

To: Communities, Housing and Planning Policy Board

On: 29 August 2017

Report by: Director of Development and Housing Services

Heading: Renfrewshire Planning Performance Framework 2016 - 2017

1. Summary

- 1.1 This report presents the sixth Renfrewshire Planning Performance Framework 2016/17 submitted to the Scottish Government on the 28 July 2017 (Appendix 1) and also informs the Board of the Feedback Report from the Minister for Local Government and Housing in relation to Renfrewshire's performance as a local planning authority in 2015/16 (Appendix 2).
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2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Notes the Renfrewshire Planning Performance Framework 2016 – 2017 as set out in Appendix 2 submitted to the Scottish Government on the 28 July 2017.
 - (ii) Notes the Feedback Report for Renfrewshire's Planning Performance Framework 2015-2016 from Scottish Ministers.
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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 (PPF).

- 3.2. The Planning Performance Framework is not a policy document but instead 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 2016 - 2017

- 4.1 This is the sixth 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 and Part 5 which highlight that in relation to the speed of decision making in planning. 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. It shows the Council's commitment to investing in Renfrewshire by the 'open for business' approach, encouraging sustainable development and positive liaisons with its customers and stakeholders.
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5 Scottish Ministers Feedback 2015 - 2016

- 5.1 Overall the Feedback Report (Appendix 2) for Renfrewshire is positive with the majority of performance markers indicating green and only three amber ratings with no red ratings.
- 5.2 In relation to the speed of making decisions on planning applications, it was another busy year for Planning and this has highlighted the challenge of maintaining service improvements/performance of the successive years.
- 5.3 With regards to Performance Marker 3 – Early Collaboration, there was a range of evidence to support that Planning were clear and proportionate when requiring further information for planning applications.

- 5.4 However, this was perhaps not well documented in last year's Planning Performance Framework. It is considered that this evidence has been set out and well signposted in the current Renfrewshire Planning Performance Framework 2016 – 2017 set out in Appendix 2.
- 5.5 The general feedback from the Scottish Government to all Planning Authorities was that in relation to Performance Marker 6 – Continuous Improvement, the Scottish Government is looking for Service Improvements Actions which are more than 'core work'. All 34 Planning Authorities were given further advice and guidance in relation to Performance Marker 6. Hopefully what is set out in Renfrewshire Planning Performance Framework 2016 – 2017 is more in-line with what the Scottish Government would like to see demonstrated.
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Implications of the Report

1. **Financial** - None
 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. 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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Appendix 1

Renfrewshire Planning Performance Framework 2016 - 2017

Appendix 2

Feedback Report from the Scottish Government on Renfrewshire Planning Performance 2015 - 2016

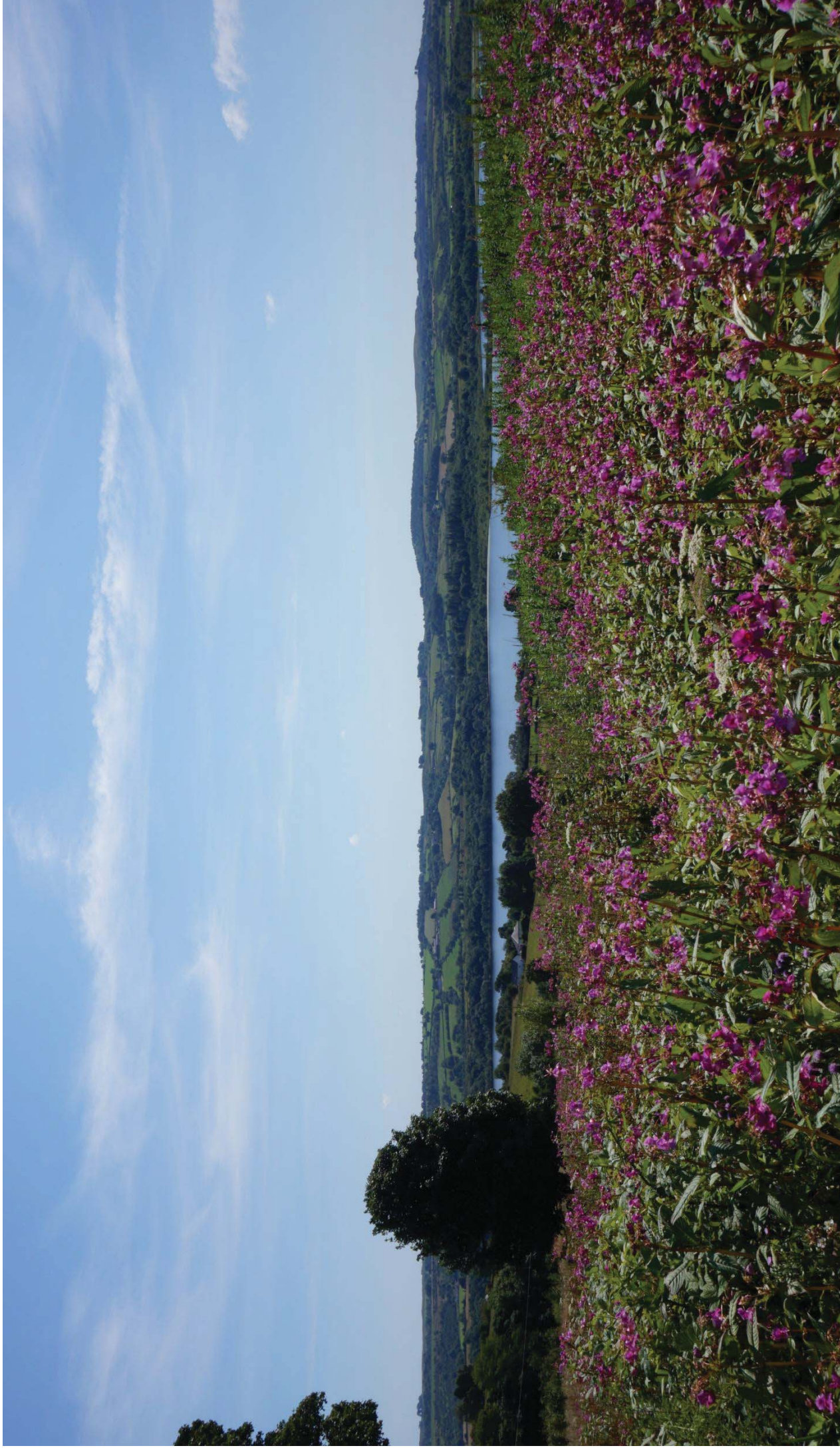
List of Background Papers

(a) None

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Renfrewshire Planning Performance Framework 2016 - 2017



Lochwinnoch

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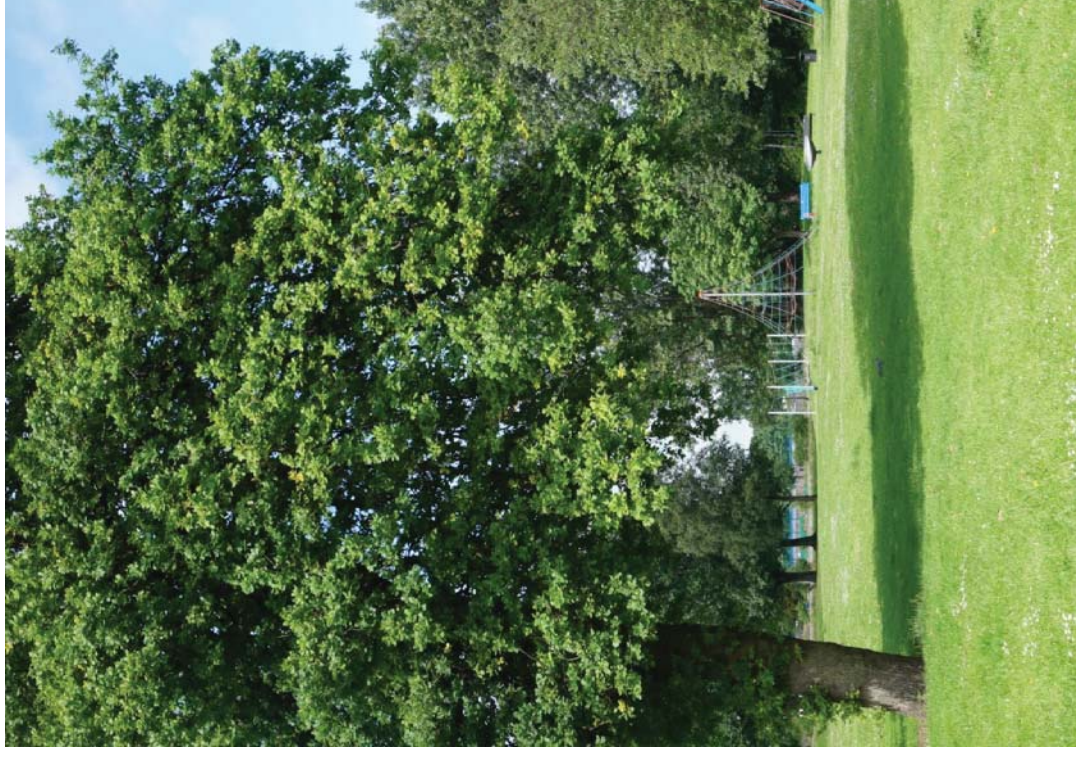
Renfrewshire Planning Performance Framework 2016 / 2017

Introduction

The Scottish Government's ambition is to have a 'Great Planning System'. Renfrewshire Council, through the Planning Performance Framework, aims to demonstrate how the Local Planning Authority continues to develop. It assists in ensuring that the Planning Service is fit for purpose as well as implementing improvements in working towards the Scottish Government's ambition.

This is the sixth Renfrewshire Planning Performance Framework. The report highlights the quality of delivery from the Planning Service, detailing the outcomes achieved by Planning, how these outcomes relate to national, regional and local priorities, outlines improvements in the Planning Service over the last 12 months and how these changes have impacted on performance.

The Renfrewshire Planning Performance Framework covers the period from 1 April 2016 to 31 March 2017.



Planning & Housing Service

The Planning and Housing function of Renfrewshire Council was brought together in 2016 to form one integrated service, providing a streamlined approach to manage, enhance and deliver investment and development across Renfrewshire.

This joint approach in Planning and Housing has provided a significant number of opportunities and has led to the more efficient use of resources to deliver shared priorities.

Importantly this combined approach has led to Renfrewshire assisting in the delivery of the Scottish Government's ambition of 'More Homes Scotland' strategy.

Partnership working has led to an enhanced service for our partners such as Housing Associations, developers, house builders, Key Agencies as well as Renfrewshire's communities, with a one stop shop approach through the development process, successfully delivering new housing.

Partnership Working

Partnerships and joint working continues to be key to enhancing performance and improving the delivery of the Planning Service at Renfrewshire Council as well as Planning influencing more corporate strategies and the new Community Planning agenda.

Over 2016 – 2017, Renfrewshire Council's Planning Service has increased links and enhanced relationships with Community Planning. In particular Planning has influenced, assisted and undertaken joint consultation and engagement in the preparation of the new Local Outcome Improvement Plan.

With the preparation and production of the Proposed Renfrewshire Local Development Plan in 2017 – 2018, this will present an opportunity to closely link the Renfrewshire Local Outcome Improvement Plan with the Renfrewshire Local Development Plan. Together these Plans will provide an overall vision for Renfrewshire, a land use strategy for assisting in delivering that vision and combining an understanding of local needs.

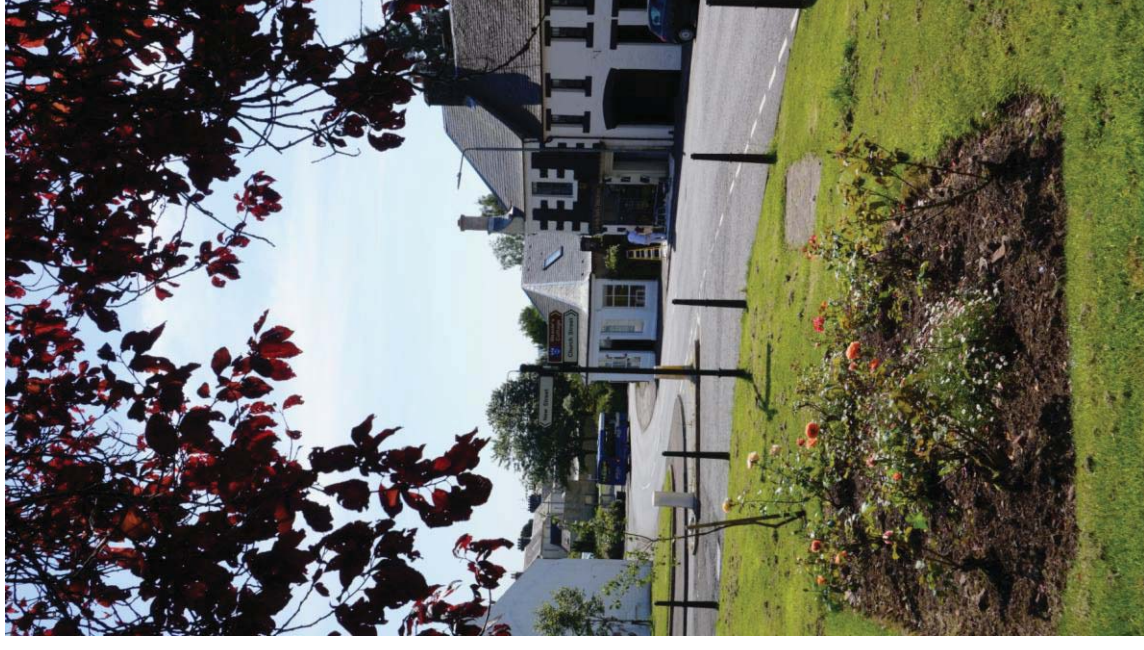


Old Govan Road, Renfrew

Part 1: Defining and Measuring a High Quality 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 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, quality outcomes, delivery and improvements in the Planning Service.



Kilbarchan

Quality of Outcomes



Hawkhead Village, Paisley

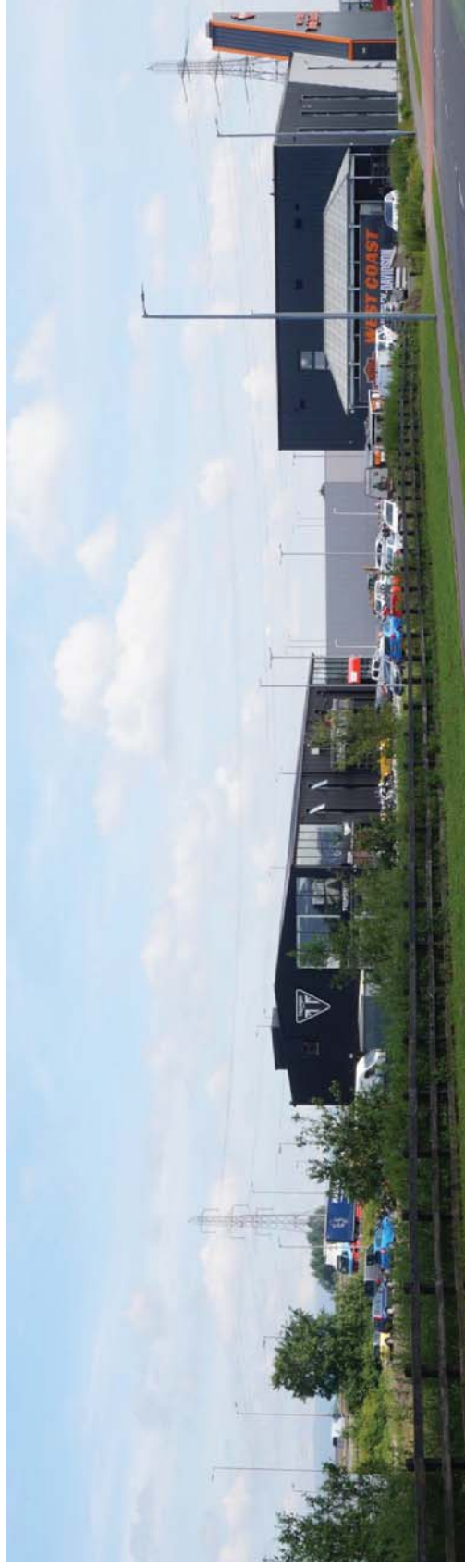
Quality of Outcomes

This section aims to demonstrate the added value delivered by Planning. Outlining the high quality development on the ground, creating and shaping places of which Renfrewshire can be proud.

The **case studies** selected aim to illustrate how the Planning Service at Renfrewshire Council adds value to the planning process, influences outcomes and achieved a good quality of development.

High quality of outcomes are achieved through successful implementation of the vision and spatial strategy set out in the Renfrewshire Local Development Plan.

The **case studies** also demonstrate the benefits that the combined service of Planning and Housing makes to delivering development and investment in the right locations.



Renfrewshire Local Development Plan (Performance Marker - 6, 7, 8, 9, 10, 11, 13, 15)

The review of the Renfrewshire Local Development Plan is now well advanced. The preparation of the Renfrewshire Main Issues Report and Local Development Plan Monitoring Statement in the autumn of 2016, followed extensive pre-Main Issues Report consultation and engagement with a range of stakeholders. The consultation and engagement process is fully detailed in the next section of the Planning Performance Framework, [Quality of Service and Engagement](#).

The consultation on the Renfrewshire Main Issues Report commenced in February 2017 for 16 weeks. Through extensive pre

Hillington Business Park

– Main Issue Report consultation and engagement, the clear message was that the principal components of the Council’s strategy for development as set out in the Renfrewshire Local Development Plan remain relevant.

The Main Issues Report has focussed, therefore, on the Council’s vision and opportunities for the future development of high quality places, a vibrant economy supporting investment and growth, balanced with the protection and enhancement of the built and natural environment.



Fordbank, South West Johnstone

Renfrewshire's Places

Renfrewshire has two Community Growth Areas, at Bishopston and South West Johnstone which support the development of sustainable, mixed communities on previously developed land.

Both these Community Growth Areas are progressing well and make a considerable contribution to the delivery of Renfrewshire's housing requirements and high quality places.

Given the success of the Community Growth Areas, Renfrewshire Council is investigating whether more development land could be identified at Dargavel Village, Bishopston. This issue is being consulted upon through the Renfrewshire Local Development Plan Main Issues Report.

Quality of Outcomes

The original Masterplan for the redevelopment of the former Royal Ordnance Factory at Bishopton indicated the delivery of 2500 new homes, a woodland park, education and health facilities, recreation and open space facilities, retail provision and associated infrastructure including a motorway junction. Views have been sought through the Renfrewshire Local Development Plan Main Issues Report on the development of an additional 1500 homes supported by the required services and facilities at Dargaval Village.

By promoting this pattern of sustainable development, the redevelopment and regeneration of brownfield and previously used sites can be prioritised through a master planned approach with the Local Development Plan continuing to contribute to current Renfrewshire Community Plan's aspiration to grow the Council's population by 5% by 2023.

Case Study – Dargaval Village (Performance Marker – 2, 3, 6, 10, 11, 12, 15)

The redevelopment of the former Royal Ordnance Factory at Bishopton, the new Dargaval Village, is an example of a plan led project coming to fruition with the assistance of the Planning Service.

The Planning Service along with other services in the Council have worked closely with site owner BAE Systems on the regeneration strategy and masterplan to incorporate good urban design and place

making principles, facilitating high quality development and making best use of the significant land assets.

A Project Management Framework was established and has been operational for over 10 years, providing for the creation of a series of thematic groups to progress delivery of obligations, enabling planning to co-ordinate staff resources from a range of internal Council Services, statutory agencies and stakeholders.

Community engagement is a key element of the project. A regular Community Liaison Group (CLG) led by BAE Systems provides an opportunity for collaboration and consultation with local community representatives and stakeholders.

"BAE Systems have worked in partnership with Renfrewshire Council for over 20 years. The delivery of a successful, high quality and sustainable development on one of the largest brownfield sites in the UK is now being realised in a progressive manner. Renfrewshire Council's Planning Team has added value to the programme through the collaborative and engaging approach they have adopted in assisting in the preparation of masterplans, design briefs/codes, active consultation and pro-active engagement of stakeholders to deliver a new community in Renfrewshire. We have found that the staff within the Planning Department are very professional and focused, who adopt a creative and proportionately challenging approach to ensure the quality, resilience and continued success of the development." **Jon Gettinby, BAE Systems**



Dargavel Village, Bishopston



Dargavel Village, Bishopston



Renfrewshire's Economy

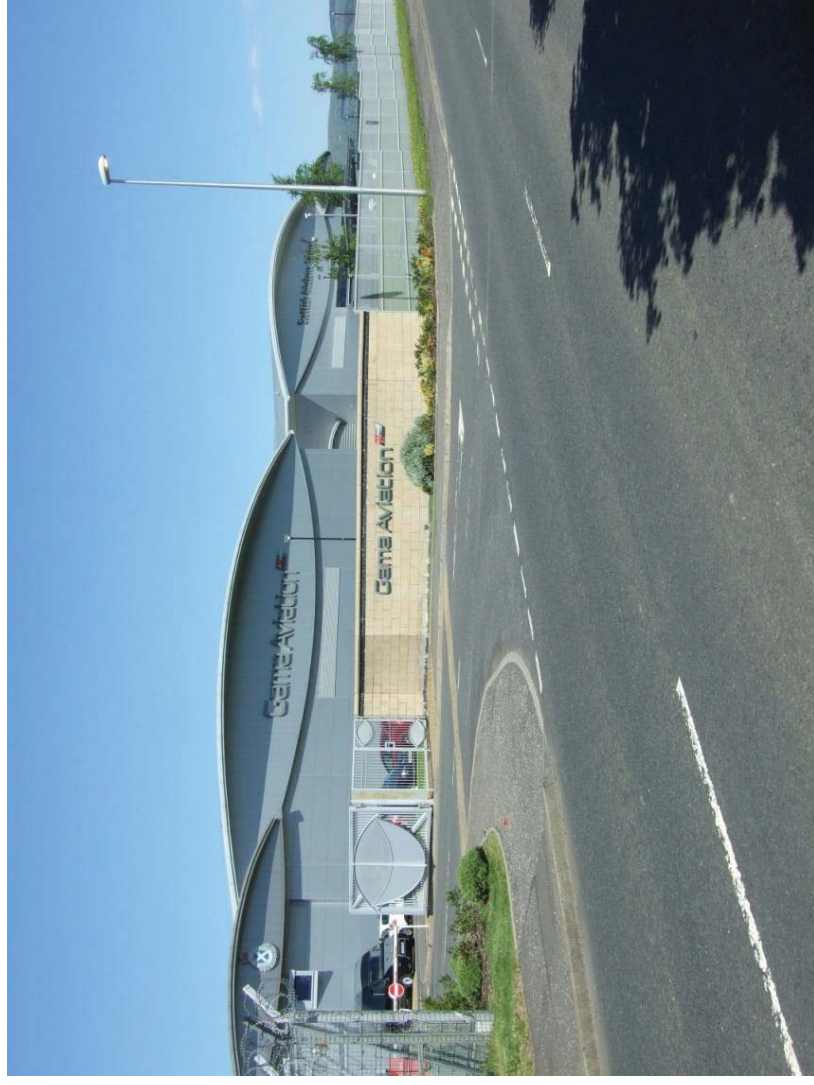
The Renfrewshire Main Issues Report promotes a framework for the successful delivery of the Glasgow City Region City Deal through the preferred option which would provide a policy to enable the benefits and opportunities of City Deal investment across Renfrewshire.

Development proposals associated with the delivery of City Deal investment will be considered in relation to Clydeplan – the Strategic Development Plan and Renfrewshire Local Development Plan Spatial Strategy, ensuring economic growth is supported by infrastructure and that development maximises the benefits for local people and the wider Renfrewshire economy.



Evolution 2, Hillington Business Park

Renfrewshire Planning Performance Framework 2016 - 2017



Gama Aviation, Glasgow Airport

Quality of Outcomes

Case Study - Sharing Good Practice - Simplified Planning Zones (Performance Marker 1, 3, 6, 11, 12, 13)

In last year's Planning Performance Framework, Renfrewshire Council reported the significant early success of Simplified Planning Zones (SPZs) at Hillington Business Park and Renfrew Town Centre in attracting new economic investment and supporting existing businesses.

The Hillington Park SPZ has now supported development proposals which will deliver over £20 million investment in the Business Park creating 30,000 square metres of new business and commercial floorspace.

More than a third of the total floorspace permitted by the scheme has now been delivered. The Council is now leading early discussions with the owner of the park and Glasgow City Council to alter the Scheme to allow for more industrial development.



In relation to Renfrew Town Centre the vacancy rate continues to fall with only 5% of ground floor commercial units vacant compared to 9% when the Simplified Planning Zone was adopted in 2015. The Council has also prepared a Town Centre Strategy and Action Plan which builds on the opportunities provided by the SPZ and provides a framework for the future growth of the town centre.

In relation to identified actions in last year's Planning Performance Framework, Renfrewshire Council has focused on developing a culture of continuous improvement through sharing good practice, knowledge and skills with other local authorities and assisting others who are considering the establishment of a Simplified Planning Zone.

During the last year, officers have presented and participated in various events including the national Development Planning Forum, Northern Ireland Planning Conference and various Royal Town Planning Institute and Continuous Professional Development events focused on planning for business, industry and town centres.

The Council have also looked to assist a number of other local authorities who are interested in developing a SPZ in their area, including Scottish Borders Council, Aberdeenshire Council (Energetica Project), Midlothian Council, Dumfries and Galloway Council and Fife Council.

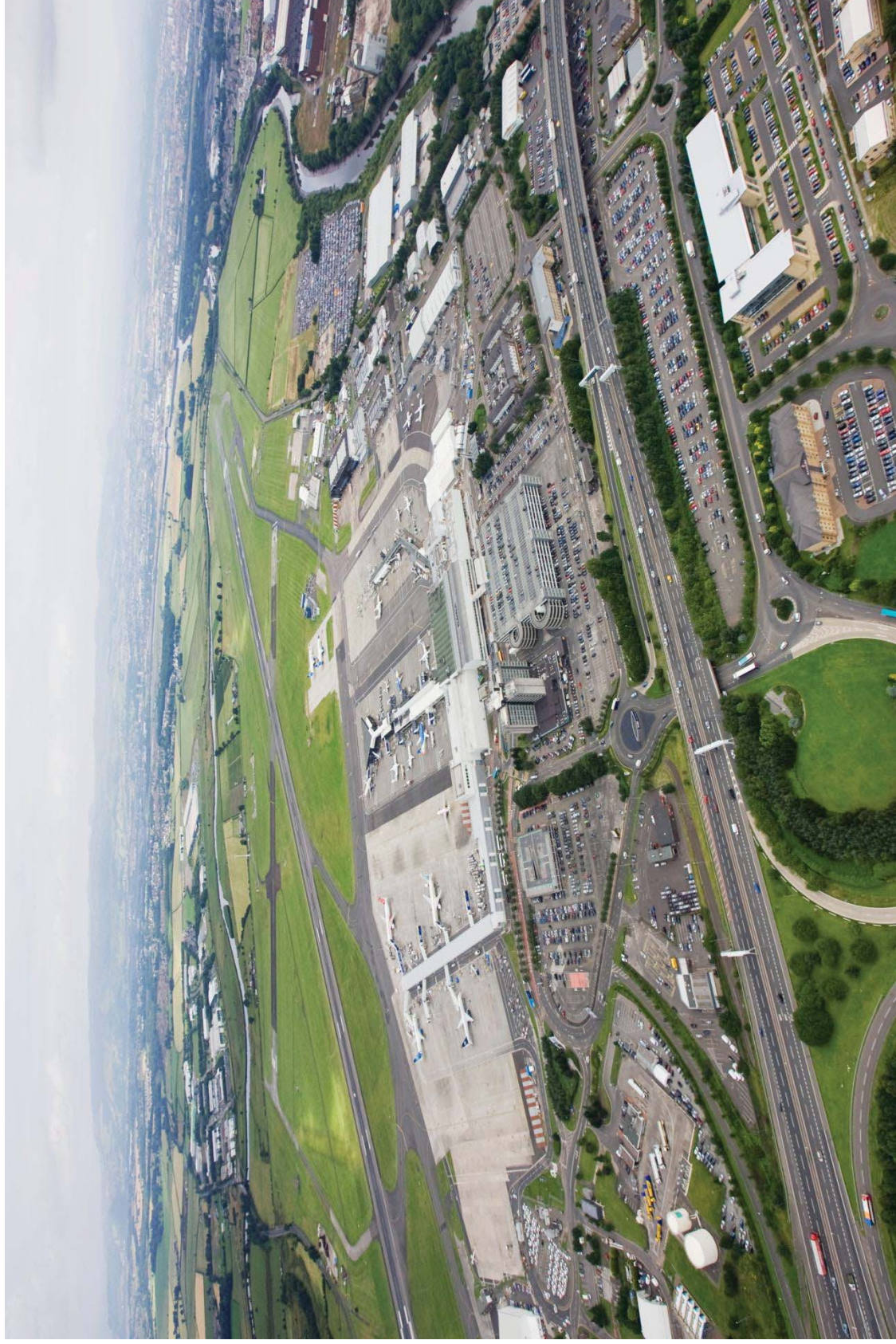
Following early assistance the Council is encouraged to see that SPZs are now being prepared in some of these areas and if required, officers will continue to assist and share the knowledge, skills and experience that have been developed in Renfrewshire.

Following the Independent Panel's May 2016 report 'Empowering Planning to Deliver Great Places', Renfrewshire Council have also participated in Scottish Government research into the use of SPZs with Hillington and Renfrew Town Centre SPZs used as case studies.

*"Hillington Park is the principal example of successful preparation and implementation of a commercial Simplified Planning Zone (SPZ) in recent times in Scotland. Energetica has sought to utilise Supplementary Planning Guidance previously, with limited success, but SPZs offer a more positive mechanism which reduces planning layers and complexities, rather than adding to them. The Hillington example, utilising the marketing advantages of a SPZ and stimulating economic activity within an established and functioning business park was of particular interest and has been monitored by the Energetica team since 2014. The Energetica example is not just about regeneration, so having a live example of a functioning business park, suffering from limited new development activity was key to developing the Energetica proposal for Peterhead, albeit on a smaller scale. The initial background work in establishing the process and remit of the Energetica SPZ was greatly supported by information provided by Kevin Dalrymple at Renfrewshire Council and the body of work forming the SPZ Scheme at Hillington Park." **James Welsh, Energetica Development Manager.***



Hillington Business Park



Glasgow Airport

Renfrewshire's Green Network

The Renfrewshire Main Issues Report and emerging new Local Development Plan recognise the potential benefits and opportunities that these transformational projects will have for Renfrewshire's environment and will provide an appropriate policy framework to support their implementation.

The important role that the Green Network has had in the regeneration of Renfrewshire's Communities is highlighted in the new Local Development Plan.

The Green Network framework will be updated, identifying existing assets and local green network priorities and opportunities which will reflect the Council's Access and Cycling Strategies, along with the emerging review of the Core Path Plan.

The updated framework will also provide an opportunity to reflect the allocation of resources to implement new green and blue networks associated with City Deal, the development of Community Growth Areas at Dargavel Village, Bishopton and South West Johnstone, along with the potential development of other regeneration projects.



Glen Moss

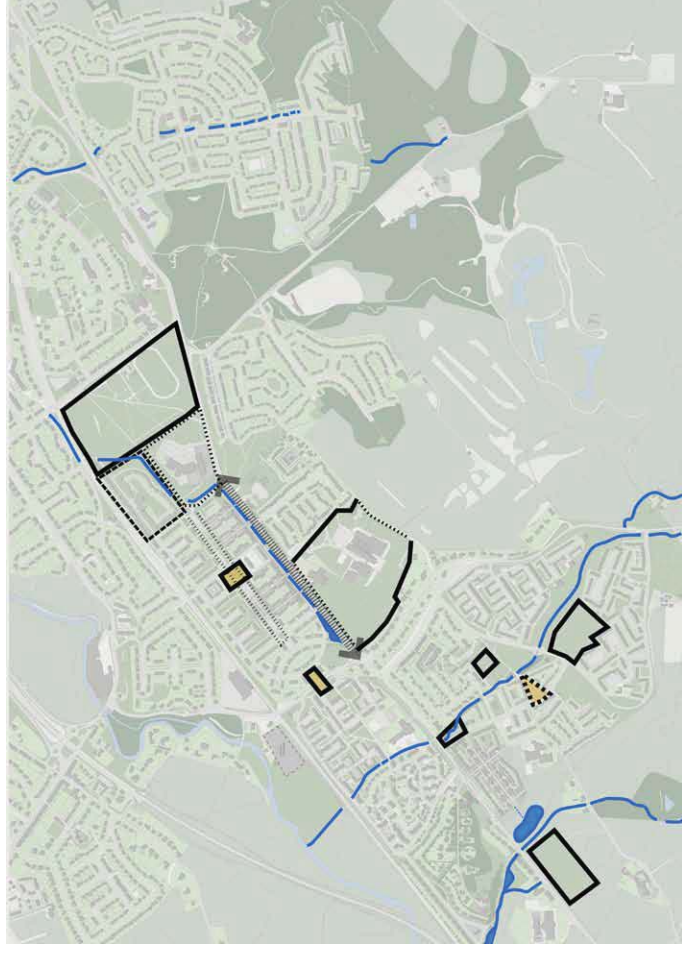
Case Study - Johnstone South West (Performance Marker – 3, 10, 11, 12)

Johnstone South West is a residentially led Community Growth Area. As with Bishopston, community engagement is a key element of the project and a masterplan for the area was developed through a week long Charrette which gathered the views and aspirations of local residents, community groups, statutory bodies and stakeholders.

The area is affected by significant infrastructure constraints in relation to flooding which present a key challenge to future development. The charrette process enabled development of an innovative approach which considers a holistic approach led by the consideration of infrastructure requirements. This provides for a number of linked green and blue network interventions including the deculverting of watercourses, the creation of swales, new woodland areas and storage ponds. Both Planning and Housing worked on the masterplan and incorporated strong urban design and place making principles in view of the charrette outcomes. This enabled the development of a masterplan which reflects the views of local people and their support for the actions identified.

Delivery of the masterplan is progressing well with one private sector residential development complete and another nearing completion.

A Surface Water Management Strategy detailing the technical approach to green infrastructure for sites which lie in Council ownership is nearing completion and will assist in unlocking the remaining sites within the Community Growth Area.



Sustainable Drainage Proposals for South West Johnstone

Renfrewshire's Renewables

Renfrewshire Council has undertaken a heat mapping exercise to identify potential opportunities for recovering waste heat across Renfrewshire.

The Preferred Option in the Renfrewshire Main Issues Report promotes the finalisation of a Heat Network Opportunity Map which will identify a range of heat sources that could form part of a heat network.

Potential opportunities for co-locating developments with a high heat demand and sources of heat supply to maximise the recovery of waste heat across Renfrewshire will also be supported.

A policy framework will be set out in the next Renfrewshire Local Development Plan to support the development of heat networks, as well as encourage the use of micro-generation and heat recovery technologies.

Opposite is an image of new residential development on a previously used brownfield, sustainable site in Paisley. Renfrewshire Council worked in partnership with the developer, Keepmoat to provide new homes which have solar technologies with the aim of reducing fuel costs for new residents.



Keepmoat Development – Inchinnan Road



Planning & Housing Service

The Planning and Housing function of Renfrewshire Council was brought together in 2016 to form one integrated service, covering Development Planning, Development Management, Building Standards, Housing Strategy, Housing Regeneration, along with Housing Landlord, Homelessness and Housing Investment providing a streamlined approach to manage, enhance and deliver development and investment across Renfrewshire.

This joint approach in Planning and Housing, has provided a significant number of opportunities.

Importantly this approach has led to Renfrewshire Council assisting in the delivery of the Scottish Government priorities set out in of 'More Homes Scotland'. Renfrewshire Council has accelerated its delivery of new homes through increasing its housing supply targets.

To deliver these ambitious targets, Planning and Housing has identified land across Renfrewshire to meet the range and choice of new homes, primarily on brownfield sites, within existing places, reducing the amount of vacant and derelict land and assisting with placemaking.

In identifying land for housing, Planning has sought to ensure that any issues/constraints in relation to development sites are highlighted early, before the planning application stage.

The availability of services/facilities and the requirement of additional infrastructure to facilitate development are identified through partnership working internally within the Council and externally with Key agencies and others, all facilitated by Planning.

Close working with the Scottish Government, Housing Associations and developers has meant more certainty in the delivery mechanism for new homes.

*Williamsburgh Housing Association has worked well with Renfrewshire Council for many years aiming to deliver the right homes in the right locations. With the Scottish Government focus of 'More Homes Scotland' aiming to increase the supply of affordable homes, along with a range and choice of new homes in Renfrewshire, Williamsburgh Housing Association consider that the collaborative approach provided by the Planning & Housing Team along with related transport and flood mitigation services within the Council, has assisted in delivering more affordable homes in Renfrewshire. **Williamsburgh Housing Association.***

Case Study - Johnstone Castle (Performance Marker – 3, 6, 11, 12)

The success of the joint approach of the Planning and Housing function is evident in the progress made in the demolition of over 280 low demand tenement Council flats in Johnstone Castle which began in late 2016 and the construction of 95 new Council homes, providing a range and choice of new homes within a high quality environment for Renfrewshire's residents.

Planning's input into this project included assisting in the formation of the regeneration strategy with a range of stakeholders, preparing initial sketches and placemaking plans for consultation as well as engagement purposes, advising on the layouts and designs for the new residential homes and surrounding environment, assisting with consultation and engagement with tenants and residents along with assisting with the submission of planning applications.

These joint working arrangements have meant that a successful project is ready to go on site and Renfrewshire Council is able to assist in meeting the Scottish Government's 'More Homes Scotland' target of 50,000 affordable homes.

The value added by Planning is the efficiency in the use of resources, sharing of knowledge and skills and effective delivery of a quality outcome.



View
Elm Drive looking south



View
Elm Drive looking south

Quality of Outcomes

Case Study – Affordable Homes, Renfrew (Performance Marker – 3, 6, 11, 12)

Renfrewshire Council's current Strategic Housing Investment Plan 2017/18 - 2021/22, approved in November 2016 aims to invest around £43 million to deliver over 800 new build affordable homes across Renfrewshire.

Again due to successful joint working, with Planning identifying the right sites in the right locations, Housing providing information on the right tenure and size of units to meet the need and demand for residents, Planning assisting with pre-application discussions and negotiations as well as on-going assistance through out the planning process to Housing Associations and developers, there has been significant progress in the building of new affordable homes. The quality outcome has been reflected in Renfrewshire receiving an additional investment of £30 million allocated by the Scottish Government to continue this successful partnership and encourage the building of more new affordable homes.

Renfrew Riverside over the last 10 - 15 years has seen more than 1600 new homes with most of the land now developed. The majority of these new homes have been completed for the private sector market, however more recently Renfrewshire Council has sought to provide an increased range and choice of homes and encouraged Housing Associations to build in Renfrew Riverside.

Sanctuary Scotland Housing Association has worked alongside Renfrewshire Council to deliver new homes on three sites in Renfrew. One site is almost complete with people in their new homes as can be seen from the photo below, with two other sites progressing well, with completions expected in 2017 and early 2018.



Andrew's Avenue, Renfrew

"Sanctuary Scotland Housing Association has benefitted greatly from the service provided by the Planning and Housing Team at Renfrewshire Council. The joint approach has led to a streamlined and more efficient process which has assisted Sanctuary in delivering good quality homes in Renfrewshire." **Jennifer Murdoch – Sanctuary Scotland**

Quality of Outcomes

Case Study – Affordable Homes, Paisley (Performance Marker – 3, 6, 11, 12)

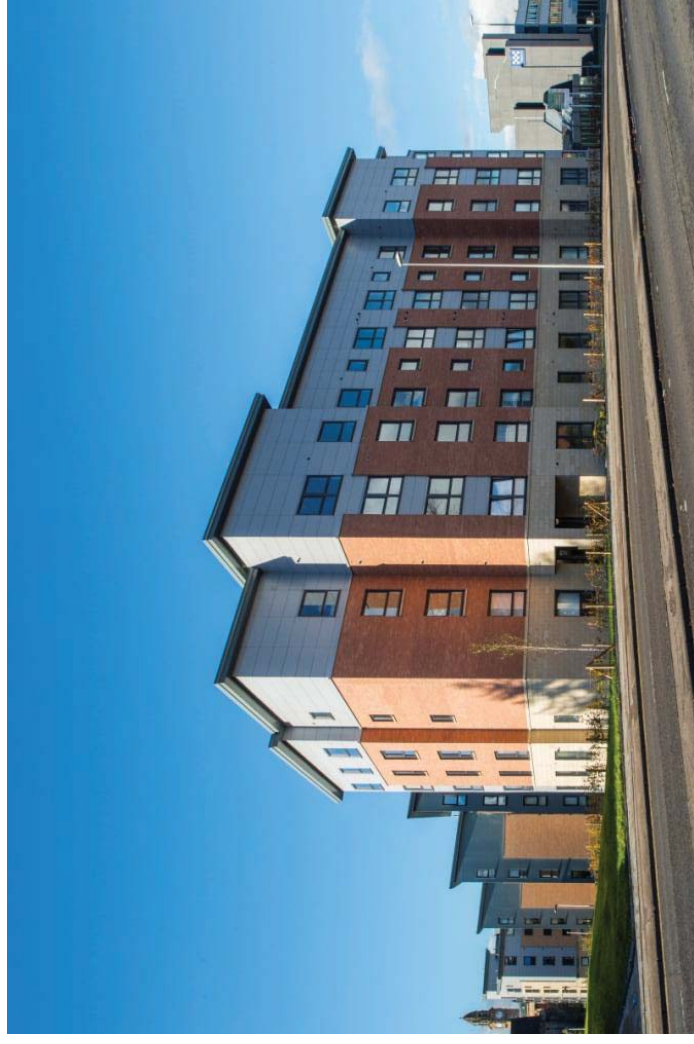
Link Housing Association has been working in partnership with both Planning and Housing on various sites across Renfrewshire. A recent successful project delivered of 38 'Independent Living' homes aimed at retirement living, providing a mixed tenure option of social rent and shared equity. The new homes were completed in September 2016.

Abbey Place was a pilot project, encouraged by the Scottish Government. The development includes 25 shared equity, 1 and 2 bedroom homes with a further 13 homes available for social rent. Some of these new homes were designed for wheelchair users.

The shared equity homes in this development had the added advantage of providing an older persons regeneration model which allows residents to access a suitable property where the equity stake in their existing property was relatively low, making these new homes more affordable.

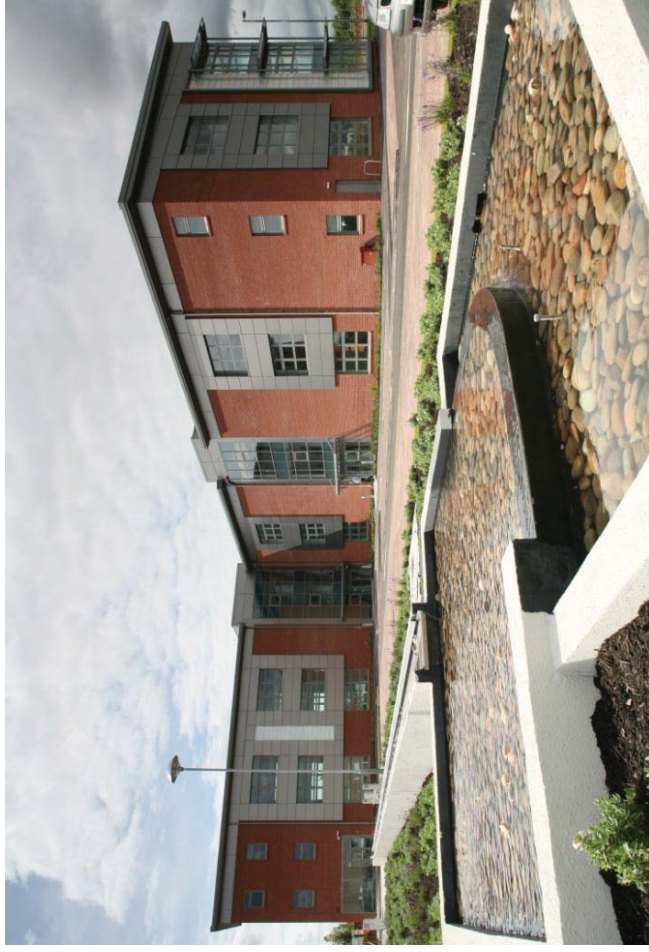
All 38 properties were purchased or let within six months of the development completion. The success of this pilot project was achieved, again, through close partnership working.

"In successfully delivering this pilot project for retirement living in the heart of Paisley, Link Housing Association appreciate the assistance from Renfrewshire Council and the Scottish Government in the delivery of new homes providing much needed accommodation for the growing elderly population." Elinor Taggart, Link Group Ltd



Abbey Place, Paisley

Quality of Service and Engagement



Braehead business Park



Lochwinnoch

Quality of Service and Engagement

This section demonstrates Renfrewshire Council Planning Service's positive actions to support sustainable growth by being Open for Business.

The aim is to show how Renfrewshire Council creates certainty through the provision of consistent advice, efficient and transparent planning processes, positive consultation and

engagement along with speedy decision-making aiming to deliver a positive customer service.

The [case studies](#) included in this section highlight recent initiatives to demonstrate how effective communications and partnership working with a range of stakeholders have resulted in successful outcomes.



Case Study – Pre Main Issues Report & Main Issues Report Engagement (Performance Marker 6, 9, 10, 12)

Hawkhead, Paisley

During the last year the Council has continued to build on the Pre Main Issues Report consultation and engagement techniques detailed in last year's Planning Performance Framework. The Main Issues Report was published in February with a 16 week consultation period ending on 30 May 2017.

Renfrewshire Council has undertaken a wide range of Pre - Main Issues Report and Main Issues Report consultation and engagement activities focused on gathering the views of key stakeholders

including communities, Key Agencies, investors, elected members and members of the public during this key stage in the plan preparation process. This included the following:

Community Council's and Development Trusts

An invite was sent to all Community Council's and Development Trusts for them to meet planning staff to discuss emerging planning issues and priorities for their area.

Quality of Service and Engagement

A number of Community Councils and Development Trusts accepted this invitation which allowed the planning staff to gather local insight into a range of planning issues and aimed to integrate the local community into the plan making process.

Feedback received during these sessions and future engagement with local communities will be invaluable as the Council progresses towards publication of the Proposed Local Development Plan.

Community Planning

Planning staff have been working collaboratively with Renfrewshire Council's Community Planning team and other Community Planning Partners to share feedback on what local communities want to see prioritised in a range of plans, projects and strategies across Renfrewshire.

One to One Meetings

As reported in last year's Planning Performance Framework the Council have been undertaking a number of one to one meetings with Key Agencies, landowners, local businesses, Housing Associations house builders and members of the public. This approach has continued in 2016 leading up to the publication of the Main Issues Report in February 2017.

These informal meetings are very resource intensive but are proving to be an effective tool in gathering feedback and helping to focus on key issues for the preparation of the next Renfrewshire Local Development Plan.

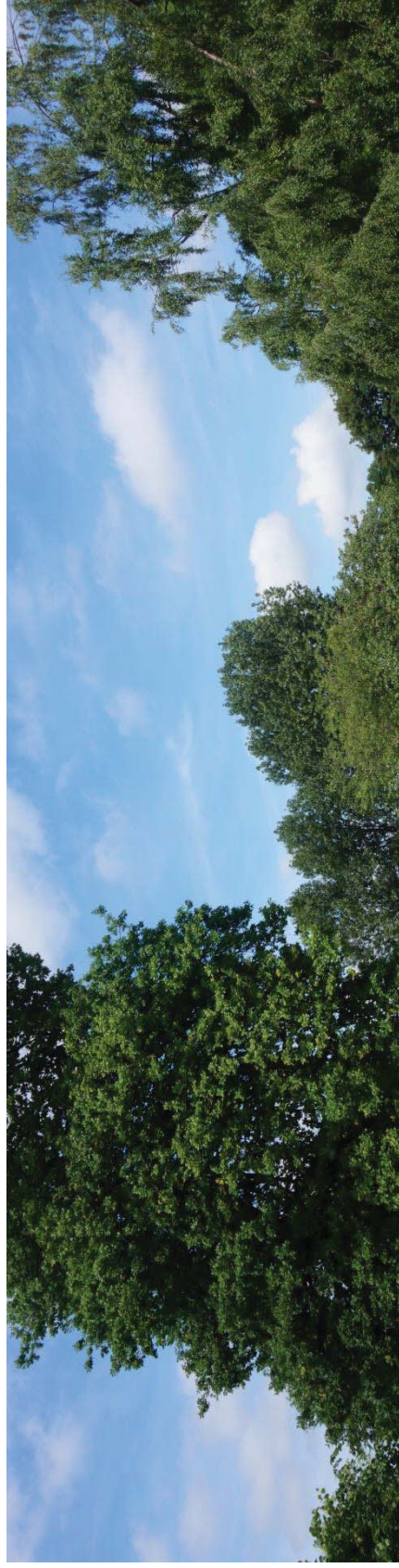
Feedback received following the one to one meetings highlights the positive response that the Council has had to this approach.

*'Good to get an update on timescales and likely issues that the new plan will need to consider' and 'Informative but also had opportunity to raise some of our early thoughts in an informal manner'. **Scottish Natural Heritage***

*'The opportunity to meet the people involved and the collaborative approach to planning' **Consultant on behalf of Gledloch Resorts***

*'Being able to discuss our business concerns and development opportunities / needs' **Scottish Leather Group Ltd***

*'Very proactive and clear approach to preparing for publication of the Main Issues Report.' **Stewart Milne Homes***



Housing Providers Forum / Federation of Local Housing Associations (FLAIR) Meetings

As Planning and Housing is now part of one service at Renfrewshire Council. Planning and housing staff work together in preparation of the Development Plan, Local Housing Strategy and Strategic Housing Investment Plan, sharing knowledge and good practice.

Planning attend the Housing Providers Forum, held quarterly, and FLAIR meetings. This provides an excellent opportunity to gather ideas from a wide audience including Local and National Housing Associations, Scottish Government and Residents Associations.

The presence of planning officers at these forums has been well received and allows discussion to focus on the future delivery of housing sites and integration between the Renfrewshire Local Development Plan and Strategic Housing Investment Plan.

Business 2 Business Event

The Business 2 Business event is the largest business event in Renfrewshire and provides an opportunity for attendees to learn, network and promote their businesses in Renfrewshire. Over fifty exhibitors attended the event with a range of business seminars on offer.

Development and Housing staff attended this annual event and are able to engage with local businesses on the priorities for Renfrewshire, answer questions on the plan preparation process and promote the work that the Development and Housing Service undertakes.

Quality of Service and Engagement

City Deal Engagement

Consultation and engagement for the Clyde Waterfront and Renfrew Riverside and the Glasgow Airport Investment Area City Deal projects was on-going through 2016 - 2017.

Planning staff have attended these events and engaged with key stakeholders on a range of strategic issues. Feedback received at these events will be used to help shape the City Deal projects as they progress and will be used to develop a City Deal Investment Policy in the next Renfrewshire Local Development Plan.

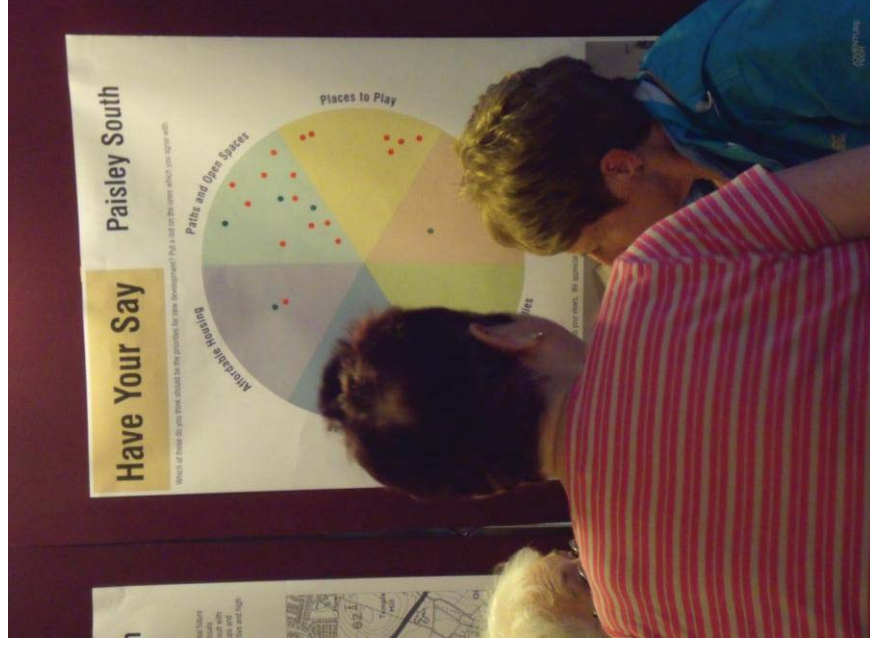
Elected Members and other Council Services

Early engagement with Elected Members and other Council Services has been a key part of the plan preparation process.

Briefing Sessions with elected members focused on raising awareness of the plan preparation process and consideration of the main issues for the next Renfrewshire Local Development Plan.

Presentations were given to the Council's Corporate Management Team to facilitate discussion on priorities for the next Renfrewshire Local Development Plan. Information was then disseminated to different Council services. This Corporate working across Council services is used to develop an integrated approach to improve outputs and services for customer benefit.

Continuous Professional Development Sessions were also held on the Main Issues Report with colleagues invited from different teams across the Council. These sessions allowed Planning to explain the content of the Main Issues Report, build understanding and awareness and learn from other council services.



Renfrewshire's Centre Strategies and Action Plans

In line with Scottish Planning Policy and the Town Centre First approach, Renfrewshire Council have approved a series of Centre Strategies, associated Action Plans and Centre Health Checks for Centres across Renfrewshire.

The strategies explain the role of each centre, their strengths and potential for future enhancement, identifying priorities for action and opportunities for change and builds on the Network of Centres identified in the Renfrewshire Local Development Plan. The Renfrewshire Local Development Plan will continue to support this approach through its spatial strategy.

The Centre Strategies provide a strong framework for sustainable economic growth by identifying strengths and opportunities for change, highlighting actions and potential partners to take these forward.

The Centre Strategies have been successful in creating the conditions for investment and community empowerment within the Centres. The next case study provides evidence for this approach in relation to Erskine.



Johnstone Town Hall



Renfrew Town Hall

Case Study – Erskine (Performance Marker 3, 6, 10, 11, 12)

As identified in last year's Planning Performance Framework, the finalised Centre Strategy was informed by the Erskine Town Centre charrette, which was published in February 2016. The charrette process was central to gathering views of local residents, businesses, community representatives and stakeholders.

Actions within the strategy reflected feedback from the charrette with many local people wanting to become involved in taking forward actions, whether through existing or new groups. Community representatives, with assistance from Planning officers, have now established a new Community Development Trust in the context of the Centre Strategy.

The Trust have taken forward plans to deliver actions within the Centre Strategy with support from Planning, including proposals to take ownership of land under the Community Empowerment Act, works to enhance the town centre environment and proposals which seek to enhance the civic function of the centre.

The strategy has also provided a catalyst for development within and adjacent to the Centre, with proposals for small business units, residential development and education use emerging for land within the Erskine Transition Zone. Proposals are being developed in accordance with the land use, design and place making guidance within the Centre Strategy.



Erskine Town Centre





Governance

In this section the aim is to illustrate how Renfrewshire's Planning Service structure and processes are proportionate, effective and fit for purpose.

The **Case Studies** highlight how Renfrewshire's Planning Authority make plans that will deliver along with providing a service that focuses on outcomes. Also illustrated is how the Planning Service influences corporate, as well as wider Glasgow and the Clyde Valley Region processes and plans.

To ensure efficient and effective decision-making, Renfrewshire Council recently changed the management structures to make them more effective and efficient.

Renfrewshire Council have committed to bring together Planning and Housing to support change, improve performance, share resources and knowledge along with delivering on the priorities of the Scottish Government, the City Region and Renfrewshire.

Early successes of the structure change have been recognised with fresh thinking and different mindsets coming together, along with streamlining processes and supporting collaborative working.

Streamlined Service

As outlined in the previous section, the Planning and Housing function of Renfrewshire Council were brought together in 2016 to form one integrated service, providing a streamlined approach to manage, enhance and deliver development and investment across Renfrewshire.

This streamlined approach has allowed the effective development of innovative approaches and efficient sharing of resources and knowledge, particularly when consulting and engaging on plans, proposals and strategies.

The preparation of all documents produced by Planning and Housing, such as the Local Housing Strategy, the Strategic Housing Investment Plan, the Local Development Plan, Town Centre Strategies as well as regeneration strategies, has benefited greatly from the comprehensive approach, extensive expertise and a range of perspectives from both Planning and Housing staff.

This partnership working has led to an enhanced service for our external partners and customers such as housing associations, developers, house builders, Key Agencies as well as Renfrewshire's communities, with a one stop shop approach to the development process, an information bank and the successful delivery of new housing.



Case Study – Preparation of the Renfrewshire Local Housing Strategy and Strategic Housing Investment Programme (Performance Marker 6, 10, 12,)

In line with the recent changes in structures at Renfrewshire Council, both Planning and Housing are now under one Head of Service as well as one Director.

Planning and Housing have worked well together across various projects and plans in the past. This new arrangement has presented an opportunity for both Planning and Housing to undertake much more joint working, streamlining of processes and the sharing of good practice as agendas align.

The preparation of the Renfrewshire Local Housing Strategy along with the Strategic Housing Investment Plan is a good example where this has worked well. Through the involvement of both Planning and Housing in the Housing Need and Demand Assessment and setting the Housing Supply Targets at the Strategic Development Plan level this provided an ideal opportunity for Planning to contribute to the content of the Local Housing Strategy and associated Action Plan.

This joint working has also assisted in the preparation of the Main Issues Report for the next Renfrewshire Local Development Plan, where the identified local housing needs in the Local Housing Strategy translates into finding a range and choice of housing sites across Renfrewshire to meet the housing land requirements for both affordable and private homes.



Dean Park, Renfrew

Governance

In identifying sites to meet the housing land requirements a number of priority regeneration sites were identified. To gauge the potential plans and timescales for developing these priority sites, many of which are in the middle of existing Renfrewshire places, a series of discussions with Housing Associations, developers and the Scottish Government were undertaken in drafting the framework for the next Strategic Housing Investment Plan.

This process therefore provided a degree of certainty that the sites identified in the Strategic Housing Investment Plan to meet the outcomes of the Local Housing Strategy were developments that could be delivered and taken forward from plans and proposals to delivery on the ground.

The detailed work on the Local Housing Strategy also identified the potential need for an Affordable Housing Policy for particular areas of Renfrewshire. Again both Planning and Housing worked together to come up with a reasonable approach to delivering affordable housing based on the evidence presented in the Local Housing Strategy.

Another area of joint working involved reviewing specialist housing provision, in particular the needs of Gypsy/Travellers. An internal corporate working group has been set up to ensure that this is discussed across all Council Services. The outcomes from discussions not only informs the Action Plan of the Local Housing

Strategy and main issues for the next Renfrewshire Local Development Plan, it will also feed to a wider Gypsy/Traveller working group that has been set up to review cross boundary issues within the Glasgow and the Clyde Valley and Ayrshire Authorities.



Linwood



Case Study - Paisley West End (Performance Marker 6, 10, 12,)

The west end of Paisley has been the subject of a number of regeneration plans in the past including Planning preparing an Area Development Framework in 2009 in partnership with other Council Services and key stakeholders.

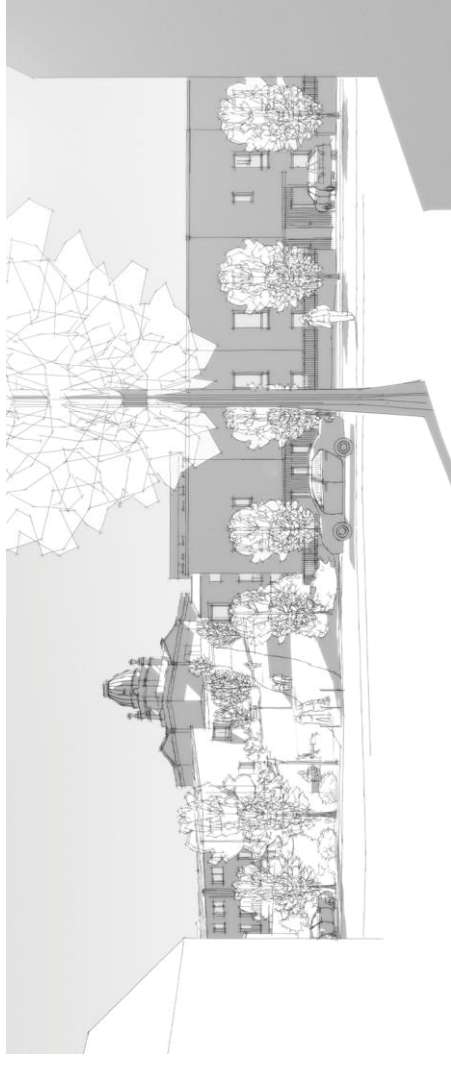
Unfortunately due to the economic recession, a number of the objectives set out in the framework were challenging to implement and impacted on the investment plans and timescales for commercial properties as well as new house building.

In November 2015, Renfrewshire Council appointed Sanctuary Scotland as a partner to assist in developing and delivering the refreshed strategy for Paisley West End.

Over the last 15 months, Renfrewshire Council and Sanctuary Scotland have been developing proposals and prepared a draft masterplan.

The masterplan looks at investing in a mix of new homes for private rent and social rent as well as enhancements to the overall public realm of the area, potential new commercial units and improved connectivity.

Governance



Extensive consultation and engagement requires to be continuous throughout the process to inform the masterplan, greatly influencing the final proposals.

Initial consultation and engagement was undertaken jointly between partners in a local community hall in the middle of Paisley West End. Turnout at the consultation events was good and many of the residents, commercial operators and people in the surrounding area provided really useful feedback allowing the next stage of the process to commence.

Given the good turnout and positive engagement, this provides some certainty for the Council and Sanctuary Scotland that the initial proposals provide a framework that can be enhanced and developed further through the consultation process.

A positive outcome of the initial consultation event was that having the Council and Sanctuary Scotland at the one event ensured stakeholders were receiving consistent advice and the same message, confirming and displaying the good partnership approach.

It is considered that the effective communication leading up to the initial consultation event as well as at the event, led to positive feedback as well as a willingness from many stakeholders to become more involved in the process, not just given the opportunity to be kept informed of the proposals. There is on-going consideration of how to take forward the partnership approach with all stakeholders.

The Planning Service will continue to have enhanced links with partners aiming to ensure Planning is at the heart of Council business and corporate strategies.

Corporate Working

In the previous Planning Performance Framework, Renfrewshire Council reported on cross departmental input that occurs during various stages of the planning process.

The Planning Service is also a key contributor to many of the corporate priorities, plans and strategies such as the Community Plan.

Planning has a central role to play in preparing the Community Plan and is currently involved in shaping the new Locality Plans.

The main focus of this is that the Locality Plans provide the framework collaborating Renfrewshire Council's priorities for the next 10 years and the Local Development Plan provides the spatial representation of Locality Plans.

As well as this, the Local Development Plan Action Programme also provides the implementation mechanism for the Council's priorities and delivery of the outcomes of Locality Plans.



Case Study - Glasgow City Region City Deal - Renfrewshire (Performance Marker 2, 3, 6, 9, 10, 12)

The Glasgow City Region City Deal has the potential to deliver significant economic growth, greater connectivity for the region, reinvigorating underused land and enhancing opportunities for creating greater places.

To ensure successful implementation of Renfrewshire's three City Deal projects, Renfrewshire Council has embedded various mechanisms and structures to project manage the proposals. These mechanisms include creating a team which grows and contracts as different workstreams are progressed, an internal officers group with input from each relevant service, a members/officers group to keep elected members up to date, along with a senior officers group which reports to the City Deal cabinet.

Planning has a strong role to play in the internal officers group which meets monthly to report on-going progress. Assistance from Planning has been central to progressing the projects such as the provision of baseline data for the projects, contributing to the business cases and ensuring that these remain up to date, outlining the land use constraints, providing policy advice, input to masterplans for the site, reviewing all of the supporting documents ensuring that they are in line with Scottish Planning Policy, the Strategic Development Plan as well as local policy, providing pre-application consultation and advice, as well as assisting with consultation and engagement events.

By working in partnership with the City Deal team, other Services within Renfrewshire Council; neighbouring authorities and key community stakeholders, Planning has influenced the projects by setting a policy framework and guidelines to ensure that the plans allow for successful delivery, focusing on the outcomes of the projects.

City Deal has provided an opportunity for Planning to greatly influence corporate policy and priorities. It is considered that Planning ensured effective and efficient decision making through collaborative working.



Renfrew Riverside

Case Study – Clydeplan (Performance Marker 10, 13)

Renfrewshire Council continues to work jointly with the seven other local authorities within the Glasgow and the Clyde Valley Strategic Development Planning Authority to prepare and facilitate the delivery of the second Strategic Development Plan for the area – Clydeplan.

The new Renfrewshire Local Development Plan will continue to support the priorities identified in Clydeplan to assist the future growth within the city region balanced with the enhancement of our existing places as well as the creation of new high quality places and a strong focus on the environment.

The framework provided by Clydeplan also provides the strategic planning context for the delivery of the Glasgow City Region City Deal.

The unique collaborative partnership working with Renfrewshire Council along with the other authorities through Clydeplan has provided opportunities and synergies that benefitted the development of an effective and efficient governance structure for the Glasgow City Region City Deal.



Renfrew Riverside



Glasgow Airport Investment Area



Bishopston

Culture of Continuous Improvement

This section aims to demonstrate a culture of learning and improving. It details the service improvements and changes over the last 12 months with the aim to improve performance, reflecting the importance of ensuring a good quality service for all users of the Planning Service.

Renfrewshire Council is involved in many groups which assists in learning and continuous improvement such as through the Glasgow and the Clyde Valley Green Network Partnership; the Scottish Outdoor Access Forum; the Scottish Strategic Environmental Assessment Forum; the Local Authorities Historic Environment

Forum; the Corporate Address Gazetteer Forum; the One-Scotland Mapping Agreement Group; and the Ordnance Survey User Group. Some of the Councils also participate in the national (Solace) benchmarking families as well as the Local Authority Urban Design Forum.

Part 3 of the Planning Performance Framework details the programme of improvement that has been set for 2017 and 2018.

Renfrewshire Local Development Plan (Performance Marker 6, 7, 8, 9, 10, 11, 13, 15)

The consultation for the Renfrewshire Main Issues Report will conclude at the end of May after extensive public consultation and engagement. Renfrewshire Council have gathered significant amounts of comments and feedback through the pre-Main Issues Report consultation and engagement.

It is considered that the range of consultation and engagement methods used has assisted in gathering the range of constructive comments which will shape the next stage in the process of preparing the Renfrewshire Local Development Plan.

Early feedback from many community groups was that the proposals maps and the diagrams in the Renfrewshire Local Development Plan were too strategic and did not capture the important considerations for Renfrewshire's settlements.

In considering a new approach to address the constructive comments, Renfrewshire Council are proposing to develop Place Plans for areas across Renfrewshire in the Proposed Renfrewshire Local Development Plan, which will be prepared early in 2018.

The preparation of these plans will be taken forward with input from and consultation with the local communities alongside the preparation, consultation and engagement of Community Planning's new local Outcome Improvement Plans and Locality Plans.

By working closely with Renfrewshire's Community Planning Partnership on the joint development of Locality Plans and Place Plans there will be an opportunity for integration of Plans as well as having a streamlined consultation and engagement process.

The collaboration will provide an additional, innovative dimension to the review of the Renfrewshire Local Development Plan that will facilitate opportunities for addressing regeneration, placemaking, along with conserving and enhancing local places.

Renfrewshire Places – Dargaval Village (Performance Marker 5)

Since receiving notification of the Proposal of Application Notice in November 2016 for land designated for business and industry to be used for residential, Renfrewshire Council have increased the frequency and contributors to the internal projects meetings for Dargaval Village as well as ensuring that meetings with external bodies and Key Agencies are resourced and well co-ordinated.

The implications of the proposals by BAE Systems has resulted in refreshing project management structures and reporting systems as well as setting up individual groups to work through the implications in relation to issues such as infrastructure, education, health and transport considerations.

Renfrewshire Council anticipate the submission of a major planning application which may involve a revised masterplan for the site as well as considering refreshed and new design briefs/codes along with a revised Section 75 legal agreement. Future Planning Performance Frameworks will detail any changes to service requirements in considering the new planning applications.

Renfrewshire Economy – Simplified Planning Zones (Performance Marker 5)

Over the last year, Renfrewshire Council have continued to assist and share best practice with other Local Authorities as well as providing presentations and appearing at various conferences and events sharing our experience in setting up and implementing two Simplified Planning Zones.

The Council have also actively contributed to the Scottish Government's review of SPZ legislation and procedures as taken forward in the current review of the Scottish Planning System.

Renfrewshire Council have also been working with landowners for Hillington Business Park as well as Glasgow City Council with a view to revising the SPZ for Hillington Park, due to the success of the Simplified Planning Zones for this site.

Renfrewshire Green Network – Johnstone South West (Performance Marker 5)

To ensure a deliverable solution to the flooding and drainage infrastructure constraints associated with the Community Growth Area at Johnstone South West, Planning has been liaising closely with colleagues in relation to flooding and drainage. This joint approach has helped consultants provide a workable, achievable but also an affordable solution to assist future development in this area of Johnstone.

In the next few months, once receiving the final Surface Water Management Strategy, Planning will work with developers to take forward the implementation of green/blue network proposals. This may involve further discussions with the Scottish Government in relation to the Housing Infrastructure Fund, seeking grant assistance to deliver affordable homes in the area as well as speaking to private developers outlining the possibilities for private investment in Johnstone. Future Planning Performance Frameworks will detail progress on this project.

Culture of Continuous Improvement

Planning & Housing Service (Performance Marker 3, 6, 11, 12)

The Planning Service, through preparing various plans, proposals and strategies over the year as well as assisting with implementation of projects, continue to learn from the outcomes and outputs of delivered projects on the ground.

By actively participating in the delivery of the regeneration projects as well as assisting with the implementation of affordable housing, Planning and Housing along with housing association partners have been considering how best practice and learned experience of delivering projects can be documented.

There has to date, been early discussions with housing association partners to consider the preparation of a Design Manual for affordable housing in Renfrewshire taking account of design, space standards as well things that have worked well in projects.

Planning has offered to lead on the preparation of the Design Manual for Affordable Housing in Renfrewshire, ensuring that placemaking is a key component of the document.

It is proposed that as each new phase of affordable homes are released, site visits are arranged to look at the detail of the

successful as well as the less successful elements of design and lessons can be learned for future projects.

Future Planning Performance Frameworks will outline the progress on the Design Manual and when complete, this could be used to share Renfrewshire Council's experience with other local authorities and housing associations.



Renfrewshire's Centre Strategies and Action Plans (Performance Marker 3, 6, 10, 11, 12)

Over the last 12 months Renfrewshire Council have completed all Town Centres Strategies including a Centre Strategy for Braehead which is a Strategic Centre in Renfrewshire.

Each of the Centre Strategies has a detailed Action Plan through which progress can be monitored. The Actions in the Centre Strategies are being taken forward by various groups, however Planning is leading and/or assisting in all of the actions to ensure actions are progressed.

The key diagrams which set the framework for where actions will be delivered in Centres are being progressed further by Planning and may provide the basis for future place plans for the towns in Renfrewshire.

Benchmarking Group (Performance Marker 6, 11, 12, 13)

As outlined in previous Planning Performance Frameworks, Renfrewshire Council benchmark with various groups including the Heads of Planning Development Planning Sub-Committee, the West of Scotland Planning Benchmarking Group, the National Development Plan Forum and at the strategic level, Development Planning teams benchmark extensively with the eight Councils who prepare the Glasgow & Clyde Valley Strategic Development Plan.

A wide range of topics were discussed at all of these meetings. The meetings allow for the sharing of experiences and best practice. Of particular note this year has been discussions on:

- **Staffing levels within each authorities' planning service.** For the past few years we have compared staffing levels within the development management teams. This year we expanded this to include development plans teams. This allows the Councils to compare staffing levels and workloads with some nearby and comparable authorities;
- **Training policies and procedures** were discussed on a number of occasions. This included elected member training, community council training and planning staff training. Staff training is a subject that we intend to develop over the coming year with plans in place to undertake some joint staff training across the authorities;
- **The discussions on the form and content of reports of handling and decision notices** were useful as the authorities were able to learn from the practices of the other Councils, ensuring compliance with the relevant legislation whilst minimising administrative procedures and obtaining efficiencies;
- **The use of national guidance standards**, including the SCOTS Roads Development Guide, Designing Streets and the Place Standard were interesting to discuss as practices varied across the Councils.

Culture of Continuous Improvement

Elected Members Training (Performance Marker 9)

Over the past 12 months a suite of training has been delivered by Planning, effectively outlining many aspects of the Council's activities.

In particular, two separate half days of training has been provided on various planning processes including Proposal of Application Notices and Local Review Bodies. This was delivered by both Planning and Legal Services and was attended by senior officers along with the Chief Executive.

The feedback from the Elected Members has indicated that this format is effective in confirming the role of Councillors and in gaining an understanding of the key issues for the Council as well as the staff involved in the delivery of services.

A weekly meeting has also been set up between the Convenor and Vice Convenor of the Planning Board with the Head of Service and this provides an opportunity to highlight new and emerging issues that will be of relevance to the Committee Members.

Planning have also conducted tours of the strategic development locations across Renfrewshire in order to acquaint Members of the

scale of development taking place across the area and the commitments that have been made to secure investment and economic growth.

A further round of Planning and Local Review Body Training is scheduled for Autumn 2017 which will coincide with a meeting of the Communities, Housing and Planning Policy Board.

Renfrewshire Council is also preparing a suite of Policy updates to the Members to ensure that their decision making processes are effective and in line with the terms of the Renfrewshire Local Development Plan.

Given that the Renfrewshire Local Development Plan is currently at the Main Issues Report stage, Planning will also be providing further training to Members on the Proposed Plan and relevant policies and proposals.

Part 2: Supporting Evidence

Part 1 of this report was compiled drawing on evidence from the following sources:-

Renfrewshire Local Development Plan

<http://www.renfrewshire.gov.uk/article/2478/Renfrewshire-Local-Development-Plan>

Renfrewshire Main Issues Report

<http://www.renfrewshire.gov.uk/media/3547/Renfrewshires-Main-Issues-Report-2017/pdf/LDPMIR-FINAL v2 1304171.pdf>

Bishopton Contextual Masterplan 2011

<http://www.renfrewshire.gov.uk/media/1587/ROF----Contextual-Masterplan---March-2011/pdf/ROF Contextual Masterplan Reduced size.pdf>

Glasgow and Clyde Valley City Deal

<http://www.renfrewshire.gov.uk/citydeal>

Clydeplan

<https://www.clydeplan-sdpa.gov.uk/>

Hillington Park Simplified Planning Zone

<http://www.renfrewshire.gov.uk/article/2480/Hillington-Park-Simplified-Planning-Zone>



Hawkhead, Paisley

Renfrew Town Centre Simplified Planning Zone

<http://www.renfrewshire.gov.uk/article/3067/Renfrew-Town-Centre-Simplified-Planning-Zone>

Go Outdoors - Renfrewshire Outdoor Access Strategy

<http://www.renfrewshire.gov.uk/media/2889/Outdoors-for-You-Renfrewshire-Outdoor-Access-Strategy-2016-2026/pdf/OutdoorsForYouStrategy.pdf>

Renfrewshire Cycling Strategy 2016-2025

<http://www.renfrewshire.gov.uk/article/4531/Renfrewshire-Cycling-Strategy-2016-2025>

Johnstone South West Charrette Report

<http://www.gov.scot/Resource/0039/00395167.pdf>

Renfrewshire Strategic Housing Investment Plan 2017/18 to 2021/22

<http://www.renfrewshire.gov.uk/media/3267/Strategic-Housing-Investment-Plan-2017-18-to-2021-22/pdf/Strategic Housing Investment Plan 2017-18 to 2021-22.pdf>

Renfrewshire Local Housing Strategy (LHS) 2016-2021

<http://www.renfrewshire.gov.uk/media/3545/Local-Housing-Strategy-2016-2021/pdf/Local Housing Strategy 2016-2021.pdf>

Renfrewshire's Centre Strategies

<http://www.renfrewshire.gov.uk/article/3068/Renfrewshires-Centre-Strategies>

Design Erskine Town Centre Charrette

http://www.renfrewshire.gov.uk/media/3461/Design-Erskine-Town-Centre-Charrette---Report/pdf/erskine_charrette_final_report.compressed.pdf

Draft Paisley West End masterplan

<http://renfrewshire.cmis.uk.com/renfrewshire/Document.ashx?czlKcaeAI5tUFL1DTL2UE4zNRBcoShgo=14LyIVl%2bQPRcdZLE%2fPyRAaErsm%2fnRIs3rR5UZSF5INd023ab9VfUcQ%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRRG4jdQ%3d%3d&mCTIbCubSFxSDGW9IXnlg%3d%3d=hFfIUdN3100%3d%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d%3d&uIovDxwdjIMPoYv%2bAJvYtvA%3d%3d=ctNJFf55vVA%3d%3d&Ff55vVA%3d%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d%3d&d9Qij0ag1Pd993isyOJqFvmyB7X0CSQK=ctNJfF55vVA%3d%3d&WGeWmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJfF55vVA%3d%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJfF55vVA%3d>

Renfrewshire Community Plan 2013-2023

<http://www.renfrewshire2023.com/wp-content/uploads/2013/11/CommunityPlan1.pdf>

Renfrewshire Local Development Plan Action Programme
http://www.renfrewshire.gov.uk/media/1550/Adopted-LDP-Action-Programme---November-2014/pdf/LDP-ActionProgramme_06print_FINAL_NOV_2014.pdf

Planning Enforcement Charter
http://www.renfrewshire.gov.uk/media/1165/Renfrewshire-Councils-Planning-Enforcement-Charter/pdf/Enforcement_Charter_2015.pdf

Scheme of Delegation
[http://web.renfrewshire.gov.uk/webreplicas/agendar.nsf/dd972e64c4d0feec802570d70059f348/8CF7E58A9965806380257B19004DAF2A/\\$file/section%205%20delegations%20to%20officers%20with%20edits%20incorporated.pdf](http://web.renfrewshire.gov.uk/webreplicas/agendar.nsf/dd972e64c4d0feec802570d70059f348/8CF7E58A9965806380257B19004DAF2A/$file/section%205%20delegations%20to%20officers%20with%20edits%20incorporated.pdf)

Developer Contributions – Local Development Plan (Page 21)
http://www.renfrewshire.gov.uk/media/1546/Adopted-Renfrewshire-Local-Development-Plan---August-2014/pdf/Adopted_Local_Development_Plan_August_2014.pdf

Housing Land Supply Supplementary Guidance
http://www.renfrewshire.gov.uk/media/3731/Housing-Land-Supply-Supplementary-Guidance-update-2017/pdf/Housing_Land_Supply_Supplementary_Guidance_2017_update_31032017.pdf

Processing Agreements
http://www.renfrewshire.gov.uk/media/1162/Processing-Agreement---Renfrewshire-Advisory-Note/pdf/Processing_Agreement_-_Renfrewshire_Advsory_Note.pdf



Part 3 – Service Improvements for Renfrewshire 2017 - 2018

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

Committed Improvements	Action Required
1. Making Plans for the future – Community Planning & Planning	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. 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. 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.

2. Making Plans for the future – The Next Renfrewshire Local Development Plan	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. 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. 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.
3. Making Plans for the future – City Deal	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.
4. People Make the System Work	Working in partnership with Community Councils, Development Trusts and other key community groups to prepare Place Plans. 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.
5. Building More Homes and Delivering Infrastructure	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.

6. Building More Homes and Delivering Infrastructure	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. The Development Opportunity Brief would provide a 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.
7. Building More Homes and Delivering Infrastructure	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.

Part 4: National Headline Indicators

The following table and commentary details the performance of Development Planning and Development Management highlighting Renfrewshire's ability to meet or exceed statutory or policy targets set by the Scottish Government.

Key outcomes			2016-2017	2015-16
Development Planning: Age of local/strategic development plan(s) (years and months) at end of reporting period <i>Requirement: less than 5 years</i>	Local Development Plan The Renfrewshire Local Development Plan (Adopted 28 August 2014) = 2 year and 7 months (31 March 2017)		Local Development Plan The Renfrewshire Local Development Plan (Adopted 28 August 2014) = 1 year and 7 months (31 March 2016)	
	Strategic Development Plan Glasgow & the Clyde Valley Strategic Development Plan (Adopted 25 May 2012) = 4 years, 10 months		Strategic Development Plan Glasgow & the Clyde Valley Strategic Development Plan (Adopted 25 May 2012) = 3 years, 10 months	
	Local Development Plan Yes		Local Development Plan Yes	
Will the local/strategic development plan(s) be replaced by their 5 th anniversary according to the current development plan scheme? (Y/N)	Strategic Development Plan Yes		Strategic Development Plan Yes	
Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year? (Y-earlier/Y-later/N)	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.		No – On target	

Key outcomes			2015-16
Were development plan scheme engagement/consultation commitments met during the year?(Y/N)	Yes (See page 59)		Yes
Key outcomes			2015-2016
Effective Land Supply and Delivery of Outputs			
Established housing land supply	10,347 units		9873 units
5 year effective housing land supply	4,195 units		2813 units
5 year housing supply target	3,520 units		4023 units
5 year effective housing land supply (to one decimal place)	5.9 years		3.5 years
Housing approvals	1,292 units		778 units
Housing completions over the last 5 years	2,192 units		1551 units
Marketable employment land supply	124.7 hectares		124.7 hectares
Employment land take-up during reporting year	6.32 hectares		9.91 hectares

Key outcomes			2016-2017	2015-16
Development Management Project Planning				
Percentage of applications subject to pre-application advice			31%	35%
Number of applications subject to pre-application advice			218	N/A
Percentage of major applications subject to processing agreement			0.9%	N/A
Number of major applications subject to processing agreement			6	1
Decision-making				
Application approval rate			97.7%	97.1%
Delegation rate			96.4%	97.5%
Validation				
Percentage of applications valid upon receipt			68%	N/A

Key outcomes			2015-16	2016-2017
Decision-making timescales				
Average number of weeks to decision:				
Major developments			13.3 Weeks	20 Weeks
Local developments (non-householder)			9.4 Weeks	9.8 Weeks
Householder developments			7.9 Weeks	7.6 Weeks
Legacy Cases				
Number cleared during reporting period			3	0
Number remaining			3	3
Enforcement				
Time since enforcement charter published / reviewed (months) <i>Requirement: review every 2 years</i>			Published August 2015/Update due August 2017	Published August 2015/Update due August 2017

Part 5: Official Statistics

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

Category	Total number of decisions 2016-2017	Average timescale (weeks)	
		2016-2017	2015-2016
Major developments	6	20 weeks	13.1 weeks
Local developments (non-householder)			
• Local: less than 2 months	237	9.8 weeks	9.4 weeks
• Local: more than 2 months	53.6 (%) 46.4 (%)	6.4 weeks 13.6 weeks	6.9 weeks 12.9 weeks
Householder developments			
• Local: less than 2 months	310	7.6 weeks	7.9 weeks
• Local: more than 2 months	77.7 (%) 22.3 (%)	6.9 weeks 10.1 weeks	7.5 weeks 9.8 weeks
Housing developments			
Major	4	18.1 weeks	14.4 weeks
Local housing developments	55	11.4 weeks	10.4 weeks
• Local: less than 2 months	43.6 (%)	6.6 weeks	6.9 weeks
• Local: more than 2 months	56.4 (%)	15.1 weeks	13.4 weeks

Category	Total number of decisions 2016-2017	Average timescale (weeks)	
		2016-2017	2015-2016
Business and industry			
Major	0	-	-
Local business and industry	12	11.1 weeks	9.2 weeks
• Local: less than 2 months	50 (%)	5.4 weeks	6.7 weeks
• Local: more than 2 months	50 (%)	16.9 weeks	13.3 weeks
EIA developments	0	-	-
Other consents	144	7.5 weeks	10 weeks
Planning/legal agreements	1	31.9 weeks	23.1 weeks
• Major: average time	1	31.9 weeks	-
• Local: average time	-	-	23.1 weeks
Local reviews	3	14.4 weeks	15.6 weeks

B: Decision-making: local reviews and appeals

Type	Original decision upheld					
	Total number of decisions		2016-2017		2015-2016	
	2016-2017	No.	%	No.	%	
Local reviews	3	3	100%	4	100%	
Appeals to Scottish Ministers	3	3	100%	5	20%	

C: Enforcement activity

	2016-2017	2015-2016
Complaints lodged	16	49
Cases taken up	16	49
Breaches identified	16	49
Cases resolved	13	35
Notices served	1	8
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

Commentary on National Headline Indicators & Official Statistics

Development Plan

The Renfrewshire Local Development Plan was adopted on the 28 August 2014. Work has commenced on the review of the adopted Renfrewshire Local Development Plan.

Extensive consultation and engagement took place between 2015 and 2016 to inform the preparation of the next Renfrewshire Local Development Plan.

The Renfrewshire Local Development Plan Main Issues Report and Environmental Report along with supporting background papers was prepared and presented to the Planning and Property Policy Board on the 24 January 2017.

The Renfrewshire Local Development Plan Main Issues Report and accompanying documents went out to consultation on the 6 February 2017.

The representations received to the Main Issues Report, Environmental Report and Background Reports will be considered in the preparation of the Proposed Renfrewshire Local Development Plan.

Development Plan Scheme

The next Development Plan Scheme (2017) will be presented to the Board in August 2017.

Renfrewshire Council have been preparing and presenting the Development Plan Scheme for approval each November. However as there is a change to the timetable for the preparation of the next Renfrewshire Local Development Plan, it was considered necessary to report on this change.

The timetable for preparation of the Plan has been revised in response to the delay in the DPEA determining eight planning appeals for housing developments across Renfrewshire.

The outcome of these appeals will inform the preparation of the Proposed Renfrewshire Local Development Plan in relation to meeting Renfrewshire's Housing Land Requirements.

5 year effective housing land supply

At the 31 March 2017, Renfrewshire Council have more than a 5 year all tenure effective land supply.

Clydeplan Strategic Development Plan (2017) sets Renfrewshire's Housing Supply Targets over the plan period. Clydeplan replaces the Glasgow and the Clyde Valley Strategic Development Plan (2012) which was used to calculate the effective land supply in last year's Planning Performance Framework, as outline below.

Renfrewshire's 5 year effective housing land supply calculation

Renfrewshire's Private Housing Supply Target (2012-2024) = 6050

➤ Annual Housing Supply Target - 6050/12 = **504**

Social Sector Housing Supply Target (2012-2024) = 1800

➤ Annual Housing Supply Target - 1800/12 = **150***

* Annual Social Sector Housing Supply Target increased to **200** per annum in line with Renfrewshire's Local Housing Strategy 2016 – 2021.

Renfrewshire's all tenure Housing Supply Target for next five years (504*5) + (200*5) = **3520**

All tenure effective supply (2016 Housing Land Audit) = **4195**

All tenure effective supply exceeds Housing Supply Targets by **675** units giving Renfrewshire a **5.9 years supply**.

Decision-making timescales (major developments)

Decision making timescales for major developments increased from 13.3 weeks to 20 weeks during the last year. This increase is the result of five planning applications for new housing developments in the greenbelt.

Each planning application was submitted following pre-application discussions where Planning advised that the development proposal should be considered through the preparation of the next Renfrewshire Local Development Plan. This advice to follow the plan-led system was not taken and subsequent planning applications, in locations not considered sustainable, were submitted by developers.

Renfrewshire Council decided that each of these planning applications required to be determined at a meeting of the Full Council as they are contrary to the Development Plan and generated a significant amount of representations.

The board cycle for Full Council subsequently increased the decision-making timescales for these applications.

The five planning applications were refused by Renfrewshire Council and an appeal for each is currently being considered by the DPEA.

Pre-Application Advice

(Performance Marker 1, 2, 3, 6, 10, 12, 15)

Renfrewshire Council continue to hold a significant amount of pre-application meetings to ensure that the submission of any application to the Council should aim to address all of the issues/queries raised by the Council, Key Agencies and other stakeholders.

At the pre-application meetings a range of officers attend depending on the nature and scale of the proposals. This will involve officers from Development Planning, Development Management, Roads, Flooding & Drainage along with environmental input from officers with a specialist knowledge of noise, contaminated land, refuse collection, etc.

Renfrewshire Council continues not to charge for the pre application advice service and actively encourages developers to meet and discuss proposals with the Planning Service as early and as frequently as possible.

Proposal of Application Notices

(Performance Marker 3, 6, 10)

Renfrewshire Council continue to see an increase in Proposal of Application Notices for a range of major planning applications. This process still causes concern for local members as well as the public and others.

Renfrewshire Council has expressed this concern through the submission made to the Scottish Government's review of the Scottish Planning System.

We continue to carry out training and support for Councillors on various aspects of the Planning system as well as trying to provide as much information on processes and procedures to Community Council or community groups to allow transparency and understanding of this planning process.

Processing Agreements

(Performance Marker 1, 2, 3, 6, 10, 12, 15)

As highlighted in last year's Planning Performance Framework, Renfrewshire Council have been using processing agreements for major and local developments, particularly in relation to residential developments or more complex proposals.

Renfrewshire Council has seen an increase in more complex local planning applications as well as major applications and this has resulted in an increase in the number of processing agreements.

Feedback from developers and applicants regarding the use of processing agreements remains positive, providing the certainty required in relation to timescales.

Legacy planning applications (Performance Marker 14)

It was reported in the Planning Performance Framework 2013 – 2014 of a system that was introduced into the monthly performance to capture applications before they reach ‘legacy’ status.

Although the number of legacy planning application remains the same as reported in 2015 – 2016, Renfrewshire Council continue to actively work to reduce legacy applications to zero.

Developer Contributions (Performance Marker 15)

Renfrewshire Council consider that there is at present clear and proportionate advice given in relation to developer contributions throughout the planning process. Developers are required to make good any infrastructure deficits associated with new development.

Through pre-application meetings, Planning always outline what is expected from developers in relation to creating good developments and adding to the overall place. Should there be a requirement for developer contributions then this is discussed before planning applications are submitted.

The need for a developer contribution policy is one of the eight main issues in the Renfrewshire Local Development Plan Main Issues Report.

Following consultation and engagement on the Main Issues Report, Renfrewshire Council are considering the views of stakeholders to shape whether or not a developer contribution policy will be put forward in the Proposed Renfrewshire Local Development Plan.

Enforcement Charter / Scheme of Delegation (Performance Marker 5)

At 31 March 2017, Renfrewshire’s Planning Enforcement Charter and Scheme of Delegation were less than two years old.

Both require to be reviewed to ensure that they remain up to date and relevant, allowing for a good level of customer service.

An update of both Renfrewshire’s Planning Enforcement Charter and Scheme of Delegation will be prepared and presented to a Board in later 2017.

Part 6: Workforce Information

The information requested in this section is an integral part of providing the context for the information in parts 1-5. Staffing information should be a snapshot of the position on 31 March.

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

			DP	Enforcement	Other
Managers/Team Leaders	No. Posts	1.5	5	0	0
	Vacant	0	0	0	0
Main grade posts	No. Posts	5.6	10	0	0
	Vacant	0	0	0	0
Technician	No. Posts	1	1	0	0
	Vacant	0	0	0	0
Office Support/Clerical	No. Posts	3	0	0	0
	Vacant	0	0	0	0
TOTAL		11.1	16	0	0

Staff Age Profile	Number
Under 30	2
30-39	9
40-49	9
50 and over	8

Committee & Site Visits	Number per year
Full council meetings	7
Planning committees	5
Area committees (where relevant)	-
Committee site visits	0
LRB ¹	3
LRB site visits	2



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Ms Sandra Black
Chief Executive
Renfrewshire Council

25 November 2016

Dear Ms Black

PLANNING PERFORMANCE FRAMEWORK 2015-16

Thank you for submitting your authority's annual Planning Performance Framework (PPF) report covering the period April 2015 to March 2016. Please find enclosed your feedback report, which is based on the evidence provided within your PPF.

I am very pleased that the quality of PPF reporting has again improved with many authorities setting out a very clear story of how the service is operating and detailing their priority actions for improvement. There have been general improvements across most of the categories however, there still remains high levels of inconsistency in planning authority decision making timescales across the country. This was also reflected through the recent publication of the statistics for the first quarter of 2016-17 which shows that certain authorities, and certain cases, are dragging the statistics down considerably. I asked officials to look into the reasons for delay in some of the lengthiest cases and will report on that to the High Level Group on Performance.

Planning performance improvement has come a long way in recent years and the PPF framework provides an excellent opportunity for authorities to set out the details behind their performance and showcase good practice and innovative ideas. I hope we can continue to work positively with authorities to improve monitoring processes and continue our collective commitment to improving services.

This is an exciting time for planning – the momentum of the independent planning review is continuing and we will be publishing a consultation outlining options for change in the winter, to inform the future Planning Bill. The consultation will cover a variety of options to enhance community involvement in planning; help deliver homes and infrastructure; simplify development planning and management processes; and focus on improving the service and reputation of planning. It is a challenging timetable but a fantastic opportunity to deliver real change.



Although there are some things that we need legislation to change, many of the panel's recommendations don't need legislation, they need a change in working practices, a recognition that planning creates the places where people work, live, learn and play. To achieve the outcomes we all want to see, authorities need to reposition planning to ensure that it sits at the very heart of the authority and has the resources available to it to make sure it provides the best service possible to developers, stakeholders and the authority in which it sits. To help achieve this we will shortly be launching a consultation on raising the planning fee maximum in an effort to move towards cost recovery. Following the planning bill we will consult further on potential reform of the fee regime.

I hope that you and your authority will actively participate as we progress, ensuring that we see real change throughout the planning community.

KEVIN STEWART

CC: Fraser Carlin, Head of Planning



PERFORMANCE MARKERS REPORT 2015-16

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]	Amber	Major Applications Your average timescales for determining major developments increased from 10.1 weeks to 13.3 weeks. However you remain quicker than the national average of 38.8 weeks. RAG = Amber Local (Non-Householder) Applications Your average timescales increased from 8.3 weeks to 9.4 weeks, however these remain quicker than the national average. RAG = Amber Householder Applications Your average timescales for determining applications for householder developments marginally increased from 7.2 weeks to 7.9 weeks, slower than the national average of 7.5 weeks. RAG = Red TOTAL RAG = Amber
2	Processing agreements: - offer to all prospective applicants for major development planning applications; and - availability publicised on website	Green	You have been using processing agreements for major and local developments, particularly in relation to residential developments or more complex proposals. Whilst your numbers of processing agreements has fallen over the reporting year, you have indicated that the offer is there. RAG= Green You promote the use of Processing Agreements on your website and have an Advisory Note about them and contact details online. RAG= Green
3	Early collaboration with applicants and consultees - availability and promotion of pre-application discussions for all prospective applications; and - clear and proportionate requests for supporting information	Amber	You noted that you actively encourage developers to meet and discuss proposals with the Planning Service as early as possible and to ensure that the submission of any application should aim to address all of the issues/queries raised by the Council, key agencies and other stakeholders at the early stages. 35% of your applications were subject to pre-application advice (down from 40% in the previous reporting year). RAG= Green Little evidence is provided as to how requests for supporting information are clear and proportionate. RAG=Red

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 previously advised that you have a process in place to monitor cases to ensure they do not become legacy cases, and that where possible the Council has been trying to use conditions rather than legal agreements. This year you concluded one legal agreement for a local development which took 23.1 weeks.
5	Enforcement charter updated / re-published within last 2 years	Green	Your Enforcement Charter was published within the reporting year (August 2015).
6	Continuous improvement: - progress/improvement in relation to PPF National Headline Indicators; and - progress ambitious and relevant service improvement commitments identified through PPF report	Amber	Your average timescales for determining major, local and householder developments have all increased – however as you have noted the Council still performs better than the national average across all of these 3 categories. Your development plan and Enforcement Charter are up-to-date. RAG= Amber Only 1 of your Service Improvement Actions for the reporting year is marked as ‘Complete’, the others are shown as ‘Ongoing’ however we accept that many of these relate to work which is embedded in your work programmes. You have identified relevant actions for the 2016/17 reporting year throughout your PPF report, however the majority of these relate to core work rather than service improvements. RAG= Amber
7	Local development plan less than 5 years since adoption	Green	Your LDP, adopted in August 2014, was 1yr and 7 months at the end of the reporting year.
8	Development plan scheme – next LDP: - on course for adoption within 5 years of current plan(s) adoption; and - project planned and expected to be delivered to planned timescale	Green	You are on track to replace the LDP within the 5 year cycle, meeting your DPS commitments over the course of the year. You are aiming for adoption in October 2018, ahead of the required 5 year timescale. RAG = Green You have committed to undertake an early review of the LDP to provide certainty on housing sites releases. You are in the early stages of plan preparation and would like to see further details about your project management approach to plan making in your next PPF Report. RAG =Green
9	Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	Green	You are aiming to consult on the MIR from August 2016. You note that the pre-MIR stage is a key stage in the development plan process as it ensures early feedback from a range of stakeholders including elected members. You have not provided much detail on how they were engaged although you have stated they were involved in Community Planning Conferences across the area to find out what the community wants to see prioritised in plans, which appears to have had a wider focus than the LDP.
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>	Green	Over the reporting year your officers have been involved in a range of pre-MIR engagement sessions with stakeholders including an exercise for suggesting new sites; Developers Day; 1 to 1 meetings with agencies, landowners, and developers; the community planning conferences, and other engagement events including the Erskine Charrette.

11	Regular and proportionate policy advice produced on information required to support applications	Green	You have produced two pieces of statutory Supplementary Guidance, and are trying to keep that to a minimum. To augment that, you have also prepared a number of Planning Advice Notes including on householder development and a residential design guide to support applications.
12	Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	You have supplied a number of examples of how the Planning Service works with other services across the Council. In particular you highlighted partnership working with housing colleagues to support regeneration to assist delivery of new homes, such as at Thrushcraigs.
13	Sharing good practice, skills and knowledge between authorities	Green	The Council is involved in a number of benchmarking groups and forums to share good practice, including the West of Scotland Planning Benchmarking Group, Heads of Planning Development Planning Sub-Committee, and with your Glasgow & Clyde Valley Strategic Development Plan partner authorities. You also make use of the email list for these benchmarking groups to use as a live forum for any issues that arise. Officers also engage in a series of subject specific groups supporting environmental and technical functions and attend the National Development Plan Forum. In particular, having been in the forefront in establishing Simplified Planning Zones in Scotland, you highlighted your work in sharing that experience with other authorities.
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 have a system in place to capture applications before they reach legacy status. You cleared 3 legacy cases over the reporting year, with just 3 remaining. As indicated last year, you have plans to investigate a trigger for legacy cases in your back office case handling system. You have noted that this has not yet been progressed but will now be followed up once you migrate to a new platform.
15	Developer contributions: clear and proportionate expectations • set out in development plan (and/or emerging plan); and • in pre-application discussions	Green	Last year you received a green rating for this, and whilst we noted that your LDP does not have a general developer contributions policy some information is set out in the infrastructure section – your LDP remains the same, and you have noted in this year's PPF report that your approach continues to be proportionate. RAG = Green You have noted that through pre-application discussions your planning officers always outline to developers what is expected to create new developments and add to the overall place. RAG = Green

RENFREWSHIRE COUNCIL
Performance against Key Markers

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

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

	Red	Amber	Green
2012-13	6	5	2
2013-14	1	9	3
2014-15	0	2	13
2015-16	0	3	12

Decision Making Timescales (weeks)

	2012-13	2013-14	2014-15	2015-16	<i>2015-16 Scottish Average</i>
Major Development	36.6	12.0 Green	10.1 Green	13.1 Amber	38.8
Local (Non-Householder) Development	11.2	8.7 Green	8.3 Green	9.4 Amber	12.3
Householder Development	7.8	6.9 Green	7.2 Amber	7.9 Red	7.5