

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

**On: 21 August 2018**

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

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**Heading: Renfrewshire Planning Performance Framework 2017 - 2018**

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## **1. Summary**

- 1.1 The purpose of this report is to present to the Board the seventh Renfrewshire Planning Performance Framework that was submitted to the Scottish Government on the 27 July 2018 at Appendix 1.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) Notes the Renfrewshire Planning Performance Framework 2017 – 2018 as set out in Appendix 1 that was submitted to the Scottish Government on the 27 July 2018.
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## **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 the 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.
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#### **4. Renfrewshire Planning Performance Framework 2017 - 2018**

- 4.1 This is the seventh year of reporting planning performance. Part 1, 2 and Part 3 of the Planning Performance Framework is where the Council demonstrates the evidence of continuous improvement, providing an explanation in support of planning's performance which is highlighted through the selected case studies.
- 4.2 Renfrewshire Planning Performance Framework also includes statistical indicators at Part 4, 5, 6, and Part 7. Renfrewshire Council continues to perform well in terms of the Scottish average.
- 4.3 The Planning Performance Framework demonstrates that Renfrewshire Council is committed to improving the service it provides in its role as a Local Planning Authority.
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#### **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** - 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
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### **List of Background Papers**

- (a) Appendix 1  
Renfrewshire Planning Performance Framework 2017 - 2018
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*FC/SM*  
*30 July 2018*

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**Renfrewshire Planning Performance Framework 2017 – 2018**

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# Renfrewshire Planning Performance Framework 2017 - 2018

## Introduction

The Scottish Planning System is central to the delivery of a wide range of great places, high quality environments, economic opportunities, connectivity and regeneration outcomes.

Renfrewshire Council through the Planning Performance Framework aims to demonstrate how the Local Planning Authority continues to develop and deliver a Planning Service that assists in providing a wide range of public benefits such as high quality, warm and secure homes, sustainable development in the right places, protection and enhancement of Renfrewshire's assets, economic prosperity for Renfrewshire and the City Region as well as helping to meet climate change goals and obligations.

This seventh Renfrewshire Planning Performance Framework covering the period from 1 April 2017 to the 31 March 2018.

## Planning in Renfrewshire

The Planning function in Renfrewshire Council is an integral part of a multi-disciplinary Service of Communities, Housing and Planning. This presents opportunities to bring together a range of areas where partnership working delivers a common goal of improving outcomes for the people of Renfrewshire with a thriving and healthy environment for everyone.

This collaborative approach provides more opportunities for efficiencies in service delivery, policy development and local budgeting outcomes. There is an increasing amount of synergies in the roles and responsibilities of the Service which allows resilience in tackling some of the challenges presented to local government. This partnership working has led to an enhanced service for key partners, stakeholders and Renfrewshire's communities.

## Planning Delivery

Partnerships and joint working continues to be key to enhancing performance and improving the delivery of the Planning Service. Planning frameworks, policies and strategies continues to influence Renfrewshire's corporate strategies and the Community Planning agenda.

Over 2017 – 2018, Renfrewshire Council's Planning Service continues to be integral to delivering the outcomes of Community Planning and the Council Plan. The next Renfrewshire Local Development Plan and Local Development Plan Delivery Programme will provide the spatial expression of the Renfrewshire Community Plan. It will provide the framework for Local Place Plans and for communities in Renfrewshire to bring forward plans that reflect their aspirations for the future of the places they live in.

Planning will also assist in delivering elements of Community Empowerment. Assisting and engaging with local people, groups and organisations to realise the opportunities in their area, helping them to become custodians of places and assets.

# Part 1: Defining and Measuring a High Quality of Renfrewshire's Planning Service

**Part 1** of the Planning Performance Framework provides the qualitative evidence of performance in terms of the plans, strategies and projects that have been delivered over the past year.

The performance of Renfrewshire Council's Planning Service over the year is measured using the following elements:

## Quality of Outcomes

Demonstrates the added value delivered by the Planning Service at Renfrewshire Council, outlining the high quality development on the ground and how Planning shapes places.

Illustrate how the Planning Service continues to improve planning processes, influence outcomes and achieve excellent quality development over the last year.

## Quality of Service and Engagement

Demonstrates how Renfrewshire Council Planning Service's positive actions supported sustainable growth by being Open for Business, more importantly directing the right development to the right places.

Highlights how Renfrewshire Council created certainty through consistent advice, efficient and transparent planning processes, positive early consultation and engagement along with speedy decision-making, promoting good customer service.

Sets out how effective communications and partnership working with a range of stakeholders have resulted in successful outcomes.

## Governance

Illustrates how Renfrewshire's Planning Service structure and processes are proportionate, effective and fit for purpose.

Demonstrates how resources and innovative working practices aimed to address priorities, through collaboration between Council Services, corporate working practices and joint working arrangements.

## Culture of Continuous Improvement

Demonstrates a culture of learning and improving. It details the service improvements and changes over the last 12 months with the aim of improving performance, reflecting the importance of ensuring an excellent quality of service for all users of the Planning Service.

## Case Studies

Case studies are used throughout this section to demonstrate how the Planning Service has assisted in delivering many of the priorities and outcomes of the Planning and Housing Service Improvement Plan along with the Council Plan and the Community Plan.

## Performance Markers

The Scottish Government's **Performance Markers** have been used to cross-reference and sign post where Renfrewshire Council consider that evidence has been provided in the case studies, highlighting evidence of performance, areas of improvements along with future actions and priorities.



## Renfrewshire Local Development Plan

(Performance Marker - 7, 9, 10, 11, 12, 13)

Following on from the wide range of consultation and engagement on the Renfrewshire Local Development Plan Main Issues Report and accompanying documents during 2017, all of the comments, views and representations provided will be taken into account in the Proposed Renfrewshire Local Development Plan.

The clear message from stakeholders that contributed to the plan preparation process was that the principal components of the Council's strategy for development as set out in the Renfrewshire Local Development Plan remained relevant. Therefore, there will not be notable change in the policy framework or overall strategy outcomes of the Plan given the positive feedback. However, there will be more of a focus on the visual expression and representation of Renfrewshire Local Development Plan policies and strategies for the next 5 years.

The next stage in the preparation of the new Renfrewshire Local Development Plan, the Proposed Plan, will be produced for extensive consultation and engagement in Autumn 2018. Again, there will be an emphasis on ensuring high quality meaningful community engagement where local people, stakeholders and custodians shape their local areas through the Plan.

The following **case studies** show how planning policies and guidance set out in the existing Renfrewshire Local Development Plan have delivered high quality places, unlocked development of stalled sites, supported investment in Renfrewshire, encourage development in the right locations as well as ensuring that Renfrewshire's environment was protected and where possible enhanced.

The case studies are split into five topic areas, each representing the five high level aims of the Renfrewshire Local Development Plan. The case studies also aim to demonstrate the added value delivered by the Planning Service in delivering a Plan led system.

The Renfrewshire Local Development Plan can be found on Renfrewshire Council's web pages at the following link <http://www.renfrewshire.gov.uk/article/2478/Renfrewshire-Local-Development-Plan>

## Renfrewshire's Economy

Over the last few Planning Performance Frameworks, Renfrewshire Council have reported the success of working in partnership with the owners of Hillington Business Park, Glasgow City Council as the adjoining local authority, Key Agencies such as Transport Scotland and businesses and investors in the area.

Together there has been the successful marketing and branding of Hillington Park Simplified Planning Zone which has played a part in unlocking significant vacant and derelict land and creating a destination in Renfrewshire. The following link provide a link to Hillington Business Park web pages which highlights the benefits of the Simplified Planning Zone and the opportunity that this creates in the area <https://www.hillingtonpark.com/about-us/spz/>

There is also similar information and details of the Simplified Planning Zone process can be found on Renfrewshire Council's web pages from a direct link from the Hillington Business Park website <http://www.renfrewshire.gov.uk/article/2480/Hillington-Park-Simplified-Planning-Zone> as well as the helpful web pages on Glasgow City Council's website at <https://www.glasgow.gov.uk/index.aspx?articleid=17454>

All of these quick links provide a joined-up approach to promoting investment, business creation and more importantly Planning not being a barrier to development but more of a promotional tool to development of the right type in the right locations.

This year the ownership of Hillington Business Park changed at the end of 2017 with the park being acquired by Frasers Property who confirmed that they are looking to build on the success of the Simplified Planning Zone in delivering new industrial and business floorspace.

The Planning Service is leading early discussions with the new owners assisting in the preparation of the revised masterplan for the business park in line with the existing Simplified Planning Zone Scheme. This revised masterplan will support the continued development of more than 20 hectares of vacant and derelict land providing flexible business and industrial floorspace and a new commercial hub at the heart of the business park.

A number of new Simplified Planning Zone development notifications to support the delivery of the current and the revised masterplan are expected before the end of 2018.

Renfrewshire Council is also focused on developing a culture of continuous improvement and continues to share good practice, knowledge and skills with other local authorities and assisting others who are considering the establishment of a Simplified Planning Zone.

**Case Study Title:** Renfrewshire's Economy - Hillington Business Park

**Location:** Hillington Business Park

**Elements of a High Quality Planning Service this study relates to:**

- Quality of outcomes
- Quality of service and engagement

**Key Markers:**

Performance Markers 1, 3, 6, 10,11, 12, 13, 14

**Key Areas of Work:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Masterplanning</li><li>• Local Development Plan &amp; Supplementary Guidance</li><li>• Economic Development</li><li>• Development Management Processes</li></ul> | <ul style="list-style-type: none"><li>• Collaborative Working</li><li>• Placemaking</li><li>• Process Improvement</li><li>• Skills Sharing</li><li>• Staff Training</li></ul> |
|--|---|

**Stakeholders Involved:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Local Developers</li><li>• Key Agencies</li></ul> | <ul style="list-style-type: none"><li>• Authority Planning Staff</li><li>• Authority Other Staff</li></ul> |
|---|--|

**Overview:**

Over the PPF reporting period there have been a series of meetings and workshops to take forward innovative ideas for the revised masterplan for Hillington Business Park. There have also been on-going discussions regarding revising the Simplified Planning Zone given the success and take up of land and buildings by many new businesses.

**Goals:**

The Planning Service has dedicated officers that deal with the Simplified Planning Zone on-going work, this has meant that the owners, businesses and investors of Hillington Business Park have efficient, dedicated and knowledgeable planning staff to be involved in meetings and workshops as well as being able to advise investors/developers of the process and procedures that operate in the Simplified Planning Zone.

**Outcomes:**

The success of the development and/or use of land at Hillington Park is due to the on-going availability and knowledge of Planning staff at Renfrewshire Council who have been involved from the start of the process to assisting once development commences and completes. These dedicated staff members also train other staff within Renfrewshire Council as well as having CPD sessions to ensure everyone understands the key aims, processes and procedures of the Simplified Planning Zone as well as the masterplan principles for the site.

The Simplified Planning Zone is still in place for another 7 years. The creation of a revised masterplan in association with Renfrewshire Council's planning staff is ongoing.



## Renfrewshire's Centres

Renfrewshire has a variety of Centres in its network of centres including:

- Strategic Centres;
- Core Town Centres;
- Local Service Centres;
- Retail Warehouse Parks.

Renfrewshire's Centres form an important part of the areas distinct character and identity, acting as hubs for communities. The centres within the network offer a range of uses and activities as well as supporting new investment opportunities.

Braehead is a Strategic Centre in Renfrewshire's Network of Centres, identified in both Clydeplan Strategic Development Plan and the Renfrewshire Local Development Plan.

Braehead is a prime retail and leisure destination attracting over 17 million visitors each year. The centre is recognised as having a strategic role due to the range and choice of activities and is central to the wider Clyde Waterfront Regeneration Initiative as well as a key attraction in the Glasgow and the Clyde Valley area.

Renfrewshire Council continue to work in partnership with the owners of the Centre, INTU, as well as other stakeholders to ensure that this important centre evolves, with its role and function changing to reflect current market demands and opportunities.

This partnership working has been through the development of a masterplan which invests over £200 million into evolving the centres role and function. <https://www.intugroup.co.uk/en/our-centres/uk-overview/intu-braehead-glasgow/>

To facilitate the delivery of this masterplanned enhancement to the centre, Renfrewshire Council's Planning Staff in joint working with other staff at Renfrewshire Council along with other stakeholders and Key Agencies have published a Centre Strategy and Action Plan, this can be view on the following webpages [http://www.renfrewshire.gov.uk/media/3713/Adopted-Centre-Strategy-Braehead/pdf/Adopted\\_Centre\\_Strategy\\_Braehead.pdf](http://www.renfrewshire.gov.uk/media/3713/Adopted-Centre-Strategy-Braehead/pdf/Adopted_Centre_Strategy_Braehead.pdf)

Currently Renfrewshire Council in consultation and engagement with partners as well as INTU are refreshing the Centre Strategy and Action Plan to ensure it is up to date and current.

In preparation of the Proposed Renfrewshire Local Development Plan, INTU have been involved in workshop sessions in creating a Place Plan for Braehead Centre which will feature in the new Renfrewshire Local Development Plan to be published for consultation later in 2018.



<b>Case Study Title:</b>	
Renfrewshire’s Centres – Braehead Strategic Centre	
<b>Location and Dates:</b>	
Braehead, Renfrew	
<b>Elements of a High Quality Planning Service this study relates to:</b>	
<ul style="list-style-type: none"> <li>• Quality of outcomes</li> <li>• Quality of service and engagement</li> </ul>	
<b>Key Markers:</b>	
Performance Markers 3, 6, 7, 10, 11, 12	
<b>Key Areas of Work:</b>	
<ul style="list-style-type: none"> <li>• Design</li> <li>• Regeneration</li> <li>• Centres</li> <li>• Masterplanning</li> <li>• Local Development Plan &amp; Supplementary Guidance</li> <li>• Economic Development</li> </ul>	<ul style="list-style-type: none"> <li>• Interdisciplinary Working</li> <li>• Collaborative Working</li> <li>• Placemaking</li> <li>• Development Management Processes</li> <li>• Planning Applications</li> </ul>
<b>Stakeholders Involved:</b>	
<ul style="list-style-type: none"> <li>• General Public</li> <li>• Local Developers</li> <li>• Key Agencies</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Committee</li> <li>• Authority Planning Staff</li> <li>• Authority Other Staff</li> </ul>
<b>Overview:</b>	
<p>The framework for Braehead Centre is clearly set out in the Renfrewshire Local Development Plan which promotes the masterplan to assist with the centre’s evolution to provide a range and choice of uses and activities. The Local Development Plan framework has been supplemented with the Centre Strategy and Action Plan which lists short, medium and long term goals. The Planning Service along with other Services at Renfrewshire Council has continued to work with investors, Key Agencies and surrounding local authorities to assist in delivery of the actions set out in the Centre Strategy. This work has facilitated the creation of a Place Plan for the Centre which will feature in the Proposed Renfrewshire Local Development Plan.</p>	
<b>Goals:</b>	
<p>The Planning Service has facilitated in bringing investment, improved facilities and services for the Renfrewshire Area by promoting a plan-led system leading to environmental enhancements, regeneration and increased centre activities.</p>	
<b>Outcomes:</b>	
<p>This joint approach to planning at the Braehead Centre will ensure an up to date, visual depiction of the investment to Renfrewshire Centres in the next Renfrewshire Local Development Plan. Work is on-going.</p>	

## Renfrewshire's Infrastructure

The City Deal investment in Renfrewshire offers a major opportunity for the delivery of economic development. Renfrewshire's City Deal projects aim to deliver innovation and growth, bringing new employment opportunities.

Renfrewshire's City Deal projects will support growth at Glasgow International Airport, unlock development potential of key sites and establish training programmes to support unemployed people and people in low incomes.

A 20 year investment programme which will see over £270 million of new infrastructure being delivered in Renfrewshire.

Renfrewshire will benefit from three of the largest infrastructure investments of City Deal which is:

- The Airport Access Project;
- The Clyde Waterfront and Renfrew Riverside Project;
- The Glasgow Airport Investment Area.

The current Renfrewshire Local Development Plan set out an early vision for Glasgow Airport Investment Zone which as an area its attributes have proven in the past to be very attractive and can continue to be so in the future with the City Deal investment.

The next Renfrewshire Local Development Plan will focus on maximising the benefits of City Deal Investment ensuring economic growth is supported by infrastructure as well as aiming to ensure investment maximises the benefits for local people as well as the wider Renfrewshire economy.

Renfrewshire's Planning Service aims to support the City Deal projects by setting a framework to facilitate a range of employment locations, housing development, the integration of key infrastructure as well as the protection and enhancement of many of Renfrewshire's environmental assets.

The Planning Services has to date outlined a potential development framework as well as policies and guidance in the Renfrewshire Local Development Plan Main Issues Report that was subject to extensive consultation and engagement. Planners have also contributed to masterplans, development principles and other design briefs for the site.

A Strategic Environmental Assessment of the projects was also undertaken by the Planning Service providing an environmental overview for the projects and a framework for individual Environmental Assessments.

Since its initial conception, the Planning Service have been involved in assisting with outline business cases. Providing evidence and background reports to support the City Deal bids.

Planning have also been involved in the strong collaboration between Services and corporate working groups as well as joint working arrangements with other stakeholders including elected members, local authorities and Key Agencies to promote the advancement of the City Deal Projects.

Early and pre-application advice has given throughout the process and will continue to be a substantial proportion of the Planning Services' day to day work in relation to planning applications, consultation and engagement processes, advice in supporting information for planning applications, entering into processing agreements to keep everyone on track and the need for any legal agreements through developer contributions.



<b>Case Study Title:</b>	
Renfrewshire's Infrastructure - City Deal Projects	
<b>Location and Dates:</b>	
Renfrew, Inchinnan and Glasgow Airport	
<b>Elements of a High Quality Planning Service this study relates to:</b>	
<ul style="list-style-type: none"> <li>• Quality of outcomes</li> <li>• Quality of service and engagement</li> <li>• Governance</li> </ul>	
<b>Key Markers:</b>	
Performance Markers 2, 3, 4, 6, 9, 10, 11, 12, 13, 15	
<b>Key Areas of Work:</b>	
<ul style="list-style-type: none"> <li>• Design</li> <li>• Environment</li> <li>• Greenspace</li> <li>• Masterplanning</li> <li>• Local Development Plan &amp; Supplementary Guidance</li> <li>• Economic Development</li> <li>• Development Management Processes</li> <li>• Planning Applications</li> </ul>	<ul style="list-style-type: none"> <li>• Interdisciplinary Working</li> <li>• Collaborative Working</li> <li>• Community Engagement</li> <li>• Placemaking</li> <li>• Process Improvement</li> <li>• Project Management</li> <li>• Skills Sharing</li> <li>• Transport</li> <li>• Active Travel</li> </ul>
<b>Stakeholders Involved:</b>	
<ul style="list-style-type: none"> <li>• General Public</li> <li>• Local Developers</li> <li>• Key Agencies</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Committee</li> <li>• Authority Planning Staff</li> <li>• Authority Other Staff</li> </ul>
<b>Overview:</b>	
The Planning Service has provided added value in the City Deal projects through preparing frameworks, policies, guidance, advice and design principles through the Local Development Plan process as well as advice and assistance through the Development Management processes and procedures.	
<b>Goals:</b>	
The Planning Services aims to be integral to the successful delivery of City Deal projects on the ground.	
<b>Outcomes:</b>	
A brief description of the added value provided by Planning is above and this will be on-going until the projects have been successful delivered.	



## Renfrewshire's Places

Dargavel Village covers an extensive area of land, some 964 hectares and is one of the largest brownfield sites in Scotland. Owned by BAE Systems, the site was formerly a Royal Ordnance Factory.

Manufacturing at the factory ceased in 1999 and the site was subsequently identified as a mixed use Community Growth Area within the Glasgow and Clyde Valley Strategic Development Plan and Renfrewshire Local Development Plan, with the potential to contribute to the sustainable development across the City Region.

Delivery of Dargavel Village is through a masterplanned approach to remediate and redevelop the brownfield site. Through the Planning Service various planning consents are now in place for a range of uses including 4,000 new homes, a woodland park, education and health facilities, recreation and open space facilities, retail provision and associated infrastructure including a motorway junction. A S75 legal agreement is in place between the Council and BAE Systems which identifies a range of planning obligations, delivery mechanisms and timescales.

The Planning Authority has worked closely with site owner BAE Systems for over a decade on the site regeneration strategy, masterplan, design briefs/codes as well as a range of other placemaking frameworks to incorporate good urban design, facilitating high quality development and making best use of the significant land asset.

Works commenced at the site in 2012 and development is forecast to reach completion by 2037.

Initial phases of the development are complete, providing strategic infrastructure across the site and a range of new homes in a sustainable location. This has delivered:-

- Major road and drainage infrastructure, including the first phase of a new motorway junction;
- Extensive earthworks and remediation activity;
- Structural landscaping and new greenspaces including the formation of a 'village square';
- Approximately 855 new private sector and affordable homes built and occupied;
- Traffic management and environmental enhancements,
- First phase of park and ride facilities at Bishopton Rail Station;
- Preparatory engineering works for delivery of social housing units,

Future phases of development will see the delivery of a range of community facilities, including the construction of a new primary school and delivery of village centre with a food store, health facility and associated commercial units along with new homes for the elderly population. Early phases of a 'Central Park' at the heart of the community is beginning to take shape alongside the 400 hectare community woodland park as a key asset for Dargavel. This can be seen on the following web page

<https://www.baesystems.com/en-uk/bishopton/about-daragvel-village>

In view of the range of activities and requirements at the site a Project Management Framework was established, providing for a series of thematic groups to develop and progress elements such as infrastructure, affordable housing and education. Groups meet on a regular basis, enabling officers to co-ordinate resources from a range of Council Services, statutory agencies and stakeholders to facilitate delivery of the masterplan.

Continual consultation, conversations and community engagement has also been a key element of successful delivery of the site. A Community Liaison Group attended by local residents, businesses and key stakeholders of which the Planning Service is key, provides an opportunity to discuss site progress and input into delivery of proposals.

The site has provided the opportunity to pilot innovative approaches, in particular the delivery of green infrastructure. Strategic drainage, access network and habitat features are integrated and closely aligned in a series of blue and green corridors to create a range of multi-functional spaces which act as a spine for the development.

Innovation has also been key to the delivery of planning obligations, including the exploration of funding mechanisms to deliver the new primary school earlier than anticipated, the provision of a 'shared campus' approach to delivery of community facilities and phased delivery of affordable housing, while ensuring that the agreed targets are met.

The impact of development has been transformational, with 200 hectares of brownfield land already returned to active use, significantly reducing Renfrewshire's vacant and derelict land. The initial delivery of 855 homes has provided a range and choice of new housing in a sustainable location.

Approximately 1000 affordable homes will be provided across the site, through a range of housing types and tenures. This will assist and contribute to achieving the outcomes identified in the Renfrewshire Local Housing Strategy, as well as contributing towards the Scottish Government's targets for new affordable housing across the country. The project is also on the Renfrewshire Council's web page at <http://www.renfrewshire.gov.uk/dargavel>

Successful delivery of the initial phases of the masterplan has also provided the appropriate infrastructure, leisure and community facilities which not only support the new development but ensure this is effectively integrated with the existing village.

The project offers lessons of working at scale and the importance of a collaborative approach between the public, private sectors and community sectors, set within an appropriate delivery framework.

In addition, the project demonstrates the importance of flexibility and using a range of approaches and mechanisms to support delivery.

The project is an exemplar of regeneration at a significant scale which has been effectively delivered through strong and sustained partnership working between the public and private sectors.

The project strongly reflects the approach of the Council in supporting the right development in the right places, delivering the spatial strategy within the Development Plan and creating an accessible, high quality place which contributes to sustainable economic growth across Renfrewshire.

**Case Study Title:**

Renfrewshire's Places - Dargavel Village, Bishopton

**Elements of a High Quality Planning Service this study relates to:**

- Quality of outcomes
- Quality of service and engagement
- Governance
- Culture of continuous improvement

**Key Markers:**

Performance Markers 2, 3, 6, 10, 11, 12 & 15

**Key Areas of Work:**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Design</li> <li>• Regeneration</li> <li>• Environment</li> <li>• Greenspace</li> <li>• Masterplanning</li> <li>• Local Develop Plan &amp; Supplementary Guidance</li> <li>• Housing Supply</li> </ul> | <ul style="list-style-type: none"> <li>• Interdisciplinary Working</li> <li>• Collaborative Working</li> <li>• Community Engagement</li> <li>• Placemaking</li> <li>• Project Management</li> <li>• Affordable Housing</li> <li>• Development Management Processes</li> <li>• Planning Applications</li> </ul> |
|--|--|

**Stakeholders Involved:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• General Public</li> <li>• Local Developers</li> <li>• Key Agencies</li> </ul> | <ul style="list-style-type: none"> <li>• Planning Board Members</li> <li>• Authority Planning Staff</li> <li>• Authority Other Staff</li> </ul> |
|--|---|

**Overview:**

The ongoing development at Dargavel Village strongly demonstrate the benefits of a collaborative approach and the commitment of partners to create a sustainable, mixed use community, integrated effectively with the existing village.

**Goals:**

The project also offers valuable transferable lessons for the Planning Service in relation to collaborative working, communication and delivery structures, as well as the importance of innovative approaches and flexibility in delivery.

**Outcomes:**

Delivery on the ground illustrates a commitment not only to fully embed best practice design principles, but to ensure that these are enhanced and reflected at scale across the site, for example in the delivery of a strong Green Network.



## Renfrewshire's Environment

Renfrewshire benefits from a rich built heritage and a varied natural environment, these are key resources for places across Renfrewshire. These resources require to be protected for future generations. The Planning Service at Renfrewshire Council is key to ensuring that goal is delivered.

Built and natural heritage assets assist in supporting economic growth, improving health and well-being along with enhancing connectivity between people and places.

The Planning Service through the plan-led process of 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 excellent 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 Planning Service plays a central role, through pre-application advice and meetings and through the processing of planning application, in ensuring that the design and layout of new developments consider the relationship with and how it can enhance the surrounding area, particularly in relation to the natural environment and biodiversity.

Renfrewshire's Planning Service not only promotes and supports development and use of land that protects and enhances Renfrewshire's varied cultural and built heritage assets, including projects which will restore these assets, it facilitates where possible to deliver high quality public realm and place making.

High quality development that contributes positively to the local environment is encouraged by Planning. 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.

Along with the Renfrewshire Local Development Plan and Supplementary Guidance, the Renfrewshire Biodiversity Action Plan is designed to integrate and guide the work of 25 organisations which play an active role in biodiversity conservation within Renfrewshire.

It establishes a positive and ambitious vision for biodiversity conservation and promotion, as well as outlining the stepping stones the local biodiversity partners will use to reach this outcome. It provides the basis for partnership initiatives which promote biodiversity across Renfrewshire, supporting the delivery of policies and guidance within the Renfrewshire Local Development Plan and the creation of sustainable places.

The publication of the plan in early 2018 followed a two year period of intensive engagement between the partners to ensure that all local players endorsed the actions selected as priorities over the next five years.

The Renfrewshire Biodiversity Action Plan can be viewed on Planning web pages at <http://www.renfrewshire.gov.uk/biodiversity>

<b>Case Study Title:</b>	
Renfrewshire's Environment - Biodiversity Action Plan	
<b>Elements of a High Quality Planning Service this study relates to:</b>	
<ul style="list-style-type: none"> <li>• Quality of outcomes</li> <li>• Quality of service and engagement</li> <li>• Governance</li> </ul>	
<b>Key Markers:</b>	
10, 11, 12, 13	
<b>Key Areas of Work:</b>	
<ul style="list-style-type: none"> <li>• Conservation</li> <li>• Environment</li> <li>• Greenspace</li> </ul>	<ul style="list-style-type: none"> <li>• Interdisciplinary Working</li> <li>• Collaborative Working</li> <li>• Community Engagement</li> <li>• Placemaking</li> </ul>
<b>Stakeholders Involved:</b>	
<ul style="list-style-type: none"> <li>• General Public</li> <li>• Local Developers</li> <li>• Key Agencies</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Committee</li> <li>• Authority Planning Staff</li> <li>• Authority Other Staff</li> </ul>
<b>Overview:</b>	
<p>The Renfrewshire Biodiversity Action Plan 2018 - 2022 has created a streamlined, positive and ambitious programme for action for the Council and its partners, supporting the delivery of biodiversity actions as well as green network and place making principles embedded in the Local Development Plan.</p>	
<b>Goals:</b>	
<p>The plan is already producing positive outcomes for Renfrewshire's biodiversity, with a series of partners delivering early actions. This demonstrates the success of a collaborative approach which has considered a variety of innovative mechanisms to ensure objectives can be achieved.</p>	
<b>Outcomes:</b>	
<p>The development of the new plan has galvanised the partners involved in the Local Biodiversity Action Plan Steering Group, providing a focus for effective delivery, and has reminded public, private and voluntary sector organisations that, even in a time of resource challenges, much more can be achieved through joint action.</p>	



## Renfrewshire Biodiversity Action Plan 2018–2022



### Renfrewshire Biodiversity Action Plan's Vision for 2030: Renfrewshire Renewed Naturally

By 2030 Renfrewshire will have a species-rich system of green and blue networks from the uplands of the Renfrewshire Heights to the tidal waters of the Clyde estuary. It will be an environment abundant in wildlife that is enjoyed and respected by people, making Renfrewshire a beautiful place to live, work and visit.

### People Power: Communication and Engagement Action plan

Action No.	Benefits and/or beneficiaries	Action/Activity	Partners (Leads in Bold)	Potential Timescales
PP01	Communication and engagement	Review the role of the Local Biodiversity Action Plan Steering Group in taking forward biodiversity initiatives in Renfrewshire	<b>LBAPSG</b> ,	2018–2019
PP02	Communication and engagement	Develop a Community Engagement Strategy for Renfrewshire's Biodiversity Action Plan.	<b>LBAPSG</b> ,	2018–2019
PP03	Communication and engagement	Organise events in urban areas to emphasise the link between biodiversity and Renfrewshire's built heritage.	<b>LBAPSG, RC, RL, CRF, RSPB, SOC, CFS</b>	2018–2021
PP04	Communication and engagement	Support funding bids and implementation of the planned reconstruction and redesign of the garden spaces at Paisley Museum, including features linked to the natural history collections. This should include incorporation of interpretative geological features that link the local landscape to the geology collections.	<b>RL, RC, RGGF</b> ,	2018–2021
PP05	Communication and engagement	Continue to use Paisley Museum's natural history collections and Renfrewshire Leisure's various exhibition spaces to engage people on Renfrewshire's biodiversity and geodiversity.	<b>RL, RC</b> ,	2018–2022
PP06	Communication and engagement	Carry out bioblitzes in publicly accessible sites in Renfrewshire's towns and villages as events highlighting the potential importance of urban areas for biodiversity and to engage local communities.	<b>LBAPSG</b>	2018–2019
PP07	Communication and engagement	Continue to support volunteers monitoring Renfrewshire's plants (as shown in Appendix 1) and to draft proposals for conservation initiatives to prevent significant decline of plant species.	<b>BSBI, FHNS, RSPB, RC</b>	2018–2022

**Case Study Title:** Supporting Sustainable Growth - Renfrewshire's Strategic Housing Investment Plan

**Elements of a High Quality Planning Service this study relates to:**

- Quality of outcomes
- Quality of service and engagement
- Governance

**Key Markers:**

10, 11, 12, 13

**Key Areas of Work:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Regeneration</li><li>• Environment</li><li>• Housing Supply</li><li>• Affordable Housing</li></ul> | <ul style="list-style-type: none"><li>• Interdisciplinary Working</li><li>• Collaborative Working</li><li>• Community Engagement</li><li>• Project Management</li></ul> |
|--|---|

**Stakeholders Involved:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• General Public</li><li>• Hard to reach groups</li><li>• Local Developers</li><li>• Key Agencies</li></ul> | <ul style="list-style-type: none"><li>• Planning Committee</li><li>• Authority Planning Staff</li><li>• Authority Other Staff</li><li>• Scottish Government</li></ul> |
|---|---|

**Overview:**

An update on last year's Planning Performance Framework, is that Renfrewshire Council are making considerable progress in delivering the aspirations of Renfrewshire's Local Housing Strategy through successful deliver of the Strategic Housing Investment Plan aiming to meet the housing supply target of 200 homes each year to 2021.

**Goals:**

The Planning Service has been integral to the delivery of Renfrewshire's Strategic Housing Investment Plan given that Planning and Housing are part of the same Service. Planning has been instrumental in outlining the right sites in the right locations by highlighting sites to partners that are identified in the Renfrewshire Local Development Plan. Planning has also assisted in working through potential opportunities and constraints on sites, preparing development briefs with design principles, providing early pre-application advice, setting good design parameters and dealing with planning applications.

**Outcomes:**

Joint working on Renfrewshire's Strategic Housing Investment Plan has promoted good sharing of knowledge and practice from both fields. It has promoted good alignment of staff resources as well as staff gaining more skills in different fields of work.

This work continues to be on-going with an emphasis in delivering the Scottish Government's ambition of 50,000 new affordable homes by 2021.

Renfrewshire Council's Strategic Housing Investment Plan can be found on the following web pages <http://www.renfrewshire.gov.uk/article/4232/Strategic-Housing-Investment-Plan-201819---202223>



View  
E11 Drive from park.

**Case Study Title:** The Planning Service's Positive Actions - Renfrewshire Growing Grounds Forum

**Elements of a High Quality Planning Service this study relates:**

- Quality of outcomes
- Quality of service and engagement

**Key Markers:**

11, 12

**Key Areas of Work:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Conservation</li><li>• Regeneration</li><li>• Environment</li><li>• Greenspace</li></ul> | <ul style="list-style-type: none"><li>• Interdisciplinary Working</li><li>• Collaborative Working</li><li>• Community Engagement</li><li>• Placemaking</li><li>• Skills Sharing</li></ul> |
|--|---|

**Stakeholders Involved:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• General Public</li><li>• Hard to reach groups</li></ul> | <ul style="list-style-type: none"><li>• Planning Committee</li><li>• Authority Planning Staff</li><li>• Authority Other Staff</li></ul> |
|---|---|

**Overview:**

Preparing for the introduction of Part 9 of the Community Empowerment (Scotland) Act 2015 coming into force on 1 April 2018, which placed new duties on local authorities to provide allotments and other community growing opportunities, the Renfrewshire Growing Ground Forum which is led by the Planning Service has focused on how to deliver the outcomes of the new Act.

The Forum works to support local residents and groups to increase the quantity and quality of growing ground opportunities for people across Renfrewshire, working collaboratively to promote community growing across Renfrewshire.

In particular the Forum provides a strong basis for a joined-up approach within the Council, where a number of Services may have an interest or responsibility in relation to community growing. The group has presented a focal point for Council services and key public and voluntary sector partners to support local communities in delivery.

The impact of the Forum has been significant, with a support and guidance network provided to members. This has included organising appropriate tenure arrangements, providing financial assistance, funding advice and providing technical guidance on-site. An essential element has also been encouraging peer learning between members.

As a result of building relationships through the Forum, Renfrewshire Council and its local partners are well placed to take on the statutory duties arising from the Community Empowerment Act.

A key success of the Forum is that it has reached beyond land use outcomes, with members making connections with other Community Planning Partner organisations. This strongly demonstrates the success of the group in supporting the integration of spatial and community planning objectives.

**Goals:**

The success of the Forum provides a strong basis for Renfrewshire Council’s Planning Service and its partners to effectively deliver the new duties and powers arising from the provisions of the Community Empowerment Act. This has been achieved using existing resources, demonstrating that this successful approach need not require significant additional investment.

**Outcomes:**

The Renfrewshire Growing Grounds Forum has applied a collaborative and inclusive approach to community growing across the local authority area, supporting reuse of vacant land, the creation of sustainable places and delivering on community aspirations in line with the land use strategy identified in the Renfrewshire Local Development Plan. Project on-going with the implementation of the Community Empowerment Act.



**Case Study Title: Policy in Practice - Renfrewshire's Vacant and Derelict Land Strategy**

**Elements of a High Quality Planning Service this study relates to:**

- Quality of outcomes
- Quality of service and engagement

**Key Markers:**

10, 11, 12

**Key Areas of Work:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Regeneration</li><li>• Environment</li><li>• Greenspace</li><li>• Local Develop Plan &amp; Supplementary Guidance</li><li>• Housing Supply</li><li>• Affordable Housing</li></ul> | <ul style="list-style-type: none"><li>• Interdisciplinary Working</li><li>• Collaborative Working</li><li>• Community Engagement</li><li>• Placemaking</li><li>• Economic Development</li></ul> |
|---|---|

**Stakeholders Involved:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• General Public</li><li>• Local Developers</li><li>• Key Agencies</li></ul> | <ul style="list-style-type: none"><li>• Planning Committee</li><li>• Authority Planning Staff</li><li>• Authority Other Staff</li></ul> |
|--|---|

**Overview:**

The Renfrewshire Local Development Plan sets out a commitment to reduce the amount of vacant and derelict land across Renfrewshire. The Renfrewshire Vacant and Derelict Land Strategy prepared and consulted upon during 2017 and published in early 2018 aims to support the Plan's aspirations by identifying a number of actions to promote the redevelopment and/or reuse of brownfield and previously used land to enhance places and support sustainable economic growth.

The Planning Service monitors vacant and derelict land annually. Although the total area of vacant land has been decreasing over the years in Renfrewshire, it remains a priority to reuse and redevelop land across Renfrewshire and the Planning Service is key to ensuring that aim is delivered by assisting in regenerating neighbourhoods, ensuring the right houses are built in the right locations, improving local environments and green spaces and creating new employment opportunities.

The Renfrewshire Vacant and Derelict Land Strategy identified five key themes and a series of related actions which Planning lead on, these include:

- Utilising City Deal Investment to support sustainable economic growth and unlocking the development potential of stalled sites;
- Prioritising housing development on brownfield and previously used land;
- Supporting development in Renfrewshire's Centres;
- Considering the potential of innovative delivery mechanisms;
- Encouraging the creation of amenity green space where future redevelopment is not currently viable.

As a result of the Plan led system and Planning's proactive pre-application advice and decisions on planning applications and appeals, the development take-up of vacant and derelict land has seen a significant increase in 2017 with residential development on brownfield land increasing from 18 hectares to 60 hectares during the last year.

Renfrewshire's Vacant and Derelict Land Strategy can be found on the following web page [http://www.renfrewshire.gov.uk/media/5759/Renfrewshire-Vacant-and-Derelict-Land-Strategy-2018/pdf/Renfrewshire Vacant and Derelict Land Strategy 2018 Reduced size.pdf](http://www.renfrewshire.gov.uk/media/5759/Renfrewshire-Vacant-and-Derelict-Land-Strategy-2018/pdf/Renfrewshire_Vacant_and_Derelict_Land_Strategy_2018_Reduced_size.pdf)

#### Goals:

Renfrewshire Council's Planning Service will promote the priorities set out in the Renfrewshire Local Development Plan and the Renfrewshire Vacant and Derelict Land Strategy with the aim to reduce the amount of vacant and derelict land by continuing to promote new commercial and residential developments along with enhancing green spaces.

#### Outcomes:

Moving forward, Planning will build upon the progress made in 2017 and continue to work on the priorities set out in the Vacant and Derelict Land Strategy as well as assisting in delivering the range of actions to further reduce the amount of vacant and derelict land and regenerate and enhance neighbourhoods across Renfrewshire.



**Case Study Title:** Customer Service Charters – Enforcement Charter

**Elements of a High Quality Planning Service this study relates to:**

- Quality of outcomes
- Quality of service and engagement

**Key Markers:**

5, 9, 11, 12

**Key Areas of Work:**

- Enforcement
- Development Management Processes
- Planning Applications

**Stakeholders Involved:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• General Public</li><li>• Hard to reach groups</li><li>• Local Developers</li><li>• Key Agencies</li></ul> | <ul style="list-style-type: none"><li>• Planning Committee</li><li>• Authority Planning Staff</li><li>• Authority Other Staff</li></ul> |
|---|---|

**Overview:**

Renfrewshire Council’s Enforcement Charter was updated in August 2017 and sets out Service Standards, information to provide an understanding off Enforcement Regulations along with process maps to explain procedures. It is considered that the document provides effective channel shifting as Elected Members, general public and other Services get a clear message on what will and will not be investigated.

**Goals:**

For the Planning Service, having a clear and concise document has meant that planning officers can deal with cases more effectively and efficiently, meeting the Service Standards set out.

**Outcomes:**

The case study has demonstrated that clear and concise advice and guidance with process maps included as well as examples can allow a better understanding of sometimes complex planning legislation and regulations.

Ensuring that this guidance is clearly visible on the web pages is important with hyperlinks found on general correspondence as well as automated responses to general mailboxes. The up to date Enforcement Charter can be found using the following link

[http://www.renfrewshire.gov.uk/media/1165/Renfrewshire-Councils-Planning-Enforcement-Charter/pdf/Enforcement\\_Charter\\_2017.pdf](http://www.renfrewshire.gov.uk/media/1165/Renfrewshire-Councils-Planning-Enforcement-Charter/pdf/Enforcement_Charter_2017.pdf)

It is considered that member training on these matters is also important and this training should be refreshed every two years in line with the refresh of the Enforcement Charter.

Further work on other charters and process maps is on-going to try and ensure that everyone has a better understanding of Planning Legislation and Regulations as well as the Planning Service’s standards.

**Case Study Title: Culture of Continuous Improvement – The Community Plan****Elements of a High Quality Planning Service this study relates:**

- Quality of outcomes
- Governance
- Culture of continuous improvement

**Key Markers:**

6

**Key Areas of Work:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Local Develop Plan &amp; Supplementary Guidance</li> <li>• Place Standard</li> <li>• Performance Monitoring</li> <li>• Skills Sharing</li> </ul> | <ul style="list-style-type: none"> <li>• Interdisciplinary Working</li> <li>• Collaborative Working</li> <li>• Community Engagement</li> <li>• Placemaking</li> </ul> |
|---|---|

**Stakeholders Involved:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• General Public</li> <li>• Hard to reach groups</li> <li>• Local Developers</li> </ul> | <ul style="list-style-type: none"> <li>• Authority Planning Staff</li> <li>• Authority Other Staff</li> <li>• Key Agencies</li> </ul> |
|--|---|

**Overview:**

The Planning Service have worked closely with the Community Planning Team at Renfrewshire Council and assisted in the production of the new Community Plan for Renfrewshire. In preparing the new Community Plan (Local Outcome Improvement Plan) the Planning Service suggested that the vision and focus of the local priorities set out in the new Community Plan be spatially represented in the next Renfrewshire Local Development Plan. The Proposed Renfrewshire Local Development Plan, due to be published later 2018, will provide Place Plans covering the towns and villages of Renfrewshire, outlining and aiming to capture the aspirations of the local area.

**Goals:**

This joint working arrangement has meant that the corporate priorities are captured and set out within the statutory Local Development Plan, providing an enhanced status for the Plan as well as the Planning Service. The Community Plan can be viewed at the following page

<http://www.renfrewshire.gov.uk/article/6265/Our-Renfrewshire-community-plan-2017---2027>

**Outcomes:**

The new Community Plan for Renfrewshire is now in place and the Proposed Renfrewshire Local Development Plan will go out for extensive consultation and engagement later in 2018. Both Plan will reflect the priorities and aspiration for Renfrewshire.

The Planning Service is currently working with the Community Planning Team and a range of other Council Services as well as other Community Planning partners to prepare a pilot Place Plan for an area in Renfrewshire. The pilot Local Place Plan seeks to support communities to actively participate and lead the design and development of their local area. The initiative involves the preparation of plans through a series of workshops and events with local communities and stakeholders. This exercise will take place during the summer of 2018.

<b>Case Study Title:</b> Benchmarking – Development Planning and Development Management	
<b>Elements of a High Quality Planning Service this study relates to:</b>	
<ul style="list-style-type: none"> <li>• Governance</li> <li>• Culture of continuous improvement</li> </ul>	
<b>Key Markers:</b>	
6, 11, 12, 13	
<b>Key Areas of Work:</b>	
<ul style="list-style-type: none"> <li>• Skills Sharing</li> <li>• Staff Training</li> </ul>	<ul style="list-style-type: none"> <li>• Collaborative Working</li> <li>• Performance Monitoring</li> </ul>
<b>Stakeholders Involved:</b>	
<ul style="list-style-type: none"> <li>• Planning Authorities for across Scotland</li> </ul>	
<b>Overview:</b>	
<p>Renfrewshire Council benchmark with various groups including the Heads of Planning sub-committee, the West of Scotland Planning Benchmarking Group, the National Development Plan Forum along with national Solace benchmarking families, and at the strategic level Development Planning and Development Management Benchmark extensively with the eight Councils who prepare Clydeplan. A wide range of topic were discussed including:</p> <p>Performance Frameworks, the Planning Bill, the use of an increase in planning fees, the High Hedges legislation, the adoption of SuDS, the Forestry Commission and felling licences, the new EIA regulations and cumulative impact, the validation process, the Health Impact Assessments, Schemes of Delegation, Officer training programme, S75 obligations, cross boundary applications, Staffing levels within each authorities' planning service, Enforcement resources that are available, The use of shared services, elected member training.</p>	
<b>Goals:</b>	
This allows Renfrewshire's Planning Service to learn from others and look at benefits gained from trying other ways of working as well as the efficiencies gained.	
<b>Outcomes:</b>	
Benchmarking allows for sharing of experience and best practice, discussing and interpreting legislation and practice of practical issues that can be shared.	



## Part 2: Supporting Evidence

In preparing the Planning Performance Framework for 2017/2018, Renfrewshire Council has drawn on a range of information from the general public, applicants and agents for planning applications, Key Agencies, internal Planning and Housing staff, local members, other Council Services, developers, community council meetings and meetings of local forums.

This has provided feedback on how the Planning Service performs as well as assists with setting actions for 2018/2019, potential Service improvements as well as innovative ways of working or efficiencies in working practices.

The Planning Performance Report goes through a series of checks and reviews from officers to senior management and then to local members to ensure that the annual review of the Planning Service has captured all of the key issues, changes and improvements made over the year.

Partnership working is key to producing the Renfrewshire Planning Performance Framework and this year Planning worked closely with the Community Planning Team to ensure the report reflected the joint working between both services in the Council.

Formal and informal benchmarking in the lead up to producing the Planning Performance Framework goes on each year with the local authorities that surround Renfrewshire. This again allows for the reporting in the Planning Performance Framework to advance each year.

The checklist below outlines the topics covered in the case studies in part 1 of the Renfrewshire Planning Performance Framework, all sources of evidence are identified in the relevant case studies.

Case Study Topics	Issue covered in PPF7	Case Study Topics	Issue covered in PPF7
Design		Interdisciplinary Working	X
Conservation		Collaborative Working	X
Regeneration	X	Community Engagement	X
Environment	X	Placemaking	X
Greenspace	X	Charrettes	
Town Centres	X	Place Standard	
Masterplanning	X	Performance Monitoring	
LDP & Supplementary Guidance	X	Process Improvement	
Housing Supply	X	Project Management	
Affordable Housing	X	Skills Sharing	X
Economic Development	X	Staff Training	
Enforcement	X	Online Systems	
Development Management Processes	X	Transport	
Planning Applications	X	Active Travel	

## Part 3: Service Improvements for Renfrewshire

In the coming year Renfrewshire Council will aim to achieve the following Service Improvements:

- Continue to develop Place Plans which represent the spatial expression of Renfrewshire Council's Community Plan;
- Produce a 'How to Guide' for other communities to produce a Place Plan for their area;
- Continue to work with other teams in the Council such as City Deal, Regeneration Team and the Paisley 2021 Legacy Team to produce guiding principles, design criteria and placemaking principles for development;
- Prepare a Service Improvement Plan for Development Management in partnership with local members and stakeholders in the Development Management process;
- Produce Process Mapping / advice for increasing the validation rate of applications;
- Finalise the Design Manual for affordable Housing

The following table outlines what Renfrewshire Council set out to achieve in 2017–2018

Committed Improvements	Action Required
<p><b>1. Making Plans for the future - Community Planning &amp; Planning</b></p>	<p>Work alongside the Community Planning Team at Renfrewshire, assisting with consultation and engagement as well as stakeholder sessions to raise awareness of the changes to Community Planning, the format and content of Locality Plans and how we can get Renfrewshire residents along with other stakeholders to inform and shape plans.</p> <p>As part of the initial consultation and engagement for the Local Outcome Improvement Plan and Locality Plans, Planning and Community Planning will work together to formally establish the Place Standard Tool in Renfrewshire as a technique for providing constructive feedback on priorities, key issues and desired outcomes for Renfrewshire. The aim will be to roll out an electronic version of the Place Standard Tool to allow a range of stakeholders to engage. The feedback on the Place Standard Tool will require joint analysis between Planning and Community Planning and then this can be used as a corporate baseline and evidence base for future plans, policies and strategies in Renfrewshire.</p> <p>Establish and prepare Place Plans through the next Renfrewshire Local Development Plan which will be the spatial framework for the Locality Plans for Renfrewshire with the Renfrewshire Local Development Plan Action Programme facilitating delivery of priorities.</p>
<p><b>Progress 2017-18</b></p>	<p>The Planning Service has assisted the Community Planning Team in preparing the new Community Plan, through workshops, meetings and attendance at consultation and engagement events, community council meetings and information sessions.</p> <p>Planning together with Community Planning worked with the Improvement</p>

Service to create a Place Standard for the Community Plan as a tool for providing feedback and a benchmark for how people viewed their local area before the implementation of the plan and then at various stages throughout the 10 years that the plan is to be in place.

An electronic version of the place standard tool was rolled out which provided feedback from people that would not normally come to information sessions or events and could provide comments from their own home whenever they could manage.

Joint analysis of the feedback from the Place Standard tool set out priorities, outlined areas of action for both the Community Plan and the new Renfrewshire Local Development Plan. This information and feedback then set the basis for future plans, policies and strategies.

The Council is strongly committed to empowering communities to become more involved in the planning and development of their places. During 2018 the Council has been working in partnership with the residents of Foxbar, a residential neighbourhood to the south of Paisley, to create a Place Plan for their area.

A Steering Group with representatives from the local community, the Council and Community Planning Partners developed the project from the initial stage, ensuring that the approach and outcomes were led by and aligned to priorities and actions identified by local residents. Guided by the Steering Group, the emerging plan has been informed by a series of consultation events, including sessions with local schools and care homes, on street discussions and a series of one to one meetings with community and third sector organisations active within the area. This culminated in three informal 'drop in' sessions visited by over 150 residents.

The emerging plan identifies a number of opportunities for change and improvement within the area, aligned to community aspirations. These include potential 'early win' projects in developing new community growing grounds and enhancing cycle links within the area. Through the Steering Group, the Council and partners are supporting local community representatives to develop and deliver actions identified within the Plan.

The outcomes of the plan will support delivery of the Renfrewshire Community Plan 2017-2027 and will also form a key element of Place Plans in the context of the emerging Renfrewshire Local Development Plan. Alongside the emerging Foxbar Plan, a 'How To Guide' is being developed to support and encourage local communities across the Renfrewshire to develop their own Place Plans.

**ACTION ON-GOING**

Committed Improvements	Action Required
<p><b>2. Making Plans for the future - The Next Renfrewshire Local Development Plan</b></p>	<p>In line with Action 1 above, by assisting Community Planning through early consultation and engagement on Locality Plans, Planning will commence the preparation of Place Plans which cover all of Renfrewshire providing the spatial dimension for the key themes, priorities and outcomes of the Locality Plans.</p> <p>The preparation of the Place Plans will be undertaken with community groups and those that indicate at the Community Planning events that they would want to contribute to plans for areas in Renfrewshire.</p> <p>These Place Plans would then form the basis of consultation in the Proposed Renfrewshire Local Development Plan and be part of the statutory planning framework for Renfrewshire.</p>
<p><b>Progress 2017-18</b></p>	<p>Based on the Pilot Place Plan Produced for Foxbar, the new Renfrewshire Local Development Plan will have a number of Place Plans covering the eight areas identified in the new Community Plan, providing the framework for the visual representation of the priorities and actions identified in this Plan.</p> <p>The Place Plans feature in the Proposed Renfrewshire Local Development Plan which will be published later in 2018.</p> <p><b>ACTION ON-GOING</b></p>
<p><b>3. Making Plans for the future – City Deal</b></p>	<p>Through the next Renfrewshire Local Development Plan, the statutory framework and relevant policies will be in place to guide City Deal investment to the right locations Planning also propose to work alongside our City Deal colleagues to set guiding principles, design criteria and placemaking principles to ensure that the investment and development that results from City Deal projects are of good design and provide a positive lasting legacy of the City Deal investment.</p>
<p><b>Progress 2017-18</b></p>	<p>The Planning Services has to date outlined a potential development framework as well as policies and guidance in the Renfrewshire Local Development Plan Main Issues Report that was subject to extensive consultation and engagement. Planners have also contributed to masterplans, development principles and other design briefs for the site.</p> <p>The Proposed Renfrewshire will be published later in 2018 and will outline the framework and policies for City Deal investment.</p> <p><b>ACTION ON-GOING</b></p>

<p><b>4. People Make the System Work</b></p>	<p>Working in partnership with Community Councils, Development Trusts and other key community groups to prepare Place Plans.</p> <p>Renfrewshire Council consider if community representatives are given support and assistance in preparing Place Plans then communities will be ready to take on the task of preparing Place Plans for their own communities, should the proposals as set out in the Scottish Government review of the Scottish Planning System be implemented.</p>
<p><b>Progress 2017-18</b></p>	<p>The Planning Service has been working with a Community Council in one of Renfrewshire's villages to produce a Place Plan. This work is on-going, early drafts of the Place Plan for the village has been produced however some of the identified uses of land as proved more controversial than the Community Council anticipated and so at present they are trying to work through some issues of getting consensus for the Place Plan.</p> <p>This exercise has provided some good learning points for when Planning roll it out to other groups and bodies.</p> <p><b>ACTION ON-GOING</b></p>

Committed Improvements	Action Required
<p><b>5. Building More Homes and Delivering Infrastructure</b></p>	<p>Renfrewshire Council aim to investigate mechanisms and/or frameworks to ensure affordable homes are delivered more quickly by having procedures / protocols which set out procurement / legal / estate options for various stalled and regeneration housing sites.</p>
<p><b>Progress 2017-18</b></p>	<p>This work is currently on-going, there has been extensive discussion on the best way forward in relation to protocols and procedures. Various working groups has been set up within the Council to take this work forward as well as benchmarking taking place with other external groups such as HOPS and ALACHO.</p> <p>Getting procedures/protocols in place has proved more challenging than first thought.</p> <p><b>ACTION ON-GOING</b></p>
<p><b>6. Building More Homes and Delivering Infrastructure</b></p>	<p>The preparation of a Development Opportunity Brief for sites where we know that there is a housing need and demand, the land is available for development and there would also be potential grant availability for affordable housing.</p>

	<p>The Development Opportunity Brief would provide an information that would assist in marketing the site for residential purposes, providing details in relation to infrastructure, services, site conditions, education provision, access and transportation considerations, potential site numbers with a layout outlining the potential form of development which Planning would consider acceptable It could provide in principle 'Development Ready' land for housing, leading to more certainty for developers.</p>
<p><b>Progress 2017-18</b></p>	<p>Briefs have been prepared, please see web pages <a href="http://www.renfrewshire.gov.uk/media/6887/Marketing-Particulars--Development-Site-Beith-Road-Johnstone/pdf/Marketing_Particulars_-_Development_Site_Beith_Road_Johnstone_3.pdf">http://www.renfrewshire.gov.uk/media/6887/Marketing-Particulars--Development-Site-Beith-Road-Johnstone/pdf/Marketing Particulars - Development Site Beith Road Johnstone 3.pdf</a></p> <p>The take up of brownfield and previously used land has been exceptional in Renfrewshire. This can be seen in Renfrewshire Council's Vacant and Derelict Land Audit with take up of the land increasing from 18 hectares to 60 hectares. See web page for Audit <a href="http://www.renfrewshire.gov.uk/article/7524/Vacant-and-Derelict-Land-Survey">http://www.renfrewshire.gov.uk/article/7524/Vacant-and-Derelict-Land-Survey</a></p> <p><b>ACTION COMPLETE</b></p>
<p><b>7. Building More Homes and Delivering Infrastructure</b></p>	<p>Prepare a Design Manual for affordable Housing in Renfrewshire taking account of design, space standards, which would include best practice examples as well as examples that have not work so well.</p>
<p><b>Progress 2017-18</b></p>	<p>This action is on-going a design manual has been prepared and it is out for consultation with stakeholders such as Housing Associations and local developers.</p> <p>Feedback on the manual will be considered when finalising the document.</p> <p><b>ACTION ON-GOING</b></p>

## Part 4: National Headline Indicators

### A: National Headline Indicators Key Outcomes – Development Planning

Development Planning		2017-18	2016-17
<b>Local and Strategic Development Planning</b>			
<b>Age of local/strategic development plan(s) at end of reporting period</b>	<p><b>Local Development Plan</b></p> <p>The Renfrewshire Local Development Plan (Adopted 28 August 2014)</p> <p>= 3 years and 7 months (31 March 2018)</p> <p><b>Strategic Development Plan</b></p> <p>Glasgow and the Clyde Valley Strategic Development Plan (Adopted 24 July 2017)</p> <p>= 8 months</p>	<p><b>Local Development Plan</b></p> <p>The Renfrewshire Local Development Plan (Adopted 28 August 2014)</p> <p>= 2 years and 7 months (31 March 2017)</p> <p><b>Strategic Development Plan</b></p> <p>Glasgow and the Clyde Valley Strategic Development Plan (Adopted 25 May 2012)</p> <p>= 4 years, 10 months</p>	
<b>Will the local/strategic development plan(s) be replaced by their 5<sup>th</sup> anniversary according to the current development plan scheme?</b>	Yes	Yes	
<b>Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year?</b>	Yes – Slightly later due to legal challenge of Clydeplan Strategic Development Plan	Yes – Later due to delay on decisions from DPEA in relation to current housing planning appeals that are central to setting out Renfrewshire Council's future development strategy	
<b>Were development plan scheme engagement/consultation commitments met during the year?</b>	Yes	Yes	

<b>Effective Land Supply and Delivery of Outputs</b>		
<b>Established housing land supply</b>	10,297 units	10,347 units
<b>5 year effective housing land supply programming</b>	4524 units	4195 units
<b>5 year effective land supply total capacity</b>	7838 units	7918 units
<b>5 year housing supply target</b>	3520 units	3520 units
<b>5 year effective housing land supply (to one decimal place)</b>	6.4 years	5.9 years
<b>Housing approvals</b>	609 units	1,292 units
<b>Housing completions over the last 5 years</b>	3,271 units	2,192 units
<b>Marketable employment land supply</b>	134.6 hectares	124.7 hectares
<b>Employment land take-up during reporting year</b>	5.06 hectares	6.32 hectares

**B: National Headline Indicators Key Outcomes – Development Management**

<b>Development Management</b>	<b>2017-18</b>	<b>2016-17</b>
<b>Project Planning</b>		
Percentage of applications subject to pre-application advice	31%	31%
Number of applications subject to pre-application advice	214	218
Percentage of major applications subject to processing agreement	0.2%	0.9%
Number of major applications subject to processing agreement	2	6
<b>Decision Making</b>		
Application approval rate	97.2%	97.7%
Delegation rate	98.1%	96.4%
Validation	57%	68%
<b>Decision-making timescales</b>		
	<b>2017-18</b>	<b>2016-17</b>
Major developments	18.6 Weeks	20 Weeks
Local developments (non-householder)	10 Weeks	9.8 Weeks
Householder developments	7.6 Weeks	7.6 Weeks

Legacy Cases		
Number cleared during reporting period	0	0
Number remaining	3	3

**C: Enforcement activity**

	2017-18	2016-17
Time since enforcement charter published / reviewed Requirement: review every 2 years	Published August 2017  Update required August 2019	Published August 2015
Complaints lodged and investigated	5	16
Breaches identified – no further action taken	0	2
Cases closed	4	13
Notices served	1	1
Direct Action	0	0
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

## **D: Key Outcomes - Commentary**

### **The Development Plan**

Good progress continues on the replacement of the Renfrewshire Local Development Plan this is despite a slight delay due to legal challenges to Clydeplan – the Strategic Development Plan and multiple appeal related to planning applications for residential development in the green belt.

### **Effective Land Supply in Renfrewshire**

Renfrewshire Council is pleased to report a good and varied effective land supply, particularly in terms of increasing the 5 year effective housing land supply in compliance with Scottish Planning Policy and in agreement with Homes for Scotland.

It is considered that despite housing approvals for 2017 – 2018 being half that of the previous year, it is good to report that housing completions in Renfrewshire remain strong.

There is also the reporting of positive outputs in relation to marketable employment land supply, although we note that employment land take up in Renfrewshire has decreased slightly. It is considered that with the good progress on Renfrewshire's City Deal projects that this figure will rise significantly over the next few years.

### **Pre-Application Advice**

In relation to the percentage of applications subject to pre-application advice, it is considered that although this figure has remained constant over the last year, Renfrewshire Council require to look at a better system for recording pre-applications as the 31% figures does not reflect the reality in relation to pre-application advice given out over the year. Nor does this figure reflect the service provided nor the feedback given by applicants/developers in relation to pre-applications provided by the Planning Service at Renfrewshire Council.

### **Processing Agreements**

Although Processing Agreements has dropped over the last year, this is not for the lack of effort from the Planning Service in promoting such measures. Feedback from applicants/developers has confirmed that Processing Agreements are not required when submitting a planning application at Renfrewshire Council as deadlines and key milestones in determining application are adhered to as much as possible by the Planning Service.

### **Decision Making**

The application approval rate remains high and consistent at Renfrewshire Council as well as the delegation rate. The Planning Service are pleased with these figures as they indicate that Planning is not a barrier to the right development in the right places.

The dip in validation rate has raised some concern for the Planning Service and over the next few months, guidance, advice and clearer processes and procedures will be put in place with an aim of increasing the validation rate.

Also of note and some concern is the overall decision-making timescales for Local Development (Non Householder) applications. A new recording system is to be put in place with a more in-depth look at what seems to be causing the increase in decision making timescales for these applications.

### **Scheme of Delegation**

The Planning Service recently amended the Scheme of Delegation at it was approved at Full Council in March 2018. Following a motion in September 2017 the elected members considered and agreed that the Scheme of Delegation for planning application be reviewed. The principle reason was due to the high number of residential planning application, contrary to the Local Development Plan in green belt or greenfield land. The Elected members wanted to be made aware of residential applications over a certain threshold that would be on green belt or greenfield land.

Renfrewshire Council's Scheme of Delegation remains in keeping with the spirit of the changes that came in through the 2006 Planning Act to ensure that speed and certainty in statutory decision making is key to determining planning applications in Renfrewshire.

### **Legacy Cases**

Renfrewshire Council has always maintained a low number of legacy cases. It is noted that 3 legacy cases remain. It should be noted that recent progress on these three legacy cases has occurred and it is anticipated that Renfrewshire Council will resolve these outstanding issues with these cases in the near future.

### **Enforcement Activity**

In relation to enforcement activity, Renfrewshire Council is pleased that the number of complaints/ concerns raised in relation to authorised development and/or breaches of planning control is low. It is considered that this low level of activity is due to the proactive nature of the planning officers and assistant planners in the Planning Service providing advice and dealing with concerns in a timeously manner prevent many issues getting to a formal complaints or enforcement action.

Renfrewshire Council Planning Service consider that as well as the proactive system of dealing with issue, the up to date Renfrewshire Council Enforcement Charter clearly sets out processes and procedures to explain enforcement.

## Part 5: Scottish Government Official Statistics

### A: Decision-making timescales (based on 'all applications' timescales)

Category	Total number of decisions	Average timescale (weeks)	
	2017-2018	2017-2018	2016-17
<b>Major developments</b>	2	18.6 Weeks	20 Weeks
<b>Local developments (non-householder)</b>	251	10 Weeks	9.8 Weeks
<ul style="list-style-type: none"> <li>Local: less than 2 months</li> <li>Local: more than 2 months</li> </ul>	49% 51%	6.6 Weeks 13.3 Weeks	6.4 Weeks 13.6 Weeks
<b>Householder developments</b>	303	7.6 Weeks	7.6 Weeks
<ul style="list-style-type: none"> <li>Local: less than 2 months</li> <li>Local: more than 2 months</li> </ul>	73% 27%	6.7 Weeks 9.9 Weeks	6.9 Weeks 10.1 Weeks
<b>Housing developments</b>			
<b>Major</b>	1	19.3 Weeks	18.1 Weeks
<b>Local housing developments</b>	61	12 Weeks	11.4 Weeks
<ul style="list-style-type: none"> <li>Local: less than 2 months</li> <li>Local: more than 2 months</li> </ul>	39% 61%	6.6 Weeks 15.5 Weeks	6.6 Weeks 15.1 Weeks
<b>Business and industry</b>			
<b>Major</b>	0	-	-
<b>Local business and industry</b>	13	9 Weeks	11.1 Weeks
<ul style="list-style-type: none"> <li>Local: less than 2 months</li> <li>Local: more than 2 months</li> </ul>	62% 38%	7.1 Weeks 12.1 Weeks	5.4 Weeks 16.9 Weeks
<b>EIA developments</b>	0	-	-

<b>Other consents</b>	136	8.6 Weeks	7.5 Weeks
<b>Planning/legal agreements</b>	0	-	31.9 Weeks
• Major: average time	-	-	31.9 Weeks
• Local: average time	-	-	-

### **B: Decision-making: local reviews and appeals**

Type	Total number of decisions	Original decision upheld			
		2017-18		2016-2017	
		No.	%	No.	%
<b>Local reviews</b>	1	1	100%	3	100%
<b>Appeals to Scottish Ministers</b>	9	9	100%	3	100%

### **C: Context**

In relation to householder developments, Renfrewshire Council is pleased to be continuing the positive trend of determining much more of these applications within the statutory timescales.

It is noted that we need to concentrate on reducing the timescales on determining the non-householder local developments planning applications as well as the decision making timescales for housing developments.

Planning/Legal agreements continue to be low at Renfrewshire Council this is due to the majority of sites coming forward in the right locations where there is either adequate infrastructure to serve the development or that Renfrewshire Council Planning Service works in partnership with applicants/developers to make good any infrastructure deficits, without the need for agreements, to ensure that again that Planning is not the barrier to development.

Renfrewshire Council welcomes the positive performance in relation to Local Reviews and Appeals to the Scottish Ministers.

## Part 6: Workforce Information

Workforce information is a snapshot of Renfrewshire Council's Planning staff at the 31<sup>st</sup> of March 2018.

	<b>Tier 1</b> <i>Chief Executive</i>	<b>Tier 2</b> <i>Director</i>	<b>Tier 3</b> <i>Head of Service</i>	<b>Tier 4</b> <i>Manager</i>
<b>Head of Planning Service</b>			1	

<b>RTPI Qualified Staff</b>	<b>Headcount</b>	<b>FTE</b>
Development Management	8	7.45
Development Planning	7	5.31
Enforcement	0	0
Specialists	0	0
Other (including staff not RTPI eligible)	7	7

<b>Staff Age Profile</b>	<b>Headcount</b>
Under 30	3
30-39	7
40-49	6
50 and over	6

At Renfrewshire Council the Planning and Housing function were brought together in 2016 to form one integrated Service covering a range of areas of work. This allows housing staff to learn and be involved in the preparation of planning documents such as the Local Development Plan and for planning staff to learn and be involved in the preparation of housing related documents such as the Local Housing Strategy and the annual review of the Strategic Housing Investment Programme.

This current structure has provided a number of opportunities and benefits in relation to staff development and training as well as promoting joint working arrangements which allow processes to be proportionate but also fit for purpose.

## Part 7: Planning Board Information

The table below presents information on the number of meetings and site visits during 2017-18 for Renfrewshire Council.

<b>Board Meetings &amp; Site Visits</b>	<b>Number per year</b>
Full Council meetings	8
Planning Board	5
Area committees (where relevant)	-
Board site visits	6
LRB	3
LRB site visits	1

