? What are their aspirations? How might the plan help to deliver their objectives? How might they help to deliver the plan?	Key organisations and local stakeholders. This could include Council Services, Engage Renfrewshire, local Housing Associations, emergency services, Health and Social Care Partnership, Renfrewshire Leisure and third sector organisations.
Community survey	Short survey suitable for all ages. Distribute online and hard copy via community groups, local network, social media and local 'on street' events. Potential to combine with event flyer.	Everybody in the local community
Schools and youth organisations	Sessions and or/surveys to help understand aspirations.	Primary and Secondary Schools Youth groups
'On Street' Events	Events at key local facilities such as shops, community halls, community events, bus stops, local library and health clinics. Use discussions to complete surveys and distribute flyers.	Everybody in the local community
Social Media	Regular publicity and updates. Use existing pages or create a new page if appropriate. Link to others to increase publicity and awareness.	Everybody in the local community
Desktop Research and Analysis	Review of any previous studies, Council and Community Planning Partner plans and strategies. Review of opportunities and constraints.	Place Plan Steering Group.



1 ASPIRATIONS & ISSUES

Understanding the
Local Community

2 SETTING THE AGENDA

Develop Local Place
Plans through community
engagement

3 MAKING IT HAPPEN

Transition to delivery

The aim of this stage is to develop the plan with the local community, building on early engagement.

● Approach and Priorities

It is important the local community set the approach and priorities for the plan – they should set the agenda for the future of their place. At the same time the Council, Community Planning Partners and key stakeholders must also be actively involved to assist in the production and delivery of the plan.

● Encouraging Engagement

The plan should be developed through a series of well promoted events and online engagement. The aim should be to encourage as many people as possible to participate. Careful thought should be given to the sequence and format of events – welcoming and more informal 'drop in' events are often the most successful. Social media can also be very effective form of engagement.

● Communicating Ideas

Using graphics such as drawings, plans and images is often the best and most simple approach to communicate ideas. Examples are shown in Section 5.



Transition to delivery

● Finalising the Plan

- **Vision**

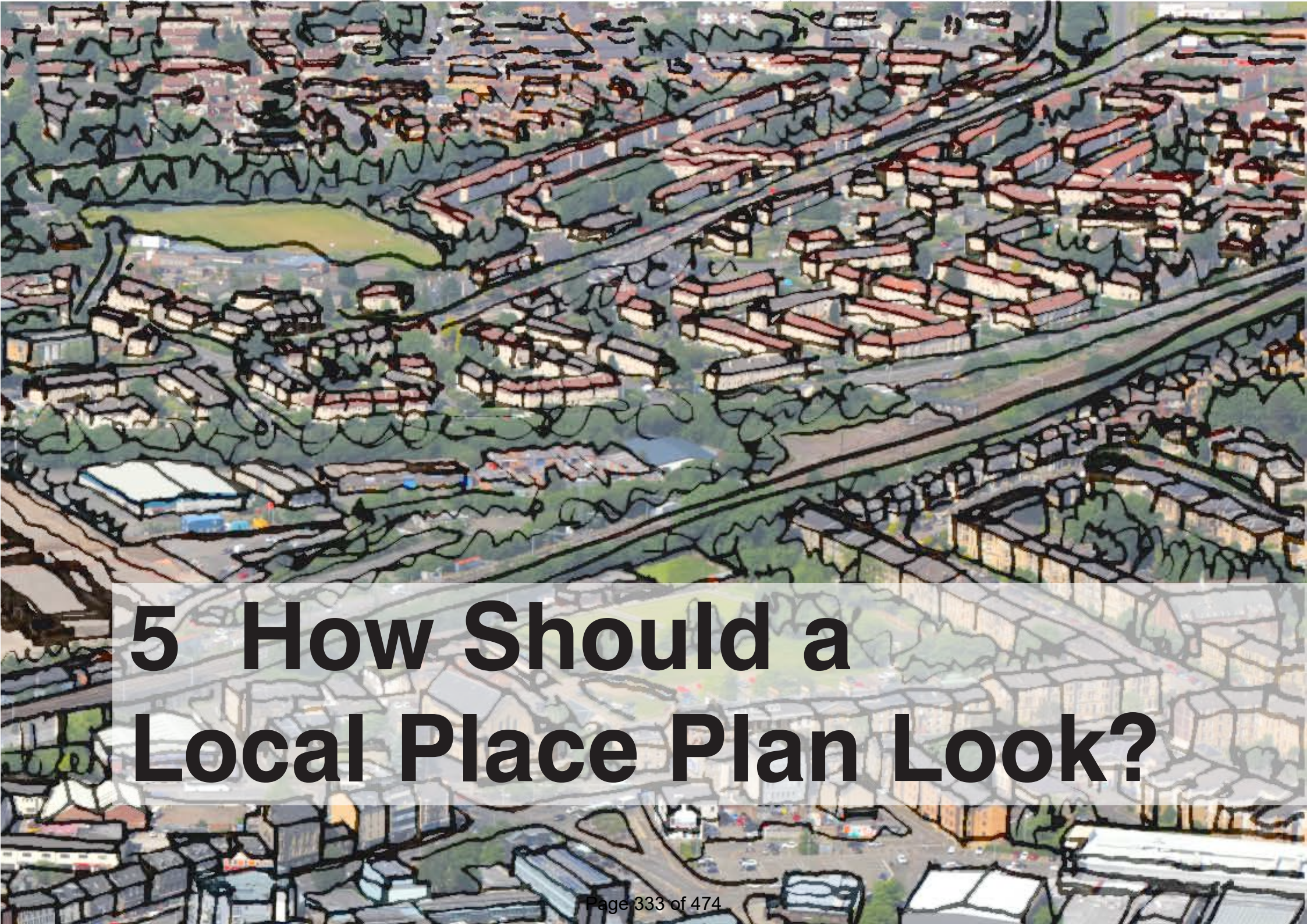
- **Be Realistic**

- **Community Led Action**

- **Promote the Plan**

Once the plan is complete, this should be circulated and promoted widely within the local community and key partners. This is important to help generate community support and mobilise local groups and volunteers to deliver projects.

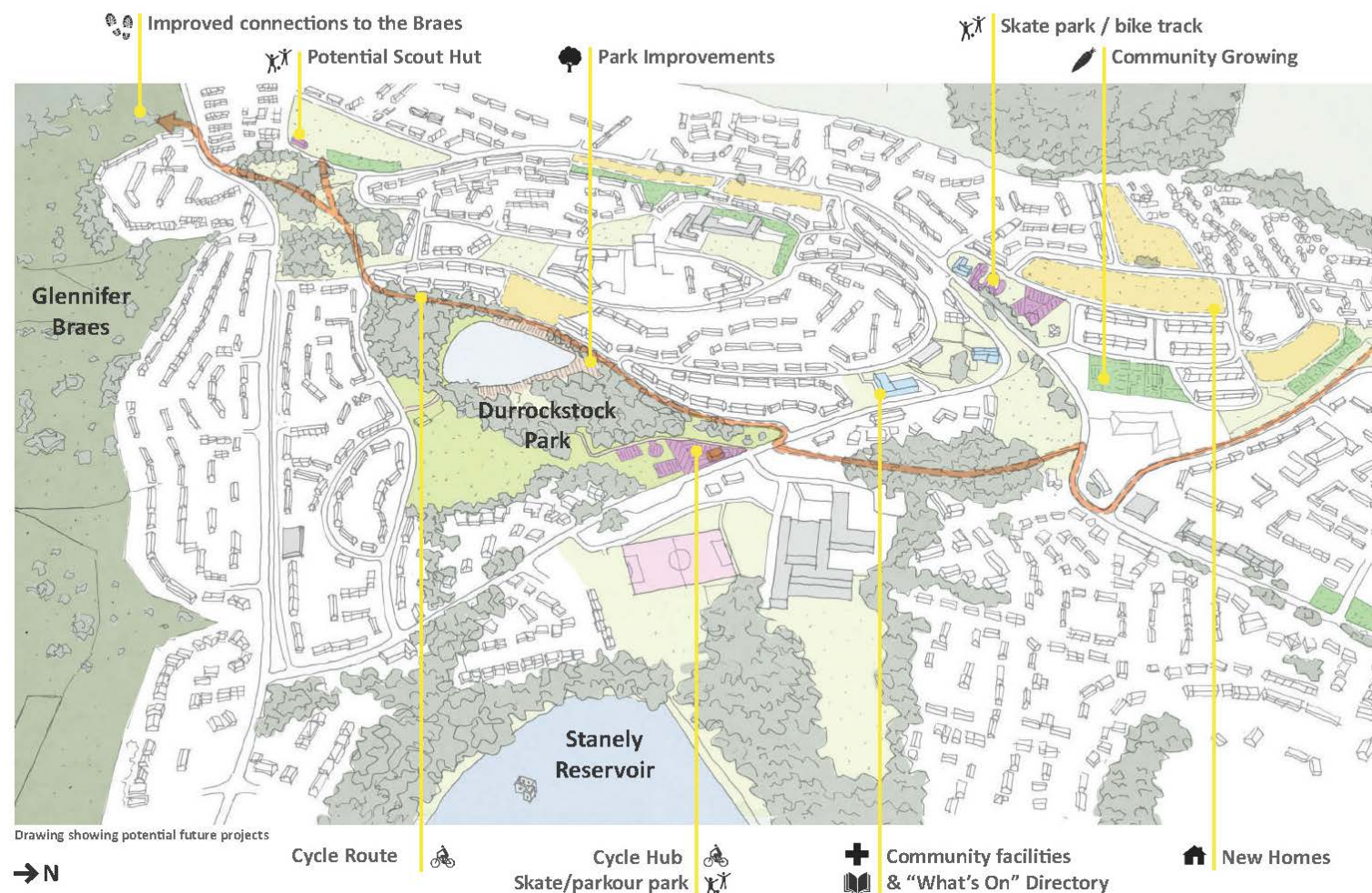




5 How Should a Local Place Plan Look?

There is no 'correct' approach on the look of a place plan. Generally, plans will share some similar elements and it is important that they are visual in showing ideas and actions.

Future Vision For Foxbar



1 - Foxbar Local Place Plan: future vision for Foxbar sketch diagram

Vision

Each plan should have an overall vision which captures community aspirations for the future, and specific individual actions to assist in achieving that vision. Actions should be flexible enough to adjust to changing circumstances.

Local Context

Each plan should reflect local context and community aspirations. Renfrewshire is a diverse area and each community has unique assets and aspirations.

Graphic and Visual










Plans should be highly visual, using graphics, plans and diagrams to communicate main points. Detailed information considered important can be included within appendices.

Short and Succinct

Plans should be written in a way which avoids jargon and be as short and succinct as possible. Typical content might include:- community assets and aspirations, overall vision, priority projects and delivery.

2 - Sample Projects Matrix

Nine priority projects were developed during the Foxbar Place Plan engagement process. Using symbols and colours was a simple way to illustrate the actions and their link to the vision for the area.

		Civic Pride	Community Activity	Homes and Community Facilities	Parks and Green Spaces
1. Community Events			✓	✓	
2. "What's on" Directory			✓	✓	
3. Community Growing		✓	✓		✓
4. Youth Projects		✓	✓		✓
5. Cycling			✓		✓
6. Durrockstock Park		✓	✓	✓	✓
7. Glennifer Braes			✓		✓
8. New Homes				✓	
9. Community Facilities			✓	✓	

3 - Sample Key Plan

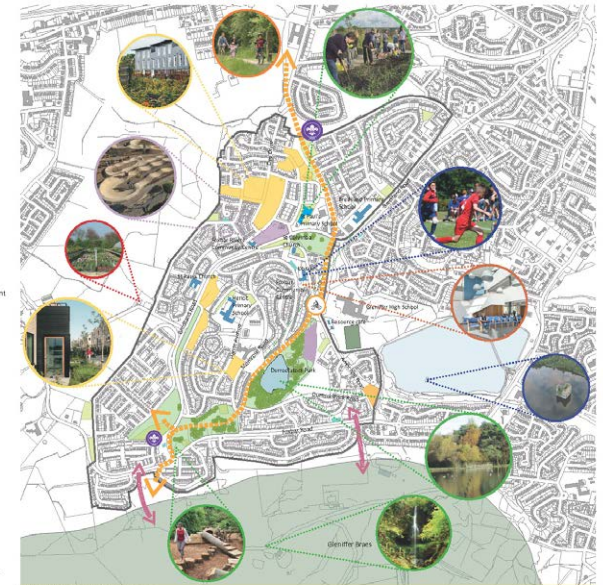
Each of the nine priority projects were mapped onto a key plan. This approach is a clear and visual way of communicating outcomes.

4 / 5 - Sample Project: Durrockstock Park

Each of the nine priority projects were allocated a page within the document, with mapping and images used to explain the key information. This project page was accompanied with a visualisation to illustrate the future aspirations for the park.

Key Plan

- KEY**
- Land suitable for housing
 - Existing parks/green spaces with potential for improvement
 - Community facilities
 - Shops
 - Synthetic sports pitches
 - Potential locations for community growing spaces
 - Commercial or community development opportunities
 - Potential location for Scout Hut
 - Potential cycle hub
 - Potential cycle route
 - Improve existing connections to Gleniffer Braes



Plan mapping priority areas for action

3

6. Durrockstock Park

For many local residents, Durrockstock Park lies at the heart of the community. It has long been a focus for outdoor activity and play, from fishing and model boats at the dam to walks through the woods. There is significant interest from local people in helping to revitalise the park – it emerged as the clear ‘winner’ in the voting process. The accompanying visualisation and plan show potential projects for the park, including:

- Tidy trees and vegetation, including woodland thinning within the park and along the northern and western edges to Waverley Road.
- Improve the play facilities and games area near the dam and Amochrie Road.
- Clean out the pond.
- Introduce new activities to the park.
- Route a cycleway through the park as part of the proposed cycle route linking Foxbar to the National Cycle Network (see ‘Cycling’ project).
- Interpretation of local heritage, including the dam’s historical contribution to Paisley’s textile industry.

This series of projects could be broken down into a series of smaller projects over a number of years, with the potential for a larger heritage-based investment if funds are available. There is scope for significant involvement of local residents and community groups to improve, maintain and bring new activity to the park.



Improve paths and tidy vegetation



Map showing Durrockstock Park and cycle route, and connections to other green spaces

Ordnance Survey Mapping – © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number: 100023417.

Foxbar Local Place Plan 2018

27

4



Visualisation of future aspiration for Durrockstock Park

5

An aerial sketch of a city, rendered in a hand-drawn, illustrative style. The sketch shows a dense urban layout with various building footprints, streets, and green spaces. A semi-transparent rectangular box is overlaid on the lower half of the image, containing the section title. The overall color palette is muted, with greys, browns, and greens, and the lines are bold and black.

6 Delivering the Plan

Delivery of the plan is just as important as preparation and it is important to move quickly from planning to action.

Working Together

The local community, Council, Community Planning Partners and other key stakeholders should continue to work together to support delivery of actions in the plan. Changing the role of the Steering Group to a Delivery Group is a good way of doing this.



Quick Wins

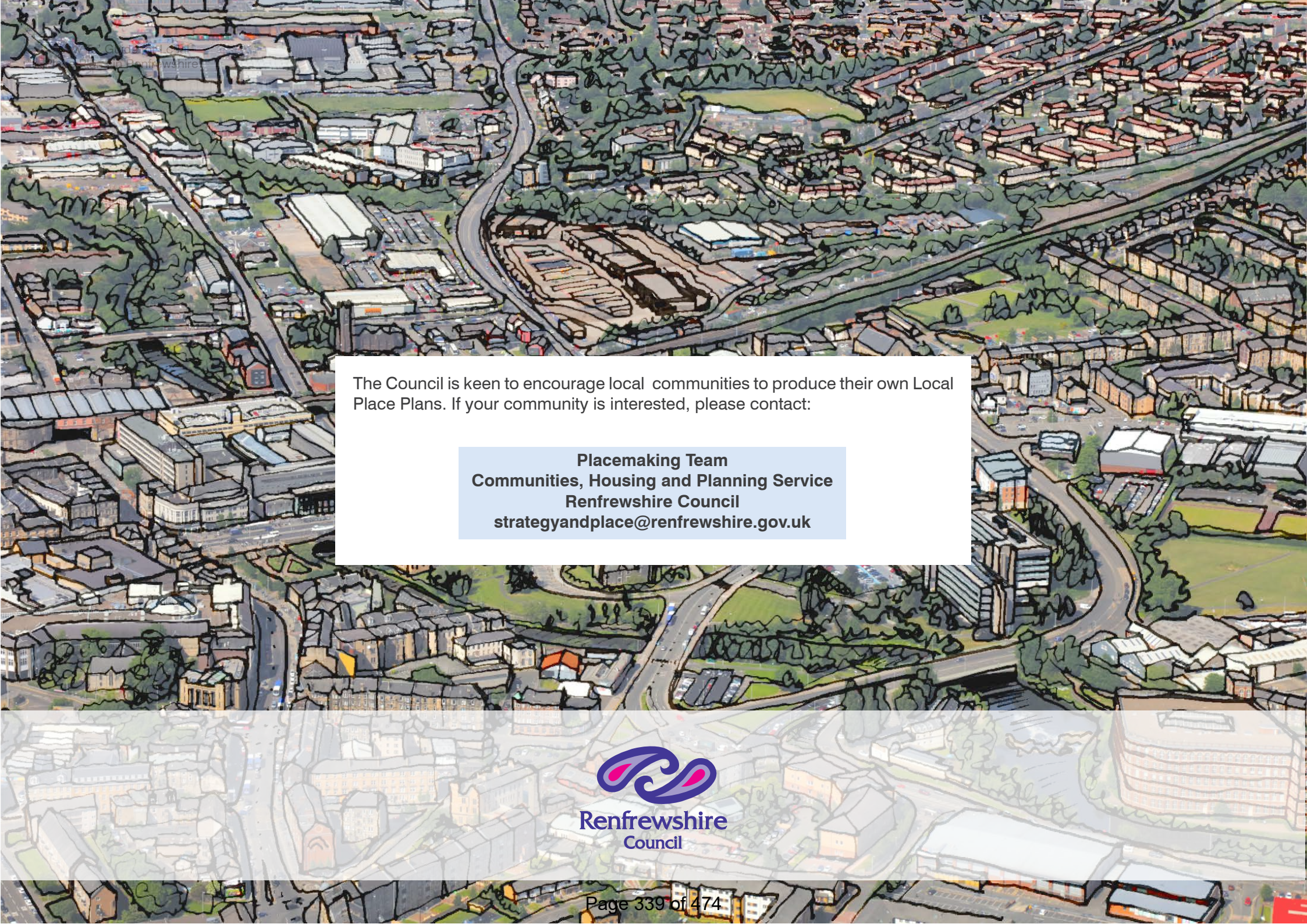
It is important to identify at least one action which can be delivered easily and quickly – for example a litter pick. This will demonstrate success, build momentum and encourage more people to get involved.



Communication

Communicating progress with the plan and successes is also key, and can be through a variety of means, for example social media. Good communication and delivery of actions is vital to building momentum, support and capacity within the local community and key stakeholders.





The Council is keen to encourage local communities to produce their own Local Place Plans. If your community is interested, please contact:

Placemaking Team
Communities, Housing and Planning Service
Renfrewshire Council
strategyandplace@renfrewshire.gov.uk



Renfrewshire
Council

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 12/03/2019

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
18/0638/PP 4 - Paisley Northwest	J29 (Scotland) Ltd c/o AS Homes Scotland Ltd	Land to South of St James Interchange, Burnside Place, Paisley	Erection of mixed use development comprising residential (Class 9), hotels (Class 7), pub/restaurant (Sui Generis/Class 3), business (Class 4), general industrial (Class 5), storage and distribution (Class 6) and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works (in principle)	A
RECOMMENDATION:	GRANT subject to conditions			
18/0897/PP 4 - Paisley Northwest	GA Coffee Ltd	Site on North Western boundary of No 1, Marchburn Drive, Glasgow Airport, Paisley	Erection of hotel and ancillary works	B
RECOMMENDATION:				
18/0836/PP 9 - J'stone N, Kilbarchan, H'wood, LochW	Ashrona Power Systems Ltd	Clyde Muirshiel Regional Park - Renfrewshire	Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.	C
RECOMMENDATION:				
17/0494/PP 11 - Bishopton, BoW & Langbank	The Good Shepherd Centre	Residential School Accommodation, The Good Shepherd Centre, Greenock Road, Bishopton, PA7 5PF	Residential development (in principle)	D
RECOMMENDATION:	Refuse			
18/0752/LB 5 - Paisley East and Central	Kier Homes Caledonia Limited	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN	Demolition of B Listed Building (Ross House).	E
RECOMMENDATION:	GRANT subject to conditions			

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
18/0753/PP 5 - Paisley East and Central	Kier Home Caledonia Ltd	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN	Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping.	F
RECOMMENDATION:		GRANT subject to conditions		
18/0570/LB 6 - Paisley Southeast	NHS Greater Glasgow and Clyde	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Demolition of former hospital building (Category B Listed).	G
RECOMMENDATION:				
Total Number of Applications to be considered =		7		

Planning Application: Report of Handling

Reference No. 18/0638/PP



Renfrewshire
Council

KEY INFORMATION

Ward (4) :
Paisley Northwest

Applicant:
J29 (Scotland) Ltd c/o
AS Homes Scotland Ltd
205 St Vincent Street
Glasgow
G2 5QD

Registered:
17 September 2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of mixed use development comprising residential (Class 9), hotels (Class 7), pub/restaurant (Sui Generis/Class 3), business (Class 4), general industrial (Class 5), storage and distribution (Class 6) and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works (in principle)

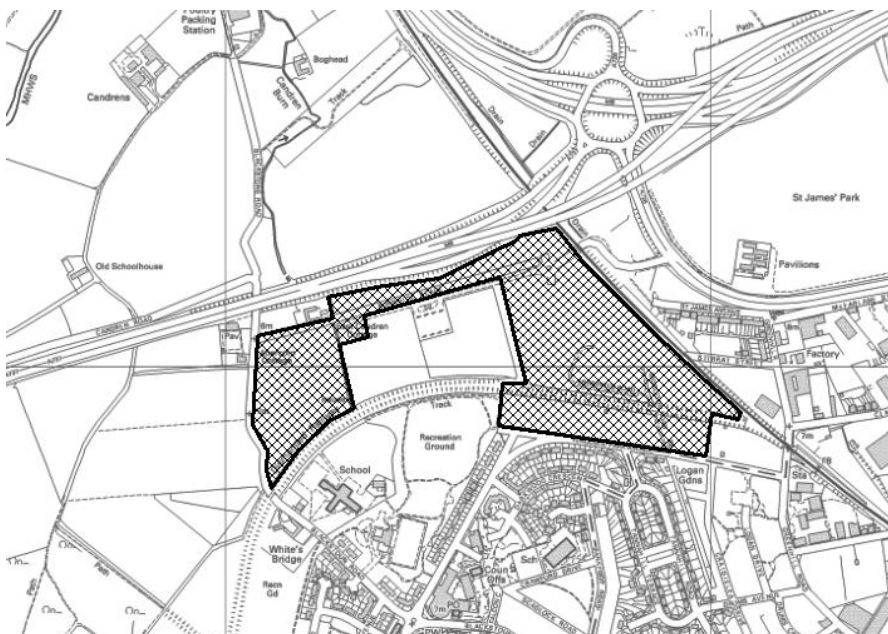
LOCATION: Land to South of St James Interchange, Burnside Place, Paisley

APPLICATION FOR: Planning Permission in Principle

RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and
Housing



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IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan in that they are consistent with Policies E3 'Transition Areas' and Policy P4 'Housing Action Programme Sites'.
- Two representations have been received. One representation was generally supportive of the proposals. The other representation was from Glasgow Airport Ltd raising issues related to the proposed residential use and potential noise impact from the airport that requires to be considered.
- There have been no objections from Statutory Consultees.
- The principle of the development is considered to be acceptable.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0638/PP

AGENT:	Keppie Planning
APPLICANT:	J29 (Scotland) Ltd c/o AS Homes Scotland Ltd
SITE ADDRESS:	Land to South of St James Interchange, Burnside Place, Paisley
PROPOSAL:	Erection of mixed use development comprising residential (Class 9), hotels (Class 7), pub/restaurant (Sui Generis/Class 3), business (Class 4), general industrial (Class 5), storage and distribution (Class 6) and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works (in principle)
APPLICATION FOR:	<u>Planning Permission - In Principle</u>

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>Two representations have been received.</p> <p>One of the representations welcomes the development, however raises concern at the potential for structural damage to a leased property on Ferguslie Park Avenue as a result of the works.</p> <p>The other representation is from Glasgow Airport Limited who have raised issues regarding potential noise issues relating to the proposed residential element of the application.</p> <p>Glasgow Airport Limited state that the area indicated for the proposed residential use is within the 55 dB and 60 dB (2017) noise contours as outlined in the published Glasgow Airport Noise Action Plan 2018 – 2023. The Glasgow Airport Masterplan (2011) also shows that the site is within the 57dB and 66dB indicative noise contours.</p> <p>They state that 57dB was the historic threshold contour, above which significant community annoyance could be experienced.</p> <p>Glasgow Airport Ltd then state that more recent research has prompted Government policy to move towards a figure of 51dB level.</p> <p>The Airport support the approach taken in the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance that ‘Applications for residential development under or in the vicinity of aircraft flight paths, where noise levels in excess of 57dB are experienced will be refused.’</p> <p>They state that given the location of the proposed development</p>
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	<p>within the noise contours above the 'community annoyance' threshold, it is important that the Planning Authority and the applicant give due consideration to the appropriateness of noise sensitive uses, specifically residential in the vicinity of the airport.</p> <p>Response The current 'Actual' noise contours provided to Renfrewshire Council by Glasgow Airport Ltd are from 2011. These are set out within the Adopted Renfrewshire Local Development Plan (2014). No updated 'Actual' contours have been provided despite repeated requested to Glasgow Airport.</p> <p>Although the published Glasgow Airport Noise Action Plan 2018 – 2023 noise contours are available, the plans do not provide accurate detailed information by which planning applications can be assessed against.</p> <p>The representation from Glasgow Airport was not submitted as a formal consultation response, rather as an informative which may impact on further applications in relation to proposals for this site.</p> <p>It is considered that through Approval of Matters Specified in Condition applications proposed uses such as residential can be assessed in line with the most up to date noise contours which are provided by Glasgow Airport at the point of submission of such applications.</p>
CONSULTATIONS:	<p>Scottish Water - No objections.</p> <p>SEPA - No objections.</p> <p>NATS - No comments received during assessment process.</p> <p>Glasgow Airport Safeguarding - No objections, subject to conditions requiring the submission of detailed proposal plans; landscaping plans; a Bird Hazard Management Plan; and full details of permanent lighting schemes.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p> <p>Network Rail - No objections, subject to conditions relating to the erection of fencing; the submission of a surface and foul water drainage scheme; the submission of a landscaping scheme; and the submission of a noise impact assessment.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p>

	<p>Transport Scotland - No objections subject to conditions requiring a restriction on the number of residential units; details of the lighting scheme proposed; landscaping details; barrier proposals along the Trunk Road; and a restriction on drainage connections to the trunk road drainage system.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p> <p>Health and Safety Executive - Do not advise against.</p> <p>Environment & Infrastructure Service (Roads/Traffic) - No objections.</p> <p>Environment & Infrastructure Service (Design Service) - No objections, subject to a condition requiring further analysis / reporting on compensatory storage and platforming provision for the car park proposals west of the Candren Burn, currently referred to in the applicant's Flood Risk Assessment.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p> <p>Environmental Protection Section - No objections, subject to the submission of noise assessments; a vibration survey; a site investigation report and remediation strategy; a verification report; a floodlighting survey; air quality report; and a dust management plan.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p>
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SUPPORTING STATEMENTS	<p>Flood Risk Assessment - The applicant's Flood Risk Assessment considers risk from the Candren Burn; Surface water flooding; Groundwater flooding; and Infrastructure and recommends a number of measures to protect both the proposed developments and surrounding land uses (as a result of the proposed development) from the potential for flooding. These measures include increased finished floor levels and the sensitive positioning of particular land uses.</p> <p>Response Having consulted with Environment and Infrastructure (Design Services) this submission is considered to be acceptable for proposals in principle.</p> <p>Additional information shall be required however for any subsequent application for the Approval of Matters Specified in</p>
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	<p>Condition should planning permission be granted.</p> <p><u>Drainage Strategy Report</u> - The Drainage Strategy Report provides an outline analysis of the site and potential solutions for drainage within this proposed development.</p> <p>The conclusions of the report are that the development can be drained in a sustainable manner to meet both the requirements of Scottish Water, SEPA and Renfrewshire Council.</p> <p>Response Following ongoing discussion and review, the drainage approach for the development proposed is considered acceptable in consultation with Environment and Infrastructure (Design Services) and SEPA.</p> <p><u>Design Statement</u> - A Design Statement has been prepared which sets out an appraisal of the site and a design concept for the redevelopment proposals currently submitted. Constraints and opportunities associated with the site are considered as well as proposed access arrangements.</p> <p>Response As the current proposals are in principle only it is considered that this document provides an adequate appraisal of the site, taking into consideration the constraints associated with established surrounding land uses and in delivering a comprehensive redevelopment scheme.</p> <p><u>Environmental Noise and Vibration Assessment</u> - A Noise and Vibration Assessment has been submitted in support of the application due to the potential for impact from noise on the proposed developments from the adjacent A737, the A726, the railway line and Glasgow Airport and from the mixed use nature of the development itself.</p> <p>Response The mitigation measures identified in principle in terms of acoustic glazing as considered to be acceptable.</p> <p>As the application is in principle the scope of the assessment is limited and shall require to be supported by further assessments with any Approval Matters Specified in Condition application, should this application be approved.</p> <p><u>Terrenus Land & Water Investigation Review</u> - Preliminary site investigation works have found that a suitable remediation strategy shall be required to deal with identified contamination from previous land uses on site.</p> <p>Response This can be ensured in accordance with the requirements of Environmental Protection Services, with the applicant to submit</p>
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	<p>further site investigations and remediation method statements for each portion of development within the overall masterplan area, through the submission and consideration of Approval of Matters Specified in Condition applications.</p> <p><u>Pre-Application Consultation Report</u> - The applicant submitted a proposal of application notice (18/0390/NO) to the Council on 25 May 2018.</p> <p>A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.</p> <p>The report provides an overview of the pre-application consultation event held on 04 July 2018. The public consultation event was held at the Tannahill Centre, with Paisley North West Local Members and Community Councils and local residents invited. The event was also open to all other interested parties and was advertised in the local press.</p> <p>The summary provided by the applicant's agents state that there were concerns at the potential impact on school capacities, traffic implications and a low level of open space provision.</p> <p>Response The content of this document meets the requirements of the Act.</p> <p>As the current application is in principle full detail of open space provision cannot be concluded until Approval of Matters Specified in Condition applications or full planning permission is submitted.</p> <p>In terms of school capacity, the area identified for residential use is identified within the Adopted Local Development Plan 2014 as an Action Programme site for housing, with capacity for school pupils assessed at the time the plan was compiled. There is no issue with educational provision for the residential element of this application.</p> <p>Traffic implications have been considered during the assessment of this application, with no objections being raised by Environment and Infrastructure Services (Roads).</p> <p><u>Supporting Planning Statement</u> - The applicant's Supporting Statement considers the suitability of the site for a range of uses against the provisions of relevant national and local policies.</p> <p>Within the document, the applicant has also demonstrated that the range of uses proposed, coupled with their supporting documentation and compliance with the relevant assessment policies has the potential to see significant regenerative</p>
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	<p>proposals at this location.</p> <p>Response Details given by the applicant are compliant with the Renfrewshire Local Development Plan (2014).</p> <p><u>Transport Assessment</u> - The Transport Assessment submitted considers a range of access arrangements to serve the development and confirms that a good level of access to non-car modes of travel can be achieved, including via walking, cycling, bus services and train.</p> <p>Response The information contained in the Transport Assessment is supported by a range of methodologies and investigations and are considered to be acceptable, ensuring the scale and proposed land uses can be accommodated appropriately within the development area.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E3: Transition Areas Policy E4: Tourism Policy P4: Housing Action Programme Sites Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Economic Development Criteria; Transition Areas; and Tourism Delivering the Centre Strategy: Hot Food; Public Houses; Licensed Clubs Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Environment Strategy: Noise; Contaminated Land; Air Quality; and Pipelines and Controls of Major Accident Hazards</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guidance</p>
PLANNING HISTORY	<p>An application (92/1342/PP) for the erection of Class 11 warehousing, surface car parking, a hotel, leisure facility (including 5-a-side-football pitches and golf driving range) and a car showroom/workshop/petrol filling station was subject of an appeal against the non-determination by the former Renfrew District Council. The appeal was subsequently upheld and a conditional planning consent granted on 22 February 1994.</p> <p>Planning permission was granted, in outline (97/0725/PP), for a mixed use development comprising hotel, licensed restaurant, class 6 (six) storage and distribution, 5-a-side soccer ground,</p>

	<p>golf driving range, petrol filling station and allotments with new access and associated infrastructure and landscaping on 17 December, 1999. A number of related reserved matters applications have also been approved under the umbrella of the original outline consent to purify conditions and achieve consent for detailed matters such as siting, design, layout, landscaping, access and materials for the various component parts of the overall scheme.</p> <p>02/1304/PP - Mixed use development comprising hotel, licensed restaurant, Class 6 warehousing, 5-a-side soccer ground, golf driving range, petrol filling station and allotments with new access and associated infrastructure and landscaping (reserved matters No. 1 application for outline planning permission re. 97/0725/PP). Granted subject to conditions March 2003.</p> <p>06/0031/PP - Mixed use development comprising storage and distribution, leisure/hotel, residential, hospital (ACAD facility) and hotel/restaurant/public house and erection of advertising feature. Granted subject to conditions May 2008.</p> <p>06/0033/VR - Partial deletion of condition 1. Granted subject to conditions April 2005.</p> <p>06/0435/PP - Erection of residential development and formation of access roads. Refused June 2010.</p> <p>18/0390/NO - Erection of mixed use development including residential, hotel, Class 3 (food and drink), general industrial, storage and distribution and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works. Accepted July 2018.</p>
DESCRIPTION	<p>Planning permission is sought in principle for the erection of a mixed-use development comprising: business, general industrial, storage and distribution, a hotel, food and drink, a long stay car park and residential uses at land to South of St James Interchange, Burnside Place, Paisley. Currently the site is overgrown, vacant land which was formally part of a wider masterplan for the area, which has remained undeveloped due to economic constraints.</p> <p>The land is identified within the Adopted Renfrewshire Local Development Plan (2014) as a Transition Area as well as incorporating a Housing Programme Action Site, where consideration can be given to a range of uses in the context of the wider regeneration of the area.</p> <p>The application site is irregular in shape, relatively flat in nature and is divided into six separate land uses, with the proposed long stay car park to be positioned to the west of the overall site between Blackstoun Road and Burnside Place, extending to</p>

	<p>5.7 ha; the industrial /logistic and office space located to the north of the site, extending to 2.7 ha; a hotel to the north east, below the business uses, with associated separate long stay car park, extending cumulatively to 1 ha; a food and beverage lodge to the east of the site, extending to 1 ha; and the residential land positioned to the south east of the site, extending to 10 ha.</p> <p>Presently the site is surrounded by a number of uses including, a long stay car park, positioned centrally between the current development pockets, the M8 motorway and further residential and commercial developments.</p>
COMMENTS	<p>In relation to the Renfrewshire Local Development Plan (2014), Policies E3 and P4 cover the application site and presume in favour of residential development within the P4 area and a range of uses within the E3 Transition Area, provided the proposed uses would have no significant affect on the character and amenity of the surrounding area and that the uses can co-exist with existing uses.</p> <p>The history of the site is also a material consideration and relevant to Policy E3 Transition Zoning in the determination of the application, with a range of uses, including many of those presently proposed having been approved on the site since 1994.</p> <p>Policy P4 relates for the most part (with a small portion of the proposed residential development located within the E3 zoned land) to the area identified on the applicant's indicative masterplan for housing in accordance with the Council's aim to support and enable housing sites which are capable of becoming effective.</p> <p>Within the Adopted Renfrewshire Local Development Plan (2014), this site is considered to be able to support residential development, subject to meeting the relevant criteria set out in the Delivering the Places Strategy of the New Development Supplementary Guidance and the Council's Residential Design Guidance.</p> <p>In this regard and whilst the proposals are in principle only at this time:-</p> <p>a) the layout, nature of built form, use of materials and density of the development shall be fully assessed through consideration of an Approval of Matters Specified in Conditions application or full planning application.</p> <p>b) in accordance with previous consents for this site, adequate provision can be made for all services.</p> <p>c) there are limited existing or local landscape or ecological</p>

	<p>features within the site which make a significant contribution requiring retention through the current application.</p> <p>d) with regard to existing land uses, Glasgow Airport and an established train line are within close proximity of the application site.</p> <p>A such it is recommended that further investigations relating to noise and air quality are submitted with any subsequent Approval of Matters Specified in Conditions application or full planning application to enable the Planning Authority, in consultation with the relevant consultees, to consider any potential impacts on residential development at this location and thereafter introduce any necessary mitigation measures.</p> <p>e) the indicative masterplan for the site demonstrates the intention to create an attractive and well connected development to facilitate movement which can be delivered through subsequent Approval of Matters Specified in Conditions applications or full planning applications.</p> <p>Overall, the use of this P4 site for residential development is considered acceptable for an application for planning permission in principle.</p> <p>The scale of the residential development located within the E3 land is also considered appropriate for the location, where a mix of uses is considered appropriate.</p> <p>Considering the hotel element of the proposed development, the scale of the site identified is proportionate for the location. It is also likely that subject to appropriate design, including scale and massing, the development could complement existing and proposed tourist facilities within the area.</p> <p>Given the location of the proposed development to the Airport and Paisley Town Centre, the locational need could be justified.</p> <p>The proposals are also in accordance with the provisions of Policy E4 relating to Tourism, with the potential to increase employment opportunities in the area, providing positive sustainable development within Renfrewshire.</p> <p>With regard to the proposed public house and restaurant facility, whilst these uses should generally be directed towards Strategic, Core and Local Service Centres, it is recognised that an element of provision of this nature would be appropriate to serve residential and hotel accommodation associated with the current mixed use proposals.</p> <p>Further consideration in relation to potential noise disturbance will be determined through an application for the Approval of Matters Specified in Conditions application or full planning</p>
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	<p>application when the scale of development and positioning of buildings can be finally determined.</p> <p>Business development within the masterplanned area comprises Class 4, Class 5 and Class 6 uses, which traditionally relate to industrial processes. Within an E3 location such uses are considered acceptable to support economic growth within Renfrewshire and given the positioning of these uses within the overall site, they have the potential to support existing similar uses, which are established in close proximity to the site.</p> <p>Sufficient separation has also been demonstrated within the masterplan layout between these uses and the residential development proposed to minimise any potential for noise disturbance associated with development of this nature.</p> <p>The final element proposed within the site relates to the provision of additional long stay car parking, adjacent to existing provision. It is anticipated that the provision will serve users of the airport and assist with its functionality in accordance with the provisions of the Delivering the Economic Strategy.</p> <p>Considering the comments of the consultees, no objections have been raised subject to the imposition of suitable conditions. This information shall require to be brought forward in a phased manner to allow suitable provisions to be put in place to serve each zone as it is developed.</p> <p>Overall the proposals comply with the adopted Renfrewshire Local Development Plan (2014).</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That before development commences in any development area/phase hereby approved, a written application and plans for the development within that area/phase, in respect of the following matters, shall be submitted to, and approved by the Planning Authority;
 - (a) the siting, design and external appearance (including details of materials to be used) of all buildings and other structures within the site;
 - (b) the details of; and timetable for, the hard, soft and water landscaping of the site;
 - (c) the design and location of all boundary walls and fences, including along the boundary with Network Rail's land;

- (d) the provision of drainage works;
- (e) the disposal of sewage;
- (f) the submission of a detailed survey showing the location and nature of all trees and hedges within the site;
- (g) access and parking arrangements, including the provision of any new roads and junctions;
- (h) the layout of the site;
- (i) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein;
- (j) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority; and
- (k) a report which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(16)" and the EPUK guidance document "Land-Use Planning & Development Control: Planning for Air Quality (January 20017)" or a method that has been agreed with the Planning Authority.

Reason: The approval is in principle only, in the interests of amenity, and to ensure there will be no distraction to drivers on the trunk road and that the safety of drivers on the trunk road will not be diminished.

2. In accordance with approved Drawing number KEP-XX-XX-DR-A-8520-0011 Rev D, the consent hereby approved shall comprise the following:-
 - a) a maximum development area for Class 4 'Office (other than that specified within Class 2), Research and Development and Light Industry', Class 5 'General Industry' and Class 6 'Storage or Distribution', as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, of 2.7 hectares;
 - b) a maximum development area for long stay car parking of 6.1 hectares;
 - c) a maximum development area for Class 7 'Hotel' and supporting Class 3 'Food and Drink' Uses as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997, of 1.6 hectares; and
 - d) a maximum development area for Class 9 'Residential' Use, as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997, of 10 hectares or 250 units whichever is the lesser.

Reason: In order to define the permission and allow the Planning Authority to retain effective control, to ensure the scale of development does not exceed that assessed by the supporting Transport Assessment and to ensure that the scale and operation of the proposed development does not adversely affect the safe and efficient operation of the trunk road network.

3. That the detailed submissions required by the terms of Condition 1 above for any area/phase of development hereby approved, shall include a full Drainage Impact

Assessment in accordance with the Council's Drainage Impact Assessment guidance notes to the satisfaction of the Planning Authority. The details contained within the Drainage Impact Assessment finally approved, shall thereafter be implemented in accordance with the details approved. The statement shall also ensure there are no drainage connections made to the trunk road drainage system in order to accommodate the proposed development.

Reason: In order to meet the requirements of the Council as flood prevention authority and to ensure that the efficiency of the existing trunk road drainage network is not affected.

4. That the detailed submission required by the terms of Condition 1 above shall include a full Flood Risk Assessment, containing further analysis / reporting on compensatory storage and platforming provision for the car park proposals west of the Candren Burn to the satisfaction of the Planning Authority. The details contained within the Flood Risk Assessment finally approved, shall thereafter be implemented in accordance with the details approved.

Reason: In order to meet the requirements of the Council as flood prevention authority and SEPA.

5. That notwithstanding the permission hereby approved, the development of any area/phase shall not be brought into use until the applicant submits to and has approved by the Planning Authority a noise assessment to determine the impact of road and rail noise on the development and industrial noise on surrounding residential uses. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment.

Reason: In the interests of residential amenity.

6. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the hotel and food/beverage developments do not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR 35 at all other times, when measured within any dwelling in the vicinity of the development. Structure borne vibration from the proposed development shall be imperceptible within any dwelling in the vicinity of the development.

Reason: In the interests of residential amenity.

7. Deliveries and collections by commercial vehicles associated with the uses hereby approved shall not be made to or from the site between 2300 hours and 0700 hours Mondays to Saturdays and at no time on Sundays or other Bank or Public Holidays without the prior written consent of the Planning Authority.

Reason: In the interests of residential amenity.

8. That prior to occupation of any unit within an identified phase of development the developer shall submit for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

9. Notwithstanding the permission hereby approved, the proposed residential development shall not be brought into use until the applicant undertakes a survey to determine the impact of floodlighting from the existing car park and the proposed car park /other developments on the site using the principles set out in British Standard BS EN 12193:2007 Light & Lighting - Sports Lighting, or a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall include details of:-

- a description of the existing and proposed lighting units including height, type, shape and luminous flux of the floodlights.
- the luminance levels, both horizontal and vertical, on the illuminated part of the site to demonstrate that obtrusive light and glare does not adversely affect neighbouring properties.
- the direction and aiming angle of each floodlight and the upward waste light ratio for each light.
- the Environmental Zone, as defined in the Institution of Lighting Engineers Publication – Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

Works which form part of the scheme shall thereafter be completed before the proposed development becomes operational, unless otherwise agreed by the Planning Authority.

Reason: In the interests of residential amenity and to ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.

10. Prior to the commencement of any development works on any area/phase of development hereby approved, the developer shall submit for the written approval of the Planning Authority a Bird Hazard Management Plan which includes details of the monitoring of any standing water within the site temporary or permanent, the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds and signs deterring people from feeding birds.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

11. That the Bird Hazard Management Plan finally approved for any phase of development hereby approved, shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

12. The glazing specifications as detailed in the Noise Impact Assessment provided by RMP dated 24 October 2018 shall be required across the entire residential development (not just properties facing onto the noise sources) and shall include the installation of 6mm float glass - 12mm air cavity - 4mm float glass or acoustically equivalent glazing, to provide a minimum R_{TRA} of 29dB with attenuated trickle ventilation (minimum acoustic rating $D_{n,e,w}$ 40dB in the open position). Bedrooms shall require 8.8mm laminated glass- 12mm air cavity - 10.8mm laminated glass or acoustically equivalent glazing, to provide a minimum R_{TRA} of 40dB with attenuated trickle ventilation (minimum acoustic rating $D_{n,e,w}$ 45dB in the open position).

Reason: In the interests of residential amenity.

13. That the design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 within any adjacent residential property.

Reason: In the interests of residential amenity.

14. Prior to the commencement of any development works on any area/phase of development hereby approved, the developer shall submit for the written approval of the Planning Authority, a dust management plan. The plan shall set out how potential dust arising during development of the site will be managed to prevent or minimise emissions during these works. The plan shall take cognisance of the Institute of Air Quality Management (IAQM) 2014 document '*Guidance on the Assessment of Dust from Demolition and Construction*' in assessing dust impact risk and where necessary identify appropriate mitigation measures.

Reason: In the interests of amenity.

15. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority in consultation with Transport Scotland, details of the barrier proposals along the trunk road boundary with the site.

Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0897/PP



Renfrewshire
Council

KEY INFORMATION

**Ward (4) : Paisley
Northwest**

**Applicant: GA Coffee Ltd
31- 40 West Parade
Newcastle upon Tyne
NE4 7LB**

**Registered: 09 January
2019**

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Erection of hotel and ancillary
works

LOCATION: Site on North Western boundary of No 1,
Marchburn Drive, Glasgow Airport, Paisley

APPLICATION FOR: Planning Permission - Full



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RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan and are consistent with Policies E1 'Local Investment Areas and E2 'Glasgow Airport investment Zone'.
- No objections have been received.
- The principle of the development is considered to be acceptable. The proposal involves the development of a vacant site to erect a new hotel to serve the recognised need for new visitor accommodation facilities in Renfrewshire.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0897/PP

AGENT:	CBRE
APPLICANT:	GA Coffee Ltd
SITE ADDRESS:	Site on North Western boundary of No. 1 Marchburn Drive, Glasgow Airport, Paisley
PROPOSAL:	Erection of hotel and ancillary works
APPLICATION FOR:	<u>Planning Permission Full</u>

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	None received.
CONSULTATIONS:	<p>Environment and Infrastructure (Roads) - No objections.</p> <p>Environment and Infrastructure (Design Services) - No objections.</p> <p>Environmental Protection Services - No objections, subject to conditions requiring the submission of a site investigation report, remediation method statement and verification report and a restriction on noise.</p> <p>Transport Scotland - No objections.</p> <p>Glasgow Airport Safeguarding – No objections, subject to the submission of a Bird Hazard Management Plan prior to the commencement of any development works on site.</p> <p>SEPA - No objections.</p> <p>Scottish Water - No objections.</p> <p>Health and Safety Executive - Do not advise against.</p>

SUPPORTING STATEMENTS	<p>Planning Statement -</p> <p>The proposal involves the development of a vacant site to erect a new hotel to serve the recognised need for new visitor accommodation facilities in Renfrewshire.</p> <p>In terms of the principle of development, an extension adjacent to the Courtyard by Marriott Hotel and the positioning of further hotel accommodation in close proximity to the site, would complement the existing character of the area.</p> <p>The design, massing, access and parking arrangements for the</p>
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proposed development are also considered. The applicant states that the proposal has been designed carefully to fit with the site taking into consideration planning policy, the existing context of the surrounding buildings and the comments received in pre-application discussions with the Planning Authority.

Response

It is considered that the occupancy rates for hotels at this location and requirement for extensions to existing provision demonstrate a need for additional hotel accommodation at this location.

Design and Access Statement - The Design and Access Statement provides a context to the site and application and considers the applicant's approach to the design of the building, it's scale in response to the surrounding area and the use of materials.

The site is located within close proximity to Glasgow Airport, The Airport can be reached from the site by a 10 minute walk along a sign-posted, pedestrian route. There is also an existing shuttle bus service. Public transport accessibility to the site is also good, with bus stops located in the vicinity.

Response

The detail of this document is considered to be adequate for the purposes of assessing the application.

Noise Assessment - A noise assessment has been provided which considers potential impact from aircraft and road traffic noise on the proposed development as well as from the fixed plant associated with the proposed use on surrounding residential development.

Following assessment, it has been concluded that the use of suitably glazed windows and the use of mechanically ventilated systems would ensure no impact from surrounding uses on the proposed development.

Noise from the proposed use also falls below the required thresholds.

Response

Following consultation with Environmental Protection Services it is agreed that the terms of this report are satisfactory to allow the continued assessment of the proposals.

Pre-Application Consultation Report - The applicant submitted a proposal of application notice (18/0680/NO) to the Council on 27 September 2018.

A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.

This provides an overview of all pre-application consultations

	<p>which have been undertaken, including details of the pre-application consultation event held on 11 December 2018.</p> <p>The public consultation event was held at the Courtyard by Marriott Hotel, adjacent to the site, with Paisley North West Local Members and Community Councils and local residents invited.</p> <p>The event was also open to all other interested parties and was advertised in the local press.</p> <p>The summary provided by the applicant's agents states that the event was not well attended with 3 people going along to the event. No comments were made in relation to the development by those attending the event.</p> <p>Response The content of this report meets the requirements set out in statute for a major development.</p> <p>Drainage Impact Assessment - The Drainage Impact Assessment advises that the public sewer system has capacity to accept foul water from the development and surface water runoff can be contained within the system to mitigate flood risk.</p> <p>Response In consultation with Environment and Infrastructure (Design Services) the Drainage Impact Assessment proposals are confirmed as adequate and are integral to submitted documents.</p> <p>Phase One Desk Study - The Phase One Desk Study provides an initial analysis of the ground conditions of the site and makes recommendations for the secondary investigation works as a result.</p> <p>Response Details provide an acceptable basis for the secondary investigation works required to provide a detailed site investigation report for the development site.</p> <p>Transportation Statement - The Transportation Statement provided assesses the potential for minimising private car usage by promoting the use of sustainable transportation modes.</p> <p>Whilst it is acknowledged that the distance from the nearest bus stop is in excess of 400m, the applicant considers that this is unlikely to deter users of the proposed hotel from utilising this service if necessary.</p> <p>Pedestrian linkages to the airport are also already in place for the use of adjacent hotel customers.</p> <p>Parking provision for the proposed development is to be shared with the existing Courtyard by Marriott to compensate for the</p>
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	<p>loss of spaces currently available to that property as a result of the erection of the current proposal.</p> <p>Response In consultation with Environment and Infrastructure (Roads) the proposals are found to be in accordance with the relevant Roads policies and standards.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E1: Local Investment Area Policy E2: Glasgow Airport Investment Zone Policy E4: Tourism Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Economic Development Criteria; Local Industrial Areas; Airport; and Tourism Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</p>
PLANNING HISTORY	<p>17/0581/PP - Erection of restaurant (class 3) with drive - thru and associated access and parking. Granted subject to conditions December 2017.</p> <p>17/0032/PP - Erection of mast with associated camera and siting of equipment cabinet. Granted March 2017.</p> <p>18/0680/NO - Erection of hotel with associated facilities and ancillary works. Accepted October 2018.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of a 4/5 storey (5th floor to house plant) hotel, with basement level at Marchburn Drive, Paisley.</p> <p>The proposed building would incorporate 196 guestrooms with public areas and a restaurant at ground floor level.</p> <p>Fifty two parking spaces would also be created by the development.</p> <p>The proposed development would be located to the south of the existing Courtyard Marriott Hotel, within an area presently, partially used as parking provision for the Courtyard Marriott.</p> <p>The main entrance to the hotel would be from the south west, leading to the proposed public areas of the building, with the guestrooms on the upper floor levels.</p> <p>Access to the established parking for the Courtyard Marriott would be via a pend arrangement within the proposed building, with additional parking for the proposed hotel being located adjacent to it's frontage and within a designated drop off/parking area to the east of the site.</p> <p>The building itself would have a length of 96m, width of 15.7m</p>

	<p>and height of 18.5m. Finishing materials proposed include glazing, metal cladding, reconstituted stone cladding and coloured cladding panels.</p> <p>The site is located between the existing Courtyard Marriott hotel and a Travelodge Hotel, with Glasgow Airport and its operational land to the north and north west. To the north east is office space and vacant land and access is proposed to be taken from Marchburn Drive.</p>
COMMENTS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u></p> <p>The proposal site is covered by Policy E1 of the Adopted Renfrewshire Local Development Plan.</p> <p>This policy seeks to promote Local Business and Industrial Areas for the development of Class 4 - Business, Class 5 - General Industry, Class 6 - Storage and Distribution, and ancillary service provision.</p> <p>Policy E2 however, relates to the areas surrounding Glasgow Airport specifically (such as this site), as key locations which will support economic growth and the operational requirements of the airport.</p> <p>In this case the applicant has identified a requirement in the market for additional hotel accommodation to assist the operational requirements of the Airport and continue to promote it as one of the UK's top 10 airports for passenger and aircraft movements.</p> <p>Given the location of the site, between two existing hotel buildings, it's proximity to the terminal building, the scheduled expansion of the airport and its operational land and the compatibility of the proposal with Policy E2 of the Adopted Local Development Plan, it is considered that the principle of development of this nature is acceptable.</p> <p>In terms of Policy E4 relating to tourism, specific development criteria is identified within the Delivering the Economic Strategy of the New Development Supplementary Guidance.</p> <p>The criteria to be assessed, is as follows;</p> <p>Make a contribution to the local economy with a social and/or cultural benefit to the area;</p> <p>The proposals would see employment creation, both through the construction phase and the continued operation of the hotel complex itself, which would include restaurant facilities contributing to social benefit as well as economic.</p> <p>It does not result in a significant impact on visual amenity and local landscape character;</p> <p>Given the location of the proposed development and the design and scale of the building it is not considered that it would have a significant impact on visual amenity or local landscape character to the detriment of the wider area.</p>

	<p>The development can demonstrate a site specific locational need; The primary function of the hotel is to serve Glasgow Airport, therefore a locational need is justified.</p> <p>The road network is able to accommodate the development; The hotel is located in close proximity to the M8 motorway and is served by a well maintained, urban road network.</p> <p>Although parking provision currently serving the adjacent Courtyard by Marriott hotel is to be altered, the current proposals are considered to provide a suitable solution.</p> <p>Suitable infrastructure and services can be provided to serve the proposal; Following consultation, suitable infrastructure and services have been confirmed as available to serve the proposed development.</p> <p>There is high quality design which is appropriate to the site and in keeping with the surrounding area; Through the pre-application discussion process, alterations to the original building design have been implemented, with a contemporary design now being adopted, which adequately reflects the wider area in terms of use of materials and scale and massing.</p> <p>The scale, positioning and location of the development is appropriate; The extension is of an appropriate scale and form in the context of the existing built form and the positioning and location are acceptable.</p> <p>The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the development; No significant or utilised open space would be lost as a result of the development and no overlooking of existing operations is likely given the separation distances between the buildings and positioning of glazing.</p> <p>The development will provide facilities which will encourage and assist business; As previously assessed, the proposals would assist existing hotel facilities to contribute to this aim.</p> <p>In terms of Policy 15 'Flooding and Drainage', Environment and Infrastructure (Design Services) have raised no objections, with the Drainage Impact Assessment proposals confirmed as adequate.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

- 1 That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-

a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

- 3 That the design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development shall not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 hours and NR 35 at all other times., when measured within any dwelling in the vicinity of the development. Structure borne vibration from the development hereby approved shall also be imperceptible within any dwelling in the vicinity of the development.

Reason: In the interests of residential amenity.

- 4 That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

- 5 That before the development hereby permitted is occupied, or brought into use, all the fences, or walls, for which the permission of the Planning Authority has been obtained under the terms of condition 4 above, shall be erected;

Reason: In the interests of amenity.

- 6 That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall

include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area.

- 7 That prior to commencement of operation of the hotel use hereby approved, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

- 8 Prior to the commencement of any development works on site, the developer shall provide for the written approval of the Planning Authority, a Bird Hazard Management Plan, which shall include details of the proposed management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' and shall thereafter be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0836/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 9 Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant:
Ashrona Power Systems
11a Bowfield Road
West Kilbride
KA23 9JY

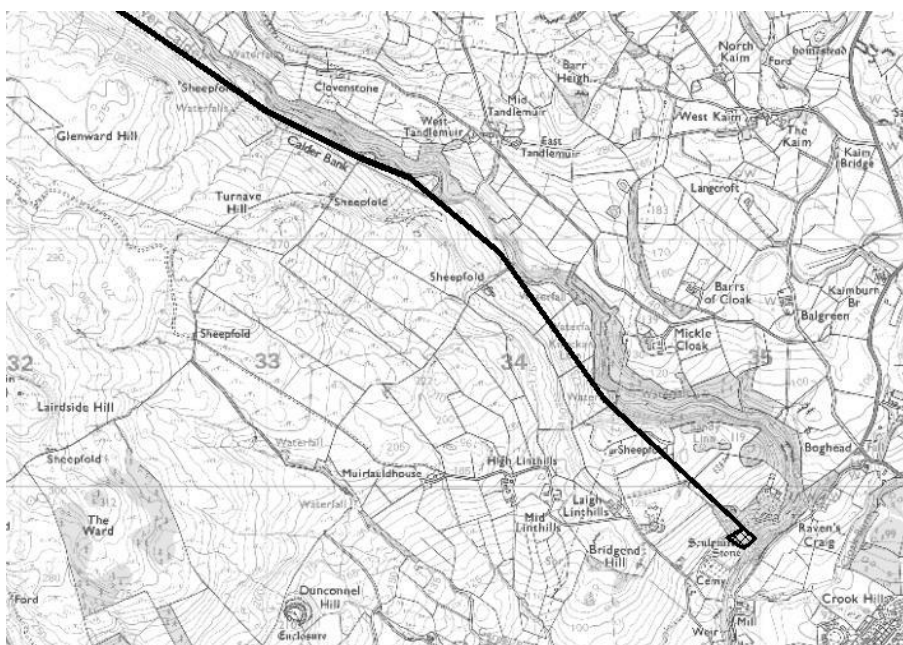
Registered: 29/11/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.

LOCATION: Clyde Muirshiel Regional Park, Renfrewshire

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and Housing

IDENTIFIED KEY ISSUES

- Eighty two representations have been received, eighty objections and two in favour.
- An objection has been received from Lochwinnoch Community Council.
- No objections were received other Statutory Consultees such as SNH and SEPA.
- The proposal is considered to comply with Policies ENV1, ENV2, ENV3, ENV4, I5 and I6 of the Adopted Renfrewshire Local Development Plan.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0836/PP

APPLICANT:	Ashrona Power Systems Ltd
SITE ADDRESS:	Clyde Muirshiel Regional Park – Renfrewshire
PROPOSAL:	Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Eighty two representations have been received, two in favour of the application and eighty against.</p> <p>The points raised in favour of the application can be summarised as follows:</p> <ul style="list-style-type: none"> • Climate change is a serious problem, and we have to generate as much electricity from renewable as possible; • Hydro power is considered to be the least intrusive renewable source. <p>The points raised against the application can be summarised as follows:</p> <p>(1) Loss of trees, impact on protected species including bats, otters, badgers, reptiles and breeding birds, impact on wildlife, impact on existing fish including wild brown trout (it is noted that wild brown trout exist along the stretch of river effected by the proposal) and implications for any future attempts to reintroduce fish to the river, impact on flora and fauna, impact on the fragile ecosystem of the river;</p> <p>(2) Reduction in river flow. Submitted report is based on the Garnock not the Calder River. Calder is a spate river, and existing water levels fluctuate. Assurances are sought that the river will not ‘run dry’ as a result of the development;</p> <p>(3) Loss of an iconic beauty spot. Many tourists visit the bridge and Calderglen and will be put off by this development;</p> <p>(4) Fencing of 2.4m in height will be required around the power station, and this will have a detrimental impact on visual amenity;</p> <p>(5) Voltage differences in the ground around the turbine house are a danger to life;</p>
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	<p>(6) Impact of grid connection between the turbine house and the electricity network, this will likely be an overhead line which will result in a loss of trees. There is no indication of this in the application;</p> <p>(7) Impact of noise on nearby residential properties and gardens (from turbine house and intake), and it will not be possible to ensure noise will fall under the NR 25 rating curve;</p> <p>(8) Impact of noise on adjacent graveyard, walking routes, and on the peace and tranquillity of the area;</p> <p>(9) Access is not suitable. Surrounding local road network is unsuitable for HGV's, and will need reinforcement in order to accommodate construction traffic. Road network is also mainly single track, and existing traffic will be disrupted by construction traffic;</p> <p>(10) There has not been enough local consultation, and the developer should be required to hold a public meeting;</p> <p>(11) Visual impact of the turbine house;</p> <p>(12) Proposal will adversely affect the amenity and peaceful beauty of the local countryside;</p> <p>(13) The development will generate additional traffic during its operation for maintenance purposes;</p> <p>(14) Reduction in water levels within the river will result in a risk to health via residual algae, and weeds will no longer be flushed out by higher water levels;</p> <p>(15) Risk of bank erosion on both sides of the river as the development will result in increased water levels;</p> <p>(16) Affected parties have not been notified of the application, and notification which has been done was undertaken during the Christmas period. The deadline for representations should be extended accordingly;</p> <p>(17) The press advert cannot be traced;</p> <p>(18) The proposal is commercial in nature, and will bring no benefit or financial compensation to villagers as a windfarm would be required to do;</p> <p>(19) Riparian owners of the river should have been advised of the development at the initial planning stage;</p> <p>(20) There has not been sufficient consultation with the local community, neighbouring properties or concerned bodies including Lochwinnoch Community Council and Clyde Muirshiel</p>
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	<p>Regional Park;</p> <p>(21) The river will not flow in its natural state if the development is approved. Documentation submitted in support of the application do not take into account the effect this would have on the Calder Glen and sheep and other wildlife which require access to water;</p> <p>(22) Riparian owners have an obligation not to interfere with or affect the quantity of the flow of water along the river;</p> <p>(23) Calder Glen and river are outstanding natural, ecological and environmental areas with ancient woodlands, linns and waterfalls;</p> <p>(24) The submitted ecology report does not refer to the effect of the proposal on the river;</p> <p>(25) The proposal will have a detrimental impact on the recreational value of the valley and river including for swimming and walking. It is noted that the river bank on the opposite side of the turbine house has a popular walking route;</p> <p>(26) The proposal will have a detrimental impact on the aesthetic value and character of the river through reducing the flow of water over waterfalls;</p> <p>(27) Riparian rights will be affected, and all riparian proprietors would need to grant the applicant the right to extract water from the river. Riparian rights should not be ignored, and the Council has a duty of care to protect riparian rights when deciding the planning application;</p> <p>(28) Applicant will have difficulties obtaining a CAR license from SEPA as they have not obtained the legal right to abstract water from the river;</p> <p>(29) The issue of breach of riparian rights is ongoing with respect to a similar hydropower scheme at the Maich Water, and there is Court of Session action being taken. This scheme will experience the same issues;</p> <p>(30) Visual impact of access tracks, intake structure, pipeline and turbine house;</p> <p>(31) The site chosen to build the turbine house is within a residential area;</p> <p>(32) Impact on setting of listed buildings at Calderbank Mill;</p> <p>(33) Loss of property values;</p> <p>(34) What steps are in place to ensure that pollution does not</p>
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	<p>contaminate the watercourse;</p> <p>(35) Detrimental impact on landscape and loss of a beautiful natural feature;</p> <p>(36) Proposal does not comply with Clydeplan as it is not in an 'appropriate area' given the designated sites within which the development will be located;</p> <p>(37) The proposal is contrary to the Clyde Muirshiel Regional Park Strategy 2016-2021 as it will have an adverse effect on the special qualities of the park;</p> <p>(38) Sensitive construction and restoration are not sufficient to overcome long term damage to habitats;</p> <p>(39) The proposal is contrary to Local Development Plan Policies ENV2 and ENV4;</p> <p>(40) The applicant has not adequately assessed the impact of the development on designated areas, and additional surveys are required;</p> <p>(41) The proposal does not comply with Scottish Planning Policy;</p> <p>(42) The proposal does not comply with the relevant criteria within the New Development Supplementary Guidance;</p> <p>(43) The environmental impact would outweigh the small contribution the scheme would make to ameliorating climate change;</p> <p>(44) The proposal does not comply with the Councils Renewables Background paper;</p> <p>(45) Proposal would industrialise the Regional Park;</p> <p>(46) The applicant has not consulted with near neighbours or submitted neighbour notification notices to neighbouring properties;</p> <p>(47) Existing noise is that of nature, with very little man made noise. Previous industrial land uses are irrelevant;</p> <p>(48) Proposal will destroy the reputation of Lochwinnoch which is built around nature and conservation;</p> <p>(49) Proposal does not comply with Planning Advice Note (PAN) 1/2011 on Noise;</p> <p>(50) The initial ecology survey is deficient, and the SEPA fish habitat assessment has been omitted. Report does not include</p>
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	<p>woodland assessment or aerial EPS, and no information regarding impact on trees or bats;</p> <p>(51) The proposal would have no benefit or mitigation for the local community, and applicant is a private developer with no local connections. Proposals to generate power from the river should benefit the community including a share of the income;</p> <p>(52) The Calder is a spate river, and the proposal will result in no seasonal variation to the flow of the river;</p> <p>(53) There is no mention of flow monitoring stations, and an accurate compensation flow cannot therefore be measured;</p> <p>(54) Turbine house design does not include sound insulation;</p> <p>(55) Fish ladder at the Bridgend Weir should be required at the time of construction, and not at a later date;</p> <p>(56) The statement in the fish survey that the river has little suitable spawning gravel is contested. The river has many pools which act as spawning grounds for fish;</p> <p>(57) The current scheme at the Maich should serve as a warning as to the ecological and environmental damage hydro schemes can do;</p> <p>(58) Current grid cannot cope with additional electricity generation;</p> <p>(59) Reduction in river flow will diminish the river habitat for fish, and a minimum flow along the river should be maintained;</p> <p>(60) Controls should be put in place to control pollution risk from silt. A pollution prevention plan is required;</p> <p>(61) The proposal will industrialise the Regional Park;</p> <p>(62) Power generation would go direct to the grid, and would not benefit local homes;</p> <p>(63) The application should be determined by the Planning Board;</p> <p>(64) A full Environmental Impact Assessment is required to assess impact of the removal of water from the Calder;</p> <p>(65) A mechanism for ongoing community dialogue should be put in place if the scheme is consented to address unforeseen impacts. This would meet the obligations of the Community Empowerment Act;</p> <p>(66) Increase in traffic on Calder Street;</p>
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	<p>(67) Disrupting the flow of the river may result in further risk of flooding. Flood risk and bank erosion should be modelled;</p> <p>(68) Have the RSPB, SEPA and local angling clubs been consulted;</p> <p>(69) The proposal will not achieve the flow of water required to provide consistent generation up to the output levels stated in the application:</p> <p>(70) How much subsidies are being used as part of the cost/benefit study as part of the planning application;</p> <p>(71) Remediation plans post closure are required, and sufficient funds (environmental bond) should be made available to clean up the site if the company goes bankrupt;</p> <p>(72) Impact on the Kaim Dam, and water moved from the Calder to the Kaim watershed as part of Scottish Waters drinking supply operations;</p> <p>(73) Has adequate erosion prevention engineering been designed into the tailrace area;</p> <p>(74) Development will require upgrades to the public infrastructure to support the project and ensure public safety, and also remediation if any of the roads are damaged by operations;</p> <p>(75) Has the applicant had discussions with the Regional Park, and is there a royalty being paid to the park;</p> <p>(76) Previous proposal for an 'Archimedes Screw' was more beneficial and of a lower impact. However it was rejected;</p> <p>(77) The noise assessment is inaccurate and misleading. The marked centre for the turbine house is in the wrong location, while a property stated as non residential is in fact residential. There is also perfect line of site from neighbouring properties to the turbine house, and it is not shielded by woodland;</p> <p>(78) The form, finish and visual appearance of the turbine house is not appropriate to its location;</p> <p>(79) The noise report does not list the equipment used to take the measurements, and how it has been calibrated;</p> <p>(80) It is not clear who has provided the 60dbA background noise measurement, or where it was taken from;</p> <p>(81) Weather conditions during the time of the noise readings were not noted;</p>
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	<p>(82) Other schemes used as a noise comparison are not near the power output of the proposed turbine house, and cannot therefore be used as a valid comparison;</p> <p>(83) No evidence to support assertion that turbine noise will be reduced by surrounding woodland and flow of the water. The surrounding topography may amplify the sound of the turbine house;</p> <p>(84) Prevailing wind direction will carry the sound towards the most sensitive receptors;</p> <p>(85) Background noise levels will be reduced as the scheme will reduce the flow of water down the river;</p> <p>(86) No attempt has been made to quantify the pre-existing noise environment, and a detailed on-site survey is required;</p> <p>(87) Noise assessment should be done to BS 4142:2014, and a noise spectrum of NR20 should be applied;</p> <p>(88) Noise disturbance would infringe the right of persons to enjoy their property as per the Environmental Protection Act 1990;</p> <p>(89) Outflow from the turbine house would affect riverbed sediment in a productive part of the river;</p> <p>(90) The impact of the development will deter tourists, and this will have a knock on effect for local shops and businesses;</p> <p>(91) The woodland adjoining the river is of much greater ecological importance than has been recognised and will be impacted by a reduction in flow. Specific reference is made to an associated reduction in humidity and spray, and the impact this would have on lichens, bryophyte and a red listed fern species referred to as Wilsons filmy fern;</p> <p>(92) The Council should seek independent opinions on the information which has been submitted;</p> <p>A petition against the proposal was also received from a group 'Not the Calder Action Group'.</p> <p>Representation in the form of a presentation from a group of ecologists was also received. The group comprised of professionals in the fields of protected species, plants, trees, bats and fish.</p> <p>The group raised concerns with the standard of ecological information received in support of the application, and that it does not go far enough to assess the potential impact of the hydro scheme.</p>
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	<p>Specific concerns related to surveys for birds, surveys for reptiles, surveys for otters, impact on the Special Protection Area, impact on the ancient woodland fringe and its habitat for plants and lichens, Biodiversity Action Plan implications, protection of trees and bats, extent of tree felling required to accommodate the development, and consequences for fish ecology.</p> <p>It should be noted that the ecological information submitted to date has been approved by SNH and SEPA subject to a number of conditions which would be put in place to safeguard protected species in the Special Protection Area and trees.</p> <p>It is acknowledged that the ecological information submitted to date does not refer to the impact of the development on the woodland fringe.</p> <p>It is also acknowledged that this area is of ecological value and the applicant was asked to provide further information on the potential impact of the proposed scheme on the woodland adjacent to the river.</p> <p>Response The points raised against the application will be grouped into themes where appropriate in order to respond to them effectively:</p> <p>Habitat, Ecology, Protected Species and the Environment (1), (23), (40), (43), (50), (55), (56), (57), (64), (89), (91)</p> <p>Potential impact on habitats, ecology, protected species and the environment is addressed in detail in the main body of the report.</p> <p>The importance of the natural environment in and around the Calder, and comments on the standard of the ecological information submitted by the applicant is noted.</p> <p>The ecological data submitted by the applicant has been approved by both SNH and SEPA.</p> <p>Both SNH and SEPA have recommended a number of conditions to ensure that potential impacts on habitats, ecology, protected species and the environment are mitigated.</p> <p>These conditions will ensure that the proposed scheme does not have a significant effect on habitats, ecology, protected species and the environment.</p> <p>River Flow Impact (2), (14), (21), (24), (52), (53), (59), (72)</p> <p>Impact on river flow is a matter which is administered by SEPA</p>
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	<p>as part of the CAR license. Through this process SEPA will ensure that a compensation flow is always maintained. The compensation flow is based on the ecological needs of the River Calder and would be designed to maintain the river ecology in its current state. The compensation flow is measured at the intake point, and any water that feeds into the river beyond this would supplement the compensation flow.</p> <p>It should also be noted that abstraction of water at the intake will only occur if there is enough river flow to maintain compensation values downstream.</p> <p>If the minimum compensation flow cannot be achieved, then no abstraction of water will take place. This will ensure that the river does not 'run dry'.</p> <p>Landscape, Visual Impact and Amenities (3), (4), (11), (12), (25), (26), (30), (35), (38), (45), (48), (61), (71), (78)</p> <p>It is not considered that the proposal will have a significant detrimental effect on landscape character or visual amenity.</p> <p>Both the intake dam and the turbine house will be partially screened by the surrounding topography, while the pipeline will be buried over its entire route.</p> <p>The visual impact of the dam and turbine house will mainly be appreciated when up close to these structures, and this impact should and will not be ignored.</p> <p>A condition to control the finish of the turbine house will therefore be applied to any grant of planning permission.</p> <p>Noise (7), (8), (31), (42), (54), (72), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88),</p> <p>The Noise Impact Assessment submitted by the applicant has been accessed and accepted by the Council's Environmental Protection Section.</p> <p>The assessment concludes that noise at residential receptors is unlikely to exceed the background noise level, while noise impact on the cemetery would be negligible.</p> <p>Background noise levels have been established, and the methodology adopted by the applicants has been accepted.</p> <p>It is not considered that background noise levels will be significant during the operation of the hydropower scheme as the water abstracted by the scheme will be returned to the river at the turbine house.</p>
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	<p>A condition will be attached to ensure that noise at residential receptors does not exceed the agreed limit, with additional mitigation required in the event that noise levels are exceeded. This situation will require to be monitored by the Council.</p> <p>Traffic, Roads and Access (9), (13), (66), (74)</p> <p>The applicant has prepared a construction methodology statement which outlines how the project will be delivered, and the measures which will be put in place to mitigate traffic issues relating to the implementation of the scheme.</p> <p>Noise and disturbance are part and parcel of the implementation of any development scheme and is not considered to be a valid reason to refuse the application.</p> <p>The measures as detailed in the methodology statement will contribute to mitigating impacts associated with the implementation of the scheme, and adherence with the methodology will be safeguarded by condition.</p> <p>Consultation and Notification (10), (16), (17), (20), (46), (68)</p> <p>Notification of the application has been undertaken in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 by the Planning Authority.</p> <p>It should be noted that notification is only directly issued to properties within 20m of the application site boundary.</p> <p>An advert was placed in the Paisley and Renfrewshire Gazette on the 16th January 2019.</p> <p>Given the level of interest in the application, the deadline for accepting representations was extended beyond the statutory minimum of 21 days.</p> <p>In addition, it was suggested to the applicant that it may be beneficial to hold an information event in which the proposed development could be presented to the community. An information event was dully held on the 5th February 2019.</p> <p>It should be noted that there was no statutory requirement for the applicant to hold an information event or undertake any other form of pre-application consultation with respect to the planning application.</p> <p>Consultation has also been undertaken by the Planning Authority in accordance with the requirements of schedule 5 of The Town and Country Planning (Development Management</p>
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	<p>Procedure) (Scotland) Regulations 2013. Those consulted, and the responses received, are detailed below.</p> <p>Flooding (15), (67)</p> <p>The applicant has submitted a Flood Risk Assessment which has been assessed and considered acceptable by the Environment and Infrastructure Services (Design Services).</p> <p>It is considered that the development is not at risk of flooding nor will it increase the risk of flooding.</p> <p>Commercial Nature of the Proposal, and Community Benefit (18), (51), (62)</p> <p>The circumstances associated with the applicant are not considered to be a material consideration in the assessment of the application.</p> <p>There would also be no legislative requirement in this instance for the applicant to offer benefits or subsidies to the local community, and this could not be enforced through the planning process.</p> <p>It is noted that the applicant has offered to make an annual financial contribution to the Community Council. However, this would be a matter for the applicants to discuss directly with the Community Council.</p> <p>Riparian Rights (19), (22), (27), (29)</p> <p>The rights of riparian landowners are a separate legal matter, and not a material consideration in the determination of the planning application.</p> <p>Pollution Risk (34), (60), (73)</p> <p>Pollution risk associated with the development is acknowledged. It is considered that this risk can be mitigated through conditions relating to adherence with the measures outlined within the Planning Statement and the 'Guidance for Pollution Prevention' as noted in the Ecology Statement.</p> <p>Compliance with Development Plan Policy and other Guidance (36), (37), (39), (41), (42), (44), (49)</p> <p>An assessment of the proposed development with respect to the relevant policies within the Local Development Plan, the</p>
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	<p>associated New Development Supplementary Guidance and all other material considerations is outlined in the main body of the report below.</p> <p>With regard to point 36, it should be noted that the proposal is not considered to be of a 'strategic scale' as outlined in Schedule 14 of the Strategic Development Plan i.e. electricity generation where the capacity does not exceed 20MW. The proposal is not therefore a 'strategic matter', and reference should be made to relevant policies contained within the Local Development Plan.</p> <p>The Clyde Muirshiel Regional Park Strategy does not form part of the Local Development Plan and is not considered to be a material consideration. Reference to Regional Parks is instead contained within the New Development Supplementary Guidance.</p> <p>The Councils Renewables Background Paper 2013 fed into the preparation of the Local Development Plan and inferred subsequent policies and guidance. As a background paper it has no statutory status, and primacy should be given to the policies and guidance within the Local Development Plan.</p> <p>Other</p> <p>(6) The applicant has intimated that the connection between the turbine house and the electricity network will be via an underground cable. This is primarily a matter for the applicant to discuss with Scottish Power Energy Networks, and it should be noted that this body have extensive permitted development rights under Class 40 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) to make such connections without requiring planning permission,</p> <p>(28) The CAR license is a separate legal requirement administered by SEPA. Whether or not the applicant will obtain a CAR license, or any other license or permission, is not a material consideration in the assessment of the planning application.</p> <p>(32) Impact on the setting of the group of listed buildings at Calderbank Mill is addressed in detail in the main body of the report.</p> <p>In summary, it is considered that the proposal will not have a detrimental impact on the setting of these buildings given the proximity of the turbine house to the listed buildings, and the intervening topography and woodland.</p> <p>(63) The application will be determined by the Communities, Housing and Planning Policy Board.</p>
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	<p>(65) Further and ongoing dialogue with the community is not considered to be something that can be requested or enforced through the planning process as it would not meet the test of 'necessity'.</p> <p>Relevant conditions to manage the operation of the hydro scheme will be attached should the application be granted.</p> <p>(76) There is no record of any planning or listed building applications being received for an Archimedes' Screw. It is noted that applications to restore the Bridgend Dam, and construct a fish pass, were granted in 2004.</p> <p>(90) It is not considered that the proposal will deter tourists as the elements which make the Calder attractive to tourists will not be significantly affected by the proposed development.</p> <p>(92) The Planning Authority has obtained opinions on the information submitted through consultation with relevant bodies. It is noted that no objections to the proposal have been received from consultees.</p> <p>Not Material Considerations (5), (33), (58), (69), (70), (75)</p> <p>Voltage differences in the ground around the turbine house, property values, capacity of the grid, viability of the scheme, subsidies and royalties are not material considerations in the determination of the planning application.</p>
CONSULTATIONS:	<p>SEPA – Initial objection to the application on the grounds of a lack of information. The information requested by SEPA can be summarised as follows:</p> <ul style="list-style-type: none"> • Impact on Groundwater Dependent Terrestrial Ecosystems which are present along the pipe route and are protected under the Water Framework Directive. The layout and design of the development must avoid impact on such areas; • Disturbance and re-use of excavated peat. No information has been submitted to demonstrate that deep peat has been avoided as part of the layout design; • Details of the location, size and nature of borrow pits; • A 10m buffer must be demonstrated between construction works and watercourses; • A site-specific schedule of mitigation including details of working corridors and buffer strips, storage and re-use of materials, trench excavation and back fill, re-fuelling of vehicles, prevention of silt run-off, and watercourse crossings. <p>Following the submission of further information, SEPA confirmed that they have no objections to the proposal subject to conditions.</p>

	<p>SEPA request that a condition should be attached to ensure that works are undertaken in accordance with the mitigation measures detailed in the Phase 1 Habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys by CSM Ecology dated 11/02/2019 and revised 02/2019).</p> <p>SEPA acknowledge that a borrow pit is required, and a condition should be applied to ensure that a detailed excavation and restoration statement for all borrow pots is submitted as part of a revised construction method statement.</p> <p>SEPA has also provided information on the requirement for authorisation of the hydro scheme element of the proposal under The Water Environment (Controlled Activities) (Scotland) Regulations.</p> <p>CAR authorisations control the following aspects of the development:</p> <ul style="list-style-type: none"> • The location at which water may be impounded and abstracted as well as where it is returned to the water environment. This includes the weir, intake, tailrace and outfall; • The rate at which water may be abstracted, the release of compensation or hands-off flows, fish passage; • The timing of works which are likely to impact on the water environment. <p>The CAR authorisation does not cover the following:</p> <ul style="list-style-type: none"> • The visual appearance of the impounding structure; • The construction and location of the pipeline, borrow pits, construction compounds, turbine house and access roads; • Impact on terrestrial ecosystems <p>SEPA have confirmed that while the CAR licence is being progressed subject to advertisement in the press, the information provided to date shows that the hydropower proposal is potentially capable of being consented.</p> <p>Planning conditions relating to protection of the water environment in relation to the hydro scheme element of the planning application should not be imposed.</p> <p>SEPA have also offered advice on flood risk. SEPA note that the proposed scheme is regarded as 'water compatible' in relation to land use vulnerability guidance and is generally suitable for the medium to high flood risk classification which covers the site.</p> <p>SEPA do not therefore object to the application on flood risk grounds. Watercourse crossings should convey the 1 in 200 year flood plus an appropriate allowance for freeboard and a clear span structure where possible.</p>
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	<p>SNH – No objections subject to conditions. The intake and first c. 690m of the pipeline lie within the Renfrewshire Heights SSSI (which is further designated as a Special Protection Area to reflect its importance to hen harriers at a European Level).</p> <p>Development proposals which may affect the status of the Special Protection Area have to be assessed under the Conservation (Natural Habitats, &c) Regulations 1994 and the Conservation of Habitats and Species Regulations 2010.</p> <p>The local authority is required to assess the possible effect of the proposal on the qualifying interest of the Special Protection Area before it can be consented.</p> <p>The first stage of the assessment is to gauge whether a proposal is likely to have a significant effect on the Special Protection Area and, if so, then to gauge whether the effect would be great enough to harm the integrity of the Special Protection Area with respect to the hen harrier population.</p> <p>SNH are of the view that the proposal would not have an adverse effect on the integrity of the Special Protection Area. This conclusion is based on the small scale and temporary nature of the proposed works, and on the location of the proposed works close to the outer edge of the Special Protection Area.</p> <p>SNH also comment that within recent years hen harriers have not nested within 500m of the location of the works, although they may forage there. As such, SNH recommend that all works should be timed to take place outwith the breeding season (April to August inclusive) so as to minimise the potential to disturb breeding birds.</p> <p>SNH accept the findings of the initial ecological survey (dated November 2018), and acknowledge that most of the land involved is semi-improved farmland of relatively low ecological value.</p> <p>It is stated that further ecological survey is to take place. SNH welcome this, and advise that further survey should include bats, otters, voles, badgers and other protected species.</p> <p>If these species are found to be present, the survey should include a proposal to draw up species protection plans ahead of the start of construction works.</p> <p>SNH have also provided comment on the revised ecological survey. SNH remain of the opinion that the proposal would not have an adverse effect on the integrity of the Special Protection Area. The recommendations contained in section 5 and table 14 of the report should be adhered to.</p>
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	<p>A pre-prepared method and timings statement should be prepared for the whole route to ensure that the project can be suitably managed.</p> <p>SNH also advise that Species Protection Plans for bats, badgers and otters should be drawn up well in advance of construction starting, with each plan setting out advice to the developer on the necessary action and mitigation to follow should these species be found to be present during the works.</p> <p>Environmental Protection Section – The proposed development will result in the introduction of a noise generating development adjacent to residential properties. The application should not be determined until the applicant submits a noise assessment for approval.</p> <p>The noise assessment shall determine the impact of generators and turbines on adjacent property, and appropriate mitigation shall be included where the rating level exceeds the measured background noise level.</p> <p>Notwithstanding this, the survey shall also include appropriate mitigation where the LA_{max} level is predicted to exceed 60dB (external) during the night period at the façade of any nearby property.</p> <p>The Environmental Protection Section has reviewed the Noise Impact Assessment submitted by the applicants. The noise measurement locations, noise sensitive receptors and methodology utilised are appropriate for the assessment.</p> <p>For all locations measured, the model has predicted that resultant noise levels will be significantly below the existing background noise levels.</p> <p>Notwithstanding this, it is recommended that a condition is attached to address uncertainty relating to the final plant specification, and to ensure that construction for the turbine housing has a minimum sound reduction value. A verification report will also be required to demonstrate that plant and the construction materials used reach the required noise standards. If the standards are not met, the scheme shall discontinue until additional mitigation is installed.</p> <p>Environment and Infrastructure Services (Design Services) – Flood Risk Assessment required to cover any impact on others and the site from the inlet, flow diversion to pipe work, and the hydro power station itself.</p> <p>The submitted Flood Risk Assessment has been assessed and considered acceptable by the Environment and Infrastructure Services (Design Services).</p>
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	<p>Environment and Infrastructure Services (Roads/Traffic) – Consideration must be given to impacts associated with the construction phase and operational phase of the development.</p> <p>For the construction phase, the following additional information is required:</p> <ul style="list-style-type: none"> • Number of lorry movements and what they are bringing; • Frequency of deliveries and drop off points to ensure safe access and exit; • Timing of construction; • Delivery of concrete and other materials to the dam and power station; • Sufficiency of existing passing places; • Condition of roads, and whether they will need to be strengthened; • Requirement for a dilapidation survey and monitoring of the road surface; • How will the turbines and transformers be delivered, and are they special loads? <p>For the operational phase, the following additional information is required:</p> <ul style="list-style-type: none"> • The frequency, number and type of vehicles being used to access the intake and turbine house; • Details of access from the public road; • Type of junctions which are being proposed. <p>Lochwinnoch Community Council – Object to the application on the following grounds:</p> <ul style="list-style-type: none"> • The pipeline and dam pass through protected areas including an SPA, SSSI and Wild Land designation; • Precious assets and fragile eco-systems of the Clyde Muirshiel Regional Park, which are enjoyed by thousands of visitors a year, should be protected from commercial and industrial ventures in order to preserve them for future generations; • The Community Council has written to SEPA to oppose the CAR license; • The river and its environment, including the natural ecosystem, use of the river and its surrounds for recreational activities, habitat for fish and other species, and the waterfalls and pools which make up the river, will be adversely affected; • Riparian rights, and the consent of landowners to obtain water from the river has not been given; • The volume of representations indicates the strength of feeling within the community towards the proposal;
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	<ul style="list-style-type: none"> • Impact of noise on nearby woodland cemetery and main Lochwinnoch Cemetery; • Impact of noise, both during and after construction, on nearby residential properties; • The period for representations is unreasonable; • The planning application should not have been validated as information available at the time was in draft form, sketchy or missing; • The submitted documentation was inaccurate and misleading: the regional park manager had not been consulted prior to the application being made, the power generated will not go straight to Lochwinnoch but instead will go direct to the national grid, and the statement by the developer regarding contributing to the Community Council has not been discussed. <p>West of Scotland Archaeology Service – The proposed development falls within an area of some archaeological sensitivity. Several recorded archaeological sites lie close to the areas of proposed disturbance.</p> <p>It is recommended that there is an archaeological walkover survey undertaken, with trial trenching of areas likely to be affected by development and targeted towards areas of likely archaeological potential. An 8% sample of the development area should be tested.</p> <p>A condition requiring this survey work to be undertaken should be attached should the Council intend to grant planning consent.</p> <p>Response</p> <p>The conditions requested by consultees are noted and will be applied should the application be granted.</p> <p>In response to the points of objection raised by Lochwinnoch Community Council:</p> <ul style="list-style-type: none"> • The location of the pipeline and dam within protected areas is noted. The impact of the proposal on protected areas is addressed in detail in the main body of the report; • The impact of the proposal on the assets and eco-systems of the Regional Park is addressed in the main body of the report. It is considered that commercial developments can be accommodated within the Regional Park if consideration is given to location and environmental impact; • The CAR license is a separate licensing process administered
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	<p>by SEPA. The consultation response from SEPA states which aspects are given consideration through the CAR license, and which aspects are not and should thereafter be addressed through the planning process. However, it is beneficial for SEPA to be furnished with as much ecological information as possible so that they can set the mitigation flow accordingly;</p> <ul style="list-style-type: none"> • The impact of the proposal on the river environment has been addressed in detail in the main body of the report; • Riparian rights are a legal matter, and not a material consideration in the assessment of the application; • The volume of representations is noted. However, the key consideration is the content of the representations. The points raised in the representations have been summarised and responded too; • The applicants Noise Impact Assessment concludes that noise impact on the cemetery will be negligible. The assessment has been approved by the Environmental Protection Section; • The applicants Noise Impact Assessment concludes that noise associated with the development is unlikely to exceed background noise levels at residential receptors. The assessment has been approved by the Environmental Protection Section; • The period for representations has been extended; • The Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2013 sets out the information necessary to submit a valid application. It was considered that the applicant had submitted enough information to make the application valid. Given the complexity of the proposal, there would be an expectation that further information would be required before a decision could be made; • Further information has been submitted to address inaccuracies as well as more detail in order to consider the proposal. There is no legislative requirement in a planning sense for the applicant to consult with the Regional Park prior to the application being submitted. It is acknowledged that the power will go to the grid. However, it is noted that Lochwinnoch is supplied by the grid. Contributions to the Community Council is a matter to be discussed between the applicants and the Community Council and does not have a bearing on the planning application.
PRE-APPLICATION COMMENTS:	General advice provided on the relevant Local Development Plan policies, and the issues likely to arise during assessment of the application.

SUPPORTING STATEMENTS	
<p>Planning Statement (November 2018)</p>	<p>Provides background to the proposed development. States that the power output of 1.99MW will have the capacity to power the equivalent of 1300 homes.</p> <p>Water is abstracted from the river Calder just within the Clyde Muirshiel Regional Park Special Protection Area and SSSI boundary, and a temporary track will be laid to access the site. The intake dam has provision for a fish ladder.</p> <p>Two river crossings will be required at locations 500m downstream of the weir. One of the river crossings will provide provision for pedestrian crossing and will replace an existing bridge which is in a poor condition.</p> <p>The pipe lay route from the dam runs parallel with the river Calder for approx. 4500m, and the pipe will be 1m in diameter and buried over its entire length.</p> <p>The turbine house will be two storeys and built within a natural indent in the river bank. The upper structure will be constructed of concrete and blockwork with a sandstone exterior wall, with a concrete base tied into the bed rock. The roof will have soil applied and will be sown with a wildflower seed mixture. Two Francis type turbine units will be installed within the building.</p> <p>The statement also includes information on the construction method, supervision and reinstatement. The pipe will be laid in short lengths, with excavation, pipe installation, backfill and surface reinstatement of <100m lengths at a time. Turf will be set aside then re-used. Overall the area of disturbed ground is not high.</p> <p>Intake will be constructed from concrete, with river water diverted through a pipe from temporary upstream clay or sand bagged dam.</p> <p>CMS Ecology will be employed as an Ecological Clerk of Works to advise on issues relating to protected species and sensitive areas.</p> <p>Areas of excavation associated with the proposal, including around the turbine house, pipe route and intake, will be smoothed and reseeded or planted with trees/shrubs as appropriate. It is stated that natural and seeded regeneration occurs rapidly.</p> <p>Response</p> <p>The Planning Statement provides useful background information on the proposal and how it would be implemented.</p>

	<p>Additional information on reinstatement was added to the statement at the request of the Planning Authority to ensure that disturbed ground is made good. Ultimately this can be safeguarded by condition.</p> <p>The length of time required for regeneration of the land is noted and is comparable to regeneration of the land associated with a similar project on the Maich Water.</p>
<p>Ecological Survey (5 November 2018)</p>	<p>Summary of the initial ecology walkover survey conducted along the course of the proposed pipeline. This includes an informal Phase 1 Habitat assessment which was extended to include scope for any protected or otherwise notable species.</p> <p>A formal National Vegetation Classification was also conducted.</p> <p>The route predominantly crosses acid grassland, bracken, semi improved grassland and improved grassland. There were no specially protected, or notable floral or faunal species observed on the route, and the likely impacts from the installation of a small diameter pipeline across these habitat types is considered to be minimal.</p> <p>There would be a requirement for mitigation measures during the construction phase.</p> <p>Response</p> <p>The ecological survey provides information on habitats associated with the route of the pipeline only. These are noted as being of minimal ecological value.</p> <p>Deficiencies in the scope of the survey were highlighted to the applicant following review by the Planning Authority and taking into consideration comments from consultees and representations.</p> <p>The applicant was advised to extend the scope of the survey to include assessment of likely impact at the intake and turbine house (given that these are located within designated areas).</p> <p>The requirement for a fish habitat assessment, and a more in-depth survey of other protected species was also requested.</p>
<p>Ecological Survey (11 February 2019)</p>	<p>A more in-depth ecological survey was issued in February 2019. The scope of the survey has been extended to include Groundwater Dependant Terrestrial Ecosystems, designated areas, bats, fish and other protected species.</p> <p>The survey also includes mitigation measures, site enhancement and restorative works.</p> <p>The survey states that some elements of groundwater</p>

	<p>dependent habitats were found along the route of the pipe. No deep peat was present.</p> <p>There is scope for ground nesting birds to breed in the tussocky grassland at the upper part of the site, and it is likely that birds would breed in the mature trees and woodland along much of the river.</p> <p>There were no badger sets found on the site. Trees within the vicinity of the turbine house which require felling are considered to have negligible bat roost potential.</p> <p>While no evidence of otters was found, the site is considered suitable as a habitat for otters and otters will be present in the river.</p> <p>The site is not considered suitable for water voles.</p> <p>The survey states that the affected length of the river is not an important watercourse to fish or fisheries at a local, regional, catchment, national or international level. This is due to the Bridgend Weir which provides an obstacle to the upstream movement of salmon, sea trout, eels, lamprey, spawning river trout and loch trout. The proposal is upstream of the Bridgend Weir.</p> <p>The habitat between the intake and the turbine house was most closely identified as bedrock channels where the substrate is predominantly bedrock. This is considered to be largely unsuited to egg-laying alevins, fry, parr or smolts.</p> <p>The survey considers several different ways in which the proposed development could potentially impact on sensitive ecological receptors:</p> <ul style="list-style-type: none"> • Habitat loss and deterioration: Short term impacts associated with construction phase, and long-term impacts associated with reduction in the flow of the river. The survey states that the long-term impact will not be detrimental to economically important or ecologically vulnerable fish species or spawning locations as the river habitat within the length of the scheme does not support them. • Incidental mortality during construction: Operations affecting habitat suitable for terrestrial mammals. • Damage/disturbance to nesting sites from noise and visual disturbance: Operations within habitat suitable for ground nesting birds. • Pollution: Accidents leading to fuel, oil or other chemical spills, and discharge of contaminated groundwater/surface water. <p>The following mitigation measures are proposed;</p> <ul style="list-style-type: none"> - Clay plugs and perforated drainage pipe will be inserted to
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	<p>control water movement near identified groundwater dependent habitats;</p> <ul style="list-style-type: none"> - Utilising existing roads and regularly used and long-established farming access routes as far as is practicable; - Adherence to the 'Guidance for Pollution Prevention', with any chemicals stored on site protected from leakages by suitable bunds; - Appointment of an ecological clerk of works to monitor mitigation measures. <p>Further survey is advised with respect to bats, badgers, nesting birds, otters and water voles where construction activities would pose a direct risk to these species, and this would primarily be timed to coincide with construction activities.</p> <p>It is noted that the risk of impact to sensitive species and habitats can be alleviated by providing suitable mitigation measures that would avoid, reduce or minimise potential impacts to any vulnerable ecological receptors.</p> <p>The site would also benefit from proportionate enhancement by way of bat box installation and wildflower seed mixes.</p> <p>The survey concludes that there will be no significant adverse effects to the Renfrewshire Heights Special Protection Area and SSSI conservation objectives or qualifying interests.</p> <p>The applicant has also provided a response to the comments made by the group of ecologists. The response states that at least 24 watercourses will supply the river downstream of the intake, and this will supplement the compensation flow which will be required by SEPA.</p> <p>It is concluded that there will be no significant impact on the woodland adjacent to the watercourse.</p> <p>It is also noted that vegetation within this woodland is mostly dependent on groundwater seepage and rainwater as opposed to the river flow.</p> <p>Areas of the river with deeper water (below waterfalls and in pools) will still hold small numbers of resident fish and invertebrates.</p> <p>Response</p> <p>The content of the ecological surveys has been approved by SNH and SEPA on the basis that conditions should be applied to mitigate the impact of the development on designated habitats and protected species.</p> <p>The ecological information submitted is considered to cover the potential impacts arising from the development, and is of a</p>
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	<p>sufficient standard to allow a recommendation on the proposal to be made.</p>
<p>Flow Estimate for River Calder (February 2015)</p>	<p>Report presents the estimated annual and seasonal flow statistics for the site. While the mean annual flow rate is 1.284 cubic metres per second, there are seasonal variations to the flow with a high of 2.193 cubic metres per second in January, and a low of 0.537 cubic metres in July.</p> <p>Response</p> <p>The flow report can be used to assist in calculating potential output from the hydro scheme.</p> <p>It also gives an indication of minimum flows and conforms with the representations which state that there is significant seasonal variation to flows along the Calder.</p> <p>The report does not address the impact of reducing flows along the river, and this needs to be considered as a separate matter.</p>
<p>Noise Impact Assessment (27th February 2019)</p>	<p>Noise modelling is based on the simultaneous operation of two 1MW twin-jet pelton turbines, and primary noise sources identified for inclusion include the turbines, ventilation fans and transformer.</p> <p>The closest residential receptors are located approx. 120m to the north.</p> <p>Consideration is given to impact on the residential receptors and the cemetery.</p> <p>Baseline sound level monitoring has also been undertaken.</p> <p>The BS4142 assessment concludes that for all residential NSR's during both daytime and night-time the rating level does not exceed the background sound level.</p> <p>Assessment of noise impact at the cemetery indicates that the existing noise levels are likely to increase by less than 1 decibel and as such the magnitude of impact is negligible.</p> <p>Accordingly, the assessment states that the proposed development will not have an adverse noise impact on the local area.</p> <p>Response</p> <p>The Noise Impact Assessment has been considered and the details found to be acceptable by the Environmental Protection Section subject to a condition to ensure that minimum sound levels within residential receptors are achieved, and that additional mitigation would be required should the minimum</p>

	<p>sound levels be exceeded.</p>
<p>Habitat Survey, River Calder (14/15 January 2019)</p>	<p>The survey draws on fisheries data from several samples taken between 2004 and 2017. Eleven samples were taken upstream of the Bridgend Weir. Trout were present in all samples, with minnow in two samples and eel in one</p> <p>The fish habitat survey was undertaken between Bridgend Weir and the Muirshiel Park Visitor Centre. Two types of habitat were recorded: 'productive habitat' (1923 linear metres of the 5,870 linear metres surveyed), and unproductive 'bedrock channel' (3947 linear metres of the 5,870 linear metres surveyed). It is noted that the Calder is 7,079 linear metres in length, however some was considered too dangerous to survey.</p> <p>The report concludes that the Bridgend Weir presents a barrier to the upstream migration of salmon.</p> <p>Salmon and sea trout are therefore unlikely to be present in the reach affected by the proposal.</p> <p>Trout and minnow dominate the fish community which is upstream from Bridgend Weir, and it is assumed that both species will be present in the reach affected by the proposal.</p> <p>There is a preponderance of unproductive bedrock habitat in the survey reach.</p> <p>The report concludes that the impact for the resident fish community of water abstraction on the connectivity between patches of productive habitat should be considered during any development.</p> <p>Response</p> <p>The survey provides useful information on fish stock and habitats within the stretch of the Calder which will be impacted by the proposal.</p> <p>It is acknowledged that while the Bridgend Weir presents an impassable barrier, there is a stock of trout and minnow beyond the Weir. This conforms to comments within several representations.</p> <p>The report again does not address the impact of reducing flows along the river, and this needs to be considered as a separate matter.</p>
<p>Material Handling and Road Traffic Management Methodology</p>	<p>The report outlines the methodology and arrangements that will be utilised to enable construction and ongoing operation/maintenance of the proposed hydro scheme.</p> <p>The upper half of the pipeline will be installed from the intake</p>

	<p>position downwards, with access taken from a hardcore access track which connects to the existing roadway serving the Clyde Muirshiel Regional Park.</p> <p>Deliveries of pipe and other materials will be taken directly to the Clyde Muirshiel Regional Park car park area. From there they will be broken down and transported to the work area by tractor and trailer.</p> <p>The lower half of the pipe will be installed from Laigh Linthills farmland using existing unmade access infrastructure.</p> <p>A marshalling yard remote from the site is proposed, again where pipe and other materials would be broken down for onward transport by tractor and trailer.</p> <p>Frequency and timing of lorry movements will be managed to avoid conflict with visitors to the Regional Park, and ceremonies at the graveyard.</p> <p>Movements would also principally take place in the morning and evening to minimise inconvenience to residents.</p> <p>At the operational stage, access to the intake and turbine house would be taken once a week, with access and parking areas formed during the construction phase utilised in this regard.</p> <p>Response</p> <p>The methodology is considered to address the issues raised by the Environment and Infrastructure Services (Roads/Traffic).</p> <p>Adherence to the methodology will ensure that impacts on the local road network during construction and operation of the hydro scheme are mitigated to an acceptable level.</p>
Flood Risk Assessment (17 February 2019 Rev C)	<p>The assessment estimates the effect of flood levels in the River Calder, and their impact on the design of the proposed hydro scheme.</p> <p>The assessment recommends a redesign of the weir to provide a 'normal' flow channel, and to provide an emergency overflow channel in times of flood.</p> <p>The span height of both the upper and lower bridge crossings is outwith the 1 in 200 year +20% flood flow level.</p> <p>The turbine house has been elevated and set back into the bank so that it does not encroach on the wetland area during most flood conditions.</p> <p>The flow abstracted at the intake is the same as the flow out of the turbine house at all times, a maximum of 1.9 cubic metres per second.</p>

	<p>The flow below the turbine house is indistinguishable from the natural flows occurring at that point and therefore does not generate any flood risk above that naturally occurring.</p> <p>The assessment states that SEPA regulated compensation and residual flows will be allowed to pass the intake at all times.</p> <p>Response</p> <p>The Flood Risk Assessment has been considered and found to be acceptable by the Environment and Infrastructure Services (Design Services). Changes to the design of the intake and the turbine house have been built into the proposal, and amended drawings have been provided.</p> <p>The reports reference to SEPA regulated compensation and residual flows is noted. These flows would be identified through the CAR licensing process.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p>Adopted Renfrewshire Local Development Plan 2014 Policy ENV1 – Green Belt Policy ENV2 – Natural Heritage Policy ENV3 – Built Heritage Policy ENV4 – The Water Environment Policy I5 – Flooding and Drainage Policy I6 – Renewable and Low Carbon Energy Developments</p> <p>Renfrewshire Local Development Plan New Development Supplementary Guidance November 2014 Delivering the Environment Strategy – Environment Development Criteria, Green Belt, Natural Heritage, Trees, Woodland and Forestry, Biodiversity, National Designations, Local Designations, Built Heritage, Listed Buildings, Scheduled Ancient Monuments & Archaeological Sites and The Water Environment</p> <p>Delivering the Infrastructure Strategy – Infrastructure Development Criteria, Flooding and Drainage, and Renewable and Low Carbon Technologies</p> <p>Delivering the Places Strategy – Regional Parks</p> <p>Material Considerations Scottish Planning Policy</p>
SITE VISIT	<p>For the purposes of assessing this application, site visits have been undertaken to the applicants other hydro power schemes at Largs and Kilbirnie, the hydro power scheme on the Maich Water and the site of the proposed hydro power scheme within the Calder Glen.</p>

	<p>The hydropower scheme at Largs is located adjacent to the Brisbane Glen Road, and was granted permission by North Ayrshire Council in 2009. The scheme has been operational for a number of years, and provides an insight as to the longer term impact of such schemes on the landscape and environment. The turbine house is of a similar construction to that proposed (stone walls with a grass roof).</p> <p>Observations on site show that the route of the pipe is indistinguishable within the landscape, while the area around the turbine house had also largely been restored.</p> <p>Noise from the turbine house was imperceptible at approx 70m, however it is noted that the scheme at Largs is smaller than that proposed at Lochwinnoch.</p> <p>The hydropower scheme at Kilbirnie is located adjacent to Holehouse Farm, and was granted permission by North Ayrshire Council in 2014.</p> <p>It is currently under construction, and provides an insight into the impacts that such schemes have during the construction phase.</p> <p>The hydropower scheme on the Maich was granted permission in 2015 (application ref: 14/0890/PP). It is also operational, and again gives an insight into the recovery of the landscape following the construction phase.</p> <p>A site visit to the Calder Glen was undertaken on the 28 January, and comprised a detailed inspection of the area around the proposed turbine house and intake dam.</p> <p>The proposed pipeline route was observed from the access road leading up to the Clyde Muirshiel Regional Park Visitor Centre.</p>
DESCRIPTION	<p>This application seeks planning permission for the installation of a 1.99MW hydropower scheme comprising of an intake, pipeline and turbine house with associated access track on land adjacent to River Calder to the north west of Lochwinnoch.</p> <p>The intake comprises of a concrete dam located approx 330m to the south west of the 'Scots Pine' car park associated with the Muirshiel Visitor Centre.</p> <p>An access road will be formed between the car park and the site of the intake. The dam is 11m wide and 4.2m in height, with the spill height 2m above the present river level.</p> <p>A galvanised metal catwalk runs along the top of the dam to provide access for maintenance.</p>

	<p>A pipeline 1m in diameter will connect the intake to the turbine house. The pipeline is approx 4.5km in length and runs along the south western side of the River Calder. The pipeline will be buried over its entire length.</p> <p>The turbine house will be located in an area of woodland immediately to the north east of Lochwinnoch Cemetery and will be built into a natural hollow adjacent to the river. It will incorporate a dual pitched roof and will be finished in a mix of stone and perforated screening to the walls, and a wild flower turf to the roof.</p> <p>Access to the turbine house will be taken from a minor road to the north west, with a track formed to connect the turbine house with the minor road.</p> <p>Installation of the turbine house, access track and pipeline in this area will require the felling of five trees though they are not protected by a Tree Preservation Order.</p> <p>In terms of designations, the intake and part of the pipeline will be located within the Renfrewshire Heights Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI), while the turbine house will be located within the River Calder Corridor Site of Importance for Nature Conservation (SINC).</p> <p>The nearest residential properties are located at Calderbank Mill approx. 85m to the north east of the turbine house site.</p> <p>This is a grouping of former mill buildings which are category B and C listed.</p>
ENVIRONMENTAL IMPACT ASSESSMENT	<p>The application must be screened against The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 to determine whether an Environmental Impact Assessment is required.</p> <p>The 2017 regulations split developments into two categories. Those developments within 'Schedule 1' always require an Environmental Impact Assessment, while those in 'Schedule 2' may require an Environmental Impact Assessment and should be screened against the selection criteria in schedule 3 of the regulations.</p> <p>The proposed development does not fall within Schedule 1. However, it does fall within Schedule 2 as it comprises of an installation for hydroelectric energy production with an output capacity in excess of 0.5 MW.</p> <p>To determine whether a Schedule 2 development requires an Environmental Impact Assessment, consideration must be given to the characteristics of the development, the location of the development, and the characteristics of the potential impact</p>

	<p>of the development.</p> <p>The applicant has submitted a screening checklist which assesses the potential impact of the development with respect to these three themes.</p> <p>The checklist concludes that there is no significant effect arising from the proposed development which would require the submission of an Environmental Impact Assessment.</p> <p>The checklist submitted by the applicant identifies several potential environmental impacts associated with the proposed development including visual impact, use of natural resources, pollution, storage and transportation of materials, absorption capacity of the natural environment and impact on designated areas. The characteristics of the potential impact are also noted.</p> <p>The screening checklist has been reviewed and has been extended to include matters relating to flood risk and the water environment, noise and ecology.</p> <p>Given the scale of the proposed development and the localised nature of the potential impact, it is considered that these issues can be suitably addressed through the planning process.</p> <p>In view of the above, it is considered that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, it is not likely that the proposal will have a significant environmental impact which would require an Environmental Impact Assessment to be carried out.</p>
PLANNING ASSESSMENT	<p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.</p> <p>Policy ENV1 of the Local Development Plan states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, maintain the identity of settlements, protect and enhance the landscape setting of an area and promote access opportunities to open space.</p> <p>Appropriate development within the Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The Supplementary Guidance identifies several forms of development which are acceptable in principle within the Green Belt. This includes renewable energy developments.</p>

	<p>Policy I6 of the Renfrewshire Local Development Plan also states that renewable and low carbon energy developments will be supported in principle.</p> <p>Support in principle within the Local Development Plan for renewable energy stems from Scottish Planning Policy which states that the planning system should support the transformational change to a low carbon economy and support the development of a diverse range of electricity generation from renewable energy technologies.</p> <p>Both the Local Development Plan and Scottish Planning Policy clearly indicate that development of renewable energy should not be at any cost.</p> <p>In this regard, factors relating to location, siting and design both on an individual and cumulative basis must be considered.</p> <p>These factors are detailed within the Scottish Planning Policy, Renfrewshire Local Development Plan and Supplementary Guidance and will be considered in turn below.</p> <p>Policy I6 identifies the following effects which must be considered:</p> <p><u>Local environment, landscape character, built, natural and cultural heritage</u></p> <p>The benefit of hydropower schemes is the generation of clean energy. They can though have an impact on the local environment.</p> <p>These can be considered in two parts; the physical impact of the hydropower scheme itself and its ancillary elements, and the associated diversion of water away from the river.</p> <p>The Calder and its valley benefit from several environmental designations, the Special Protection Area and SSSI at Clyde Muirshiel Regional Park, and the SINC which follows the course of the river down towards Lochwinnoch.</p> <p>The applicants supporting statements, consultation responses, the content of representations, and site inspections will all be taken into consideration when determining the potential environmental impact.</p> <p>The physical impact of the hydropower scheme itself with respect to the installation of the intake, pipeline, turbine house, access and other ancillary elements is not considered to have a significant effect on the environment.</p> <p>The intake and associated access road cover a small area of the Special Protection Area and SSSI designation, and the</p>
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	<p>Planning Authority would agree with SNH that the proposal would not have an adverse effect on the integrity of the Special Protection Area.</p> <p>The route of the pipeline predominantly runs through semi improved and improved grassland which is out with the SINC boundary. The ecology survey states that the ecological value of this area mainly derives from GDTE habitats, and that impacts on these habitats can be suitably mitigated. This element of the ecology survey has been ratified by SEPA.</p> <p>The turbine house is within the SINC boundary and will result in the loss of some trees within a wooded area.</p> <p>The ecology survey notes that trees which require felling are of negligible bat roost potential.</p> <p>Mitigation in the form of pre-felling checks, and enhancement in the form of new bat box installations and replanting to replace the felled trees will compensate for the loss of trees within the SINC area.</p> <p>Impact on the river environment from a reduction in the flow of water is more difficult to quantify. The supporting information submitted by the applicants, in addition to the comments expressed in representations, suggest that the Calder does support an ecosystem of fish and other species within a network of pools.</p> <p>Representations also point to the importance of the ancient woodland fringe along the banks of the river, and the habitats and species that it supports.</p> <p>While the river is already subject to existing variations in the flow (both seasonally and as a spate river), the potential impact of the hydro scheme is to reduce flows along the river to a consistent 'compensation and residual flow' which would replicate summertime flows over an extended period. In addition, the consultation response from SEPA states that the rate at which water may be abstracted and the release of compensation or hands-off flows is a matter which is considered in detail under the Water Environment (Controlled Activities) (Scotland) Regulations.</p> <p>SEPA's Guidance for developers of run-of-river hydropower schemes states that a CAR license would be issued on the basis that a minimum compensation or 'hands-off' flow would have to be maintained.</p> <p>This compensation flow would be a bespoke rate designed to maintain the river ecology.</p> <p>SEPA examine the needs of the river and determine a</p>
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	<p>compensation flow rate which is tailored to the ecological needs of the river.</p> <p>The compensation flow rate is measured at the intake point, so any water that feeds into the river beyond this (a catchment of approx. 11sqkm according to the applicant) would supplement the compensation flow.</p> <p>A suitable flow regime is used to ensure that the river ecology is maintained. Abstraction will only occur if there is enough river flow to maintain compensation values downstream. If the minimum compensation flow cannot be achieved, then no abstraction will take place.</p> <p>In this situation the natural river will continue to flow downstream of the intake.</p> <p>SEPA have commented that the hydropower proposal is potentially capable of being consented under the CAR license process.</p> <p>In terms of landscape character, it is not considered that the proposed scheme will have a significant visual impact.</p> <p>The pipeline will be buried over most of its length (there are two points where the pipe crosses the river), and conditions will be used to ensure that the ground is reinstated to not leave a 'scar'.</p> <p>The intake is a robust structure. However, it will not be overly visible within the landscape setting of the Muirsheil Park given the surrounding topography, and again I would not consider it to be significantly detrimental to the landscape character of the area. The turbine house will also be partly screened by surrounding topography.</p> <p>It is considered that its design or finish will not significantly harm the landscape character of the area.</p> <p>The track formed to access the intake site will be partly screened from view by a drystone dyke. Stone used to form the track will be taken from a 'borrow pit' to the east of the intake site.</p> <p>The ecology report states that this area is of low ecological value, and an existing hollow suggests that rock extraction has previously taken place at this location.</p> <p>SEPA have requested that a detailed excavation and restoration statement is provided for the proposed borrow pit as part of a revised construction method statement.</p>
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	<p>A condition to this effect will be applied should the application be granted.</p> <p>It is considered that the proposal will not have a detrimental impact on the setting of the group of listed buildings at Calderbank, the Bridgend Weir or Bridgend Bridge given the proximity of the turbine house to the listed buildings, and the intervening topography and woodland.</p> <p><u>Amenity of existing or allocated uses</u></p> <p>The proposed hydropower scheme has the potential to cause loss of amenity to nearby residents from noise associated with the operation of the turbines/generators and the transformer associated with the development.</p> <p>To address this issue, the applicant has submitted a Noise Impact Assessment (NIA). The assessment concludes that noise associated with the development will not exceed background noise levels at the nearest residential receptors, while noise impact on the adjacent cemetery will be negligible. The Environmental Protection Section has assessed and found the Noise Impact Assessment acceptable.</p> <p>It is noted that conditions have been requested to ensure that appropriate noise levels within residential properties are achieved.</p> <p>If at any point the required noise levels are exceeded, the hydropower scheme will cease operations and additional mitigation will be put in place.</p> <p>Priority has been given to safeguarding residential amenity within domestic properties. While impact on associated garden ground and the neighbouring cemetery is also considered, less weight is attached to safeguarding amenity at these locations as people spend less time in these areas, do not reside in these areas in the same way that they would reside within a dwellinghouse.</p> <p>Impact on the cemetery would be difficult to quantify, and it is not considered reasonable to require that noise from the turbine house should be inaudible within the cemetery.</p> <p>The Noise Impact Assessment states that noise impact on the cemetery will be negligible when considered against background noise levels, and again the Noise Impact Assessment has been approved by the Environmental Protection Section.</p> <p>It is therefore accepted that the applicant has used the appropriate methodology to arrive at this conclusion.</p>
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	<p><u>Visual amenity</u></p> <p>Impact on landscape character has been considered above. The Planning Authority would agree with the comments from representees that the Calder Valley is an area of high amenity and landscape value.</p> <p>However, it is considered that the physical impact of the proposal will not have a significant detrimental impact on this amenity and value.</p> <p>Site visits to other similar schemes (as detailed above) demonstrate how the land heals following the installation and construction works. This would again be controlled through condition.</p> <p>The long-term visual impact associated with the proposed scheme relates to the intake, turbine house and access tracks. These elements are not considered to have a significant impact on visual amenity on either an individual or cumulative basis.</p> <p>Consideration has also been given to the visual appearance of the river, and its waterfalls, following a reduction in flows. Several representations highlight the benefits of the river and its falls in attracting tourists to the area.</p> <p>The CAR license process will ensure that a minimum flow along the river and over the waterfalls is maintained, and this will mitigate the potential impact of the proposal on the visual appearance of the river.</p> <p><u>Outdoor sport and recreation interest</u></p> <p>Several representations have highlighted that the proposed scheme will diminish the recreational value of the Calder as a place for fishing, swimming and walking.</p> <p>The scheme will not restrict existing access into the area in the long term, and the visual impact of the scheme from walking routes is not considered to be significant or a reason to refuse the application.</p> <p>The value of the Calder for swimming and fishing would potentially be impacted following a reduction in flows associated with the scheme. This would potentially diminish the habitats within the river which support fish, and the pools which are used for swimming.</p> <p>The CAR license process will ensure that a minimum flow along the river and over the waterfalls is maintained, and this will mitigate the potential impact of the proposal on the recreational interest of the river.</p>
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	<p><u>The safe and efficient use of the airport, flight activity, navigation, flight paths and Ministry of Defence surveillance systems</u></p> <p>The proposal is not considered to raise any issues with respect to the above given the nature of the development, and its proximity to such uses.</p> <p>Proposed developments must also comply with the criteria as detailed in the Supplementary Guidance.</p> <p>Renewable and Low Carbon Technologies</p> <p>The Supplementary Guidance on Renewable and Low Carbon Technologies states that the Council is supportive of an increase in the proportion of electricity produced from renewable sources, but will require proposals for development to meet the following criteria:</p> <ul style="list-style-type: none"> - <i>There is no significant impact on the amenity of nearby residents, in terms of statutory air quality objectives, noise or other nuisances;</i> <p>It is not considered that the proposal will have a significant impact on the amenity of nearby residents with respect to noise. This issue is addressed in detail above.</p> <ul style="list-style-type: none"> - <i>Significant visual intrusion within the landscape in terms of scale, location, design etc. has been minimised;</i> <p>Impact on the landscape has been considered above. On balance, it is considered that the landscape qualities of the area will be significantly affected by the proposed development given its scale.</p> <ul style="list-style-type: none"> - <i>During the process leading to the selection of the proposed site, consideration must also be given to alternative sites, and the selection of the proposed site justified;</i> <p>The applicant has identified the Calder as being suitable and capable of supporting a hydropower scheme of 1.99MW capacity.</p> <ul style="list-style-type: none"> - <i>The individual or cumulative impact of the proposed development along with any other existing and approved similar developments will not lead to an unacceptable impact on the environment, amenity, community or recreational interest;</i> <p>The history of planning applications for renewable energy in Renfrewshire is limited.</p> <p>Two previous applications for solar farms (ref: 15/0802/PP and 15/0821/PP) were refused on landscape and visual impact.</p>
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	<p>Small scale hydropower schemes as a form of renewable energy generation are generally less intrusive than wind and solar especially in a visual sense.</p> <p>As noted above, a smaller scale hydropower scheme has been approved on the Maich Water to the west of Lochwinnoch.</p> <p>It is not considered that the individual or cumulative impact of the proposed development, and other consented schemes, will have an unacceptable impact on environment, amenity, community and recreational interests.</p> <p><i>- The transportation aspects associated with implementation of the development can be accommodated or mitigated against;</i></p> <p>The applicant has submitted a roads construction methodology statement in support of the application, and in response to comments from the Environment and Infrastructure Services (Roads/Traffic).</p> <p>Short term disruption is associated with the implementation of all developments and is not a reason to refuse the application.</p> <p>The methodology presented by the applicants seeks to mitigate disruption associated with the implementation of the hydropower scheme.</p> <p>In terms of additional roads infrastructure, the holding area associated with construction of the intake can be accessed from the existing road network.</p> <p>A small access will then be constructed from the holding area to the intake.</p> <p>The existing road network will also allow access to the site of the turbine house, while access to the pipeline route will be over existing farm tracks.</p> <p>On balance, it is considered that the transportation aspects associated with the development have been considered, and appropriate mitigation will be put in place to mitigate transportation impacts arising from implementation of the development.</p> <p><i>- Arrangements are in place to ensure restoration of the site to an acceptable standard after the operation has ceased;</i></p> <p>Observations at other hydropower sites have shown that while there are short term scars on the landscape associated with the implementation of such schemes, appropriate measures can be put in place to ensure that the sites are restored. These include reinstating the layer of turf along the route of the pipeline, recovering and seeding borrow pits, tree planting and</p>
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	<p>grass/wildflower seeding within other affected areas.</p> <p>It has been demonstrated above that the proposed scheme will not have a significant detrimental impact on landscape character or visual amenity. On this basis, it is not considered necessary to require removal of the scheme once it becomes redundant.</p> <p><i>- SEPA's Thermal Treatment of Waste Guidelines should be referred to where development involves recovering energy from waste;</i></p> <p>The proposal does not involve recovering energy from waste.</p> <p><i>- Development would be encouraged and supported where thermal treatment plants are collocated with existing energy and heat intensive uses which maximise the opportunities for effective energy use.</i></p> <p>The proposal does not involve development of a thermal treatment plant.</p> <p>Green Belt Development Criteria</p> <p>The Supplementary Guidance on the Green Belt states that all developments within the green belt require to be assessed against the following criteria.</p> <p><i>- There should be no loss of prime quality agricultural land or land of lesser quality that is locally important in line with SPP;</i></p> <p>There will be no loss of prime quality agricultural land or locally important land of a lesser quality.</p> <p><i>- Traffic and access infrastructure can be sensitively accommodated;</i></p> <p>As noted above, the extent of additional access infrastructure required to implement the development is limited to an access track to connect the holding yard at Murshiel Park with the intake site.</p> <p>The access track will be partly screened by a drystone dyke and is acceptable in a visual sense.</p> <p>Additional traffic generated by the scheme will primarily be restricted to the construction phase.</p> <p>A construction methodology statement has been prepared to mitigate potential impacts on the road network during the construction phase.</p> <p>Journeys to the site during the operational phase are restricted</p>
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	<p>to visits for maintenance approx. once a week.</p> <p><i>- There will be no significant effects on public water supply and water courses from any pollution risk;</i></p> <p>There is a pollution risk associated with the proposed development given its proximity to the Calder river. SEPA have advised that the pollution prevention measures outlined in the Planning Statement address the issues within their remit.</p> <p>From a planning perspective, it is considered that adherence to the measures within the Planning Statement and the 'Guidance for Pollution Prevention' as noted in the Ecology Statement should contribute to mitigating the pollution risk associated with the development.</p> <p>It is considered that this matter can be addressed via condition.</p> <p><i>- The local landscape character will be maintained and enhanced;</i></p> <p>Impact on local landscape character has been addressed in detail above. It is considered that local landscape character will be maintained.</p> <p><i>- Appropriate proposals to protect and provide access to open space have been incorporated;</i></p> <p>The proposal will not have an impact on existing access to open space. There will also be some minor enhancements to existing access in the form of two new crossings across the Calder: the catwalk associated with the intake dam, and a walkway incorporated into one of the pipe bridges.</p> <p>The proposal is considered to protect and provide access to open space in this regard.</p> <p><i>- Development layout, design and siting should respect and incorporate important features such as traditional field enclosures, water courses and features, woodlands and skylines;</i></p> <p>Impact on landscape character has been addressed in detail above.</p> <p><i>-It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings;</i></p> <p>The turbine house incorporates a battered stone finish to both side elevations, and a 'green' wildflower turf finish to the roof.</p> <p>The front and rear elevations incorporate a perforated green screen to assist with ventilation, while the rear elevation also</p>
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	<p>incorporates louvered vents.</p> <p>A similar finish to the turbine house was observed at the Largs and Kilbirnie hydro schemes. The proposal in this instance has a greater expanse of perforated screening.</p> <p>The finish of the screening, and its distribution across the façade of the building, will be controlled by condition to ensure that it is suitably in keeping with the location.</p> <p>It is considered that the overall design of the proposed turbine house is acceptable and will not have a significant detrimental impact on the local landscape character or visual amenity of the area.</p> <p><i>- Appropriate landscaping proposals have been incorporated;</i></p> <p>The ecology statement recommends replacement tree planting and sowing of a wildflower mix as mechanisms to remediate the site, and to replace the trees which will be felled to accommodate the turbine house and its access.</p> <p>This matter can be addressed by condition.</p> <p><i>- There are adequate services available for the development;</i></p> <p>It is not considered that availability of services is a significant issue given the nature of the proposed development.</p> <p><i>- There is no significant detrimental effect on identified nature conservation interests, including species and habitats;</i></p> <p>These matters are considered in detail elsewhere in the report. It is acknowledged that the proposed development will have an effect on nature conservation interests and habitats.</p> <p>The effect in this instance is considered to primarily derive from a reduction in flows along the river.</p> <p>While the installation and physical footprint of the hydropower scheme will also have an impact, it is considered that this can be mitigated by controlling the timing of construction activities in certain areas and undertaking further protected species surveys during the construction phase.</p> <p>If protected species are found within the vicinity of the development, or are likely to be disturbed by the development, then works would need to cease until suitable mitigation could be put in place.</p> <p>The impact on the water environment is also addressed above. It is noted through consultation with SEPA that issues relating to the rate at which water may be abstracted, and the release</p>
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	<p>of compensation or hands off flows, are considered during the CAR hydro licensing process.</p> <p>It is considered that maintenance of a compensation flow will ensure that significant detrimental effects on conservation interests, species and habitats are avoided.</p> <p><i>- All buildings for conservation are to be structurally sound and capable of conversion without substantial rebuilding;</i></p> <p>The proposed development does not relate to the conversion of a building.</p> <p>Further policies which must be considered in addition to those above are Policy ENV2 which states that developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest.</p> <p>Policy ENV3 which requires development proposals within the vicinity of a built heritage asset to ensure that there is no negative impact on the setting of that asset.</p> <p>Policy ENV4 which encourages protection of the existing water environment.</p> <p>All developments must be assessed against the relevant criteria within the Supplementary Guidance as follows.</p> <p>Natural Heritage</p> <p>The Supplementary Guidance states that natural heritage makes an important contribution to the local character, identity and quality of an area.</p> <p>A good natural environment, water environment, landscape setting and a range of biodiversity compliment a place, and these assets should be protected.</p> <p>As stated above, it is acknowledged that the hydropower scheme will have an effect on natural heritage. The issue to be considered is whether the benefits arising from the proposed scheme can be balanced against those effects which cannot be mitigated or compensated for, and the extent to which the effects which cannot be compensated or mitigated for impact upon the local character, identity and quality of the river Calder and its valley.</p> <p>National and Local Designations</p> <p>The application site falls within three designated areas; Renfrewshire Heights Special Protection Area and SSSI, and the River Calder Corridor SINC.</p>
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	<p>The SG states that developments will require to safeguard the nature conservation value of these sites and will only be permitted where it will not significantly affect the integrity of the site or qualities for which it has been designated.</p> <p>Renfrewshire Heights is of national and international importance for its population of breeding hen harriers. Hen harriers require a mixture of habitats to provide them with suitable nesting sites and to support large numbers of small birds and mammals upon which they prey.</p> <p>When considering developments in this area, the local authority is required to assess the possible effect of the proposal on the qualifying interests and conservation objectives of the SSSI and SPA through a Habitats Regulations Appraisal.</p> <p>The conservation objective in this instance is to avoid deterioration of the habitats of the qualifying species or significant disturbance of the qualifying species, thus ensuring that the integrity of the site is maintained. This involves ensuring for the hen harrier that the following are maintained in the long term: population of the species as a viable component of the site, distribution of the species, distribution and extent of habitats supporting the species, structure, function and supporting processes of habitats supporting the species, and no significant disturbance of the species.</p> <p>In their consultation response, SNH confirmed that they are of the view that the proposal would not have an adverse effect on the integrity of the SPA given the small scale and temporary nature of the works, and the location of the works close to the outer edge of the protected area.</p> <p>The Planning Authority agree with SNH's conclusions in this regard on the provision that suitable conditions are attached.</p> <p>Representations confirm that hen harriers are present in the protected area. It is therefore considered that works within the designated area should be restricted to out with the breeding season (April to August inclusive) to ensure that hen harriers nesting within or near the site are not disturbed. This would also allow hen harriers to forage in the area during this time.</p> <p>The scale of the works will not result in significant habitat loss within the designated area, either for the hen harrier or the mammals on which they feed.</p> <p>The Supplementary Guidance states that developments will require to protect and where possible enhance SINC's to ensure their nature conservation interest is maintained.</p> <p>The conservation interest of the SINC relates to the woodland which fringes the river (some of which benefits from an ancient</p>
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	<p>woodland classification) and the habitats and species that the woodland supports.</p> <p>The potential impact on the SINC from the proposed development derives from the installation of the turbine house and pipeline within the SINC area, and the reduction in flow through the SINC area.</p> <p>As stated above, installation of the turbine house and pipeline will require felling of at least five trees within the SINC area. The ecology survey suggests that the affected trees have negligible bat roost potential.</p> <p>Representations received suggest that additional tree felling will be required. It is considered that further tree felling would be acceptable provided that each tree is subject to a bat survey to determine bat roost potential in accordance with BS8596-2015 Bats in Relation to Trees and Woodland, and that compensation in the form of replacement trees and installation of bat boxes is required.</p> <p>Works in the area should also be undertaken in accordance with BS8537-2012 Trees in Relation to Design, Demolition and Construction.</p> <p>The impact on the SINC arising from a reduction in flows must also be considered.</p> <p>Representations suggest that the woodland fringe to the river is of significant ecological value, and that some plant species are dependent on spray/mist and humidity generated by existing flows. Diminishing the flows would compromise this habitat.</p> <p>As states above, the hydro scheme will require to maintain a minimum compensation flow along the course of the river to ensure that the habitats it supports can be maintained. This is controlled through the CAR license process.</p> <p>Many of the representations state that comments will also be issued to SEPA. This is beneficial as if SEPA are fully aware of the ecological importance of the river they can set the compensation flow accordingly.</p> <p>The compensation flow will also be supplemented by the catchment which is downstream of the intake.</p> <p>Taking the above into consideration, it is concluded that the compensation flow will ensure that the integrity and environmental value of the SINC is maintained.</p> <p>Trees, Woodland and Forestry</p> <p>The Supplementary Guidance states that the Council seeks to</p>
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	<p>enhance trees, woodlands and forestry throughout its area. As noted above, it is acknowledged that trees within the vicinity of the turbine house and pipeline will require to be felled to accommodate the proposal.</p> <p>The Supplementary Guidance requires compensatory planting where trees are removed to accommodate development, and this will be safeguarded by condition.</p> <p>Management of the retained trees will also be encouraged, while the value of the woodland will be enhanced through the installation of bat boxes.</p> <p>Biodiversity</p> <p>The Supplementary Guidance states that the Council would like to see an increase in the general level of biodiversity, as well as protection and enhancement of existing local habitats. This guidance reflects the aims of the Renfrewshire Biodiversity Action Plan 2018-2022 which must also be considered.</p> <p>To maximise the benefits for a diverse natural environment, the following criteria will require to be considered;</p> <p><i>- Development should not significantly affect existing species, habitats and ecosystems;</i></p> <p>The proposed scheme will affect existing species and habitats. The primary issue to be considered is whether the effects are significant, and if they can be mitigated and/or compensated to an acceptable level.</p> <p>It is considered that effects on the SSSI, SPA and SINC arising from the installation of the scheme can be mitigated against and compensated for. This will ensure that the effect on species, habitats and ecosystems arising from this element of the proposal will not be significant.</p> <p>Potential impacts on designated areas arising from a reduction in flows has also been considered above.</p> <p>The requirement to maintain a compensation flow to safeguard the ecology of the river is noted, and this will ensure that significant effects on river ecology arising from the proposed scheme will be mitigated. The ecological information submitted by the applicant is also relevant in this regard.</p> <p>The proposed pipeline route also crosses one Groundwater Dependent Terrestrial Ecosystem (GWDTE). The risks associated with the proposal are that the GWDTE can become dried out, and that the pipeline route can become as preferential pathway for water movement through the GWDTE instead of its present route.</p>
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	<p>The applicants Ecology report identifies mitigation measures which will be employed during the construction phase to ensure that the GWDTE habitat is safeguarded.</p> <p>SEPA has reviewed these measures and considers them to be acceptable.</p> <p>A condition will therefore be attached to ensure that these mitigation measures are put into practice during the implementation of the scheme.</p> <p><i>- Design and layout of sites encourages species dispersal through improving connectivity and habitat availability;</i></p> <p>It is not considered that the proposed scheme will have a significant impact on species dispersal and connectivity.</p> <p>The surveys submitted in support of the application suggest that the Calder already has several 'natural barriers' which would restrict the movement of fish along the river. The most notable barrier is the Bridgend Weir to the south west of the turbine house. The intake dam may present a further barrier to fish movement.</p> <p>Fish passage is an issue which would be addressed by SEPA as part of the CAR license process. SEPA have requested that conditions relating to protection of the water environment are not imposed on a grant of planning permission.</p> <p><i>- Adverse effects on species and habitats should be avoided with mitigatory measures and implementation strategies provided or compensation provided by biodiversity offsetting;</i></p> <p>Effects on species and habitats has been considered in detail elsewhere in the report.</p> <p>It is acknowledged that hydro schemes will have some effect on the natural environment. This can be offset by conditions relating to safeguarding protected species, maintenance of a minimum compensation flow along the river, and compensation for any loss of habitat.</p> <p><i>- Proposals would not be acceptable where they would have a significant effect on protected species unless it can be justified in accordance with the relevant protected species legislation;</i></p> <p>On responding to the initial ecology report, SNH advised that further ecological survey would be required to look for otters and water voles.</p> <p>It was also recommended that bats should be considered.</p>
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	<p>If otters, voles, bats, badgers or other protected species are found, SNH would expect species protection plans to be drawn up ahead of construction works.</p> <p>SNH have also reviewed the revised ecological survey and advise that its findings are generally acceptable.</p> <p>The recommendation from SNH to prepare species protection plans in advance of works starting is noted.</p> <p>Such a plan would ensure that the proposal takes into account any protected species present on the site and would set out the necessary steps to be taken, and mitigation to follow, should protected species be encountered.</p> <p>It is considered that a condition to this effect would ensure that the proposed development will not have a significant effect on protected species.</p> <p>The Water Environment</p> <p>The Supplementary Guidance states that the Council will support developments that mitigate impacts on the water environment, as well as enhance biodiversity and recreational opportunities.</p> <p>It is acknowledged that this guidance sits at odds with the Local Development Plan commitment to support all types of renewable generating technologies in principle as the nature of hydropower schemes such as the one proposed is that they will change the nature of the water environment in which they are located.</p> <p>Again, this comes back to ensuring that a balance is struck between the benefits of such schemes in generating clean energy, and the effect they will have on the water environment, its biodiversity and recreational opportunities.</p> <p>The Local Development Plan therefore seeks to ensure that such hydropower schemes are in the right location, and are of an appropriate scale and design.</p> <p>The following criteria should be considered:</p> <p><i>- The development will not significantly compromise the water environment in terms of its ecological status and should seek to improve the water body status and not prevent it from being able to achieve good ecological status in the future;</i></p> <p>The proposed hydro scheme will change the nature and character of the water environment by diverting water away from the river for a 4.5km stretch and thus reducing flows along this stretch of the river.</p>
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	<p>The value of the river as a habitat for fish is detailed in the supporting information, with the ecology survey stating that the affected length of the river is not an important watercourse to fish or fisheries at a local, regional, catchment, national or international level, although representations highlight that the watercourse is locally important as an area for fish and fisheries.</p> <p>While the river does support fish and other aquatic life, this is mainly restricted to trout. The only other species caught between within the reach of the hydro scheme are minnows and an eel.</p> <p>SNH have not commented on the effect of the proposal on the water environment.</p> <p>SEPA have not objected, and again they state that abstraction of water and compensation flows are controlled through the CAR license process.</p> <p>SEPA's Guidance for developers of run-of-river hydropower schemes states that mitigation must be included within such schemes to ensure a minimum flow must pass over, or through, the weir to the river channel downstream to sustain water-dependent plants and animals. This is referred to as a hands-off flow.</p> <p>The guidance also states that specific ecological issues may require a greater hands-off flow, and the compensation flow required will be tailored to the ecological value of the water course.</p> <p>The CAR license process should therefore ensure that the development will not significantly compromise the water environment.</p> <p>SEPA will also monitor the effectiveness of the compensation flow.</p> <p><i>- There will be no significant impact on water quality in adjacent watercourses or areas downstream;</i></p> <p>There will be no significant impact on water quality during the construction phase provided that suitable pollution prevention and control measures are put in place. This can be required via condition.</p> <p>Consideration must also be given to any potential impacts on the river downstream of the turbine house. This could relate to either the flow of water existing the turbine house displacing sediment on the river bed, or temperature or oxygen variations in the water which has been diverted through the pipe.</p>
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	<p>All the water abstracted by the intake is returned to the river at the turbine house location.</p> <p>The Flood Risk Assessment submitted by the applicant states that flows just below the turbine house will be indistinguishable from the naturally occurring flows at that point.</p> <p><i>- Natural hydrology should influence the sites overall design and layout, encouraging minimal engineering works;</i></p> <p>This criterion is aimed at residential developments and is not therefore relevant in this instance.</p> <p><i>- Design of development should integrate SUDS and/or provide innovative landscapes which have the ability to retain flood water as well as deal with water quantity, water quality and amenity;</i></p> <p>This criterion is aimed at residential developments and is not therefore relevant in this instance.</p> <p><i>- The development would lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment, leading to control of invasive non-native species and/or improvements to fish passage;</i></p> <p>The proposal will not lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment.</p> <p>The principal issue with the proposed scheme is ensuring that the impact on the water environment is offset in so far as is possible and balancing the benefits of the hydropower scheme against the impacts on the water environment.</p> <p><i>- Protection and enhancement of watercourses, floodplains and wetlands which are important contributors to the water environment for alleviation of flood risk, wildlife, recreation and the amenity needs of the community;</i></p> <p>The wildlife, recreation and amenity value of the watercourse is noted.</p> <p>It is considered that compensation flows required as part of the CAR process will mitigate the impact of the scheme on the recreation and amenity value of the river. Impact on wildlife is assessed in detail above.</p> <p>Listed Buildings</p> <p>The Supplementary Guidance requires that listed buildings and their settings require to be protected and enhanced.</p>
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	<p>Consideration must also be given to Historic Scotland's Managing Change technical guidance notes. The guidance notes on setting states that the setting of the listed building must be understood, and that finalised development proposals should seek to avoid or mitigate detrimental impacts on the setting of historic assets.</p> <p>The proposed turbine house is located approx. 100m to the south west of a group of B listed buildings at Calderbank Mill.</p> <p>The setting of these buildings is defined by the grouping of surviving former mill buildings, and the footings of other associated buildings, adjacent to the river.</p> <p>The location of the turbine house is a sufficient distance from these buildings to not have a detrimental impact on their setting.</p> <p>In addition, the proposed turbine house is located within a hollow which reduces its prominence within the landscape.</p> <p>Finally, it is within a wooded area which would also separate it visually from the listed buildings.</p> <p>Calderbank Mill is the closest grouping of listed buildings to the proposed turbine house, with Calderbank approx. 210m to the north east and the Bridgend Weir 370m to the south west.</p> <p>Scheduled Ancient Monuments & Archaeological Sites</p> <p>The Supplementary Guidance states that the Council will seek to protect and enhance unscheduled sites of archaeological significance.</p> <p>The West of Scotland Archaeology Service (WOSAS) state that the proposed development falls within an area of some archaeological sensitivity, and several archaeological sites lie close to the areas of proposed disturbance.</p> <p>As the proposal will not impact on any known areas of archaeological interest, WOSAS recommend that a written scheme of investigation is prepared which involves an archaeological walkover survey and evaluation of the area, and trial trenching targeted towards areas of likely archaeological potential.</p> <p>WOSAS advise that the written scheme of investigation can be submitted by condition prior to development commencing.</p> <p>The archaeological survey will allow for the archaeological potential of the site to be established, and for the excavation and recording of sites both prior to and during development. It is considered that this approach accords with the requirements of the Supplementary Guidance.</p>
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	<p>Environment Development Criteria</p> <p>The Delivering the Environment Strategy states that high environmental quality is central to the spatial strategy of the Local Development Plan, with policies and proposals setting out a strong commitment to protecting and enhancing the built environment.</p> <p>There is also a commitment to supporting development which can help in achieving Scotland's ambitious climate change targets.</p> <p>Taking the relevant criteria into consideration, it is not considered that the proposal will undermine the core role and function of the green belt either on an individual or cumulative basis.</p> <p>The proposal has given due regard to the importance of international, national and local designations, and appropriate conditions will ensure that the development does not have a significant adverse effect on the integrity of the national SPA and SSSI designated areas.</p> <p>The proposal will have an effect on the local SINC designation, primarily through a reduction in flows along the river and the impact this will have on the water environment, and the habitats, plants and biodiversity within the woodland edge.</p> <p>This impact will be mitigated by the compensation flows requested by SEPA through the CAR process.</p> <p>The habitat of the SINC will also be enhanced through the planting of replacement trees and the installation of bat boxes to compensate for the anticipated loss of trees. Taking the above into consideration, the effect on the SINC will not be significant.</p> <p>Planting will be incorporated into the proposal to replace any trees which are felled, while the character and integrity of listed buildings will not be significantly compromised.</p> <p>SEPA are satisfied that the peat depth survey contained within the ecology report is sufficient to demonstrate that there are no areas of deep peat within the proposed development area.</p> <p>The development will therefore avoid the unnecessary disturbance of peat and carbon-rich soils.</p> <p>Policy I5 states that new development should avoid areas susceptible to flooding and is required to demonstrate promotion of sustainable flood risk management measures.</p>
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	<p>Development must not increase the risk of flooding, and effective compensation for any loss of local flood storage capacity must be secured where any development involves land raising.</p> <p>Developments must be assessed against the criteria within the Supplementary Guidance.</p> <p>Flooding and Drainage</p> <p>The Supplementary Guidance states that development proposals should comply with the principles of sustainable flood risk management.</p> <p>The applicant has prepared a Flood Risk Assessment (FRA), and this has been approved by the Environment and Infrastructure Services (Design Services).</p> <p>It is considered that the proposal will not increase the risk of flooding, and the risk of flooding to the development itself has been mitigated.</p> <p>Infrastructure Development Criteria</p> <p>Of the criteria which are relevant, the applicant has demonstrated that there will be no unacceptable flood risk arising from the development.</p> <p>Regional Parks</p> <p>The Delivering the Places Strategy on Regional Parks must also be considered. The SG states that development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated that:</p> <p><i>- It is for recreational, leisure or tourism use which will bring social or economic benefits to the area;</i></p> <p>The proposal does not fall within the category of recreational, leisure or tourism development, and will not bring social benefits to the area.</p> <p>Economic benefits in the form of a contribution to the Community Council have been proposed by the applicant.</p> <p>This would be a matter for the applicant and the Community Council to resolve, and would not be controlled through the planning process.</p> <p><i>- There is no significant impact on the nature conservation, landscape character or heritage resources;</i></p> <p>These matters have been addressed in detail above. There will</p>
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	<p>be no significant impact on the landscape character of the Regional Park.</p> <p>The SPA and SSSI designations within the Regional Park also will not be significantly affected. Impacts on the SINC arising from a reduction in flows are noted.</p> <p><i>- The development does not cause significant conflict with neighbouring land uses:</i></p> <p>The development will not cause significant conflict with neighbouring land uses. Conflict with neighbouring residential properties could potentially arise from noise associated with the operation of the hydropower scheme. The impact is not considered to be significant.</p> <p><i>- There are opportunities for the provision of active travel and/or habitat networks to be maintained or enhanced;</i></p> <p>The proposal will provide two new crossings over the Calder, and this will improve active travel networks within the Regional Park.</p> <p>Impact on habitat and habitat networks has been discussed in detail above.</p> <p><i>- Any proposed building or structure is appropriate in design and scale to its surroundings;</i></p> <p>The proposed turbine house and intake dam are of an appropriate scale and design and are suitably in keeping with the character of the surrounding area.</p> <p><i>- The development has no significant impacts on the visual amenity of the area;</i></p> <p>The landscape qualities of the Regional Park will not be significantly affected by the proposal.</p> <p><i>- Development does not prevent or significantly impact upon recreational access to the surrounding area;</i></p> <p>The proposal will not prevent or significantly impact upon existing recreational access within the Regional Park.</p> <p>Taking the above assessment into consideration, it is concluded that the proposed development complies with the majority of the policies and guidance within the Local Development Plan and Supplementary Guidance.</p> <p>The proposal is considered to comply with Policy ENV1 and I6 which provide support in principle for renewable energy developments. It is considered that the applicant has</p>
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	<p>sufficiently demonstrated that the proposal will not have a significant detrimental impact on habitats, protected species and the environment.</p> <p>The proposal is therefore considered to comply with Policy ENV2, ENV4 and I5.</p> <p>There are also not considered to be any significant built heritage implications, with the proposal therefore compliant with Policy ENV3.</p> <p>In view of the above, it is considered that on balance the proposed hydro scheme is considered to be in the right location and is of an appropriate scale and design as required by the Local Development Plan and Scottish Planning Policy.</p>
SUMMARY AND RECOMMENDATION	<p>There is clear policy support at national level through the Scottish Planning Policy, and local level through the Local Development Plan for an increase in the proportion of electricity generated from renewable sources to help meet the Scottish Governments targets with respect to meeting electricity demand from renewable sources.</p> <p>The Local Development Plan states that there are limitations to the implementation of wind power due to radar restrictions at Glasgow Airport.</p> <p>The Local Development Plan goes onto state that the Council welcomes a range of other renewable technologies if they are in the right location, and of an appropriate scale and design.</p> <p>Run-of-river hydropower schemes such as the one proposed generate electricity by diverting water from a river into a pipe and through a turbine before returning the water to the river.</p> <p>This is a clean method of generating electricity, and the applicants state that the proposed scheme could generate enough electricity to power 1300 dwellings.</p> <p>Such schemes can have a significant effect on the environment, landscape and ecology. This primarily derives from both the physical aspects of the hydro scheme including the intake dam, pipeline and turbine house, the installation and operation of the scheme, and the consequential reduction in flows along the affected part of the river.</p> <p>The applicant has submitted a range of surveys and reports which assess the potential impact of the scheme on protected species, habitats, designated areas, the river ecology, flooding, noise and transport. These reports have been assessed by consultees, and no objections have been made.</p> <p>The volume and substance of representations is also</p>

	<p>acknowledged, and the ecological value of the River Calder and its importance to Lochwinnoch is noted.</p> <p>The impact of the hydro scheme has been considered in detail. It is concluded that the physical aspects of the hydropower scheme will not have a significant adverse impact on landscape or visual amenity, while impacts arising from its installation and operation can be managed and mitigated.</p> <p>Impact on protected species and designated areas can also be mitigated and managed through conditions which range from the preparation of protected species plans, to a restriction in the timing of construction works.</p> <p>The reduction in flows along the course of the river is a matter administered by SEPA through the CAR license process.</p> <p>While it would not be standard practice to rely on legislation outwith the planning process, weight must be attached to SEPA's role in this instance which is to ensure that a sufficient compensation flow is maintained in order to safeguard the river ecology.</p> <p>On balance, and taking the above into consideration, it is concluded that the benefits of green energy generation arising from the proposed development outweigh the potential environmental impacts on the basis that these impacts can be substantially mitigated through conditions.</p> <p>It is therefore recommended that the application is approved, subject to conditions.</p>
RECOMMENDATION	GRANT SUBJECT TO CONDITIONS

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

Conditions

1. That the hydropower scheme hereby approved shall be implemented in accordance with the risk reduction and mitigation measures identified in Section 4.3 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter).

Reason: To safeguard the quality and integrity of all Groundwater Dependent Terrestrial Ecosystems (GWDTE) within 100m of any excavations associated with the implementation of the hydropower scheme.

2. That prior to the commencement of development on site, a detailed excavation and restoration statement (including a timetable for restorative works) for the borrow pit identified in Section 4.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter) shall be submitted to, and approved in writing by, the Planning Authority. A similar excavation and restoration statement shall also be provided for any other borrow pits which are required during the course of the development. Excavation from the borrow pits, and their subsequent restoration, shall be undertaken in accordance with the approved statement to the satisfaction of the Planning Authority.

Reason: To ensure that all borrow pits are restored to a satisfactory standard in the interests of landscape character and visual amenity.

3. That the hydropower scheme hereby approved shall be implemented in accordance with the pollution control measures identified in Section 4.10.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter) and in the Planning Statement (November 2018 and any subsequent amendments thereafter).

Reason: To reduce the pollution risk associated with the development in the interests of safeguarding the quality and integrity of habitats, protected species and ecosystems.

4. That no development will take place on site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: To ensure that provision is made for the excavation, recovery and recording of any archaeological remains within the development site.

5. That prior to the commencement of development on site, species protection plans for bats, badgers and otters shall be submitted to, and approved in writing by, the Planning Authority in consultation with Scottish Natural Heritage. The protection plans shall detail all additional survey work to be undertaken (including surveys prior to works commencing and ongoing through the course of the construction stage), and outline the necessary action and mitigation to follow should these species be found to be present both before and during works being undertaken. Thereafter the development shall proceed in accordance with the approved protection plans, and mitigation measures shall be implemented on site where appropriate, to the satisfaction of the Planning Authority.

Reason: To safeguard any bats, badgers and otters which may be affected by the proposed development.

6. That the hydropower scheme hereby approved shall be implemented in accordance with the recommendations set out in Section 5.2, 5.3 and Table 14 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter). Supervision of works on site by an 'Ecological Clerk of Works' shall also be undertaken in accordance with the Planning Statement (November 2018 and any subsequent amendments thereafter).

Reason: To safeguard protected species and habitats and the interests of maintaining the ecological quality and integrity of the area.

7. That no works associated with the implementation of the hydropower scheme hereby approved shall be undertaken within the 'Renfrewshire Heights' Special Protection Area (SPA) and Site of Special Scientific Importance (SSSI) during the bird breeding season (April to August inclusive).

Reason: To safeguard the integrity of the SPA and SSSI, and in the interests of minimising the impact of the works on the ecological and habitat value of the SPA and SSSI in accordance with the Conservation Objectives for these areas.

8. That the hydropower scheme hereby approved shall be implemented in accordance with the Material Handling and Road Traffic Management Methodology dated the 20th February (and any subsequent revisions to this document). This includes the requirement for a dilapidation survey, and the parameters of the dilapidation survey shall be agreed in writing with the Planning Authority prior to works commencing. Works to restore damage to the local road network resulting from the implementation of the hydropower scheme, including those identified in the dilapidation survey, shall be completed within 6 months of the hydropower scheme becoming operational. Changes shall not be made to the approved methodology without first being agreed in writing with the Planning Authority.

Reason: To ensure that the development is implemented in an effective manner in the interests of traffic management on the local road network.

9. That all areas of ground disturbance associated with the installation of the pipeline shall be reinstated in accordance with the Planning Statement (November 2018 and any subsequent amendments thereafter). This will include reinstatement of the excavated turf along the route of the pipeline, with the excavated soil and turf pressed down in the appropriate order so that no air spaces occur which could promote drainage. In addition to the above, and prior to the commencement of development, the developer shall submit a further statement for the written approval of the Planning Authority to detail how any excavated material which cannot be returned to the pipeline trench will be removed from the site. Superfluous excavated material will thereafter be removed from the site in accordance with the details provided.

Reason: To ensure that reinstatement works are undertaken to a satisfactory standard in the interests of safeguarding landscape character and visual amenity.

10. That prior to the hydropower scheme hereby approved becoming operational, the developer shall submit details of bat roost boxes to be installed in the wooded area immediately surrounding the turbine house. The details shall generally accord with those set out in Section 5.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter), and shall include the type and number of bat boxes to be installed, the location of the bat boxes within potential roost sites, and a timetable for the installation of the bat boxes. The details thereafter approved shall be implemented on site in accordance with the agreed timetable. Areas of bare soil patches created following construction activities shall also be sown with a wildflower seed mix in accordance with the details set out in Section 5.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter).

Reason: To provide alternative habitats in the interests of promoting biodiversity.

11. That tree felling within the vicinity of the proposed turbine house shall be restricted to those trees identified for removal on approved drawing number DD 003 A and titled 'Proposed Site Topo' (and any further amendments thereafter). No further tree felling shall take place without first being agreed in writing with the Planning Authority. Measures to protect the remaining trees shall also be implemented on site in accordance with recommendations in BS 5837:2012 'Trees in relation to design, demolition and construction'.

That prior to the hydropower scheme hereby approved becoming operational, a scheme of replacement tree planting shall be submitted for the written approval of the Planning Authority. The scheme shall include the location of replacement trees, the size and species of replacement trees, and a timetable for their planting on site. The approved scheme shall thereafter be implemented on site in accordance with the agreed timetable. Any trees which die, are removed, become diseased or fail to establish during the five years after planting shall be replaced with others of a similar size and species during the next planting season to the satisfaction of the Planning Authority.

Reason: To compensate for the trees removed to accommodate the turbine house, in the interests of visual amenity.

12. That prior to the commencement of development of the turbine house hereby approved, samples of all the external finishing materials to be used on the walls of the turbine house shall be submitted to, and approved in writing by, the Planning Authority. Only the approved details shall thereafter be implemented on site.

Reason: To ensure the finishing materials are suitable for use, in the interests of visual amenity.

13. The design, installation and operation of any plant, machinery or equipment associated with the hydropower scheme hereby approved shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR30 at all other times, when measured within any dwelling in the vicinity of the development (for an explanation of noise rating curves, refer to BS 8233:1999 Sound insulation and noise reduction in buildings - code of practice, Annex B).

Materials used in the construction of the housing for the hydropower turbines/generators shall have, as a minimum, sound reduction index values as stated within Table 5-4 on page 14 of the Noise Impact Assessment by TNEI (Revision R1 dated 01/03/2019 and any subsequent revisions thereafter).

Prior to the hydropower scheme being brought into use, a verification report shall be submitted for the written approval of the Planning Authority which demonstrates that the development complies with the above requirements. Where noise levels do not comply with those stated above at any time during the operation of the hydropower scheme, the scheme shall discontinue operating until additional mitigation has been installed to ensure that the requirements can be met.

Reason: In the interests of safeguarding amenity within neighbouring residential properties.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 17/0494/PP



Renfrewshire
Council

KEY INFORMATION

Ward 11:

Bishopton, Bridge of Weir
and Langbank

Applicant:

The Good Shepherd
Centre

Registered: 03/07/2017

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Residential development (in
principle)

LOCATION: Residential School Accommodation, The Good
Shepherd Centre, Greenock Road, Bishopton

APPLICATION FOR: Planning Permission (In Principle)



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RECOMMENDATION

Refuse

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposal is an enabling development in the Green Belt for the Good Shepherd Centre;
- There have been six objections to the proposals primarily on the grounds of inappropriate development in the Green Belt, impact on landscape, wildlife and existing trees, issues with the access to the site and ownership;
- An objection has been received from Bishopton Community Council. There have been no objections from any other Statutory Consultees;
- Development of this site is unacceptable in the Green Belt as it would not comply with the Adopted Renfrewshire Local Development Plan (2014) and associated guidance.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **17/0494/PP**

APPLICANT:	The Good Shepherd Centre
SITE ADDRESS:	The Good Shepherd Centre, Greenock Road/Chestnut Avenue, Bishopton PA7 5PF
PROPOSAL:	Residential development (in principle)
APPLICATION FOR:	Planning permission in principle

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Six objections have been received. The issues raised have been summarised below.</p> <ol style="list-style-type: none"> 1. The site is located outwith the village boundary on agricultural land within the Green Belt used recently for the production of crops and for grazing. The proposal is contrary to the Green Belt Policy of the Renfrewshire Local Development Plan. 2. As stated in the Adopted Renfrewshire Local Development Plan, the boundaries of the Green Belt were reviewed and small amounts of green belt land were released to fulfil the needs and demands of housing requirements to 2025. The application site has not been identified and therefore has not been released from its Green Belt status. 3. There is no justification for the development of housing in this location, the development is not associated with agriculture, woodland or forestry, horticulture, recreational use that are appropriate to a Green Belt location. 4. The application site, outwith the village envelope is in a location which is not sustainable in terms of linkages to surrounding development, infrastructure, services, and transport. 5. The application site is part of a field currently utilised for agricultural purposes. 6. This area is popular with the wider population of Bishopton for informal recreation. The application would have a significant detrimental impact on the provision of an open space facility contrary to the Renfrewshire Local Development Plan. 7. There are a number of sites within or on the edge of Bishopton which could potentially fulfil housing land supply requirements. 8. The horse chestnut trees on Chestnut Avenue are subject of a Tree Preservation Order and 16 trees would be lost if this development were to proceed. 9. The proposed development's location will generate more
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vehicular movements than a similar development within a village or town envelope. It is in contravention of the Scottish Government's stated aim of reducing reliance on private cars and prioritising sustainable active travel choices such as walking, cycling and public transport.

10. Footpath provision in the vicinity is not of an appropriate standard to enable children to walk to school and as a result children from Chestnut Avenue have been provided with school transport.

It is therefore reasonable to assume that any primary school children resident in the proposed new development would also have to be provided with school transport. This would have ongoing budgetary implications for Renfrewshire Council.

11. The road from which access to the site will be taken is a private road in multiple ownership and it is unlikely that owners consent will be given to access this development.

12. The existing road infrastructure will be incapable of accommodating a development of this size.

13. It is not evident that appropriate sightlines will be achievable at the junction of Chestnut Avenue and Greenock Road. This is little more than a farm track and is not regarded as a suitable entrance / exit for more homes.

14. There will be a loss of habitat due to the development and a reduction in the attractiveness, for wildlife, of the area surrounding the development due to light pollution and noise.

15. The justification for the proposal would appear to be based on two requirements to sustain employment at the Good Shepherd Centre and the desire to secure its future, neither which would appear to be sustainable as a result of this application.

Response

A substantial focus of the objections relates to matters of the principle of the development, i.e. loss of green belt land. It is considered that a justifiable case for the loss of Green Belt has not been provided by the applicant. This is set out in detail through the assessment of this proposal.

The site was not been identified through the Adopted Renfrewshire Local Development Plan (2014) as a housing site.

It is considered that the release from the Green Belt would not comply with the Spatial Strategy of the Development Plan nor the framework set out in the Housing Land Supply Supplementary Guidance (2015).

In relation to protection of existing trees and hedgerows, the application is for Planning Permission in Principle. Detailed applications would be required to show how a layout can protect existing trees and hedgerows as part of a landscaping scheme.

	<p>Impact on existing wildlife could also be considered as part of any detailed application with mitigation measures outlined.</p> <p>With regard to issues raised in relation to the ownership of the access road, it would be a matter for any prospective developer to secure ownership of all land required to carry out their development, whether for road works, parking, landscaping, drainage or any other aspects.</p> <p>In any case it has not been adequately demonstrated that an appropriate access scheme could be satisfactorily achieved within the confines of the application site.</p>
CONSULTATIONS:	<p>Bishopton Community Council - Object on similar grounds to those set out in the individual representations outlined above.</p> <p>The Community Council also expressed concern that the proposals, if approved, could set an undesirable precedent for further encroachment into the Green Belt.</p> <p>It is also stated that nothing has changed since the determination of application 16/0568/PP which was refused as contrary to Strategic Spatial Frameworks and Policy ENV1 and Policy P2 of the Renfrewshire Local Development Plan.</p> <p>Response The Planning Authority would agree with the points raised by the Community Council.</p> <p>The Director of Environment & Infrastructure (Roads) - No objection subject to conditions including that Chestnut Avenue is brought up to an adoptable standard in accordance with the Scots Roads Development Guidelines and Designing Streets and that appropriate visibility splays can be provided.</p> <p>Response Despite several meetings and correspondence to the applicant's agent, it has not been adequately demonstrated that appropriate access, parking and pedestrian arrangements could be achieved to support these proposals.</p> <p>Therefore, applying a condition in this instance is not considered acceptable.</p> <p>The Director of Environment & Infrastructure (Design Services) - No objection.</p> <p>Environmental Protection Section - No objection subject to conditions requiring site investigation.</p> <p>West of Scotland Archaeology Service - No objection subject to a condition requiring the implementation of a scheme of archaeological investigation.</p> <p>Response A condition would be applied should planning consent be granted.</p>

<p>PRE-APPLICATION COMMENTS:</p>	<p>There have been several pre-application meetings between Planning, the applicant and the applicant's agent.</p> <p>It was re-iterated that a robust case for enabling development in the Green Belt was essential if the proposal was going to be considered at this location.</p> <p>There was also significant discussion on access to the site, the need for a robust green belt boundary, the retention of landscape features as well as trees on the site.</p>
<p>OTHER ASSESSMENTS: -</p>	<p>Background Statement - The report states that the site lies within the ownership of the Good Shepherd Centre and forms part of a larger land-holding.</p> <p>The centre wishes to expand and to add additional facilities for the use of the children in its care. The Good Shepherd gained planning permission in 2016 for an external sports pitch, changing areas, skills academy, swimming pool and specialist units.</p> <p>The current planning application for mainstream residential development would enable this expansion.</p> <p>The applicant recognises that while the proposed site is not immediately adjacent to the existing centre, it is considered to be the most appropriate location within the applicant's landholding for a new mainstream residential development.</p> <p>It also sets out that the dwellinghouses proposed will assist in meeting the identified shortfall of effective housing sites within Renfrewshire.</p> <p>The report states that while the proposed development is contrary to the Renfrewshire Local Development Plan, there are material considerations in this instance that carry sufficient weight to support the application.</p> <p>The applicant suggests that the opportunity to generate a substantial income from the sale of this land will provide monies for the development fund. This income will be an important enabling contribution from which the centre and local community will benefit.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan (2014)</u> Policy ENV1: Green Belt Policy P2: Housing Land Supply</p> <p><u>New Development Supplementary Guidance (2014)</u></p> <p><u>Material considerations</u> Renfrewshire's Housing Land Supply Supplementary Guidance (2015) requires to be considered, in particular the framework for assessing housing in the Green Belt.</p>

PLANNING HISTORY	<p>16/0568/PP - Erection of residential development (in principle). This application was refused on 9 November 2016.</p> <p>16/0285/PP - Erection of skills centre/swimming pool/, provision of an external sports pitch, all with associated facilities. This application was granted subject to conditions on the 13 December 2016.</p> <p>15/0163/EO - Request for a screening opinion in respect of 2MWp solar farm. Environmental Impact Assessment not required.</p>
DESCRIPTION	<p>Planning permission (in principle) is sought by The Good Shepherd Centre, for the erection of a residential development on a site located within the Green Belt, approximately 0.4km to the north west of the built up area of Bishopton and approximately 0.4km to the south east of The Good Shepherd Centre, an institutional use set within open countryside to the north west of Bishopton.</p> <p>The application site extends to approximately 0.5 hectares and forms part of a larger land-holding within the ownership of the applicant which extends to approximately 61 hectares.</p> <p>The application site comprises part of a field on the south eastern edge of the land-holding currently utilised for agricultural purposes, separated from Bishopton by open agricultural land.</p> <p>Access will be taken from Greenock Road via an existing private road known as Chestnut Avenue which currently provides access to four dwellinghouses.</p> <p>Although the application seeks planning permission in principle, indicative plans submitted in support of the application illustrate a development of eight detached and semi-detached dwellinghouses fronting onto and taking access from Chestnut Avenue. This access road has not been included within the application site.</p> <p>There is a row of mature Horse Chestnut trees located on the southern edge of the site which are protected by a Tree Preservation Order.</p> <p>The site is bounded to the north, south and east by open agricultural land and to the west by a wooded area and open agricultural land beyond that.</p> <p>A statement submitted in support of the application claims that the residential development is required to enable the Good Shepherd Centre to expand.</p> <p>Two separate planning applications seeking an expansion of existing facilities were approved in 2016.</p> <p>The Good Shepherd Centre currently has a secure establishment based at this location which manages the needs</p>

	<p>of around 20 young people.</p> <p>It is stated that the receipts generated from the residential site would generate funds for expansion.</p> <p>Whilst the application site is not immediately adjacent to the existing centre, the applicant suggests that this is the most appropriate site, within the larger land-holding, in which to locate a main stream housing development.</p>
COMMENTS	<p>It is considered that the determining issues in this case are:</p> <ul style="list-style-type: none"> • Whether there is a need for this site to be developed for housing in the short term; • The ability of the proposed development to meet this need; • Whether the claims of the applicant in relation to enabling development have been justified and; • Whether the benefits of releasing the site for residential development would justify the use of green belt land; • The effects on the surrounding area having regard to the development plan and other material considerations. <p>The Adopted Renfrewshire Local Development Plan (2014) identifies land across the Renfrewshire area to meet the housing land requirements with the focus on brownfield land to meet the majority of the housing land requirements.</p> <p>The Renfrewshire Local Development Plan also set out a number of green belt release sites to assist in delivering the supply of new housing in the short term to ensure that the housing need and demand for Renfrewshire could be met.</p> <p>Following the Examination of Renfrewshire's Local Development Plan, a Reporter for the Scottish Government concluded that there was a potential shortfall in housing land supply in Renfrewshire.</p> <p>It was outlined that the Local Development Plan did not identify sufficient land to meet the housing need and demand in Renfrewshire at that time.</p> <p>In response to the Scottish Government Reporter's Examination of the Plan, the Housing Land Supply Supplementary Guidance (2015) was produced to provide a framework to assess sites which could come forward in the short term to contribute to the housing land supply.</p> <p>The applicant submitted this current proposal to assist in addressing the potential shortfall in housing land supply in Renfrewshire.</p>

	<p>When the proposal is assessed against the relevant policies of the Renfrewshire Local Development Plan and New Development Supplementary Guidance, the following conclusions can be made.</p> <p>The application site is located in the Green Belt and is subject to assessment against Policy ENV1 'Green Belt'.</p> <p>Policy ENV 1 states that, the Green Belt in Renfrewshire aims to identify appropriate locations to support planned growth, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area.</p> <p>It states that appropriate development within the Green Belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance 'Delivering the Environment Strategy – Green Belt' considered that development within the Green Belt is appropriate in principle where it is for the purposes of or in support of a use which requires a green belt location including agriculture, forestry, recreational uses, the extension/expansion of existing industrial and business premises and the re-use/redevelopment of institutional premises.</p> <p>This proposal is for residential development and is required as an enabling development to finance the expansion of the existing institutional use the Good Shepherd.</p> <p>Following the resubmission of the proposal by the applicant, it has still not been clearly demonstrated that the development is necessary to resolve existing problems experienced at the centre and is therefore required to ensure the future of the centre.</p> <p>There are also still uncertainties that funds for the expansion plans cannot be achieved by other means.</p> <p>Therefore, it has not been adequately demonstrated that the proposal is necessary and as such it is not an acceptable form of development in the Green Belt.</p> <p>The New Development Supplementary Guidance 'Delivering the Environment Strategy – Housing in the Green Belt', sets out a number of criteria against which proposals for residential use in the Green Belt require to be assessed.</p> <p>When the proposal is assessed against these criteria the following conclusions can be made:</p> <p>The development is required to maintain and support an established activity that is suitable in the Green Belt; It has not been adequately demonstrated that the residential development proposed is the only viable and justifiable option which could maintain and support this institutional use.</p>
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	<p>It is demonstrated that there is a need for the residential use to be located out with the settlement; Other than the application site being within the ownership of the applicant, it has not been demonstrated that there is a need for the residential use to be located outwith a settlement.</p> <p>The proposal demonstrates outstanding quality of design; The application is in principle only and it has not been demonstrated that the proposal will constitute outstanding quality of design.</p> <p>The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character. The applicant has not provided any Landscape and/or Visual Impact Assessment to justify development at this location. It has also not been demonstrated that there will be no significant impact on landscape character.</p> <p>Although the supporting information states that the development will be set within landscaping including landscaped edges, there is no robust, well defined or established defensible Green Belt edge.</p> <p>It is considered that to allow development in this location could encourage further encroachment into the designated Green Belt.</p> <p>In addition, it is not clear how the site would be accessed and whether a line of mature horse chestnut trees, subject of a Tree Preservation Order (TPO) could be satisfactorily accommodated within the development proposal.</p> <p>Given that the application is in principle only, it is not possible to make an assessment in relation to density, design and materials.</p> <p>The site is in a location to the north west of Bishopton with little containment on its boundaries which could be identified as an appropriate and defensible edge to the Green Belt.</p> <p>The proposal is therefore, considered to be contrary to the provisions of Policy ENV 1.</p> <p>Policy P2 'Housing Land Supply' states that the Council will maintain a 5 year supply of effective housing land at all times.</p> <p>Following the adoption of the Renfrewshire Local Development Plan in 2014 it was accepted that there is a potential shortfall in the supply of effective housing land in Renfrewshire and the Housing Land Supply Supplementary Guidance was approved in 2015.</p> <p>In terms of the shortfall housing land supply, the most recent agreed Housing Land Audit 2018 confirmed that there was no longer a shortfall of housing land supply in Renfrewshire.</p>
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	<p>Although there is not a current shortfall in housing land supply, this position is subject to change depending on various factors and circumstances.</p> <p>Therefore for completeness the proposal requires to be assessed in accordance with the detailed guidance set out in Policy P2.</p> <p>When the application proposal is assessed against these criteria the following conclusions can be made.</p> <p>The site is shown to be effective and can be delivered to address the identified shortfall The applicant has not provided any supporting information to demonstrate that the proposal could comply with the requirement to provide effective housing by 2019, most notably that an appropriate access to the site can be provided.</p> <p>It will not undermine the spatial strategy of the plan With regard to the criteria of the Spatial Strategy, it has been demonstrated above that the proposed development will not contribute positively to the character and appearance of the location nor will it protect its setting or the natural environment.</p> <p>Its design would comply with the criteria for implementing the spatial strategy The application is in principle only and therefore details of design would require to be assessed through the submission of further planning applications.</p> <p>It is concluded therefore that, on balance, the application proposal does not comply with Policy P2 - Housing Land Supply.</p> <p>The Housing Land Supply Supplementary Guidance (2015) provides a framework for release of further housing land against which residential planning applications are to be assessed.</p> <p>For the reasons set out above, given that the proposals do not comply with the Development Plan, it is concluded that the proposal fails to comply with the framework for release as required by the Housing Land Supply Supplementary Guidance (2015).</p> <p>Development of this site is unacceptable. It would not comply with the Spatial Development Strategy, Policy ENV1, Policy P2 and the associated New Development Supplementary Guidance of the Adopted Renfrewshire Local Development Plan (2014). Nor does it represent an exception which can be justified through the Housing Land Supply Supplementary Guidance (2015).</p>
RECOMMENDATION	Planning permission (in principle) be refused.

Reason for Refusal

1. The proposal is contrary to Policy ENV1 and Policy P2 of the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance, and due to its scale and location, the proposed development would undermine the Spatial Strategy of the Adopted Renfrewshire Local Development Plan. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0752/LB



Renfrewshire
Council

KEY INFORMATION

Ward 5:
Paisley East and Central

Applicant: Kier Homes
Caledonia Limited

Registered: 02/11/2018

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Demolition of B Listed Building
(Ross House).

LOCATION: Ross House, 145 Hawkhead Road, Paisley PA2 7BN

APPLICATION FOR: LISTED BUILDING CONSENT

RECOMMENDATION

Grant subject to
conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that on balance taking into account the condition and interest of Ross House and the likely cost of meaningful restoration they do not object to the proposal.
- There have been five representations which focus on the importance of the building, the need to preserve buildings of this type and that the need for demolition has not been proven through this proposal.
- The proposal provides sufficient evidence to satisfy the national and local tests in relation to demolition of listed buildings and it has been satisfactorily demonstrated that Ross House is beyond viable conversion, refurbishment or reuse.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **(18/0752/LB)**

APPLICANT:	Kier Homes Caledonia Limited
SITE ADDRESS:	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN
PROPOSAL:	Demolition of B Listed Building (Ross House)
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been five objections to this application. The issues raised can be summarised as follows:</p> <p>Ross House is an important building and still retains its core qualities albeit much deteriorated. The need for demolition has not been proven;</p> <p>The Council should be looking to preserve buildings of this type and by architects from Paisley.</p>
CONSULTATIONS:	<p>Historic Environment Scotland (HES) - Historic Environment Scotland considered that the key issue is not about the viability or practicality of saving the building, but whether it is possible to achieve a meaningful restoration that will maintain its special architectural interest.</p> <p>They conclude that on balance taking into account the condition and interest of the building and the likely costs of a meaningful restoration that they do not object to the proposal.</p> <p>They advise that consideration should be given to the salvage of architectural features such as the armorial panel and lamps.</p> <p>Response The supporting statement provided by the applicant sets out a comprehensive assessment of the building, the site and provides detailed information in relation to the four test that require to be satisfied when determining the demolition of a listed building. Planning agree with Historic Environment Scotland's assessment and accept that a condition of any planning permission granted should seek to salvage architectural features.</p>
PRE-APPLICATION COMMENTS:	<p>There were several meetings over the years regarding the future proposals for Ross House. There have also been several meetings out on site looking at various options for the building.</p> <p>The applicant was aware of the comprehensive details that would be required should demolition be proposed at the site.</p>

<p>DESIGN/PLANNING STATEMENT:</p>	<p>The statement focuses on the four tests on which the case for demolition will be assessed.</p> <p>It states that the B listed building was not part of the original hospital design which was prepared in 1934 but built as an adjacent facility in 1949.</p> <p>The applicant considered therefore that the building is not central to the understanding of the layout or setting of the original hospital buildings as the building is positioned across the south boulevard road which separates it from the original buildings.</p> <p>The report concludes that the building is considered to be of secondary importance to the main hospital and all the important historical references are maintained in the main hospital site, now restored and occupied by residents.</p> <p>With regard to condition of the current listed building, the report concludes that due to the compromised state of Ross House it is considered to be lost. The secondary quality of the historical character does not merit the re - creation that would be required once the building is stripped back to what is left of the structural skeleton.</p> <p>Response</p> <p>The statement provides a detailed assessment of the historic character of Ross House and its importance to the redevelopment of the hospital site as a whole.</p> <p>It is considered that due to the location of Ross House on this site, the fact that the building is not inextricably linked to the earlier planned hospital buildings that create a feature at the entrance as well as the boulevard leading from the entrance of this site, the fact that the building has a differing design, bulk and brutalist character, its retention is not as essential or as important as the already converted listed buildings on this site.</p> <p>Removal of this building with a scheme that is in keeping with the redeveloped buildings already on the site would significantly improve the placemaking qualities of this residential estate.</p>
<p>OTHER ASSESSMENTS</p>	<p><u>Developers Statement in relation to Demolition</u> - The report states that Ross House is in a poor state of repair.</p> <p>It demonstrates that its renovation is not viable.</p> <p>The report addresses the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>In particular it is claimed that the cost of reinstatement to an appropriate standard is prohibitive and is not financially viable.</p>

	<p>In this regard it is stated that market research suggests revenue from conversion development value would total £6.6m against a cost of £8.5m, giving an overall shortfall of £1.9m not including land costs and profit margins.</p> <p>Response The report adequately sets out the factors which are indicative of the current compromised condition of the building.</p> <p>The costs that would be incurred to ensure that it would not only be capable of re-use but that it would maintain the character for which it was listed would be challenging for any developer.</p> <p>It has been comprehensively demonstrated that the re-development works required together with costs incurred are such that redevelopment to residential would be prohibitive.</p> <p><u>The Conservation Plan</u> - The Conservation Plan concludes that the replacement proposals will respond to the unique, historic and urban context of the site.</p> <p>Response The conservation plan is useful in setting out the framework for the re-development of the Hawkhead Hospital site as a whole.</p> <p>The report explores the relationship between Ross House and the redeveloped listed buildings.</p> <p>The report clearly demonstrates that Ross House is set apart from the original complex and of differing brutalist character which does not easily translate to residential use.</p> <p><u>Foundation Strategy for Demolition Works</u> - It is stated that following the demolition works it is proposed that all existing basements, substructure and foundations shall be removed in their entirety and suitable materials retained on site. It is stated that the resultant excavation shall be backfilled.</p> <p>Response The report adequately demonstrates the practicality of demolition.</p> <p><u>Ross House Condition Update</u> – The report states that from brickwork investigations undertaken by appropriate professionals, it is concluded that the masonry facing bricks are approaching their design life and based on their properties are highly susceptible to further degradation over time.</p> <p>The report concludes that due to the nature of the existing defects and its current condition, Ross House is considered to be beyond the point of repair. It is recommended that it should be carefully demolished as soon as practicably possible.</p>
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	<p>Response</p> <p>The building condition report has usefully highlighted major structural inadequacies and defects of Ross House and the extensive works which would be required to enable conversion for residential use.</p> <p>The fact that a structural engineer is recommended that it should be carefully demolished as soon as practicably possible would suggested that demolition is the correct course of action for this building.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Renfrewshire Local Development Plan 2014</u> Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Policy Statement and associated Managing Change in the Historic Environment Guidance - Demolition.</p> <p>Planning legislation requires that planning decisions are made in accordance with the development plan and any other material considerations.</p> <p>In addition, as the proposal concerns a listed building the Planning (Listed Buildings and Conservation Areas) Act 1997 is also relevant.</p> <p>In this case, the proposal requires to be assessed against the above polices and guidance, the views of consultees the objections received, and the supporting information submitted by the applicant in respect of building condition and re-development viability.</p>
PLANNING HISTORY	<p>06/0885/PP - Demolition of existing listed ward blocks, conversion and refurbishment of remaining listed buildings for residential use and erection of residential development with access, car parking and associated works. Granted subject to conditions and Section 75 Legal Agreement June 2007.</p> <p>06/0886/LB - Demolition of existing listed ward blocks and alteration, conversion and refurbishment of remaining listed buildings to form residential units. Granted subject to conditions July 2007.</p> <p>08/0383/PP - Alterations to house types on plots K1102, K1108, K1127, K1129, K1134, K1135, K1136, K1138, K1139, K1146, K1151, K1157 and K1160 in section 11 of development area (amendment to application 06/885/PP). Granted subject to conditions July 2008.</p>

	<p>12/0829/VS - Modification of Section 75 agreement relating to planning consent ref. 06/0885/PP. Withdrawn May 2013.</p> <p>18/0753/PP – Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping. Currently under consideration.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a category B listed building, 'Ross House', located within the former Hawkhead Hospital site, which forms part of the Hawkhead residential redevelopment scheme.</p> <p>The former Hawkhead Hospital estate was designed by Thomas Tait in 1933.</p> <p>Permission was granted for the overall Hawkhead Masterplan development in June 2006. It comprised 15 phases of development, some being new build, others involving the conversion of listed buildings to residential use.</p> <p>To date, 12 of the 15 phases have been completed and all the architectural significant buildings (phases 3, 4, 5, 8 and 9) have been restored and occupied. The only remaining phases are phases 12,13 and 14.</p> <p>Phase 12 is a small area along the sites frontage and this has planning permission for the construction of 5 new residential dwellings.</p> <p>Phase 13 is Ross House.</p> <p>Phase 14 is a new-build block with 30 two bed flats which has planning permission.</p> <p>The applicants have submitted that the principal reason for seeking the demolition of Ross House is due to its very poor condition which has dictated that it is no longer viable for reuse.</p> <p>The applicants confirmed that the building has been inspected numerous times over the last 15 years and structural surveys undertaken since planning permission was originally granted in 2006, with the most recent update undertaken by qualified structural engineers in June 2018.</p> <p>That report concluded that from the structural evidence Ross House is a dangerous building and economic repair is not viable. That report concludes that the building should be demolished as soon as practicable.</p> <p>In addition, the applicants submit that Ross House is different in character to the main hospital buildings and is positioned outwith the originally planned hospital site.</p>

	<p>The applicants submit that Ross House is a good example of a building of this type but does not exhibit the historical and architectural qualities of the listed buildings already converted.</p> <p>A suite of reports has been submitted alongside the application which seek to demonstrate the poor condition of the building, that the conversion works required would be so invasive that any architectural character would be lost and that conversion to residential use would not be financially viable.</p> <p>Hawkhead Hospital is located to the south-east of Paisley on the eastern side of Hawkhead Road.</p> <p>The White Cart lies to the north and Hawkhead Burn to the south. Ross House is located to the south of the site, close to Hawkhead Road.</p> <p>It faces on to South Boulevard which is one of the main roads within the site. To the rear is an area of woodland which slopes down to Hawkhead Burn.</p> <p>The building forms a long 'U' shape with a courtyard type area between the two shorter wings facing onto South Boulevard.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings the Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>Historic Environmental Scotland's Policy sets out that Planning Authorities should only approve such applications where they are satisfied that:</p> <p>(a) The building is not of special interest; or</p> <p>(b) The building is incapable of repair; or</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p>

	<p>These four tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland's Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest</p> <p>Ross House did not form part of the original 1936 Hawkhead Hospital.</p> <p>It is the largest structure on the site. The building stands alone being set due south on the site, a significant distance from the central range of the original structures. It is considered that the building does not contribute greatly to the original hospital grouping or setting.</p> <p>The size, proportions, materials and austere style of Ross House does not make it ideal for conversion to flats.</p> <p>The renovation that would be required would include the replacement of the external brick work. Historic Environment Scotland have previously taken the view that the requirement to rebuild the facades in a different material would not be a worthwhile exercise, as the original character would be lost.</p> <p>Historic Environment Scotland considers that on balance taking into account the condition and interest of the building and the likely costs of a meaningful restoration that they do not object to the proposal.</p> <p>In considering the evidence the accompanies this application along with the consideration of the Planning Authority and Historic Environment Scotland, test (a) is therefore satisfactorily met.</p> <p>(b) The building is incapable of repair</p> <p>The reports on the building condition have highlighted major structural inadequacies and defects due to years of vacancy, general neglect and weathering. Extensive works would therefore be required to enable Ross House to be converted for residential purposes.</p> <p>The building condition reports have been prepared following engagement with Historic Environment Scotland who confirm that if the wholesale replacement of brickwork is necessary this would be unlikely to be a worthwhile exercise in terms of maintaining the interest of the building and that the</p>
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	<p>reinstatement of the original specification brickwork and windows is likely to represent a significant addition to the restoration costs.</p> <p>Historic Environment Scotland have accepted there would be a substantial conservation deficit associated with the building. Therefore, while the building is not considered to be incapable of repair the reports submitted demonstrate that associated costs are prohibitive, therefore it is inherently not economically viable to repair.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community</p> <p>With regard to benefits to the wider community, it is recognised that the building in its current condition has a negative impact on the immediate environment visually.</p> <p>In contrast, its demolition and replacement with an appropriate residential scheme could benefit the visual amenity of the immediate area and the Hawkhead Hospital redevelopment as a whole.</p> <p>Historic Environment Scotland and Renfrewshire Council policies and guidance require that cognisance is taken of the importance of the building to the character or appearance of the area, and of proposals for the future of the cleared site.</p> <p>A development proposal for the site has been submitted through planning application (18/0753/PP) for the erection of 37 dwellinghouses.</p> <p>In terms of design and the use of materials, significant effort has been made to reflect design features of adjacent retained listed buildings with the contemporary design of the new build developments within the current proposals and takes reference from the original Thomas Tait designs making use of clipped roof edges, white render, buff brick and coloured glazed panels.</p> <p>The proposal submitted therefore demonstrates that an acceptable development could be accommodated within the cleared site.</p> <p>A condition could be imposed to ensure that demolition is contingent on redevelopment.</p> <p>The test is therefore only partly met as any benefits would be limited to the immediate area rather than to the wider community.</p>
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	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable.</p> <p>The supporting information includes viability appraisals, valuations and marketing advice. The reports address the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>The report concludes that Ross House is in a poor state of repair and that renovation is not viable. In this regard it is stated that market research suggests revenue from conversion development value would total £6.6m against a cost of £8.5m, giving an overall shortfall of £1.9m not including land costs and profit margins.</p> <p>It is considered that the evidence that accompanies this application demonstrates that test (d) has therefore also been met.</p> <p>Conclusion</p> <p>It is concluded that although Ross House would be capable of repair its restoration would not be economically viable.</p> <p>It has been demonstrated through the accompanying information that all potential scenarios for restoration have been appropriately considered and that an acceptable alternative scheme for the resultant cleared site has been demonstrated.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Ross House is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Ross House is beyond viable conversion, refurbishment or reuse.</p> <p>It is considered that the relevant tests in both Historic Environment Scotland's Policy Statement and associated guidance and relevant Council policy and associated guidance have been satisfied.</p>
RECOMMENDATION	Grant listed building consent for demolition subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

Conditions

- 1 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in planning permission reference number 16/0487/PP. The redevelopment of the site shall thereafter only proceed in accordance with the terms and conditions of this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site immediately following its demolition.

- 2 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that architectural features worthy of salvage have been identified and shall be salvaged through the demolition process.

Reason: To ensure that architectural features of note are saved and capable of reuse in the redevelopment of the site.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0753/PP



Renfrewshire
Council

KEY INFORMATION

Ward 5:
Paisley East and Central

Applicant: Kier Homes
Caledonia Ltd

Registered: 02/11/2019

Report by Director of Communities, Housing and Planning
Services

**PROSPECTIVE PROPOSAL: DEMOLITION OF B LISTED
BUILDING (ROSS HOUSE) AND ERECTION OF 37
DWELLINGHOUSES AND ASSOCIATED ROADS AND
LANDSCAPING.**

**LOCATION: ROSS HOUSE, 145 HAWKHEAD ROAD, PAISLEY,
PA2 7BN**

APPLICATION FOR: PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan and are consistent with P1 'Renfrewshire's Places and the New Development Supplementary Guidance.
- Five letters of representation have been received and the issues raised have been considered and addressed through the assessment of the application.
- There have been no objections or adverse comments from any Statutory Consultees.
- The principle of the development is acceptable.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (18/0753/PP)

APPLICANT:	Kier Home Caledonia Ltd
SITE ADDRESS:	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN
PROPOSAL:	Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>Five objections have been received and the issues raised can be summarised as follows:</p> <p>Object to development of the site as more green space is required in Hawkhead village;</p> <p>The surrounding roads infrastructure would not cope with the increase in traffic generation;</p> <p>Ross House is an important building and still retains its core qualities albeit much deteriorated;</p> <p>The need for demolition has not been proven;</p> <p>Paisley should be looking to preserve buildings of this type and by architects from Paisley;</p> <p>Any residential development should sit acceptably within the surrounding development.</p> <p>Response</p> <p>The density of the development is in keeping with the wider residential developments at this location, adhering to the principles of the original master plan for the site and is considered appropriate.</p> <p>With regard to layout, built form, design and the use of materials, again the proposal reflects the originally approved master plan concept for the location, with suitable road frontages to the dwellings proposed, and of a scale akin to those residential blocks immediately adjacent and to the site.</p> <p>The proposal seeks to reflect design features of adjacent retained listed buildings with the contemporary design of the new build developments within the current proposals.</p> <p>The current proposal takes reference from the original Tait designs and in particular makes use of clipped roof edges, white render, buff brick and coloured glazed panels.</p>
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	<p>Materials to be used are also generally reflective of the surrounding development.</p> <p>With regard to open/green space, the overall masterplan for Hawkhead Hospital has adequate provision dispersed within the site.</p> <p>In addition, the development proposed is predominantly accommodated within the footprint of Ross House and therefore does not involve any significant area of additional development.</p> <p>The access and parking arrangements are acceptable to Environmental and Infrastructure Services (Roads) who are satisfied that the development proposed can be accommodated within the existing roads infrastructure.</p> <p>The acceptability of the demolition of Ross house will be assessed through the concurrent listed building application for demolition.</p>
CONSULTATIONS:	<p>Environment and Infrastructure Services (Design Services) – No objection subject to the submission of an updated Flood Risk Assessment /Drainage Impact Assessment.</p> <p>Response Accepted. An appropriate condition shall be applied to any planning permission granted.</p> <p>Environment and Infrastructure Services (Roads) - No objection subject to conditions requiring the submission of a swept path analysis, widening of road bends, provision of an appropriate footpath linkage and sufficient parking provision.</p> <p>Response Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p>Environment Protection Section – No objection subject to appropriate site investigations /remediation measures for potential contamination and the submission of a Noise Impact Assessment with appropriate remediation if required.</p> <p>Response Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p>Scottish water – No objection.</p> <p>Response Accepted</p> <p>Scottish Natural Heritage – No response</p>

	<p>Response</p> <p>Given that development of the site has already been accepted in principle through previous consents, potential impacts on nature conservation interests are not considered to be unacceptable.</p>
PRE-APPLICATION COMMENTS:	<p>There have been several pre-application meetings with the applicant over the years as the phases of redevelopment proceed.</p> <p>There was extensive discussion regarding the appropriate style, materials, built form and positioning of any new residential units on this part of the site and the importance of the relationship with the other redeveloped and new build element of the overall site and the master planned approach.</p>
DESIGN/ACCESS STATEMENT:	<p><u>Design & Access Statement</u> - The statement focuses on the four tests on which the case for demolition of the existing Ross house Listed Building will be assessed to allow for the redevelopment of the new units on the site should demolition be accepted.</p> <p>The applicant outlines that the B listed building was not part of the original hospital design which was prepared in 1934. Ross house was built as an adjacent facility in 1949.</p> <p>It is therefore considered that Ross House is not critical and/or central to the understanding of the layout or setting of the original hospital buildings which have been listed as the building is located across the south boulevard road which separated it from the original buildings at the entrance to the site.</p> <p>The report concludes that the building is of secondary importance to the main hospital. All of the important historical references are maintained in the main part of the former hospital site which has now been successfully restored and occupied by residents.</p> <p>With regard to the design of the proposed new residential dwellings, the applicant has set out in the plans and all accompanying documents that all design considerations as detailed in the Renfrewshire Local Development Plan and Supplementary Guidance as well as the Renfrewshire's Places Residential Design Guide 2015 have been taken into account and are integral to the layout, design and appearance of the proposals. The detailed layout also fully adheres to the original master plan for the site.</p> <p>Response</p> <p>It is considered that this document provides an adequate appraisal of the site.</p>

	<p>The applicant recognises the importance of formulating a development which reflects and sits sympathetically with existing listed and non-listed buildings, in delivering an acceptable and attractive redevelopment scheme.</p>
OTHER ASSESSMENTS: -	<p><u>Site Investigation Appraisal</u> - The report states that investigations have found levels of gas within the site to be negligible and consequently no gas protection measures are proposed.</p> <p>Contaminant concentrations were found to be low and therefore no remediation or mitigation measures are proposed.</p> <p><u>Geo-Environmental and Geotechnical Interpretative Report</u> - The report states that the majority of chemical testing did not identify any contamination which is considered to pose a constraint to site development.</p> <p>Marginal elevated concentrations of metals and organic contamination was encountered.</p> <p>The report concludes that specific remediation/mitigation measures are not envisaged for the site as it is anticipated that site clearance/scrapping will remove the majority of the shallow heavy metal contamination.</p> <p>Additionally, it is stated that where contamination has been identified it is in the areas where the construction of hardstanding (ground slabs/car parking) is proposed which will create a physical barrier effectively cutting the pollutant linkage between the contamination source and end user.</p> <p>It is stated that evidence suggests that no pollution linkage exists between the contamination in the made ground and controlled waters and the groundwaters showing no specific contamination issue.</p> <p>Response Having consulted with Environmental Protection Section, a condition of any planning permission would require the submission and approval of a Site Investigation Report and Remediation Strategy prior to the commencement of development.</p> <p><u>Drainage Statement</u> – It is stated that separate drainage systems are proposed for foul and surface water and will be in accordance with Scottish Water’s requirements.</p> <p>Response Having consulted with Environment and Infrastructure (Design Services) it is considered that additional information shall be required to demonstrate that any drainage scheme proposed is reflective of the Flood Risk Assessment/Drainage Impact</p>

	<p>Assessment submitted and approved for the site as a whole in 2006.</p> <p>A condition of any planning permission granted would therefore require the submission and approval of an updated Flood Risk Assessment/Drainage Impact Assessment prior to the commencement of development.</p> <p><u>Developers Statement outlining reasons for Demolition</u> - The report states that Ross House is in a very poor state of repair and seeks to demonstrate that its renovation is not viable.</p> <p>The report addresses the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>It concludes that due to the works required, renovation would not be economically viable and would compromise the character of the building.</p> <p>Response The report adequately sets out the factors which are indicative of the current compromised condition of the building and the costs that would be incurred to ensure that it would be capable of re-use.</p> <p>The redevelopment works required together with costs incurred would form the basis of the assessment on the acceptability of demolition through the concurrent application 18/0752/LB.</p> <p><u>Tree Management Plan</u> - The purpose of the Tree Management Plan is to prioritise work programmes to existing trees/woodland within the development site as a whole.</p> <p>The aim of the management plan is to reduce the risk of trees causing harm to people and property, to deal with trees which are likely to cause future damage to infrastructure, trees which are interfering with services or enjoyment of a property and trees which are causing an inconvenience.</p> <p>It is stated within the report that due to the desire to retain as many mature trees as possible, trees are only recommended for removal where they pose a high current risk.</p> <p>It recommends that out of the 137 individual trees within the site that 6 trees are removed, that five trees have major crown reduction and that five trees are pruned.</p> <p>Response The report adequately demonstrates the health of the trees on site and provides a justification for the tree works proposed.</p> <p><u>The Conservation Plan</u> - The Conservation Plan concludes that</p>
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	<p>the proposals will respond to the unique, historic and urban context of the site.</p> <p>It is proposed to create a framework of sound environmental principals within which sensitive architectural expression can take place within and or/outwith the existing buildings and their environs.</p> <p>The proposals will accommodate parking and service elements in a manner which reduce their impact while satisfactorily achieving these necessary functions.</p> <p>Response The Conservation Plan is useful in setting out the framework for the re-development of the Hawkhead Hospital site as a whole.</p> <p>The report sets out and explores the relationship between Ross House and the remainder of the original listed buildings.</p> <p>It is considered that the Conservation Plan demonstrates that Ross House is set apart from the original complex and is of differing character and scale to those listed buildings already converted.</p> <p>It further demonstrates that given its brutalist design, Ross House is not easily converted to a domestic scale.</p> <p><u>Foundation Strategy for Demolition Works</u> - It is stated that following the demolition works it is proposed that all existing basements, substructure and foundations shall be removed in their entirety and suitable materials retained on site. It is stated that the resultant excavation shall be backfilled.</p> <p>Response The report adequately demonstrates the practicality of demolition.</p> <p><u>Ross House Condition Update</u> – The report outlines that extensive brickwork investigations have been undertaken by an appropriate professional.</p> <p>It is concluded that the masonry facing bricks are approaching their design life and based on their properties are highly susceptible to further degradation over time.</p> <p>Due to the nature of the existing defects and its current condition, Ross House is considered to be beyond the point of repair.</p> <p>It is recommended that it should be carefully demolished as soon as practicably possible.</p>
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	<p>Response</p> <p>The building condition report highlights the major structural inadequacies and defects due to years of vacancy, general neglect and weathering.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy ENV2: Natural Heritage Policy ENV3: Built Heritage Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria; Places Checklist Delivering the Environment Strategy: National Designations; Listed Buildings and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide 2015</p> <p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.</p> <p>In this case the proposal requires to be considered against the policies and guidance set out above, the comments of the consultees, the history of the site, any representations received and any other relevant material considerations.</p>
PLANNING HISTORY	<p>06/0885/PP - Demolition of existing listed ward blocks, conversion and refurbishment of remaining listed buildings for residential use and erection of residential development with access, car parking and associated works. Granted subject to conditions and Section 75 Legal Agreement June 2007.</p> <p>06/0886/LB - Demolition of existing listed ward blocks and alteration, conversion and refurbishment of remaining listed buildings to form residential units. Granted subject to conditions July 2007.</p> <p>12/0829/VS - Modification of Section 75 agreement relating to planning consent ref. 06/0885/PP. Withdrawn May 2013.</p> <p>18/0752/LB – Demolition of B listed building (Ross House). Currently under consideration.</p>
DESCRIPTION	<p>This application seeks planning permission for the development of part of the former Hawkhead Hospital Site for residential development.</p> <p>The proposal involves the demolition of a 'B' Listed Building known as 'Ross House' and the erection of 37 dwelling houses.</p>

	<p>The site originally formed part of the larger re-development of the former hospital grounds and buildings which was granted planning consent for redevelopment in 2006.</p> <p>The masterplan for the site was designed around the retained listed buildings from the original hospital designed by Thomas Tait in 1933.</p> <p>The retained buildings were refurbished to create flats and houses. New build residential units were also constructed throughout the site around the original buildings.</p> <p>Hawkhead Hospital is located to the south-east of Paisley on the eastern side of Hawkhead Road. The White Cart lies to the north and Hawkhead Burn to the south.</p> <p>Ross House is located to the south of the site, close to Hawkhead Road. It faces on to South Boulevard which is one of the main roads within the site.</p> <p>The building is 4 storeys in height with a flat roof. It is constructed predominately of brick with some stone features around the entrances.</p> <p>It was originally built as a nurse's home after the 2nd World War.</p> <p>The current application proposes a mix of detached and semi-detached two storey houses. They would have pitched roofs finished in roof tiles and would have a mix of render, facing brick with timber doors and glazed balconies.</p> <p>The new houses would be arranged in a rectangular form, following the shape of the site. They would form two rows arranged back to back with one row facing onto South Boulevard and the other onto the new access road and SUDS pond.</p> <p>Access to the development is to be taken from Hawkhead Road, with parking to serve the development located within the plots and throughout the development generally.</p> <p>The demolition of the building will require Listed Building Consent and a separate application for Listed Building Consent has been submitted and is being considered concurrently with this application.</p>
OTHER COMMENTS	<p>Policy P1 covers the application site and identifies the land as suitable for development which would be compatible and complementary to existing uses within the area.</p> <p>As the wider former Hawkhead hospital site currently benefits from permission for residential redevelopment, the proposed</p>

	<p>residential development in an area which is characterised by similar development is considered to be acceptable in principle.</p> <p>Considering the provisions of the Delivering the Places Strategy of the New Development Supplementary Guidance as well as Renfrewshire's Places Residential Design Guidance, the following criteria are assessed: -</p> <p>a) The density of the development is in keeping with the wider residential developments at this location, adhering to the principles of the original master plan for the site and is considered appropriate.</p> <p>b) With regard to layout, built form, design and the use of materials, again the proposal reflects the originally approved master plan concept for the location, with suitable road frontages to the dwellings proposed, and of a scale akin to those residential blocks immediately adjacent and to the site.</p> <p>In terms of design and the use of materials, the proposals reflect the design features of adjacent retained listed buildings with a contemporary design.</p> <p>The current proposal takes reference from the original Thomas Tait designs and in particular makes use of clipped roof edges, white render, buff brick and coloured glazed panels. Materials to be used are also generally reflective of the surrounding development.</p> <p>With regard to amenity, sufficient separation distances have been achieved between development blocks to prevent the potential for overlooking from the development.</p> <p>The access and parking arrangements are to the satisfaction of the Director of Environment and Infrastructure (Roads).</p> <p>c) Concerning the provision of open and play space within development, the overall master plan for the redevelopment of this site sees adequate provision dispersed within the site in accordance with the original 2006 consent.</p> <p>d) The development proposed would be contained predominantly within the footprint of the demolished Ross House and a small area of land to the south west, adjacent to the designated SINC.</p> <p>The remainder of the SINC contained within the application site would remain as existing providing the location for the SUDS pond and natural landscaping would be maintained.</p> <p>As such it is unlikely that any impact would be significant or unacceptable in accordance with Policy ENV2.</p>
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	<p>e) Adequate service provision to serve the proposed development can be achieved, in accordance with the currently approved consent for this site.</p> <p>f) Given the nature of surrounding development, which is primarily residential, the proposed use is considered to be compatible and the Environmental Protection Section has raised no objections with regard to noise or air pollution from any existing surrounding or proposed land use, provided that appropriate mitigation measures, if required, are undertaken.</p> <p>An updated site investigation and remediation method statement shall be required due to the time which had lapsed since the submission of the original information in 2006.</p> <p>g) Given the location of the proposed development within the overall site, the development would not constitute backland development and a suitable frontage has been demonstrated.</p> <p>Taking the above into account, the proposal does not conflict with the provisions of The New Development Supplementary Guidance Delivering the Places Strategy or the Council's Residential Design Guidance.</p> <p>To ensure compliance with Policy I5, it is considered prudent to attach a condition to any consent given requiring the submission of full drainage details prior to the commencement of any construction works on site, as the applicant has provided only the original Drainage Impact Assessment with the current submission from 2006 which is now outdated.</p> <p>In light of the above assessment it is considered that the proposal is generally in accordance with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Council's Residential Design Guidance.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

Conditions

1. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an

indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

2. That prior to occupation of the last 5 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 1 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

That no development shall commence on site until the applicant submits and has approved in writing by the Planning Authority: -

a) a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

3. Prior to occupation of any dwelling unit hereby approved, the developer shall provide for the written approval of the Planning Authority: -

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

4. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

5. That prior to the commencement of development, a DIA/FRA shall be submitted for the written approval of the Planning Authority and shall reflect the recommendations contained within the Flood Risk Assessment Revised Final Draft by Kaya Consulting Ltd and WSP Buildings Ltd and dated August 2006. The DIA/FRA shall reflect any policy/statute/ guidance changes which have taken place

since the approval of the original DIA/FRA for the site including SEPA revised policy on flood plain development and the SIA SUDSWUP site tool with regards to SUDS design.

Reason: To ensure that appropriate drainage for the site is provided.

6. Prior to commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority a Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance. Thereafter the development shall proceed in accordance with the details finally approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

7. Prior to the commencement of any residential development on the site, the developer shall provide for the written approval of the Planning Authority, a survey to determine the impact of noise from the commercial operations on the development, using the principles set out in British Standard BS4142:1997 - 'Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas', or a method agreed by the Planning Authority. The survey shall identify the:
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- Ambient night time noise levels between the hours of 0300 to 0400 hours;
- Internal noise levels with windows open for ventilation;
- the maximum Rating Level; and
- the minimum Background Noise Level to which any part of the development will be exposed.

If the maximum rating level exceeds those set out below then a scheme for protecting the proposed dwellings from stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Level cannot be met.

Rating Level (L_{Ar,T}) dB - Open Site /external *

- Day 55 dB
- Night 45 dB

BS 4142: 1997 indicates that where the Rating Level* (L_{Ar,T}) exceeds the Background Noise Level** (LA_{90,T}) by greater than 10dB complaints of noise are likely. In such circumstances, notwithstanding compliance with the Site Standard, and before any development is commenced, a scheme for protecting the proposed dwelling(s) from industrial/stationary noise shall be submitted to, and approved by Renfrewshire Council's Planning Authority. The Background Noise Level for the most sensitive period that the source could operate should be used for the assessment.

****Note:-** Rating Level (L_{Ar,T}) and Background Noise Level (LA_{90,T}) are calculated in accordance with BS4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas.

Reason: In the interests of residential amenity.

8. That prior to the commencement of development it shall be demonstrated to the written satisfaction of the planning authority that the architectural features of merit salvaged from the demolition of Ross House shall be utilised in the redevelopment of the site.

Reason: To ensure that architectural features of merit are appropriately utilised and remain on site.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0570/LB



Renfrewshire
Council

KEY INFORMATION

Ward 6
Paisley Southeast

Applicant:
NHS Greater Glasgow
and Clyde

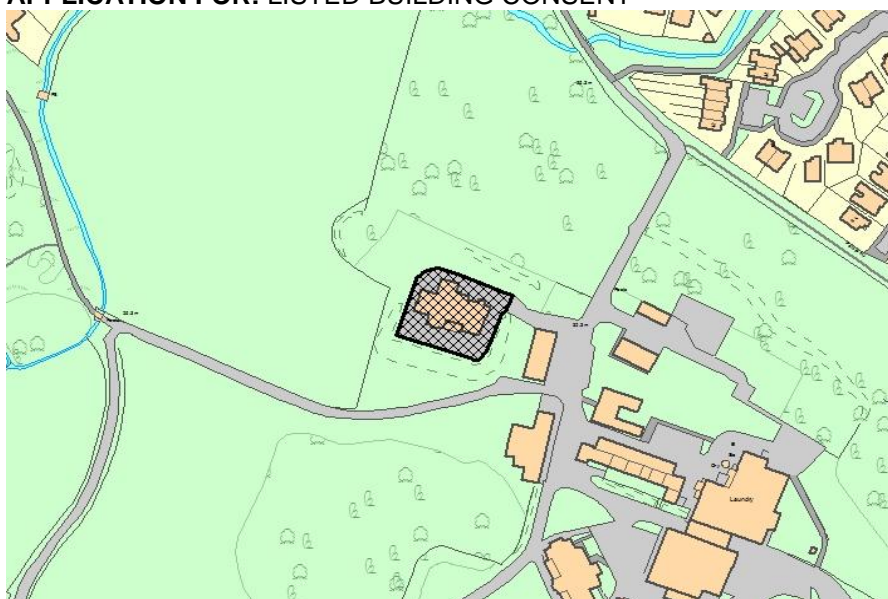
Registered: 17/08/2019

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: DEMOLITION OF FORMER
HOSPITAL BUILDING (CATEGORY B LISTED).

LOCATION: HAZELWOOD, DYKEBAR, GRAHAMSTON ROAD,
PAISLEY, PA2 7DE

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant Subject to
Conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that taking into account the condition of Hazelwood Villa and all of the circumstances of the case, they do not object.
- There have been no representations in relation to the proposal.
- The supporting information demonstrates that the restoration of the severely dilapidated and redundant Hazelwood Villa is inherently beyond viable economic repair.
- The demolition of the building would have a low scale impact on the other 15 listed buildings that are to be retained and enhanced at Dykebar Hospital.
- The removal of the building will allow a comprehensive masterplan for new housing to be delivered at the site in line with Policy P6 of the Renfrewshire Local Development Plan.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0570/LB**

APPLICANT:	NHS Greater Glasgow and Clyde
SITE ADDRESS:	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE
PROPOSAL:	Demolition of former hospital building
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	No objections or representations have been received.
CONSULTATIONS:	<p>Historic Environment Scotland: - No objections. Taking into account the condition of Hazelwood Villa and the circumstances of the proposal, it is not considered that it raises such issues of national significance.</p> <p>In their consultation response Historic Environment Scotland requested further information in support of demolition. This additional information was requested by Planning and a further Economic viability supporting statement was submitted along with a Heritage Statement.</p> <p>The points that require clarification included: -</p> <p>Repair of building is not economically viable Historic Environment Scotland note that the Supporting Statement has provided an outline figure that the refurbishment and conversion into 10 flats would result in a deficit of between £620,000 and £910,000.</p> <p>Testing and a detailed assessment of these figures requires to be clearly set out. This is a key factor in the justification for demolition.</p> <p>Viability is normally tested through marketing to ensure that there is not a potential restoring purchaser.</p> <p>Response: The combined Supporting Statement submitted by the applicant states that the listed Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other buildings within the central area of the hospital, it is now in a severely dilapidated condition. There is no prospect to bring it back into hospital use.</p> <p>The applicant's statement has provided additional information including an outline specification of works and cost plan for conversion of Hazelwood Villa.</p>

	<p>Consulting engineers have undertaken structural assessment and found that extensive restoration to bring the property back into active use would cost around £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p> <p>The information demonstrates the lack of economic viability for the Hazelwood Villa's redevelopment as an alternative sustainable use and given the estimated redevelopment shortfalls, it is considered highly unlikely that a restoring purchaser will come forward given the deficit in value.</p> <p>In terms of marketing, that applicant confirmed that the building has been available to approaches from potential restoring purchasers since the late 1990s.</p> <p>The building has been on the Buildings at Risk Register since January 1995. Given the low scale of importance of Hazelwood Villa within the context of the wider listed complex, access to a sufficient level of grant funding would also be highly unlikely.</p> <p>Cross funding Historic Environment Scotland requested that the deficit relating to the listed Hazelwood Villa should also be considered in the context of the overall site and the potential for cross-funding.</p> <p>Response: In response to this the applicant confirmed that the inclusion of a requirement to cross fund the repair of the Hazelwood Villa from the sale of the overall site would directly impact on the sale price. This would have a reciprocal impact upon the capital receipt and consequent benefits to be derived by the NHS from the sale which indirectly benefits the ongoing sustainability of the wider hospital complex.</p> <p>Planning consider that given the dilapidated condition of the Hazelwood Villa and the relatively low scale of impact that its loss would have on the surrounding listed buildings at Dykebar Hospital, any sale requirement to cross fund the retention of the Hazelwood Villa from new development on the land to the west and south of the hospital would be disproportionate.</p> <p>The risk of such a requirement is what makes the retention of the derelict Villa an impediment to the comprehensive masterplanned approach to redeveloping this site.</p> <p>Demolition of the building is essential to deliver significant economic benefits The applicant's supporting document states that the demolition of Hazelwood Villa is necessary to maximise the potential of the Dykebar site to provide a comprehensive masterplanned approach to redeveloping this site.</p> <p>Historic Environment Scotland requested that a clear distinction</p>
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	<p>should be made between maximising potential and jeopardising development should Hazelwood Villa be retained.</p> <p>Response: The applicant confirmed that this relates to the cross funding as discussed above.</p> <p>It is considered that the retention of the derelict Hazelwood Villa would have a disproportionate impact on the sale of land and a reciprocal impact upon the capital receipt and the consequent benefits that would be derived for the NHS.</p> <p>The long-term future of Dykebar Hospital Historic Environment Scotland also raised concerns that the gradual loss and deterioration of the listed buildings within the hospital grounds could have a cumulative detrimental impact on the special interest of the hospital.</p> <p>A potential scheme of repairs and maintenance and the establishment of a maintenance plan for the remaining listed buildings should be explored.</p> <p>Response: At the request of Planning, a Heritage Statement was submitted by the applicant. This statement sets out that the removal of the costs associated with the ongoing retention of Hazelwood Villa will reduce pressure on the repair and maintenance budget for the functioning buildings at Dykebar Hospital, improving the future sustainability of these existing listed buildings.</p>
PRE-APPLICATION COMMENTS:	<p>Pre-application discussions were undertaken by the applicant's agent, Planning and Historic Environment Scotland. The applicant's agent was advised of the requirement for demolition proposals to the requirements of the relevant Local Development Plan policies, Historic Environment Scotland Policy and the need to ensure that there was a robust evidence case put forward to remove any listed building.</p>
DESIGN/PLANNING STATEMENT:	<p>Supporting Statement The initial statement and addendum includes an outline specification of works and cost plan for the conversion of Hazelwood Villa.</p> <p>This report states that Hazelwood Villa is in a poor state of repair and seeks to demonstrate that its renovation is not viable. In this regard, the report addresses the condition of the building, the viability /non viability of conversion, repair costs and sales values.</p> <p>The structural assessment undertaken found that extensive restoration to bring the property back into active use would amount to £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p>

	<p>The statement also focuses on the economic benefits of demolition and concludes that the presence of Hazelwood Villa diminishes the residential capacity by at least 42 units and potentially 74 units thus reducing the potential to provide a comprehensive masterplanned approach to the redevelopment of the site.</p> <p>The report concludes that the demolition would have positive economic effects locally by increase in total gross value added, total gross domestic product, increase in tax revenue and potential consumer spending.</p> <p>Response: Both the initial and addendum to the supporting statement submitted by the applicant sets out a comprehensive analysis of the economic benefits and wider public benefits should the demolition of the listed building on the site be considered acceptable.</p> <p>Heritage Statement</p> <p>The Heritage Statement states that Hazelwood Villa is not an individually listed building and is a component element of Category B Listed Dykebar complex.</p> <p>The statement of special interest published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the “village” philosophy of care for the mentally ill and the most complete example designed by a single architect.</p> <p>Whilst the report acknowledges that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex, it is stated that the Hazelwood Villa does not have the same level of importance as some of the more uniquely designed buildings of the original hospital.</p> <p>In this regard, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>The report confirms that Hazelwood Villa is beyond economic repair and the removal of the costs associated with ongoing retention would reduce the pressure on the repair and maintenance of functioning original buildings at Dykebar, improving sustainability.</p> <p>The report concludes that the scale of impact of the loss of the Villa on the special interest of Dykebar would be relatively low level, considerably lower than the loss of one of the more unique original functioning buildings located within the heart of the complex and would be outweighed by the direct and indirect beneficial impacts that this would have on the prospects for the</p>
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	<p>ongoing preservation of the remaining buildings.</p> <p>Response: It is considered that the applicant has provided a comprehensive Heritage Statement for the case for listed building consent in line with Scottish Planning Policy and the planning policy framework set out in the Adopted Renfrewshire Local Development Plan.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan (LDP) 2014</u></p> <p>Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Scotland Policy Statement and associated Managing Change in the Historic Environment: - Demolition.</p>
PLANNING HISTORY	<p>18/0392/NO – Proposal of Application Notice for Erection of Residential Development – 27 June 2018</p> <p>18/0491/EO – Request for Screening Opinion for residential development – 19 July 2018</p> <p>The wider hospital site including other hospital buildings have also been subject to applications for tree works, listed building consent over some years.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a former hospital building known as Hazelwood Villa within the grounds of Dykebar Hospital, Grahamston Road, Paisley.</p> <p>Hazelwood Villa is not an individual listed building. The Villa is a component element of Category B Listing at Dykebar Hospital. It is one of sixteen buildings designed by Thomas Graham Abercrombie.</p> <p>Hazelwood Villa was constructed as part of the original development, located to the west of the main complex of buildings. It was segregated from the main hospital complex by farm steadings.</p> <p>The Dykebar Hospital Site is located within the Paisley South Expansion Area as identified within the Renfrewshire Local Development Plan. The site at Dykebar is allocated to provide new housing in the medium to long term through a masterplanned approach.</p>

	<p>A consortium of housebuilders (CALA, Barratt & Bellway) have been selected by the NHS to develop the site via a masterplanning process.</p> <p>Several NHS buildings at Dykebar would be retained for NHS operational facilities. The vacant Hazelwood Villa is not intended to be retained by NHS and forms part of the landholding to be sold.</p> <p>If Listed Building Consent was granted for the demolition of the building, the consortium of housebuilders proposed to re-use the material from the demolition of the building within landscape features in re-developing the site.</p> <p>Dykebar Hospital is located on the southern side of Paisley to the west of Grahamston Road and is enclosed on all sides by woodlands.</p> <p>Hazelwood Villa is located to the north-west corner of the site. It is Edwardian Baroque style dating from the beginning of the 20th century.</p> <p>Hazelwood Villa is 2 storey, finished with red sandstone with projecting gables with ornate detailing around the window openings.</p> <p>The villa is one of four residential villas which were built in the first phase of the hospital's construction. The villa is identical to the other three villas, of which two remain in use and one has been demolished.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>It considers that planning authorities should only approve such applications where they are satisfied that:</p> <ul style="list-style-type: none"> (a) The building is not of special interest; or (b) The building is incapable of repair; or (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or

	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p> <p>These tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest;</p> <p>Hazelwood Villa is not an individually listed building. It is a component element of Category B Listed Dykebar which originally comprised an Administrative Centre with hospital wings and several ancillary buildings within the main hospital complex.</p> <p>The statement of special interest of the site that was published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the "village philosophy of care for the mentally ill" and the most complete example designed by a single architect.</p> <p>It is acknowledged that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex.</p> <p>However, it is considered that this building located to the north west of the main cluster of buildings and does not have the same level of importance as some of the more uniquely designed buildings of the original and functioning hospital which are at the heart of the complex.</p> <p>Of significance, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>In terms of the Hazelwood Villa's importance within the context of the Hospital, the proposed demolition requires to be considered in terms of the impact of its loss on the special interest of Dykebar Hospital as a whole, rather than as the demolition of an individual listed building.</p> <p>It is considered that Hazelwood Villa is less significant than the uniquely designed central buildings. Its contribution to the special interest of Dykebar is as one of three remaining villas,</p>
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	<p>essentially of the same design, belonging to the original phases of development.</p> <p>Hazelwood Villa is in a severely dilapidated condition and its isolated location is considered to detract from the general character and appearance of the wider complex. As such, it is considered that the retention of the villa is not essential to the preservation of the special interest of Dykebar Hospital.</p> <p>(b)The building is incapable of repair;</p> <p>The Villa has been available to approaches from potential restoring purchasers since the late 1990 and has been on the at risk register since January 1995.</p> <p>It is considered that the Supporting Statement demonstrates the lack of economic viability for the Villa's redevelopment in an alternative sustainable use.</p> <p>Whilst the report submitted in support of the application states that it is not contended that the villa is incapable of repair, the necessary repair works are so significant that the restoration of the listed building is inherently beyond viable economic repair and would make any future development unviable.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community;</p> <p>It is considered that the benefits for economic growth and/or the wider community that would be derived from the demolition of the Villa are those which would be realised from the consequent sale and development of the land to the west and south of Dykebar Hospital.</p> <p>For this test, the supporting statement concludes that the demolition would be a significant catalyst for the swift realisation of the wider, social and economic benefits that would be derived from the comprehensive redevelopment of the Paisley South Expansion Area.</p> <p>It is considered that the general condition of the buildings within the main part of the hospital complex are in reasonable condition, however all are in need of ongoing maintenance.</p> <p>The applicant states that the costs associated with the ongoing retention of Hazelwood Villa will reduce the pressure on the repair and maintenance budget for the functioning original buildings at Dykebar Hospital, improving the future sustainability of these buildings.</p> <p>Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other building</p>
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	<p>central to the hospital complex, the NHS have confirmed that there is no prospect of the Villa being returned to hospital use.</p> <p>It is agreed that there is a strong argument that the demolition would have both a direct and indirect beneficial impact on prospects for the ongoing preservation and enhancement of Category B Listed Dykebar Hospital in a sustainable future use.</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Environment Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable. As set out above, the Buildings at Risk Register for Scotland identifies the villa as having deteriorated since at least January 1995 and that it has been subject to vandalism, fire damage and theft of rainwater goods and lead flashing from the roof.</p> <p>An outline specification of works and cost plan associated with the conversion was submitted in support of the application which assumes that the vast majority of the internal structural timbers are beyond economic repair due to the damage of the roof structure.</p> <p>Similarly, the external assessment shows water ingress, timber decay, corrosion and that the building is in very poor condition. A profit and loss development appraisal of the works required to bring the building back into active use would result in the loss of £620,000.</p> <p>In view of this, it is considered that the applicants have sufficiently demonstrated that the independent repair and conversion of the Villa to an appropriate sustainable alternative use would not be economically viable to a substantial degree. This test has therefore been met.</p> <p>It is concluded that although Hazelwood Villa would be capable of repair, its restoration would not be economically viable.</p> <p>The Heritage Statement clearly demonstrates that the low scale impact of the demolition on the special interest of Dykebar Hospital would be outweighed by the consequent economic benefits that would be derived from the comprehensive redevelopment of the Dykebar Hospital as part of the Paisley South Expansion Area.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Hazelwood</p>
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	<p>Villa is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>It is also considered appropriate to impose a condition with respect to a detailed itemising those architectural elements of the building to be re-used within the landscape of any re-development.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Hazelwood Villa is beyond viable conversion, refurbishment or reuse.</p> <p>The proposal meets the relevant tests in both Historic Environment Scotland's Policy Statement and associated policy set out in the Renfrewshire Local Development Plan. It is therefore recommended that the Board grant listed building consent for demolition subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

- 1 That no development shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as Planning Authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site following its demolition.

- 2 That prior to any demolition taking place, a detailed inventory shall be submitted for the prior written approval of Renfrewshire Council as Planning Authority itemising those architectural elements (including stone, ironwork, railings and gates) which are to be retained as architectural salvage which may be re-used or incorporated into the redevelopment of the site. For the avoidance of doubt, the details shall include a method statement setting out the measures for the careful dismantling of those elements which may be reused and the arrangements for their safe storage (on or off site), until being required for incorporation into the redevelopment scheme.

Reason: In the interests of the preserving elements of architectural and/or historic importance.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,
please contact Sharon Marklow on 0141 618 7835.