

Notice of Meeting and Agenda Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 23 August 2022	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener): Councillor Bruce MacFarlane (Depute Convener):

Councillor Jennifer Adam: Councillor Carolann Davidson: Councillor Andy Doig:
Councillor Chris Gilmour: Councillor Neill Graham: Councillor Anne Hannigan:
Councillor John Hood: Councillor Kenny MacLaren: Councillor Jamie McGuire:
Councillor Marie McGurk: Councillor John McNaughtan: Councillor Iain Nicolson:
Councillor John Shaw:

Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

Members of the Press and Public

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

Apologies

Apologies from members.

Declarations of Interest

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

FINANCE

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Joint report by the Chief Executive and Director of Finance and Resources.

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Report by Chief Executive.

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Report by Chief Executive.

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Report by Chief Executive.

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Report by Chief Executive.

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Report by Chief Executive.

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| 7 | Development Planning Guidance - Development in the Countryside (2022) and Display of Advertisements (2022) | 87 - 90 |
| | Report by Chief Executive. | |
| 8 | Site Development Briefs – Barrhill Crescent, Kilbarchan, Land at Blythswood, Renfrew & Blackhall Street, Paisley | 91 - 94 |
| | Report by Chief Executive. | |
| 9 | Renfrewshire Local Development Plan – Outcome of Court of Session Appeal | 95 - 102 |
| | Report by Chief Executive. | |
| 10 | Tree Preservation Order Requests | 103 - 114 |
| | Report by Chief Executive. | |

Planning Applications

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

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|-------|--|-----------|
| 11 | Planning Applications | |
| | Report by Chief Executive. | |
| 11(a) | 19/0749/PP - Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works at 40 Rannoch Road, Johnstone, PA5 0SP | 115 - 128 |
| | Report by Chief Executive. | |
| 11(b) | 22/0142/PP - Demolition of existing office building and erection of sixty seven flats with associated access, landscaping, open space and parking at 2 Lonend, Paisley, PA1 1SS. | 129 - 142 |
| | Report by Chief Executive. | |

- 11(c) 22/0178/PP - Residential development comprising fifty nine dwellinghouses and twenty four flats, including access, drainage, landscaping and associated works at site between Sandieland Wood and Florish Road, Erskine. 143 - 156**

Report by Chief Executive.

- 11(d) 22/0236/PP - Erection of self contained student accommodation with associated facilities, including demolition at 57 High Street, Paisley, PA1 2AN. 157 - 168**

Report by Chief Executive.

- 11(e) 22/0240/CA - Demolition in association with the erection of student accommodation block at 57 High Street, Paisley, PA1 2AN. 169 - 172**

Report by Chief Executive.

- 11(f) 22/0248/PP - Formation of outdoor terrace to side of public house at 1 George Street, Howwood. 173 - 176**

Report by Chief Executive.

- 11(g) 22/0329/PP - Erection of single storey extension to rear and installation of rooflight in retrospect at Beijing Banquet, 200 Arkleston Road, Renfrew. 177 - 182**

Report by Chief Executive.

- 11(h) 22/0345/PP - Erection of residential development comprising eighty flats and thirty nine dwellinghouses and formation of roads, infrastructure, open space amenity at site on southern edge of Roundabout Junction with Laymoor Avenue, King's Inch Road, Renfrew. 183 - 192**

Report by Chief Executive.



To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive and Director of Finance and Resources

Heading: Revenue and Capital Budget Monitoring as at 24 June 2022

1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2023 for those services reporting to the Planning and Climate Change Policy Board is an overspend position of £0.050 million.
- 1.2. There are no capital projects reporting to the Planning and Climate Change Policy Board.
- 1.3. This is summarised in the table below and further analysis is provided in the Appendices.

Table 1: Revenue					
Division	Revised Annual Budget £000	Projected Outturn Core £000	Total Projected Outturn £000	Budget Variance £000	Budget Variance %
Planning Services	694	744	744	(50)	(7.2)

2. Recommendations

- 2.1. Members are requested to:
 - (a) Note the projected Revenue outturn position detailed in Table 1 above; and
 - (b) Note the budget adjustments detailed at section 4.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £0.050 million (7.2% of total budget) for all services reporting to this Policy Board. Detailed division service reports can also be found here, together with an explanation of any significant projected variances.
- 3.2. The projected outturn is based on information currently available, and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reasons for the projected outturn position are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).
- 3.4. The projected overspend of £0.050 million includes an estimated under-recovery in planning fees of £0.072 million. This represents c. 12% of targeted income and reflects a reasonable estimate of income in the current economic and financial climate.

4. Revenue Budget Adjustments

- 4.1. Members are requested to note from Appendix 1 that budget adjustments totalling £0.031 million have been processed since the Budget was approved on 3rd March 2022.
 - £0.031m – Planning Services service budget realignment
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Implications of this report

1. **Financial** – The projected budget outturn position for the revenue budget reported to the Planning and Climate Change Board is an overspend of £0.051m. Income and expenditure will continue to be monitored closely for the rest of the financial year and, where necessary, steps will be taken to mitigate any overspend.

Any changes to current projections in Revenue budgets will be reported to the board as early as possible, along with an explanation for the movement.

2. **HR and Organisational Development**
None directly arising from this report.
3. **Community/Council Planning**
None directly arising from this report.
4. **Legal**
None directly arising from this report.

5. **Property/Assets**
6. **Information Technology**
None directly arising from this report.
7. **Equality and Human Rights**
The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health and Safety**
None directly arising from this report.
9. **Procurement**
None directly arising from this report.
10. **Risk**
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
11. **Privacy Impact**
None directly arising from this report.
12. **Cosla Policy Position**
N/a.
13. **Climate Risk**
None directly arising from this report.

List of Background Papers

Author: Valerie Howie (Revenue)

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 24 June 2022

POLICY BOARD : PLANNING SERVICES

Objective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget P3	Projected Outturn Core Business	Total Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	£000	%
Planning Strategy & Place	472	31	503	485	485	18	3.6%
Development Management	191	0	191	259	259	(68)	(35.6%)
NET EXPENDITURE	663	31	694	744	744	(50)	(7.2%)

Objective Heading	Key Reasons for Projected Variance
Planning Strategy & Place	No significant projected year end variances to report.
Development Management	The overspend relates to a projected under-recovery in planning fee income. There is still an impact on fee income levels from the current economic and financial climate and income is projected to under-recover by c. 12% of targeted income.

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2022/23
1 April 2022 to 24 June 2022

POLICY BOARD : PLANNING SERVICES

Subjective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget P3	Projected Outturn Core Business	Total Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	£000	%
Employees	910	0	910	888	888	22	2.4%
Premises Related	1	0	1	1	1	0	0.0%
Transport Related	4	0	4	4	4	0	0.0%
Supplies and Services	139	0	139	139	139	0	0.0%
Third Party Payments	0	0	0	0	0	0	0.0%
Transfer Payments	99	0	99	99	99	0	0.0%
Support Services	142	0	142	142	142	0	0.0%
Depreciation and Impairment Losses	0	0	0	0	0	0	0.0%
GROSS EXPENDITURE	1,295	0	1,295	1,273	1,273	22	1.7%
Income	(632)	31	(601)	(529)	(529)	(72)	(12.0%)
NET EXPENDITURE	663	31	694	744	744	(50)	(7.2%)



To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Plan for Net Zero

1. Summary

- 1.1 The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 committed Scotland to become net zero by 2045, with the Public Bodies Climate Change Reporting Duties placing a legal requirement on public bodies to set target dates for zero direct emissions and indirect emission reductions; report on how spending and resource will contribute to these targets; and report on the body's contribution to Scotland's Climate Change Adaptation Programme.
- 1.2 Renfrewshire Council has shown leadership at both a strategic level and operational level to be a driver of change - declaring a climate emergency in June 2019 and committing to working towards net zero by 2030. This target is for both the Renfrewshire area as a whole and Renfrewshire Council as an organisation.
- 1.3 Renfrewshire's Plan for Net Zero is Council-led but is for the whole of Renfrewshire. The Plan outlines 5 themes, with key outcomes to be achieved against each theme. The core principle at the heart of the Plan, is for the Council to act as a driver or catalyst for change, to lead by example and maximise the opportunities of a transition to net zero - integrating climate action into the Council's financial planning, decision making and existing activities and embedding climate considerations across all that we do in a way that ensures continued delivery of high quality public services and closely aligns with our ambitions for Renfrewshire.
- 1.4 **In terms of achieving net zero ambitions, it must be recognised that the scale of the challenge for Renfrewshire as an area and the Council as an organisation is significant.** Many of the levers required to meet this challenge head on will need to be activated by government, possibly through legislation. Substantial investment at a local and national level will also be required alongside the

successful rollout of enabling activities within national programmes such as transport infrastructure, and the ability to source specialist expertise and skills.

- 1.5 This paper outlines the key elements of the Plan for Net Zero, including activities undertaken to date; next steps; and planned and proposed actions for the next phase, with the Quick Read Plan for Net Zero and the full Plan for Net Zero appended to the paper for Elected Members' comment and approval.
- 1.6 Notwithstanding the challenges outlined above, the Plan for Net Zero is ambitious - developed with local people and organisations, and built upon a strong evidence base. The next phase of the plan and associated programme of work will focus on delivery – accelerating the work that is already in progress and ensuring that net zero carbon ambitions are a core part of everything that we and partners do in Renfrewshire.
- 1.7 Ongoing engagement with all stakeholders will be integral to the approach taken in delivering on this plan, with a strong focus on equality and fairness, and in ensuring that every citizen is able to participate in the net zero journey as we move forward. In recognition of this, Council officers will work with Renfrewshire's Climate Panel to develop an easy read version of the Plan for Net Zero, to reflect the different levels of understanding across stakeholders on this journey.

2. Recommendations

- 2.1 It is recommended that members of the Planning and Climate Change Policy Board:
 - approve Renfrewshire's Plan for Net Zero for publication as appended to this report; and
 - note that regular updates will be provided to the board on the further development of the plan and its ongoing implementation.

3. Background

- 3.1 The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 committed Scotland to net zero by 2045, with the Public Bodies Climate Change Reporting Duties placing a legal requirement on public bodies to set target dates for zero direct emissions and indirect emission reductions; report on how spending and resource will contribute to these targets; and report on the body's contribution to Scotland's Climate Change Adaptation Programme.
- 3.2 Renfrewshire Council has shown leadership at both a strategic level and operational level to be a driver of change - declaring a climate emergency in June 2019 and committing to working towards net zero in Renfrewshire by 2030. Strong governance has been developed to lead by example and take action to tackle climate change, including establishing a Climate Change Sub-Committee, now the Planning and Climate Change Policy Board, and committing £1million to a Climate Change Action Fund. The fund has supported innovative climate projects and initiatives across Renfrewshire which build on transformative projects that the Council has already delivered across our operations. A core focus of the local programme of work, has been the development of Renfrewshire's Plan for Net Zero.

A Plan for All

- 3.3 Renfrewshire's Plan for Net Zero is Council-led but is for the whole Renfrewshire area. Moving towards net zero will transform our communities, our economy and how we deliver our services, therefore engagement is key to ensure all voices are heard. A key element of the development of the Net Zero Plan has been our grassroots approach – in developing this Plan, officers gathered different views and ideas across all our stakeholders to identify and prioritise key areas for action and ensure everyone can participate in the design and delivery of our transition to net zero. The Plan for Net Zero is not a 'one size fits all', and ongoing engagement will help to shape the delivery phase of the Plan, using local knowledge and voices to ensure solutions are tailored to address different needs across different areas and that no one and no place is left behind.
- 3.4 To ensure that all voices are heard in the design and delivery of the Plan for Net Zero, Renfrewshire's Climate Panel was formed. It is made up of a representative sample of Renfrewshire citizens, to look at climate issues, discuss how this affects people locally and help identify what interventions are needed and what actions can be taken to collectively support Renfrewshire's drive towards net zero by 2030. The Panel is also attended by members of Renfrewshire's COP26 Local Ambassadors (formed as part of the Scottish Government's COP26 Youth Climate Programme). To ensure that every citizen is able to participate in the net zero journey Council officers will work with Renfrewshire's Climate Panel to develop an easy read version of the Plan for Net Zero, as well as a child-friendly version, to reflect the different levels of understanding across stakeholders on this journey.
- 3.5 Carrying out extensive engagement prior to developing the Plan for Net Zero is a different approach to the one which many other local authorities have taken. This approach was adopted, as initial research indicated that the Council itself was likely to be responsible for only a small percentage of Renfrewshire's overall emissions. It was recognised therefore we need to ensure that local businesses, organisations and citizens were engaged in the journey to net zero, and were able to feel connected to the Plan and the fundamental requirement for collective action.
- 3.6 Collaboration and partnership working across all stakeholders will also ensure that we maximise the opportunities that arise over time from our transition to net zero, ensuring benefits are shared equitably to create a greener, fairer, sustainable way of life for all our citizens, communities and local businesses.

Evidence base

- 3.7 In addition to ensuring that a collective plan was produced through engagement and collaboration, it was felt that it was also important for any plan that was produced to be able to develop the foundations upon which we can work towards net zero carbon emissions by 2030. Key to this was the development of a local carbon emissions baseline, which would allow all stakeholders to understand the scale of the ambition, to identify targeted actions which could reduce emissions, and also allow our progress towards net zero emissions to be monitored and reported.
- 3.8 Officers worked with external technical consultants to baseline emissions for Renfrewshire Council as an organisation as well as the Renfrewshire area as a

whole. This showed where we had started from (using 2014/15 as our baseline); where we are now; and a best case and worst case trajectory of our emissions to 2030 for both the Council and the area as a whole.

- 3.9 The baselining work showed that Renfrewshire Council makes up around 2.5% of the area's total emissions. Renfrewshire Council emissions are dominated by buildings that we are responsible for (67%). The most significant emissions source is school buildings (47%) which are the largest element of our estate. This Council emissions data did not include facilities managed by OneRen (such as leisure facilities, museums and libraries) but this is currently being established and the data for the buildings managed by OneRen will be included in annual emissions monitoring. Transport is the second highest source of Council emissions at 17%. For the Renfrewshire area, transport is the highest source of emissions at 34%, followed by both residential energy use and commercial and industrial energy use, at 29%.
- 3.10 This evidence base has enabled us to identify and prioritise key sectors and actions in order to reach net zero and will be a valuable engagement tool with stakeholders to stimulate action and encourage partnership working and collaboration. The baselining work also produced a modelling tool that can be updated to report progress to net zero – so this work is not just a snapshot in time, but a live monitoring tool that can be updated as projects are proposed; national targets and policies are updated; and/or data sets are improved and updated.
- 3.11 Although the Council makes up a small percentage of the area's emissions, as a local authority we can influence emissions in areas including planning, buildings, housing, education, energy, transport and waste. It is estimated that local authorities can influence around 33% of an area's emissions through sectors that are directly shaped by local authority practice, policy or partnerships.

The Roadmap to Net Zero

- 3.12 The first phase of the Plan for Net Zero outlines an approach for the Council to lead by example and maximise the opportunities of a transition to net zero - integrating climate action into all that we do in a way that ensures continued delivery of high quality public services and closely aligns with our ambitions for Renfrewshire.
- 3.13 Renfrewshire's Plan for Net Zero will be delivered through 5 focus areas with key outcomes for each, which have been identified and shaped by our stakeholder engagement:
- **Clean Energy:** we will minimise energy demand, maximise energy efficiency and transform our energy systems to deliver clean, affordable energy for all
 - **Sustainable Transport:** we will maximise sustainable transport opportunities to deliver an inclusive, affordable transport system that provides choice for all
 - **Circular Economy:** we will make Renfrewshire a circular economy society: minimising waste and maximising reuse, recycling and recovery of resources rather than treating them as waste
 - **Connected Communities:** we will empower our communities by ensuring an inclusive and just transition to net zero with social justice and health and wellbeing at its core for current and future generations

- **Resilient Place:** we will optimise biodiversity and nature locally to enhance our natural environment and maximise green economic opportunities while planning and preparing for impacts of climate change
- 3.14 The attached Plan for Net Zero builds on these focus areas and outlines a vision and strategic direction in response to the climate emergency for Renfrewshire:
- ‘We want to end Renfrewshire’s contribution to climate change within a generation. We are committed to working towards net zero by 2030 for the whole of Renfrewshire to ensure a safer, healthier, greener and fairer place for everyone to live, work and spend time in.’
- 3.15 The Plan describes the context for our strategic direction in Renfrewshire, and the importance of working together across the Council and beyond, to ensure projects, programmes and approaches complement each other, make the best use of expertise and experience, and maximise resources while closely aligning with our Council and Community Plans, and national and local policies and strategies.

4. Next steps

- 4.1 The change needed to reach net zero is unprecedented. Many of the levers to make the structural change required, such as legislation, will need to come from national government. Substantial investment at a local and national level is required alongside the successful rollout of enabling activities within national programmes such as transport infrastructure, and the ability to source specialist expertise and skills. It will require long-term financial resources, upskilling and reskilling of local workforce, exploring new business models and large-scale investment to support the scale and pace of change required and align investment with climate priorities.
- 4.2 In recognition of this, the next phase of the Plan for Net Zero is centred on delivery. The delivery stage will see action being scaled up and accelerated – identifying and initiating new ways of working; completing smaller exemplar projects and using lessons learned to scale up and replicate; exploring new technologies and innovative delivery methods; identifying opportunities for partnership delivery; and progressing longer term projects such as tree planting and peat bog restoration.
- 4.3 This will require the organisation to consider opportunities to fund or to access funding to deliver projects which deliver Net Zero ambitions, and to maximise opportunities for carbon reduction through existing programmes of work.
- 4.4 Looking ahead to Phase 2 of the Plan for Net Zero, the next steps are as follows:

Step	Indicative date
Child Friendly Plan for Net Zero: developing an update report specifically aimed for children and young people, given the importance of this agenda for them and to ensure inclusivity of our approach.	31 st October 2022
Easy Read Plan for Net Zero: developing an easy read version of the Plan for Net Zero, working with	31 st October 2022

Renfrewshire's Climate Panel, to ensure every citizen can participate in the design and delivery of the Plan.	
Detailed Phased Road Map to 2030: looking strategically and holistically across the whole Renfrewshire area to identify opportunities and solutions and to set phased targets to net zero, which will be highlighted in the form of a road map with to aid communication with stakeholders.	31 st March 2023
Quantified Delivery Plans: linked to the above, setting out costed, phased area based delivery plans with benchmark capital costs for each period of the Net Zero road map; and quantifying and considering all impacts of the proposed delivery plans, including those that cannot be monetised (e.g. carbon reduction, fuel poverty alleviation, job opportunities).	Costed delivery plans will be prioritised and phased for completion between 31 st March 2023 and 31 st October 2023
Developing a carbon budget for Renfrewshire Council: identifying emissions by service area to improve understanding of how Council emissions relate to the services we provide and the reductions needed in order to adapt to delivering high quality local services in a way that is fit for a resilient, net zero future.	6 th April 2024
Developing an Adaptation Plan for Renfrewshire: developing adaptation solutions and implementing a phased programme of priority actions which are designed to respond to and address the local impacts of climate change that are already happening, as well as prepare for future climate risks across the Renfrewshire area. These actions will be centred around communities, security and resilience, infrastructure and our local environment.	31 st October 2023
Verifying, adopting and updating our emissions modelling tool: quantifying the impact of the phased actions, to inform future targets and present data in an interactive way for stakeholders.	Annual updates from 1 st November 2023 as projects and new technologies are implemented

Implications of the Report

1. **Financial** – delivering the Plan for Net Zero will have resource implications for the Council and includes a commitment to working collaboratively to ensure best value for our approach. The full extent of the resource implications will be established during Phase 2 of the Plan.
2. **HR & Organisational Development** – the Plan for Net Zero links closely with our OD and workforce planning to ensure our people have the skills and tools required to do their job in the best possible way.
3. **Community/Council Planning** – the Plan for Net Zero includes updates and further proposals to support engagement and collaboration with local businesses, partners and communities on the climate emergency agenda and highlights the continued activities which support the key priorities set out in the Council and Community Plans to tackle inequality and widen opportunity.
4. **Legal** - the Plan for Net Zero has no significant legal implications, however future actions may have some level of implication.

5. **Property/Assets** - the Plan for Net Zero may have significant implications for property and assets given the nature of the work involved.
6. **Information Technology** – none.
7. **Equality and Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website. In addition, social justice and reducing inequalities is at the core of the Plan for Net Zero and one of its overarching outcomes.
8. **Health and Safety** – none.
9. **Procurement** – the Plan for Net Zero has significant procurement implications given the nature of the work involved.
10. **Risk** – The climate emergency brings a risk to Council and its communities in relation to increased extreme weather as well as food insecurity. The Plan for Net Zero has a focus on both mitigation and adaptation and has social justice at its core to ensure a just transition so no one is left behind and no one is disadvantaged in the transition to net zero. The Plan for Net Zero has key focus areas outlining actions the Council can take to support and enable those most disadvantaged. A key risk is that the Council is not in control of all of the levers, and cannot deliver everything required in isolation, so there is a risk that others do not contribute to meet the net zero target.
11. **Privacy Impact** – none.
12. **COSLA Policy Position** – this work aligns with COSLA's current work alongside the Scottish Government in response to the climate emergency.
13. **Climate Risk** – this report outlines work being undertaken by the Council to respond to the climate emergency.

Appendix 1: Quick Read Plan for Net Zero
Appendix 2: Renfrewshire's Plan for Net Zero

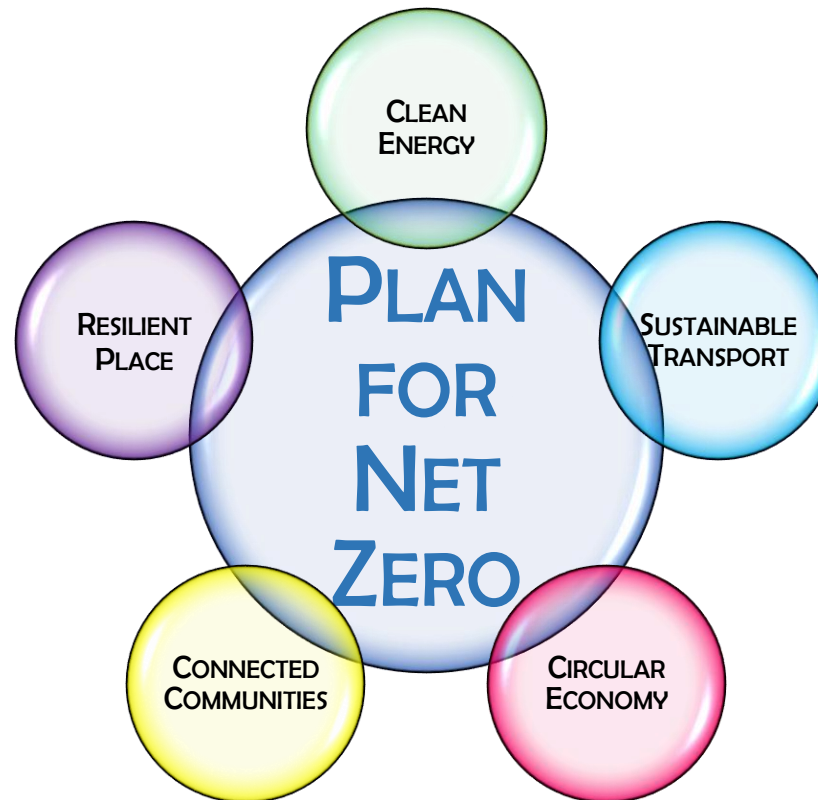
List of Background Papers:

Climate Emergency Work Programme: Progress Update, 14 June 2022 Planning and Climate Change Policy Board

Author: Roz Smith, Climate Emergency Lead Officer
Chief Executive's Service

RENFREWSHIRE'S PLAN FOR NET ZERO

PHASE 1: WORKING TOWARDS NET ZERO EMISSIONS BY 2030



 Our Plan for Net Zero

We want to end Renfrewshire's contribution to climate change within a generation.

We are committed to working towards net zero by 2030 for the whole of Renfrewshire to ensure a safer, healthier, greener and fairer place for everyone to live, work and spend time in



INTRODUCTION

From evidence and research we know that human activities are the main cause of climate change. Many of our actions produce greenhouse gas emissions, raising our planet's temperature and causing our climate to change. Emissions from greenhouse gases from burning fossil fuels, from the way we treat valuable resources as 'waste' and from land use changes have all contributed to global warming, and this is the biggest threat to our planet. Our response to the climate emergency brings opportunities for our local communities and economy. It also brings potential solutions to tackle inequalities, including those exacerbated by the COVID-19 pandemic and the current cost of living crisis.

Renfrewshire Council has shown leadership at both a strategic level and operational level to be a driver of change - declaring a climate emergency in June 2019 and committing to work towards net zero by 2030. We have developed strong governance to lead by example and take action to tackle climate change, including establishing a Climate Change Sub-Committee, now the Planning and Climate Change Policy Board, and committing £1million to a Climate Change Action Fund supporting innovative climate projects and initiatives across Renfrewshire which build on transformative projects that the Council have already delivered across our operations.

When we're talking about net zero for Renfrewshire, we mean reducing greenhouse gas emissions to as close to zero as possible (from our energy, resource use, transport, etc.) and locking up remaining emissions through initiatives like tree planting, restoring peat bogs and carbon capture and storage schemes. This makes the balance of our emissions 'net' zero.

This Plan is Council-led but is for the whole Renfrewshire area and we need everyone to participate to achieve our ambitions. Moving towards net zero will transform our communities, our economy and how we deliver our services, so engagement is key to ensure all voices are heard. In developing this Plan, we worked hard to gather different views and ideas with a Climate Survey, a Business Survey, establishing our representative citizens Climate Panel and working with local public, private and third sector and community planning partners to get everyone involved.

Throughout this summary document and the full Plan, you will notice references to 'we' – this means Renfrewshire Council as a lead partner and producer of this Plan, but it also means Renfrewshire stakeholders, communities, citizens and the people we've been speaking to as we pull together this Plan and shape our route forward.

To work collectively to reduce emissions, it is important to have a robust evidence base. Our greenhouse gas emissions baseline for Renfrewshire Council as an organisation and Renfrewshire as an area highlights progress made so far and the gaps we need to fill with actions reach net zero. Renfrewshire Council makes up around 2.5% of the area's total emissions, with buildings we are responsible for being the main source of emissions (67%), followed by transport (17%) and waste collection (8%). For the Renfrewshire area, transport is the biggest source of emissions (34%), with residential energy use and commercial and industrial energy use both on 29%. The Plan for Net Zero will identify and prioritise action across all of the different sectors in collaboration with all of our stakeholders, and signpost to information, advice and support (including financial support) to enable change to work towards net zero.

This work will help to identify and prioritise actions across all sectors in collaboration with stakeholders. We will work together with partners, businesses, local people and communities to target 5 focused outcome areas, creating opportunities for all. The key focus areas of activity which we will progress, lead and enable are:

- **Clean Energy:** we will minimise energy demand, maximise energy efficiency and transform our energy systems to deliver clean, affordable energy for all
- **Sustainable Transport:** we will maximise sustainable transport opportunities to deliver an inclusive, affordable transport system that provides choice for all
- **Circular Economy:** we will make Renfrewshire a circular economy society: minimising waste and maximising reuse, recycling and recovery of resources rather than treating them as waste
- **Connected Communities:** we will empower our communities by ensuring an inclusive and just transition to net zero with social justice and health and wellbeing at its core for current and future generations

- **Resilient Place:** we will optimise biodiversity and nature locally to enhance our natural environment and maximise green economic opportunities while planning and preparing for impacts of climate change

There will always be emissions that we are unable to remove, such as those associated with medicines and anaesthetics. Even a best case scenario has shown that both Renfrewshire Council and Renfrewshire area would have remaining emissions that would need to be offset. The Plan for Net Zero aims to set out how we can take action collectively to reduce emissions as low as possible, leaving achievable emissions levels to offset.

There is not a 'one size fits all' solution across Renfrewshire – we need to look on an area by area, community by community basis to tailor solutions to meet local needs and make sure that no one is left behind. We need to identify and understand barriers to change, so that we can find solutions and we need to transition in a way that is just, creates opportunities equitably and creates a greener, fairer, sustainable way of life for all our citizens, communities and local businesses.

We want everyone to be involved - our engagement will be ongoing to raise awareness and encourage conversations with all stakeholders as the Plan is implemented. We will develop a communications plan to ensure a coordinated approach for ongoing engagement to ensure people can follow progress and participate in climate activities across Renfrewshire; continue effective governance in partnership with public, private and community organisations; and develop visualisation tools to model, monitor and report progress.

We will welcome comments and feedback from all citizens, communities and stakeholders on Phase 1 of the Plan for Net Zero. This will inform Phase 2 of the Plan for Net Zero – which will outline our route map to net zero and the phased actions, projects, resources and interventions that will enable us to reach our target.

The change needed to reach net zero is unprecedented. It will require long-term financial resources and large-scale investment. It will require government at all levels to redirect and, in some cases, reprioritise existing finance to support the scale and pace of change required and align investment with climate priorities. The delivery of high quality public services remains a priority - with the transition to net zero and a green recovery from COVID-19 bringing opportunities for increased efficiencies and potential service improvements through rebuilding and designing better systems and putting things back together differently. In addition to traditional avenues of funding, it will be key to explore more innovative and collaborative ways to finance climate action across stakeholders, including new business models; joint ventures and partnership projects; and potential crowdsourcing initiatives such as community municipal bonds. Knowledge sharing and collaboration across stakeholders, as well as with other local authorities, will be key to understand different approaches, solutions and best practice.

This approach, pipeline of projects and investment in a net zero society and green economy also brings opportunities for the local workforce and market confidence for supply chains and manufacturing through the implementation, installation, construction and maintenance of projects. We need to identify and address skills gaps and ensure a proactive approach to the upskilling, reskilling and training required to ensure this large-scale job creation and sustainable employment opportunity is retained locally as much as possible; to limit the transition risks; and ensure that skills interventions lead to a more inclusive and productive, resilient and future-proofed economy

We will require ambition, drive and collective local action beyond the national contribution in order to work towards net zero by 2030. This will be achieved through targeted action across our 5 focus areas: clean energy; sustainable transport; circular economy; connected communities; and resilient place.

Please get involved and let us know what you think about the areas of focus, issues or opportunities within your community and what you would like to see locally to shape the Plan for Net Zero:

climate@renfrewshire.gov.uk



CLEAN ENERGY: We will minimise energy demand, maximise energy efficiency and transform our energy systems to deliver clean, affordable energy for all

PRIORITY AREAS FOR CLEAN ENERGY

- 1: minimising energy demand:** reduce energy waste to reduce demand at source
- 2: maximising energy efficiency:** improved energy efficiency across all homes and buildings to reduce consumption and remove poor energy efficiency as a driver for fuel poverty
- 3: maximising sustainable energy generation:** decarbonise the energy we use for heating, power and transport - matching local demand and local supply with community involvement and using energy storage to optimise the amount of locally generated energy able to be used locally
- 4: alleviating fuel poverty:** through improved energy efficiency and the provision of affordable, low carbon heat and power, ensuring warm homes to improve wellbeing and reduce health inequalities
- 5: energy security and resilience:** a managed energy transition to ensure resilient communities, with secure and affordable energy supplies for everyone
- 6: offsetting:** conventional sources of energy as a last resort, with local carbon offsetting to compensate

Renfrewshire's energy consumption makes up over half (**58%**) of the area's total emissions. Energy costs are increasing at a time when we are recovering from the COVID-19 pandemic, and many citizens are experiencing a cost-of-living crisis. As a Council, we need to take this into account in everything we do. The Plan for Net Zero will outline a transition to clean energy systems to provide reliable, secure, affordable energy for everyone. The majority of Renfrewshire's homes and businesses, including the Council estate and Council housing stock, are currently heated and powered by fossil fuels which contribute to climate change – and many are older and less well insulated, making them harder and more expensive to heat, which increases carbon emissions and exacerbates issues with fuel poverty.

It is vital that we cut emissions from Renfrewshire's homes and businesses, in a way that ends fuel poverty, ensures warm homes and buildings and develops a thriving, wellbeing economy. Changes to how we generate, supply and use energy will be challenging but transitioning to clean energy systems also brings opportunities. The Plan for Net Zero will follow the energy hierarchy and this will be applied to the Council estate, as well as identifying opportunities in our communities and for local businesses – reducing energy use at source; maximising energy efficiency; then meeting the remaining demand by renewable and low carbon energy systems. Traditional sources of energy will be a last resort and the carbon associated will be offset locally to compensate.

This approach will reduce reliance on fossil fuels, support the growth of net zero local economies and tackle climate change while addressing specific energy issues faced locally within our communities - ensuring energy security, affordability and resilience.

HOW THE COUNCIL WILL LEAD & ENABLE THE TRANSITION TO CLEAN ENERGY:

- 1: We will** undertake a strategic review of all the buildings we own to ensure more efficient use: minimising energy consumption; reducing energy waste; maximising energy efficiency; and ensuring all public and community buildings have renewables where technically feasible - monitoring and sharing our progress to ensure transparency and facilitate replication by others
- 2: We will** generate the equivalent of 100% of the Council's public buildings' power needs and ensure 100% of the Council's public building heating requirements are carbon neutral by 2030
- 3: We will** implement measures in Council housing stock to reduce carbon emissions by 68% (from 2020 levels) and work towards ensuring all Council housing stock has an EPC of B by 2030 where feasible. Where possible we will work with private homeowners within mixed tenure blocks to help them to participate and benefit from Council energy efficiency improvement programmes and will work with owner-occupiers and the private rented sector to share learnings and identify opportunities to reduce costs for all through economies of scale
- 4: We will** increase energy security and resilience - mapping strategically across Renfrewshire to identify local energy solutions for heat, power and transport on an area-by-area basis. This will accelerate deployment of local energy systems where local supply meets local demand; using input from stakeholder engagement to ensure we tailor solutions to respond to and meet our communities' social and environmental needs, including alleviation of fuel poverty and will ensure the benefits of local energy systems stay within our communities
- 5: We will** work with regional partners to attract large-scale public and private investment to ensure community wealth building, quality green jobs and resulting in inclusive, empowered, resilient, sustainable communities with a reduced reliance on fossil fuels, for example increased community and locally owned energy



SUSTAINABLE TRANSPORT: We will maximise sustainable transport opportunities to deliver an inclusive, affordable transport system that provides choice for all

PRIORITY AREAS FOR SUSTAINABLE TRANSPORT

- 1: maximise active travel opportunities:** making walking, cycling or wheeling easy, safe and attractive travel options for all through effective infrastructure
- 2: increase public transport patronage:** enabling an inclusive, safe, effective and affordable public transport network for everyone
- 3: minimise car miles:** support behaviour change through improved and enhanced active travel and public transport provision to reduce car miles
- 4: enable modal shift to Ultra Low Emission Vehicles (ULEVs):** putting in place infrastructure and strategies to enable shift to ULEV cars, buses and heavy goods vehicles
- 5: alleviate transport poverty:** advancing equality of opportunity, ensuring everyone has safe and affordable transportation to access services, employment and social activities
- 6: local carbon offsetting:** to make every trip in the Renfrewshire area net zero carbon

Transport infrastructure is a key economic and social driver – it connects people to jobs, education, services and each other. However transport is also the biggest contributor of greenhouse gas emissions in Scotland and in Renfrewshire, and these emissions have not reduced much over the last 10 years. Transport makes up **34%** of Renfrewshire's total emissions - made up of personal travel (diesel and petrol cars, motorbikes and buses); freight (HGV, diesel and petrol LGV); and railways. Council fleet makes up 17.3% of Renfrewshire Council's total emissions. This is an area where collectively we have an opportunity to significantly reduce our emissions; improve the air that we breathe; save money; and improve health and wellbeing by choosing different forms of travel, whether it's a short trip to the shops or a longer commute to work and includes changing how we work as a Council and how staff travel as part of daily work duties.

In order to cut emissions from transport at the scale required to meet net zero, we will need to be ambitious. A transport system designed around private car use can make getting about for non-car users difficult and causes barriers to people moving around and accessing services they rely on. Sustainable transport is not just about switching to electric vehicles (EVs) - it's about how we organise all transport; where we source goods from; and how goods and people are moved around. Redesigning and improving local areas, and freeing up local space traditionally used by private vehicles, provides opportunities to create more green and open spaces for communities to enjoy and will make our local areas safer, more attractive and healthier places to live, work and spend time in.

Quality, connected transport systems will enable everyone to access goods, services and social connections that are essential for health and wellbeing. Improvements in transport connectivity reduce travel time and lower the costs of transporting goods and people, bringing benefits to citizens and businesses through greater employment and social opportunities, increased economic productivity and local economic growth and investment. We will address common issues with current transport systems to ensure equal access to opportunities and services and support transition away from car use as much as possible.

HOW THE COUNCIL WILL LEAD & ENABLE THE TRANSITION TO SUSTAINABLE TRANSPORT:

- 1: We will** remove the need for new petrol and diesel light commercial vehicles in the Council fleet by 2025 and phase out the need for all new petrol and diesel vehicles in the Council fleet by 2030
- 2: We will** explore options for a public bike share scheme (including e-bikes) and will continue to work with local communities to identify active travel infrastructure to be systematically upgraded and extended where feasible and create strategic new paths for functional journeys, alongside policy updates and promotion to enable more people to walk, wheel and cycle safely and more often
- 3: We will** ensure safer streets that enable active travel, including introducing 20mph zones where proportionate to make our communities safer, identifying suitable areas for pedestrianisation and segregated/off road active travel networks
- 4: We will** work with public transport partners to explore options for increasing deployment of low emission buses, including electric and hydrogen vehicles, and improving public transport provision across the area
- 5: We will** advance equality of opportunity by exploring options for a public EV car club scheme and through continuing to invest in and expand public EV charging infrastructure across Renfrewshire, and will meet the equivalent of 100% of this increased electrical demand from renewables by 2030



CIRCULAR ECONOMY: We will make Renfrewshire a circular economy society: minimising waste & maximising reuse, recycling & recovery of resources rather than treating them as waste

PRIORITY AREAS FOR A CIRCULAR ECONOMY

- 1: reduce waste at source:** minimise carbon impact per person in the products and services we buy through cutting consumption and reducing waste at source, including water conservation, eliminating demand for non-essential single use and disposable items
- 2: maximise reuse, repair and recovery:** make more effective use of resources through keeping goods and materials in use for longer, stepping away from a 'take-make-dispose' economy
- 3: sustainable waste management:** enable behaviour change and embrace innovation to maximise recycling and composting and minimise waste going to landfill through comprehensive engagement
- 4: supporting communities to reduce waste:** facilitating initiatives such as community fridges; pre-loved school uniforms; tool share stations; and mending and repair skill-sharing workshops
- 5: offsetting:** disposal as a last resort, with local offsetting of associated emissions to compensate

A circular economy is a key part of the solution to the climate emergency – where products, services and resources are optimised; where everything has value; and waste is minimised or designed out. It is described as 'make, use, reuse, remake' instead of the current linear system of 'buy, use, dispose'. This will help dramatically reduce waste generated, as well as saving the Earth's valuable finite resources, reducing our emissions and reducing costs. Renfrewshire's latest data shows that **83.5%** of household waste is now being diverted from going to landfill – due to a comprehensive waste and recycling collection service changes and our participation in the Clyde Valley Waste Project which generates energy from residual waste (i.e. non-recyclable waste from the grey bins).

Around 13% of Scotland's waste is currently processed outside Scotland. This represents a potential economic opportunity which, with Renfrewshire's strong manufacturing base, can be seized to create new business models and create local employment. Through the Plan for Net Zero we will work with citizens to tackle our throwaway culture to reduce demand for raw materials, encourage reuse, repair and remanufacture to prevent waste and work with local businesses to identify the opportunities of maximising the value of materials through recycling and recovering materials and energy, creating a circular economy with opportunities and benefits that stay within our communities.

Donating pre-loved items to reuse organisations is a great way to support all households to access quality, affordable items and ensures reusable furniture, electrical items, household goods and clothing that are functional and fit for sale can be used by others. Many reuse organisations also provide additional social benefits and opportunities including upskilling of volunteers and pathways to paid employment as well as diverting waste from landfill. The Plan for Net Zero will follow the waste hierarchy – with preventing waste

at source being the key priority, followed by reuse and repair, recycling, recovery and then disposal as a last resort. Changing the way we use and reuse materials and stimulating the development of new markets to deal with future waste and materials will bring sustainable, long-term local economic opportunities. Transitioning to a circular economy will keep our resources and materials in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life.

HOW THE COUNCIL WILL LEAD & ENABLE THE TRANSITION TO A CIRCULAR ECONOMY:

- 1: We will** identify procurement hot spots within the Council's supply chains, activities and operations to maximise circular economy opportunities; optimise local supply chains; and identify areas where we can reduce carbon in the products and services we buy through innovative procurement
- 2: We will** ensure recycling is accessible for everyone, including non-standard properties, e.g. tenements and flats, and work to resolve problem areas such as storage space, stairs, communal bins, lack of participation and fly tipping through ongoing stakeholder consultation and engagement
- 3: We will** ensure that all Council buildings, including schools, have the facilities for the full recycling collection service and work with local businesses and commercial waste providers to identify improvement opportunities
- 4: We will** promote sharing and repairing behaviours (including within our own operations) and work with local partners to expand existing models of sharing libraries and repair cafés and workshops
- 5: We will** reduce the carbon impact of waste from Council operations annually per head of population, monitoring and sharing progress as well as lessons learned from initiatives which have been implemented



CONNECTED COMMUNITIES: We will empower our communities by ensuring an inclusive and just transition to net zero with social justice and health and wellbeing at its core for current and future generations

PRIORITY AREAS FOR CONNECTED COMMUNITIES

- 1: comprehensive and ongoing engagement:** including traditionally under-represented groups, to ensure all voices are heard, enabling all stakeholders to contribute to the design and delivery of the Plan for Net Zero
- 2: supporting community initiatives and partnership working:** enable local action through knowledge sharing and skill sharing and identify local spaces suitable for community projects as well as opportunities for collaborative working, with stakeholder involvement to ensure solutions are tailored to different communities' needs, increasing community resilience and ensuring benefits stay local
- 3: socio-economic impact assessments:** to identify and evaluate direct and indirect impacts of proposed interventions and projects to ensure benefits are shared equitably and no one is further disadvantaged
- 4: our children and young people:** children and young people are the least responsible for climate change and inequalities yet are affected by the impacts of both. We will work with our children and young people to address their priority issues which affect them and identify solutions to benefit them, their families and wider society and tackle existing and future inequalities to improve outcomes for all
- 5: support and advice:** signposting to grant funding and ensuring impartial advice and support is in place in advance of change

The climate crisis is not felt equally – this is true in Renfrewshire, in Scotland, and across the world. Climate change makes existing inequalities worse such as poverty, disability, poor health. Often the most vulnerable and disadvantaged in our communities, who have contributed least to climate change, are most impacted.

Putting people and our communities at the centre of our transition to net zero will enable us to address existing and future inequalities, creating benefits and opportunities for all. To ensure social justice and a just transition, we will listen to our communities and explore the risks, benefits and impacts of decarbonisation on those living in poverty and other vulnerable groups within our society. This will ensure the benefits of the transition are fairly distributed; will reduce the gap between the richest and poorest; and will ensure the most vulnerable in our society are not further disadvantaged as a result of unintended consequences.

'Place' is a key aspect of the Plan for Net Zero. Through understanding our area, we recognise the differences across local areas and settlements (i.e. rural vs urban; gas grid vs off gas grid) so that proposed solutions reflect each area and take into account local distinctive needs; opportunities and priorities. The Plan for Net Zero will be a joined up approach across all our stakeholders - using the skills, expertise and capacity of partners, communities and businesses across local areas to identify opportunities. This will encourage collaboration and partnership working with groups within those areas so that solutions can be community led.

HOW THE COUNCIL WILL LEAD & ENABLE CONNECTED COMMUNITIES:

- 1: We will** work with partners and local organisations to launch a one-stop information service which links and signposts to support and advice across all areas of the Plan for Net Zero and to help address the cost of living crisis
- 2: We will** implement the Fairer Scotland Duty in all our decision making and actions in response to the climate emergency to ensure all decisions and actions help to tackle inequality as well as reducing emissions
- 3: We will** embed community wealth building into our procurement practices to ensure a local-centred approach which redirects wealth back into the local economy and provides opportunities and benefits into the hands of local people
- 4: We will** work with our communities to identify opportunities for land and assets within their local area to develop local projects which benefit those who live there, e.g. community energy opportunities, food growing, wild flowering and tree planting, flood resilience – connecting people through regenerated local space and tackling inequality through community collaboration
- 5: We will** listen to all our communities to hear what their issues and priorities are in order to design local solutions which meet the needs of all our local citizens fairly, with a focus on those who are most vulnerable, to contribute to improved social outcomes, including assisting alleviation of fuel poverty; reducing health inequalities; and reducing adverse climate change impacts, while keeping communities updated on action and initiatives being proposed locally



RESILIENT PLACE: We will optimise biodiversity and nature locally to enhance our natural environment and maximise green economic opportunities, while planning and preparing for impacts of climate change

PRIORITY AREAS FOR RESILIENT PLACES

- 1: ensuring resilience:** of our communities, buildings and critical infrastructure to local climate impacts
- 2: protecting, restoring and enhancing existing habitats and species:** through prioritised nature-based climate adaptation actions including protection of ecosystem services, e.g. control of soil erosion and water regulation
- 3: a green recovery with community wealth building:** capturing the opportunities of a just transition to net zero, creating local green jobs, developing sustainable skills and nurturing a wellbeing economy
- 4: helping nature locally:** greening outdoor spaces and building footprints, as well as installation of bird feeders, hedgehog houses and insect hotels in public spaces to ensure everyone can enjoy and access nature
- 5: improving air quality:** through a reduction in emissions from energy, transport and industry, alongside increased greening of the local environment
- 6: sequestration:** maximising the carbon absorption potential of our natural environment through activities such as the restoration of our peat bogs; tree planting; and improved land practices

We want to ensure connected communities and resilient places across Renfrewshire. The COVID-19 pandemic highlighted and exacerbated inequalities and exposed the vulnerability of many within our communities, further emphasising the need to build resilience within our communities and economy. Severe weather and climate impacts are already affecting our communities - recent local storms and flooding events have again shone a spotlight on the importance of resilience and adaptation.

We will incorporate resilience and adaptation into the Plan for Net Zero and work with local organisations and communities to identify climate risks to plan and prioritise actions and interventions that enable us to prepare, respond and recover from severe weather and climate change impacts. Some impacts of climate change are already 'locked in' and these need to be managed. Existing infrastructure and buildings may need to be adapted to prepare for these impacts. Early warning systems, such as flood monitoring and forecasting, are key in disaster management, as well as area-based emergency response plans and continuity plans. The Plan for Net Zero will enable local emergency response plans to be prepared in advance and reviewed, communicated and updated as required with all key stakeholders and our communities.

Inclusive growth is a key focus - opportunities for community-led activity: creating jobs and developing local supply chains; re-training and upskilling of local workforce; and creating thriving and innovative businesses with quality jobs and fair work for everyone. The Plan for Net Zero will take a place-based approach, addressing the twin challenge of climate emergency and biodiversity loss, ensuring the wider benefits and opportunities are distributed fairly across all places and people.

HOW THE COUNCIL WILL LEAD & ENABLE TO ENSURE RESILIENT PLACES:

- 1: We will** work with colleges, schools, universities, local training providers, apprenticeships and staff training, to ensure that the courses and training opportunities exist for the stable and sustainable, quality jobs that will be created to ensure every person is able to reskill and upskill to participate in a just transition to a net zero
- 2: We will** carry out an inventory of all Council land and assets, including vacant and derelict land, to explore how we can store more carbon on our land than we produce – identifying appropriate locations and measures to increase the carbon stored on land we own and increase biodiversity on public land assets, e.g. restoration of peat bogs; greening public spaces; and wild flowering instead of using lawnmowers on verges where safe to do so
- 3: We will** encourage change - supporting, developing and creating 20-minute neighbourhoods/rural hubs so that citizens can access the services they need locally; ensuring sustainable transport infrastructure; and increasing local renewable energy generation (both new development and using existing infrastructure).
- 4: We will** produce a proposed pipeline of our major infrastructure projects in order to link with skills transition and local employment opportunities and identify skills gaps, shortages and requirements ahead of time. This proposed pipeline will build on work that is already underway to encourage investment in local areas; enable local supply chain and manufacturing opportunities to be identified; de-risk private sector investment; and bring about regeneration of local areas
- 5: We will** undertake proactive measures: adopt an early warning system to prepare for extreme weather events such as heatwaves and flooding; identify "grey" and "nature-based" flood protection measures; put in place local emergency response plans; and undertake a climate risk register of all public assets to ensure all our infrastructure and buildings, including historic buildings are resilient to the impacts of climate change



WORK ON THE GO & PROJECTS TO DATE: Since declaring a climate emergency, Renfrewshire Council has already undertaken many operational changes that are within our control as an organisation, as well as larger scale regional projects

In line with our commitment to work towards net zero by 2030, we have made changes within Council operations to reduce carbon emissions and we have also delivered large-scale projects with regional and national benefits which align with our focus areas. Click on the links for more details on some of our projects to date:

The first of a kind in Scotland: AMIDS District Heating Network - provides low carbon heating, cooling and hot water via a district heating network to businesses at the Advanced Manufacturing Innovation District site in Paisley, with a carbon reduction of over 95% over the 40 years lifecycle of the project and potential to connect other buildings locally.

Housing Regeneration & Renewal Programme: a £100M ten year programme delivering high quality and energy efficient Council housing throughout Renfrewshire - creating nicer places to live, bringing down energy bills and alleviating fuel poverty, with associated health and wellbeing benefits. Follow on works will look at zero energy buildings and minimising the embedded and operational carbon in new building stock and work is also underway to explore possible district heating options.

LED Street Lighting Conversion Programme: more than 30,000 streetlights have been converted from sodium lanterns to more energy efficient LED lanterns, which have a longer lifespan of up to 20 years and lower carbon output - delivering a reduction in street light electricity and carbon consumption of 64%, which is contributing to an 8% reduction in the Council's overall carbon consumption.

Active Travel Improvements: investing in our active travel network to ensure links to key employment centres as well as key destinations between our centres and to improve health, wellbeing and safety. We are upgrading existing cycle routes as well as constructing new high quality routes to create a comprehensive network, such as the new Paisley to Renfrew and Bishopton to Glasgow Airport routes under construction and improving the National Cycle Route 7 which passes through Paisley.

Public EV Charging Expansion: as well as switching the Council's cars and light vans fleet to electric vehicles (EVs), we are continuing to add public EV charging bays across Renfrewshire to support the switch to low emission vehicles. There are currently 72 public charging bays with a further 54 planned in 2022.

Reusable Period Products: partnering with a social enterprise to enable everyone in Renfrewshire who uses period products to order reusables – pants, pads and cups – via an online ordering service. All period products provided by Renfrewshire Council are biodegradable, recyclable or reusable. We are also piloting reusable products within schools.

Educational Settings Meals Services: delivery models have changed with metal cutlery and ceramic plates, and we are at nearly 100% no single use plastics in nursery and primary estate. We are also looking at initiatives like bamboo cutlery for secondary schools which by their nature have more of a take-away type service.

Energy from Waste & Diversion from Landfill: the Clyde Valley Residual Waste Partnership (Renfrewshire, North Lanarkshire, North Ayrshire, East Renfrewshire and East Dunbartonshire Councils) is the largest, most successful collaboration of a joint waste processing facility in Scotland. It not only diverts waste from landfill but produces energy from waste – generating the enough energy to power the equivalent of 32,391 homes and demonstrating the value of reuse and recovery in a circular economy.

Renfrewshire's Climate Panel: following the residents' climate survey, Renfrewshire's Climate Panel was established. This is a representative sample of citizens to identify priority areas, opportunities and explore barriers and solutions associated with our journey to net zero and takes into consideration the voices and views of a range of people with different needs and experiences.

Community Climate Fund: awards of up to £3K to community organisations to develop localised, green projects tailored to the needs of individual communities to encourage participation and raise awareness of the climate emergency within our communities, with initiatives designed and delivered by local residents but supported by the Council.

New Biodiversity Areas: we are creating 8 new wildlife-friendly environments in 2022, with 33 sites in total over the next 3 years. The first 8 areas are in Linwood, Erskine, Johnstone, Inchinnan, Lochwinnoch and Paisley and include roadside wildflower corridors, wildflower areas and new native tree planting.

Clyde Climate Forest: as part of the Clyde Climate Forest, we will deliver climate and ecological benefits to the Glasgow City Region by planting 10 trees for every man, woman and child over the next decade. It is estimated the new urban forest will remove over 55 tonnes of CO₂ for every year of its lifespan.



NEXT STEPS: We will continue to engage with all our stakeholders as we head into the next phase of the Plan for Net Zero, build on existing activities and identify new opportunities to accelerate change

The Plan for Net Zero will be a result of collaborative work - led by the Council, but co-designed with public, private and community organisations working collectively on an area-wide effort to bring about increased quality of lives while living within a smaller carbon footprint overall. Consultation with all stakeholders is essential across all phases in the design and delivery of the Plan for Net Zero. Two-way communication channels will remain in place as projects and activities are implemented to ensure everyone is informed of progress and can provide feedback on our collective journey to net zero.

In addition to ongoing stakeholder engagement, our 5 key actions for Phase 2 are:

1. **Detailed Phased Road Map to 2030:** we will look strategically and holistically across the whole Renfrewshire area to identify opportunities and solutions and to set targets, which will be highlighted in the form of a road map with to aid communication with all our stakeholders. **Projected Completion Date: 31st March 2023.**
2. **Quantified Delivery Plans:** we will set out costed, area based phased delivery plans with benchmark capital costs for each period of the Net Zero road map and will quantify and consider all impacts of the proposed delivery plans, including those that cannot be monetised (e.g. carbon reduction, fuel poverty alleviation, job opportunities). **Projected Completion Date: These costed delivery plans will be prioritise and phased between 31st March 2023 and 31st October 2023.**
3. **Verifying, adopting and updating our emissions modelling tool:** we will quantify the impact of the phased actions, to inform future targets and present data in an interactive way. **Projected Completion Date: Annual updates from 1st November 2023** as projects and new technologies are delivered.
4. **Developing a carbon budget for Renfrewshire Council:** Identifying our emissions by service area will be key in improving our understanding of how our emissions relate to the services we provide and the reductions we need to aim for in order to adapt to delivering high quality local services in a way that is fit for a resilient, net zero future. **Projected Completion Date: 6th April 2024.**
5. **Developing an Adaptation Plan for Renfrewshire:** Developing adaptation solutions and implementing a phased programme of priority actions which are designed to respond to and address the local impacts of climate change that are already happening, as well as prepare for future climate risks across the Renfrewshire area. These actions will be centred around communities, security and resilience, infrastructure and our local environment. **Projected Completion Date: 31st October 2023.**

How will we measure success? It is critical that we have an open and transparent methodology for monitoring, evaluating and reporting progress annually. Each focus area has its own metrics of success which can be quantified and measured in isolation, but which also combine to measure our journey to net zero. We will set annual emissions targets to align with our phased road map, and which are designed to measure progress to our net zero target. Metrics of success will be updated as required as new technologies or improved reporting practices come on stream during the Plan for Net Zero.

Transparency and openness: ensuring all stakeholders can track progress and access the RenZero modelling tool using an open data platform. In recognition that we need coordinated action across areas and sectors to deliver the scale of change required, our emissions modelling tool and reporting will be used to inform future targets and to present data in an interactive way.



How will we recognise delivery at a local level? RenZero branding has been developed to visibly highlight projects, activities and initiatives that contribute to our net zero goal. There are various icons that link climate change issues, action and progress across the 5 focus areas of the Plan. This branding is for everyone participating in our journey to net zero. It will be used to highlight action taken by the Council but also can be used by stakeholders to highlight action being delivered by the wider community, showing how we are all contributing collectively to our net zero goal and allowing us to raise awareness and reach a wider audience.

Please get involved and let us know what you think about the areas of focus, issues or opportunities within your community and what you would like to see locally to shape the Plan for Net Zero: climate@renfrewshire.gov.uk

GLOSSARY OF TERMS:

Adaptation: the process of adjusting economic, social or natural systems in response to current or expected effects of climate change to limit harmful consequences and exploit beneficial opportunities.

Carbon Dioxide (CO₂): the most abundant greenhouse gas (making up around ⅓ of greenhouse gases). It is naturally occurring but is also a by-product of human activities such as burning fossil fuels, land-use changes and other industrial processes and contributes to climate change and global warming. It is the reference gas against which other greenhouse gases are measured and therefore has a Global Warming Potential (GWP) of 1.

Carbon Dioxide Equivalent (CO₂e): a metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential (GWP).

Carbon Emissions: the release of carbon dioxide (CO₂) into the atmosphere.

Carbon Footprint: the total amount of greenhouse gases that are emitted into the atmosphere from activities each year by a person, building or organisation.

Carbon Offsetting: the process of compensating for carbon dioxide emissions arising from activities by participating in schemes which remove equivalent levels of carbon dioxide in the atmosphere, e.g. tree planting, carbon capture, peat bogs.

Climate Change: refers to any significant change in the measures of climate lasting for an extended period of time, including major changes in temperature, rainfall and severe weather patterns that occur over several decades or longer.

Decarbonisation: the reduction or removal of carbon dioxide (CO₂) into the atmosphere resulting from human activity, with the eventual goal of minimising emissions as far as possible.

Energy Performance Certificate (EPC): gives information on how energy efficient a building (including homes) is; how it could be improved; and an environmental impact rating to show CO₂ emissions. Buildings are rated on a scale of A to G, with A being the most energy efficient. An EPC is required for new buildings/homes; when you are selling a building/home; or when renting to a new tenant.

Fossil fuels: non-renewable energy sources formed from fossilised plants and animals over millions of years such as coals, oil and gas.

Fuel Poverty: defined as any household spending more than 10% of their income on energy after housing costs have been deducted.

Greenhouse Gases: any gas that absorbs infrared radiation in the atmosphere and contribute to global warming and climate change. Greenhouse gases include carbon dioxide, methane, nitrous oxide, ozone, chlorofluorocarbons, hydrochlorofluorocarbons, hydrofluorocarbons, perfluorocarbons and sulphur hexafluoride.

Greenhouse Gas Emissions: the release of greenhouse gases (GHGs) into the atmosphere.

Landfill: a waste disposal site in which waste is generally spread in thin layers on an area of land, compacted and covered with soil to decompose, releasing greenhouse gases into the atmosphere

Low Carbon: an activity causing or resulting in only a relatively small net release of greenhouse gas emissions (CO₂ or CO₂e) into the atmosphere.

Mitigation: activities and intervention which lessen future climate change and its social, economic and environmental consequences by reducing the greenhouse gas emissions.

Net Zero Emissions: when greenhouse gas emissions are balanced by removals over a specified period.

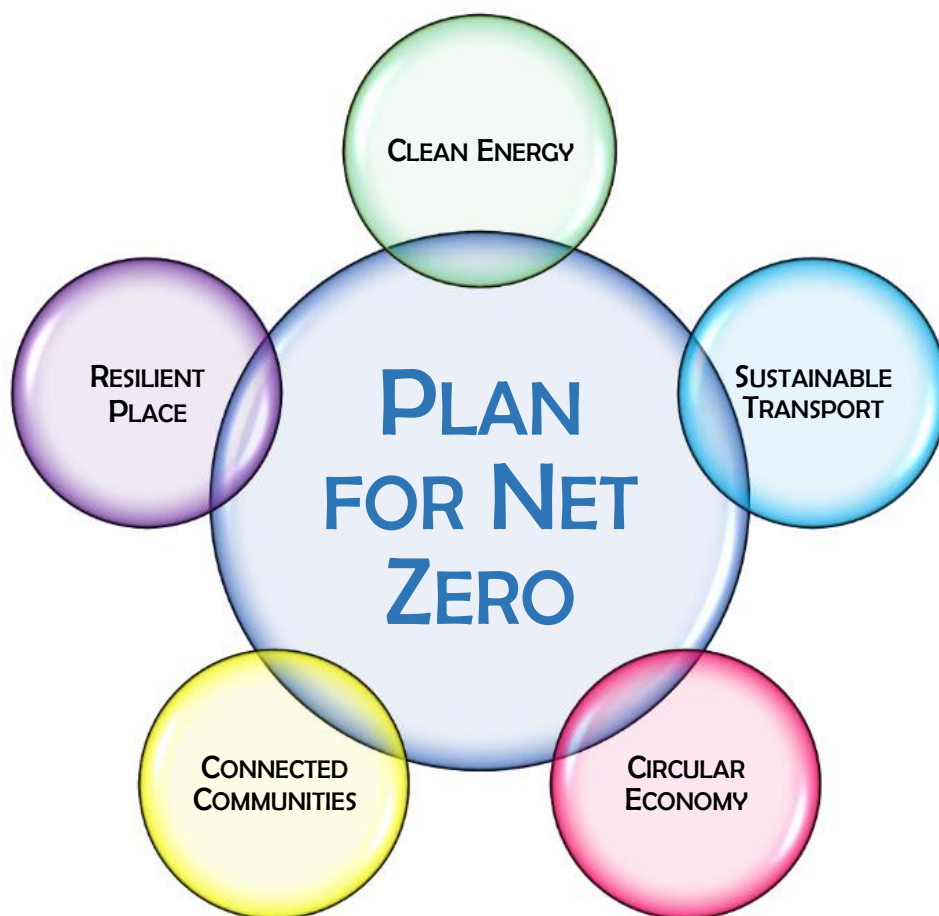
Resilience: the capacity to anticipate, prepare for, respond to, absorb and recover from the stresses imposed by climate change from significant multi-hazard threats with minimum damage to social well-being, the economy and the environment.

Renewable energy: energy resources that are naturally replenishing such as biomass, hydro, geothermal, solar, wind, ocean thermal, wave action and tidal action.

Sequestration: the process by which trees and plants absorb carbon dioxide, release the oxygen, and store the carbon.

RENFREWSHIRE'S PLAN FOR NET ZERO

PHASE 1: WORKING TOWARDS NET ZERO EMISSIONS BY 2030



Our Plan for Net Zero

We want to end Renfrewshire's contribution to climate change within a generation.

We are committed to working towards net zero by 2030 for the whole of Renfrewshire to ensure a safer, healthier, greener and fairer place for everyone to live, work and spend time in



EXECUTIVE SUMMARY

From evidence and research we know that human activities are the main cause of climate change. Many of our actions produce greenhouse gas emissions, raising our planet's temperature and causing our climate to change. Emissions from greenhouse gases from burning fossil fuels, from the way we treat valuable resources as 'waste' and from land use changes have all contributed to global warming, and this is the biggest threat to our planet. Our response to the climate emergency brings opportunities for our local communities and economy. It also brings potential solutions to tackle inequalities, including those exacerbated by the COVID-19 pandemic and the current cost of living crisis.

Renfrewshire Council has shown leadership at both a strategic level and operational level to be a driver of change - declaring a climate emergency in June 2019 and committing to work towards net zero by 2030. We have developed strong governance to lead by example and take action to tackle climate change, including establishing a Climate Change Sub-Committee, now the Planning and Climate Change Policy Board, and committing £1million to a Climate Change Action Fund supporting innovative climate projects and initiatives across Renfrewshire which build on transformative projects that the Council have already delivered across our operations.

When we're talking about net zero for Renfrewshire, we mean reducing greenhouse gas emissions to as close to zero as possible (from our energy, resource use, transport, etc.) and locking up remaining emissions through initiatives like tree planting, restoring peat bogs and carbon capture and storage schemes. This makes the balance of our emissions 'net' zero.

This Plan is Council-led but is for the whole Renfrewshire area and we need everyone to participate to achieve our ambitions. Moving towards net zero will transform our communities, our economy and how we deliver our services, so engagement is key to ensure all voices are heard. In developing this Plan, we worked hard to gather different views and ideas with a Climate Survey, a Business Survey, establishing our representative citizens Climate Panel and working with local public, private and third sector and community planning partners to get everyone involved.

Throughout this summary document and the full Plan, you will notice references to 'we' – this means Renfrewshire Council as a lead partner and producer of this Plan, but it also means Renfrewshire stakeholders, communities, citizens and the people we've been speaking to as we pull together this Plan and shape our route forward.

To work collectively to reduce emissions, it is important to have a robust evidence base. Our greenhouse gas emissions baseline for Renfrewshire Council as an organisation and Renfrewshire as an area highlights progress made so far and the gaps we need to fill with actions reach net zero. Renfrewshire Council makes up around 2.5% of the area's total emissions, with buildings we are responsible for being the main source of emissions (67%), followed by transport (17%) and waste collection (8%). For the Renfrewshire area, transport is the biggest source of emissions (34%), with residential energy use and commercial and industrial energy use both on 29%. The Plan for Net Zero will identify and prioritise action across all of the different sectors in collaboration with all of our stakeholders, and signpost to information, advice and support (including financial support) to enable change to work towards net zero.

We will work together with partners, businesses, local people and communities to target 5 focused outcome areas, creating opportunities for all. The key focus areas of activity which we will progress, lead and enable are:

- **Clean Energy:** we will minimise energy demand, maximise energy efficiency and transform our energy systems to deliver clean, affordable energy for all
- **Sustainable Transport:** we will maximise sustainable transport opportunities to deliver an inclusive, affordable transport system that provides choice for all
- **Circular Economy:** we will make Renfrewshire a circular economy society: minimising waste and maximising reuse, recycling and recovery of resources rather than treating them as waste
- **Connected Communities:** we will empower our communities by ensuring an inclusive and just transition to net zero with social justice and health and wellbeing at its core for current and future generations
- **Resilient Place:** we will optimise biodiversity and nature locally to enhance our natural environment and maximise green economic opportunities while planning and preparing for impacts of climate change

There will always be emissions that we are unable to remove, such as those associated with medicines and anaesthetics. Even a best case scenario has shown that both Renfrewshire Council and Renfrewshire area would have remaining emissions that would need to be offset. The Plan for Net Zero aims to set out how we can take action collectively to reduce emissions to as low a level as possible, leaving achievable emissions levels to offset.

There is not a 'one size fits all' solution across Renfrewshire – we need to look on an area by area, community by community basis to tailor solutions to meet local needs and make sure that no one is left behind. We need to identify and understand barriers to change, so that we can find solutions and we need to transition in a way that is just, creates opportunities equitably and creates a greener, fairer, sustainable way of life for all our citizens, communities and local businesses.

We want everyone to be involved - our engagement will be ongoing to raise awareness and encourage conversations with all stakeholders as the Plan is implemented. We will develop a communications plan to ensure a coordinated approach for ongoing engagement to ensure people can follow progress and participate in climate activities across Renfrewshire; continue effective governance in partnership with public, private and community organisations; and develop visualisation tools to model, monitor and report progress.

We will welcome comments and feedback from all citizens, communities and stakeholders on Phase 1 of the Plan for Net Zero. This will inform Phase 2 of the Plan for Net Zero – which will outline our route map to net zero and the phased actions, projects and interventions that will enable us to reach our target.

The change needed to reach net zero is unprecedented. It will require long-term financial resources and large-scale investment. It will require government at all levels to redirect and, in some cases, reprioritise existing finance to support the scale and pace of change required and align investment with climate priorities. The delivery of high quality public services remains a priority - with the transition to net zero and a green recovery from COVID-19 bringing opportunities for increased efficiencies and potential service improvements through rebuilding and designing better systems and putting things back together differently.

In addition to traditional avenues of funding, it will be key to explore more innovative and collaborative ways to finance climate action across stakeholders, including new business models; joint ventures and partnership projects; and potential crowdsourcing initiatives such as community municipal bonds. Action is already being taken across many stakeholders, with funding allocated to committed and desired carbon reduction and climate resilient interventions, but many other potential projects will require feasibility studies or business cases to determine their viability and for funding to be secured to make them happen, particularly in the case of larger-scale projects.

This approach, pipeline of projects and investment in a net zero society and green economy also brings opportunities for the local workforce and market confidence for supply chains and manufacturing through the implementation, installation, construction and maintenance of projects. We need to identify and address skills gaps and ensure a proactive approach to the upskilling, reskilling and training required to ensure this large-scale job creation and sustainable employment opportunity is retained locally as much as possible; to limit the transition risks; and ensure that skills interventions lead to a more inclusive and productive, resilient and future-proofed economy.

We will require ambition, drive and collective local action beyond the national contribution in order to work towards net zero by 2030. This will be achieved through targeted action across our 5 focus areas: clean energy; sustainable transport; circular economy; connected communities; and resilient place.

How will we recognise delivery at a local level? RenZero branding has been developed to visibly highlight projects, activities and initiatives that contribute to our net zero goal. There are various icons that link climate change issues, action and progress across the 5 focus areas of the Plan. This branding is for everyone participating in our journey to net zero. It will be used to highlight action taken by the Council but also can be used by stakeholders to highlight action being delivered by the wider community, showing how we are all contributing collectively to our net zero goal and allowing us to raise awareness and reach a wider audience.



Please get involved and let us know what you think about the areas of focus, issues or opportunities within your community and what you would like to see locally to shape the Plan for Net Zero:

climate@renfrewshire.gov.uk



BACKGROUND TO THE CLIMATE EMERGENCY: We know that human activities are the main cause of climate change. Human influence has warmed the climate at a rate not seen in at least the last 2,000 years¹

What is climate change? The increased concentration of greenhouse gases in the earth's atmosphere is directly linked to the rise in average global temperatures on earth¹ and is resulting in global climate change.

Many of our actions produce greenhouse gas emissions, raising our planet's temperature and causing our climate to change. Emissions from greenhouse gases from burning fossil fuels, from the way we treat valuable resources as 'waste' and from land use changes have all contributed to heating the planet. Fossil fuels are finite resources such as coal, oil and natural gas which have been formed over millions of years from decayed remains of prehistoric plants or animals. Burning fossil fuels releases carbon dioxide and other greenhouse gases, making them the primary contributor to climate change and global warming. Methane (which is the primary component of natural gas) is responsible for more than 25% of the warming we are experiencing today.

Carbon dioxide (CO₂) is the most abundant greenhouse gas (making up around ⅓ of greenhouse gases) and is largely the product of burning fossil fuels.

Global surface temperature has increased faster since 1970 than in any other 50-year period over at least the last 2,000 years, resulting in more severe and more frequent extreme weather events such as heatwaves, droughts, flooding and wildfires. It has also led to sea level rises and nature loss in every region across the globe. In Scotland, we've seen our warmest years and increased rainfall levels – this is expected to continue and get more intense.

Climate change cannot be stopped - some of the damage is already 'locked in'. But taking measures to minimise our greenhouse gas emissions would limit further climate change. There are changes we can all make to prevent it getting worse and to help us cope with the damage that has already been done.

Climate change is happening in Scotland, and is happening in Renfrewshire, and we're already seeing the impacts locally.

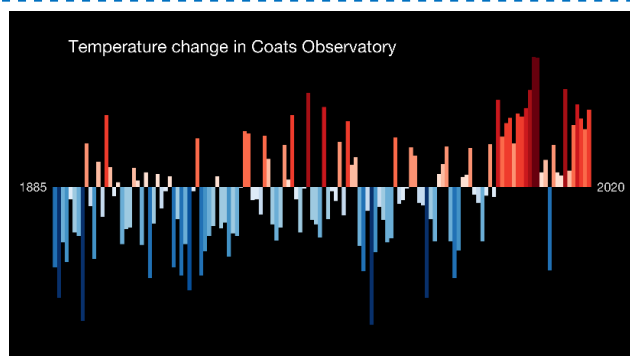


Figure 1: Coats Observatory average local temperature, 1885 to March 2020, courtesy of the University of Reading

In both figure 1 and figure 2, each stripe represents the average temperature for a single year, relative to the average temperature over the period as a whole.

Shades of blue indicate cooler than average years, while reds show years that were hotter than average.

The increasing intensity and occurrence of red stripes on the right-hand side of the graphics clearly highlight how average temperatures have risen in our local area and that this has become more frequent and extreme in the last 25 years.

The **Coats Observatory in Paisley** opened in 1883 and includes a weather station that has been recording local weather daily from 1885.

This provides us with an unbroken record of weather data, including average local temperature for each year since 1885 (figure 1, left) until March 2020 when, as a result of the pandemic, data retrieval was interrupted as it was unable to be collected due to lockdown.

From this data, Paisley's climate stripes were created (figure 2, below). This shows the progressive heating of our local area in a single image.

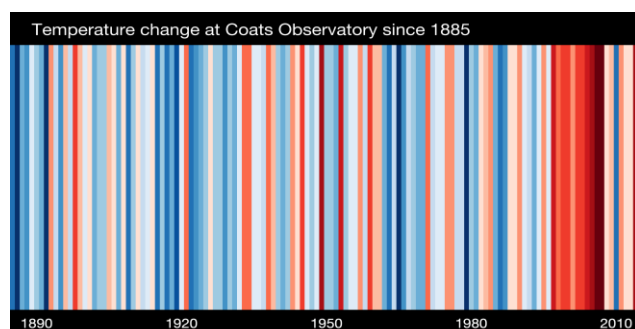


Figure 2: Paisley's Climate Stripes, courtesy of the University of Reading

¹ IPCC: The Intergovernmental Panel on Climate Change – over 200 scientists across 65 countries working together to understand, measure and model global warming

Why is it called a Climate Emergency? Ahead of COP26 in Glasgow in 2021, the UN Secretary General referred to the climate emergency as a 'code red for humanity'. Rising global temperatures will see more floods, storms and heatwaves; erosion of coastlines; and globally, less land will be fit for living and growing food, leading to fresh water and food supply shortages, and resulting in even more species struggling to survive.

'Climate emergency' refers to the urgency of the situation: if we want to preserve a liveable planet, we all need to take action.

A 2°C global warming increase, represents a critical threshold, where it is predicted that tolerance for agriculture and for health will be reached. The IPCC report² predicts that global warming of both 1.5°C and 2°C will be exceeded this century unless massive reductions in greenhouse gas emissions occur in the coming decades. Climate change cannot be stopped, but its impacts can be slowed, and we can avoid or limit some of the worst impacts.

All of us have been impacted by the COVID-19 pandemic over the last two years. Our recovery from the pandemic must also respond to the climate emergency and embrace the opportunities to rebuild and design better systems and put things back together differently to ensure the benefits of a transition to net zero are shared fairly.

We can all act now to reduce our emissions and prepare for the impacts of climate change in order to protect all that we love. Every action we take to cut our emissions will reduce warming and create a greener, cleaner, fairer, healthier and more sustainable way of life for everyone.



RENFREWSHIRE COUNCIL: LEADING BY EXAMPLE

Renfrewshire Council's Carbon Management Plan 2014/15 - 2019/20 set a target to reduce its total annual carbon footprint by 19,389 tCO₂e by the end of financial year 2019/20, using a baseline of financial year 2012-13. In January 2021, the completed Carbon Management Plan reported a total reduction of 31,818 tCO₂e equating to a **60% reduction in carbon emissions** across a range of areas including energy, water conservation, fleet replacement to low emission vehicles, increased recycling and reducing the quantity of waste sent to landfill and behaviour change across the organisation.

Since Renfrewshire Council declared a climate emergency in **June 2019**, a Cross-Party working group published its recommendations and many of these actions have been progressed ahead of the formal Plan for Net Zero being published. Actions included setting up a **Climate Change Sub-Committee (now the Planning and Climate Change Policy Board)** and committing £1million to a **Climate Change Action Fund** to support innovative climate projects and initiatives which could be implemented and replicated across the Renfrewshire area, including:



- the purchase of new electric light commercial vehicles as part of the ongoing Council fleet replacement programme (30% of the Council fleet is now electric)
- investigating opportunities for a large-scale solar farm on the Moss Road former landfill site



- our residents' Climate Survey, including weighting and analysis to ensure a representative view as part of the evidence base for Renfrewshire's Plan for Net Zero. A representative sample of residents who responded then formed the Climate Panel
- developing a local response to ensure resilient town centres by addressing current and issues within our towns and local centres in Renfrewshire
- establishing a Community Climate Fund, providing community organisations up to £3K for localised green community projects initiatives



- developing our strategic active travel network to better connect communities to places of work, study and town centres
- baselining Renfrewshire's emissions to see where we've come from, where we are now and future projection scenarios to 2030 to see the actions we need to take



Every year we report our progress to the Scottish Government on Renfrewshire Council's own carbon footprint and the measures we are putting in place to reduce it. The most recent report can be found here: [Public Bodies Climate Change Duties Draft Report 2021-22](#). Historic reports for Renfrewshire Council can be found [here](#).

² <https://www.ipcc.ch/sr15/>

WHAT YOU TOLD US: We have been carrying out extensive engagement across all our stakeholders to ensure all voices are heard and no one is left behind

We want to bring everyone with us, but we understand that people are all at different stages of the climate journey. We have been working across all our stakeholders in order to get everyone involved – residents, communities, local organisations, public, private and third sector and community planning partners. It is also key to have a focus on traditionally under-represented groups, to ensure all voices are heard in the design and delivery of the Plan for Net Zero.

AWARENESS AND INFORMATION

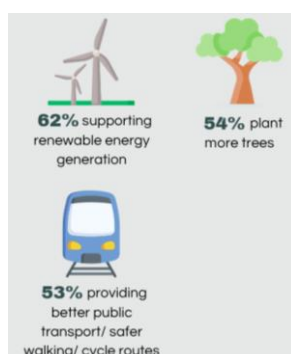
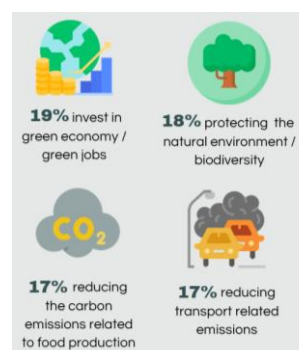


Our residents Climate Survey received 1,758 responses by post, email and online. The results were analysed and weighted to ensure a representative view to form part of the evidence base for the Plan for Net Zero.

Over **99%** of respondents were aware of climate change, **86%** believe we are facing a climate emergency and **96%** believe it is a serious or fairly serious threat to the world.

9 in 10 respondents believed that action can be taken to tackle climate change and believed our **top priorities** should include:

- investing in green economy/green jobs (19%)
- protecting the natural environment/biodiversity (18%)
- reducing the carbon emissions related to food production (17%)
- reducing transport related emissions (17%)



Respondents believed the following would make the **biggest impact**:

- supporting renewable energy generation scored highest at 62%, followed by
- planting more trees (54%), and
- providing better public transport and safer walking/cycling routes
- adopting policies which safeguard and enhance nature and biodiversity in Renfrewshire (50%)
- developing ways of heating buildings and homes other than through gas central heating (50%)
- retrofitting homes to become more energy efficient (48%)

The importance of outdoor spaces was clear in the responses. 97% ranked access to and quality of greenspace very important or quite important, with only 3% responding that it was not really important or not at all important.

Respondents believed that small individual actions, repeated on a large scale, can have a big impact in tackling climate change: **85%** agreed that their actions can help tackle climate change; **83%** agreed their actions can help protect plants, animals and other wildlife; and **83%** agreed that reducing their own impact on the environment is a personal priority.

The Survey also reinforced areas where people need support to enable them to make changes:



- Only **14%** fully agreed that they had the information and tools needed to help tackle climate change, with 44% agreeing somewhat, and
- Only **23%** fully agreed that they knew the changes they needed to make to help tackle climate change, with 48% agreeing somewhat

and also highlighted the barriers that prevent people from making changes:

- **40%** thought that making changes would cost them more
- **21%** stated a lack of resources or facilities in Renfrewshire to support the changes people want to make
- **21%** stated that they didn't know where to start



YOU SPOKE, WE LISTENED: A representative sample of those who responded to the Climate Survey then formed our Climate Panel

We want to bring everyone with us, and to ensure that all voices are heard in the design and delivery of the Plan for Net Zero. Our Climate Panel was formed, made up of a representative sample of Renfrewshire citizens, to look at climate issues, discuss how this affects people locally and help identify what interventions are needed and what actions can be taken to collectively support Renfrewshire's drive towards net zero by 2030.

The first session was held in November 2021, with 3 further sessions in December 2021, January 2022 and March 2022. The sessions are held over Microsoft Teams, and each month there are 2 sessions on the day – one in the afternoon and one in the evening – to ensure as many people as possible are able to attend.



One Panel member said: "I put my name forward to be part of the Climate Panel because I have an interest in the environment both locally and internationally, which includes keeping my local area tidy and recycling where possible.

I want to encourage Renfrewshire Council to provide more safe cycle routes and would like to encourage them to provide access to e-bikes for all too."

"I realise I am asking for a lot from my membership of the Climate Panel, but I have to start somewhere, and I might as well be ambitious for the sake of my children and grandchildren."

The topic can be overwhelming – a message of hope is powerful. Advertising the positivity may engage those who are not engaged

People discovering new parts of the area due to lockdown – first time we all had a chance to take a breath and appreciate local green space

We need more active travel path links that take into account personal safety, particularly for children and women

A consistent message from the Climate Survey, the Climate Panel and engagement with local organisations, was that people don't know where to start and would like to know what can make the biggest impact. We will address this under each outcome area, as well as including a section on impartial advice and support that is available to residents, communities, SMEs, businesses, private, public and 3rd sector organisations.

There are loads of 'freebies' out there: refurbished tools, including kids and tools for people with disabilities; seed libraries; and saplings – how can we let people know what is out there?

What are the hardest hitting actions/would have the biggest impact overall? Is it how we manage our waste, or should we concentrate on consuming less? Or do we need to think about changing how we use transport?

Young people's gardening clubs where they had to have an adult present, led to adults being engaged and wanting to grow their own food at home too

Planning for new developments needs to include active travel links and not building on green space

Local bike share schemes and EV car club schemes would be great!

Local information – we need to know what's on our doorstep



This stamp can be found in all 5 of the outcome areas, highlighting priorities which were raised by our representative Climate Panel and how we will address these.



RENFREWSHIRE'S PLAN FOR NET ZERO: We are working towards net zero emissions by 2030. The Plan for Net Zero will transform our communities and economy, and these transformations must be done with our communities and not to them

We want to end Renfrewshire's contribution to climate change within a generation. Renfrewshire's Plan for Net Zero is Council-led but is for the whole Renfrewshire area - we need everyone to participate to achieve our ambitions collectively.

We know that it is not a 'one size fits all' solution across Renfrewshire – we need to look on an area by area, community by community basis to tailor solutions to meet local needs and make sure that benefits are shared equally and fairly across everyone in society and that no one is left behind. The Plan for Net Zero is not just about future injustices – it includes the need to address and deal with existing injustices and improve the lives of all our citizens – including providing solutions to key issues, such as impacts of the cost of living crisis on everyone's lives.

What is Net Zero? When we're talking about net zero for Renfrewshire, we mean **reducing greenhouse gas emissions to nearly zero** – from our energy, resource use, transport, etc. - and **locking up remaining emissions** that we are unable to remove (e.g. those associated with anaesthetics, medicines, etc.) through initiatives like tree planting, peatbogs and carbon capture and storage schemes. So the **balance of our emissions** is 'net' zero.



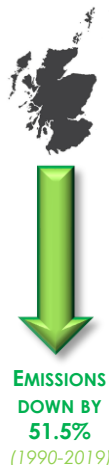
The impacts of the COVID-19 pandemic on people's lives and livelihoods have been enormously difficult. As with the pandemic, climate change impacts those who are most vulnerable disproportionately. The pandemic also highlighted people's ability to adapt – we have a real opportunity to build on positive behaviours which resulted from the pandemic (e.g. shopping locally to support local businesses, daily exercise embraced and maintained, a reduction in food waste) in order to reduce our emissions, support our local economy and make our communities safer, more attractive and healthier places to spend time in.

We need to transition to net zero in a way that is just, removes social stigmas and ensures social justice - creating opportunities and a greener, fairer, sustainable way of life for all our residents, communities and local businesses, ensuring we don't 'punish' any groups or sectors or make life harder for those already experiencing difficulties. We also need to identify and understand barriers to change, so that we can find solutions to enable change.

We will work together with partners, businesses, local people and communities to target 5 focused outcome areas, creating opportunities for all. The key focus areas of activity which we will progress, lead and enable are:

- **Clean Energy**
- **Sustainable Transport**
- **Circular Economy**
- **Connected Communities**
- **Resilient Place**

SCOTLAND'S PROGRESS TO DATE



It can seem overwhelming when hearing of targets and the scale of change that is needed to reach net zero, but nationally we have already achieved so much together.

- Scotland has cut greenhouse gas emissions by more than half since 1990 and since 2008 we have decarbonised faster than any country in the G20
- We exceeded world leading targets for 2020 early (and new targets set) relating to:
 - **reduction in emissions by 42% by 2020 (reached 48% by 2014)**
 - **reducing final demand for energy by 12% by 2020 (exceeded by 2014)**
 - **0.5GW of community owned energy by 2020 (exceeded by 2015)**
- In 2020, renewable sources generated the equivalent of nearly 99% of Scotland's gross annual electricity consumption
- Scotland's tree planting makes up 80% of the UK total and last year continued on a massive scale, despite COVID-19 and ongoing restrictions
- Landfill waste has decreased by almost 50% in under 10 years

WORK ON THE GO & PROJECTS TO DATE: Since declaring a climate emergency, Renfrewshire Council has already undertaken many operational changes that are within our control as an organisation, as well as larger scale regional projects

In line with our commitment to work towards net zero by 2030, we have made changes within Council operations to reduce carbon emissions and we have also delivered large-scale projects with regional and national benefits which align with our focus areas. Click on the links for more details on some of our projects to date:

The first of a kind in Scotland: AMIDS District Heating Network - provides low carbon heating, cooling and hot water via a district heating network to businesses at the Advanced Manufacturing Innovation District site in Paisley, with a carbon reduction of over 95% over the 40 years lifecycle of the project and potential to connect other buildings locally.

Housing Regeneration & Renewal Programme: a £100M ten year programme delivering high quality, energy efficient Council housing across Renfrewshire - creating nicer places to live, reducing energy bills and alleviating fuel poverty, with associated health and wellbeing benefits. Follow on works will look at zero energy buildings and minimising embedded and operational carbon in new building stock and also to explore possible district heating options.

LED Street Lighting Conversion Programme: over 30,000 streetlights have been converted from sodium to more energy efficient LED lanterns, with a longer lifespan of up to 20 years and lower carbon output - delivering a reduction in street light electricity and carbon emissions of 64% - an 8% reduction in the Council's overall carbon consumption.

Active Travel Improvements: investing in our active travel network to ensure links to key employment centres and key destinations between our centres and improving health, wellbeing and safety. We are upgrading existing routes as well as constructing new high quality routes - creating a comprehensive network, such as the new Paisley to Renfrew and Bishopston to Glasgow Airport routes and improving the National Cycle Route 7 which passes through Paisley.

Public EV Charging Expansion: as well as switching the Council's cars and light vans fleet to electric vehicles (EVs), we are continuing to add public EV charging bays across Renfrewshire to support the switch to low emission vehicles. There are currently 72 public charging bays with a further 54 planned in 2022.

Educational Settings Meals Services: delivery models have changed with metal cutlery and ceramic plates, and we are at nearly 100% no single use plastics in nursery and primary estate. We are also looking at initiatives like bamboo cutlery for secondary schools which by their nature have more of a take-away type service.

Energy from Waste & Diversion from Landfill: the Clyde Valley Residual Waste Partnership (Renfrewshire, North Lanarkshire, North Ayrshire, East Renfrewshire and East Dunbartonshire Councils) is the largest, most successful collaboration of a joint waste processing facility in Scotland. It not only diverts waste from landfill but produces energy from waste – generating the enough energy to power the equivalent of 32,391 homes and demonstrating the value of reuse and recovery in a circular economy.

Reusable Period Products: partnering with a social enterprise to enable everyone in Renfrewshire who uses period products to order reusables – pants, pads and cups – via an online ordering service. All period products provided by Renfrewshire Council are biodegradable, recyclable or reusable. We are also piloting reusable products within schools.

Renfrewshire's Climate Panel: following the residents' climate survey, Renfrewshire's Climate Panel was established. This is a representative sample of citizens to identify priority areas, opportunities and explore barriers and solutions associated with our journey to net zero and takes into consideration the voices and views of a range of people with different needs and experiences.

Community Climate Fund: awards of up to £3K to community organisations to develop localised, green projects tailored to the needs of individual communities to encourage participation and raise awareness of the climate emergency within our communities, with initiatives designed and delivered by local residents but supported by the Council.

New Biodiversity Areas: we are creating 8 new wildlife-friendly environments in 2022, with 33 sites in total over the next 3 years. The first 8 areas are in Linwood, Erskine, Johnstone, Inchinnan, Lochwinnoch and Paisley and include roadside wildflower corridors, wildflower areas and new native tree planting.

Clyde Climate Forest: as part of the Clyde Climate Forest, we will deliver climate and ecological benefits to the Glasgow City Region by planting 10 trees for every man, woman and child over the next decade. It is estimated the new urban forest will remove over 55 tonnes of CO₂ for every year of its lifespan.



WHERE ARE WE NOW – RENFREWSHIRE AREA AS A WHOLE: We are committed to working towards net zero emissions. In order to work collectively to reduce emissions, it is important to know where we are starting from as an evidence base.

Scotland has set targets to reduce greenhouse as (GHG) emissions to net zero by 2045 under the Climate Change (Emissions Reduction Targets)(Scotland) Act 2019. Working towards net zero by 2030, Renfrewshire Council will be placed well ahead of national targets. We will require significant ambition, drive and action beyond the national contribution in order to achieve our target, but we believe that by working together we can rise to this challenge.

In order to prioritise, it is critical to identify key sources of emissions to be targeted, to enable us to monitor progress using an open and transparent process.

To measure where we started from (financial year 2014-15); where we are now; and the key areas we need to focus on to reach net zero, we completed an emissions baseline and trajectory to 2030 for the Renfrewshire Council area as a whole.

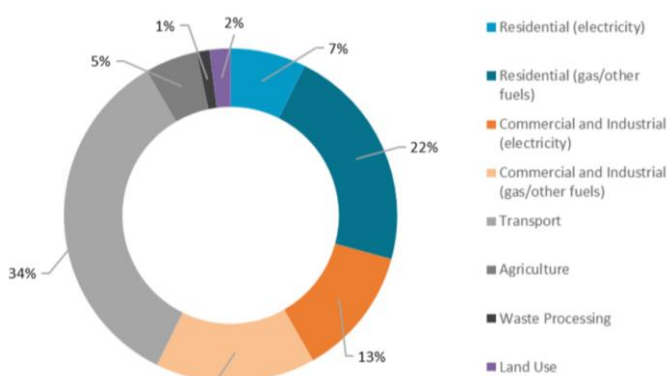


Figure 3: Estimated ktCO₂e⁵ emissions for the Renfrewshire area as a whole, 2018/19

Emissions were broken down by sector (transport, residential, etc.) and by fuel type (electricity, gas, road fuel) to identify our key emission sources and so we can model the impact of decarbonisation actions we take.

Our “where are we now” year is financial year 2018-19 - this is the most recent year that did not include the effects of the COVID-19 pandemic. The pandemic had significant effects on emissions and this data would have skewed results, including future projections.

Data shows **transport³** is currently the biggest source of emissions in Renfrewshire at 34%, Figure 3 (left).

Total emissions in Renfrewshire decreased by 2% from 2014-15 to 2018-19 (figure 4). Residential electricity emissions decreased by 19%, but these savings were negated by increases in other sectors.

The Plan for Net Zero will identify and prioritise action across all of the different sectors in collaboration with all of our stakeholders, and signpost to information, advice and support to enable change to work towards net zero.

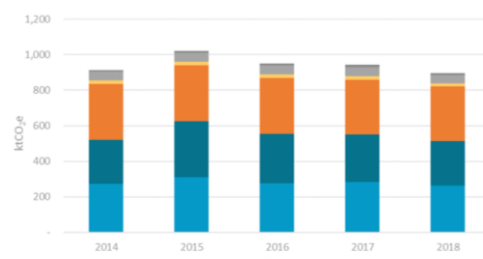


Figure 4: Emissions for Renfrewshire area (2014/15-2018/19)

Two scenarios to 2030 were modelled: a Business as Usual (BAU) “worst case scenario” if no further action is taken; and a “tailwind scenario” if significant action is taken at the “best case” level in line with national net zero targets (net zero by 2045), figure 5.

Remaining emissions in 2030 under the tailwind scenario for Renfrewshire are **406ktCO₂e**. These emissions would need to be offset for **each year** that emissions remain above net zero after the target date.

The action and scale of change needed to reach net zero is unprecedented. For context, offsetting 406ktCO₂e annually is equivalent to planting 946 hectares of trees every year (3.6% of Renfrewshire’s total landmass), so we need to take action collectively

in order to reduce emissions as low as possible, leaving achievable emissions levels to offset.

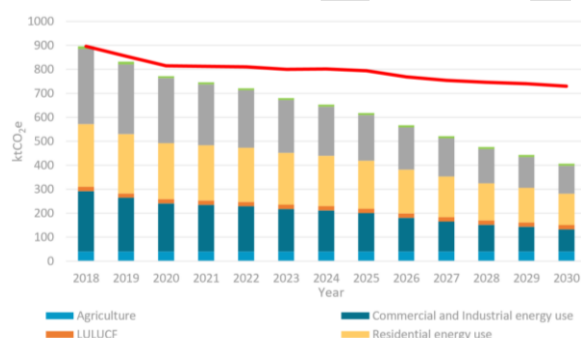


Figure 5: Tailwind and BAU projection for Renfrewshire area to 2030

³ Although Glasgow Airport is situated within the Renfrewshire Council area, emissions from this source are not included locally, but instead are included within national climate targets

⁵ CO₂e (carbon dioxide equivalent) measures emissions from various greenhouse gases by converting to CO₂ on the basis of global warming potential



WHERE ARE WE NOW – RENFREWSHIRE COUNCIL AS AN ORGANISATION: We are also working towards to net zero emissions by 2030. In order to lead by example; share knowledge and learning; and develop projects to reduce emissions, it is important to monitor and share our progress as an organisation.

In order to be open and transparent in our progress to net zero, we carried out emissions baselining for Renfrewshire Council as an organisation as well as for the Renfrewshire Council area as a whole – looking at the buildings we own, the resources we use, the services we provide, how we travel and the open spaces we maintain.

Our baselining evidence has shown that Renfrewshire Council makes up only 2.49% of the emissions of the Renfrewshire Council area as a whole.

Although the vast majority of emissions are out with the control of the Council, we can pilot projects which can be replicated by other organisations; signpost residents and businesses to advice and support; share knowledge and lessons learned; and facilitate and enable change through action and initiatives, policies and strategies.

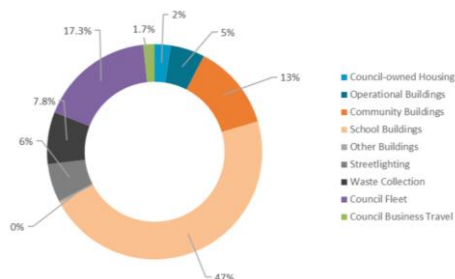


Figure 6: Estimated emissions % for Renfrewshire Council, 2018-19

Renfrewshire Council's greenhouse gas emissions for 2018-19 were estimated to be **22.3ktCO₂e**. Renfrewshire Council emissions are dominated by buildings that we are responsible for (67%). The most significant emissions source is school buildings (47%) which is also the largest element of our estate, with community buildings at 13%, operational buildings (5%) and other buildings (2%). This Council emissions data does not currently include facilities managed by OneRen (such as leisure facilities, museums and libraries). Renfrewshire Council and OneRen will work in partnership on emissions reduction opportunities and the data for the buildings managed by OneRen will be included in annual emissions monitoring.

Total Council emissions decreased by 39% between 2014-15 and 2018-19. A significant factor was the streetlighting LED conversion, completed 2017, leading to a 79% reduction in streetlighting emissions.

The COVID-19 pandemic is expected to initially show a sharp decrease in energy emissions for the Council, particularly during lockdown when buildings were unoccupied. However, we expect sharp increases in transport emissions associated with frontline services, e.g. waste collection crews using additional vehicles to maintain collections due to limiting operatives in the cab; the delivery of meals to vulnerable residents; and the need for increased ventilation in schools meaning that heating was required earlier in the year to maintain thermal comfort for pupils and staff.

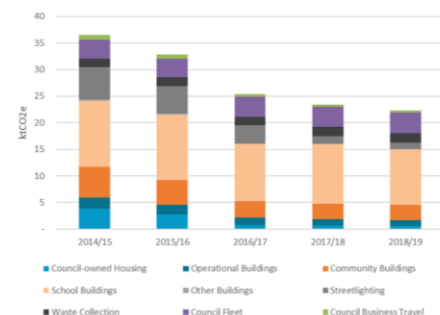


Figure 7: Changes in Renfrewshire Council emissions, 2014-15 to 2018-19



Figure 8: Tailwind and BAU projection for Renfrewshire Council to 2030

Remaining emissions in 2030 under the tailwind scenario for Renfrewshire Council are **11.3ktCO₂e**. These emissions would need to be offset for each year that emissions remain above net zero after the target date.

The Council's Carbon Management Plan 2014-15 to 2019-20 saw us remove 31,818tCO₂e in 6 years, so we know that we can take massive strides in a relatively short period of time. Reducing Council emissions to reach net zero will be a challenge, but with knowledge gained to date and advances in technology we know can do this.

The tailwind scenario for both Renfrewshire Council as an organisation, and the Renfrewshire area as a whole, highlights further and increased local action is required in order to work towards net zero by 2030. This will be achieved through targeted action across our 5 focus areas.



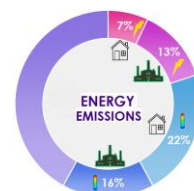
CLEAN ENERGY: We will minimise energy demand, maximise energy efficiency and transform our energy systems to deliver clean, affordable energy for all

The majority of Renfrewshire's homes and businesses, including the Council estate and Council housing stock, are currently heated and powered by fossil fuels which contribute to climate change. Many homes and buildings are also older and/or less well insulated, making them harder and more expensive to heat, which increases carbon emissions and exacerbates issues with fuel poverty.

It is vital that we cut emissions from Renfrewshire's homes and businesses, in a way that ends fuel poverty, ensures warm homes and buildings and develops a thriving, wellbeing economy.

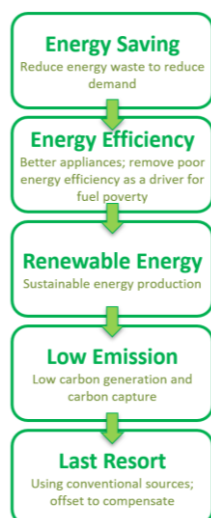
Renfrewshire's energy consumption makes up more than half (**58%**) of the area's total emissions:

- electricity to power homes and businesses totals **20%** of our total emissions (7% residential and 13% commercial and industry)
- gas and other fuels for heating homes and businesses total **38%** of our total emissions (22% residential and 16% commercial and industry)
- Latest figures show that **22%** of households in Renfrewshire are in fuel poverty⁴
- **89%** of Renfrewshire's homes use mains gas as their primary source of heat (higher than the Scottish average of 79%)
- Council housing stock currently makes up nearly **15%** of the overall housing in Renfrewshire



WHAT DOES CLEAN ENERGY LOOK LIKE FOR RENFREWSHIRE?

Energy costs are increasing at a time when we are recovering from the pandemic, and many citizens are experiencing a cost-of-living crisis. As a Council, we need to take this into account in everything we do. The Plan for Net Zero will outline a transition to clean energy systems to provide reliable, secure, affordable energy for everyone.



The way we generate, supply and use energy needs to change. We need to move from traditional models of energy generation and supply to a more effective and efficient use of energy at a local level. Many of the energy choices that will drive our energy transition are made locally – by local people, local businesses, local communities and Local Government. A decentralised, more local model of energy generation and supply will ensure that systems are tailored to meet local needs and associated benefits will stay within our communities, including affordable energy for all, local job creation and upskilling of workers.

The Plan for Net Zero will follow the energy hierarchy and this will be applied to the Council estate, as well as identifying opportunities in our communities and for local businesses – reducing the amount of energy used in the first place; maximising energy efficiency of all buildings; then meeting the remaining demand primarily by renewable and low carbon energy systems, using energy storage to optimise efficiency and ensure resilience. Traditional sources of energy will be a last resort and the carbon associated will be offset locally to compensate. This will make our homes and buildings warmer, greener and more efficient with an affordable, secure energy supply and will remove poor energy efficiency as a driver for fuel poverty.

PRIORITY AREAS FOR CLEAN ENERGY

- 1: minimising energy demand:** reduce energy waste to reduce demand at source
- 2: maximising energy efficiency:** improved energy efficiency across all homes and buildings to reduce consumption and remove poor energy efficiency as a driver for fuel poverty
- 3: maximising sustainable energy generation:** decarbonise the energy we use for heating, power and transport - matching local demand and local supply with community involvement and using energy storage to optimise the amount of locally generated energy able to be used locally
- 4: alleviating fuel poverty:** through improved energy efficiency and the provision of affordable, low carbon heat and power, ensuring warm homes to improve wellbeing and reduce health inequalities
- 5: energy security and resilience:** a managed energy transition to ensure resilient communities, with secure and affordable energy supplies for everyone
- 6: offsetting:** conventional sources of energy as a last resort, with local carbon offsetting to compensate

⁴ Fuel poverty is defined as any household spending more than 10% of their income on energy after housing costs have been deducted. The Scottish average is 24%.

We need significant emissions reductions in how we generate, supply and use energy to meet our net zero target. It will be challenging, but transitioning to clean energy systems also brings new local opportunities that are smart, sustainable, fit for the future and improve local lives.

£284 Million

Renfrewshire as an area spends an estimated **£284M** annually on all of its energy and fuel bills. This means that **6.3%** of everything that is earned leaves the area to pay for energy and fuel.

Think of the opportunities if some of this was spent in the local economy (through local energy generation meeting local demand) to benefit our communities.

OPPORTUNITIES from our ENERGY TRANSITION

Economic opportunities include:

- **regeneration of local areas**
- **creating sustainable jobs and businesses:** local job creation and upskilling/reskilling of local workers, not just in installation of energy infrastructure but in manufacturing, supply chain and maintenance
- **strengthening communities and businesses by** managing local energy needs and reducing costs



YOU TOLD US: it was hard to know where to start when it comes to changing energy suppliers; looking at energy efficiency improvements; changing your heating; or looking at renewables. You wanted to know what help is out there, including financial assistance and grants.

WE WILL work with all public partners and local agencies as a priority to deliver an area-wide energy awareness campaign ensuring impartial advice and support (including financial support) is in place and easily accessible for everyone - with more affordable energy to ensure warm homes; reducing energy costs; and alleviating fuel poverty specific priorities as part of the Plan for Net Zero.

HOW THE COUNCIL WILL LEAD & ENABLE THE TRANSITION TO CLEAN ENERGY:

1: We will undertake a strategic review of all the buildings we own to ensure more efficient use: minimising energy consumption; reducing energy waste; maximising energy efficiency; and ensuring all public and community buildings have renewables where technically feasible - monitoring and sharing our progress to ensure transparency and facilitate replication by others

2: We will generate the equivalent of 100% of the Council's public buildings' power needs and ensure 100% of Council public building heating requirements are carbon neutral by 2030

3: We will implement measures in Council housing stock to reduce carbon emissions to by 68% (from 2020 levels) and work towards ensuring all Council housing stock has an EPC of B by 2030 where feasible. Where possible we will work with private homeowners within mixed tenure blocks to help them to participate and benefit from Council energy efficiency improvement programmes and will work with owner-occupiers and the private rented sector to share learnings and identify opportunities to reduce costs for all through economies of scale

4: We will increase energy security and resilience - mapping strategically across Renfrewshire to identify local energy solutions for heat, power and transport on an area-by-area basis. This will accelerate deployment of local energy systems where local supply meets local demand; using input from stakeholder engagement to ensure we tailor solutions to respond to and meet our communities' social and environmental needs, including alleviation of fuel poverty and will ensure the benefits of local energy systems stay within our communities

5: We will work with regional partners to attract large-scale public and private investment to ensure community wealth building, quality green jobs and result in inclusive, empowered, resilient, sustainable communities with a reduced reliance on fossil fuels, for example increased community and locally owned energy

Our clean energy transition will place people at its centre - considering the needs of different groups and engaging with stakeholders to identify partnership working opportunities. Low regret solutions and flexibility will reflect the needs of local areas and ensure local solutions are relevant to local characteristics and those that live and work there. We will prioritise projects that can be scaled and replicated across the Council area, and those which use existing infrastructure, e.g. waste heat recovery, as well as new development.

The Plan for Net Zero will link supply and demand of power, heat and transport in collaboration with all local stakeholders to reduce reliance on fossil fuels, support the growth of net zero local economies and tackle climate change while addressing specific energy issues faced locally in our communities.

Think globally, act locally: Small individual actions, repeated on a large scale, have a big impact in tackling climate change. **Reducing energy waste** at source to reduce energy demand is the most effective way to reduce costs and carbon emissions, e.g. switching devices off instead of using standby to stop "vampire power".



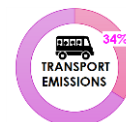
SUSTAINABLE TRANSPORT: We will maximise sustainable transport opportunities to deliver an inclusive, affordable transport system that provides choice for all

Transport infrastructure is a key economic and social driver – it connects people to jobs, education, services and each other. However transport is also the biggest contributor of greenhouse gas emissions in Scotland, and these emissions have not reduced much over the last 10 years. This is an area where we collectively have an opportunity to significantly reduce our emissions; improve the air that we breathe; save money; and improve health and wellbeing by choosing different forms of travel, whether it's a short trip to the shops or a longer commute to work and includes changing how we work as a Council and how staff travel as part of daily work duties.

Over half of journeys in Scotland are under 5km - if we choose to walk, wheel or cycle instead of taking the car for these shorter journeys we'll be helping to reach our net zero target.

Transport makes up **34%** of Renfrewshire's total emissions - made up of personal travel (diesel and petrol cars, motorbikes and buses); freight (HGV, diesel and petrol LGV); and railways.

- on average in Scotland, we are driving **80 more miles** annually than we did a decade ago - the COVID-19 lockdown led to a **23% fall in traffic** in 2020, and a significant increase in cycling, in part due to people feeling safer as a result of reduced road traffic
- replacing car journeys with public transport can reduce emissions by **42%** using the bus, and **73%** using trains



Although Glasgow Airport is located within the Renfrewshire area, both shipping and aviation are largely controlled at a higher government level and cannot be influenced at a local level. As such, these emissions are calculated at a national level – but they are significant and will need to be reduced to meet national emissions reduction targets.

WHAT DOES SUSTAINABLE TRANSPORT LOOK LIKE FOR RENFREWSHIRE?



In order to cut emissions from transport at the scale required to meet net zero, we will need to be ambitious. A transport system designed around private car use can make getting about for non-car users difficult and causes barriers to people moving around and accessing services they rely on. Sustainable transport is not just about switching to electric vehicles (EVs) - it's about how we organise all transport; where we source goods from; and how goods and people are moved around. Redesigning and improving local areas, and freeing up local space traditionally used by private vehicles, provides opportunities to create more green and open spaces for communities to enjoy and will make our local areas safer, more attractive and healthier places to live, work and spend time in.

Improvements in transport connectivity reduce travel time and lower the costs of transporting goods and people, bringing benefits to citizens and businesses through greater employment and social opportunities, increased economic productivity and local economic growth and investment. Scotland has a world-leading aspiration of reducing car miles by 20% by 2030 – and we need to align with this at a local level. Walking, wheeling and cycling have additional benefits of improving health and wellbeing as well as reducing emissions and often saving money - but we need to recognise that for some reducing car use will be more challenging. We need to address common issues that people have with current transport systems to ensure equal access to opportunities and services and facilitate transition away from car use as much as possible. Issues include people having to spend a significant proportion of their income on transport or living in areas with limited or no available public transport. We need to ensure safe, active travel links between and within our local centres and links to key destinations, including employment opportunities, so that everyone can safely walk, wheel or cycle to get around.

PRIORITY AREAS FOR SUSTAINABLE TRANSPORT

- 1: maximise active travel opportunities:** making walking, cycling or wheeling easy, safe and attractive travel options for all through effective infrastructure
- 2: increase public transport patronage:** enabling an inclusive, safe, effective and affordable public transport network for everyone
- 3: minimise car miles:** support behaviour change through improved and enhanced active travel and public transport provision to reduce car miles
- 4: enable modal shift to Ultra Low Emission Vehicles (ULEVs):** putting in place infrastructure and strategies to enable shift to ULEV cars, buses and heavy goods vehicles
- 5: alleviate transport poverty:** advancing equality of opportunity, ensuring everyone has safe and affordable transportation to access services, employment and social activities
- 6: local carbon offsetting:** to make every trip in the Renfrewshire area net zero carbon

Continued investment and emphasis on supporting car use and ownership further locks in inequalities of access to services and employment. Policies such as free bus travel for under 22s helps advance equality of opportunity as cost of transport can be prohibitive for young people getting to employment opportunities or wider social activities.

MAIN BARRIERS to ACTIVE TRAVEL

- safety concerns (incl. driver behaviour and particular concerns of women and girls around their safety on quieter routes)
- condition of roads and cycle routes (incl. surfaces, lighting and overhanging vegetation)
- lack of on-road cycle lanes
- lack of off-road, traffic-free cycle routes
- bad weather
- traffic congestion

We can't promise to fix the weather, but we will work with partners to address the other barriers, to increase active travel opportunities for everyone

BENEFITS of our TRANSPORT TRANSITION

By moving away from the emphasis on investment to support car use we will:

- **advance equality of opportunity** of access to services and employment, and improve social connections
- **reduce traffic congestion, air pollution and noise pollution** to make our local communities safer, healthier and more pleasant for everyone
- **improve physical and mental health and wellbeing** by increasing walking, wheeling and cycling
- **create people centred places** with improved access to services, opportunities and each other



YOU TOLD US: that public transport needs to be a central part of the mix going forward as well as an emphasis on active travel. Barriers need to be removed for it to be viable for people make the switch to affordable, sustainable transport for journeys to employment opportunities, services and social needs.

WE ARE working with SPT and bus operators to support infrastructure improvements, including bus prioritisation (traffic signals and bus lanes) and improving journey times and on-time journeys. We are also supporting active travel for key/functional journeys by addressing network breakages, improving existing active travel routes and creating new routes, with safe crossings at heavy traffic areas and busy junctions and traffic calming measures to increase active travel and lock in positive behaviour changes which arose due to the COVID-19 pandemic.

HOW THE COUNCIL WILL LEAD & ENABLE THE TRANSITION TO SUSTAINABLE TRANSPORT:

- 1: We will** remove the need for new petrol and diesel light commercial vehicles in the Council fleet by 2025 and phase out the need for all new petrol and diesel vehicles in the Council fleet by 2030
- 2: We will** explore options for a public bike share scheme (including e-bikes) and will continue to work with local communities to identify active travel infrastructure to be systematically upgraded and extended where feasible and create strategic new paths for functional journeys, alongside policy updates and promotion to enable more people to walk, wheel and cycle safely and more often
- 3: We will** ensure safer streets that enable active travel, including introducing 20mph zones where proportionate, to make our communities safer, identifying suitable areas for pedestrianisation and segregated/off road active travel networks
- 4: We will** work with public transport partners to explore options for increasing deployment of low emission buses, including electric and hydrogen vehicles, and improving public transport provision across the area
- 5: We will** advance equality of opportunity by exploring options for a public EV car club scheme and through continuing to invest in and expand public EV charging infrastructure across Renfrewshire, and will meet the equivalent of 100% of this increased electrical demand from renewables by 2030

20-minute neighbourhoods (or 'walkable neighbourhoods') are when residents can meet all their day to day needs without having to travel more than 20 minutes by walking, wheeling, cycling or public transport. In rural areas this is tailored to local living and 20 minute hubs. Both approaches make the local places where we live and work more resilient and sustainable and promote equality and inclusion, helping to tackle inequality. Equal access to essential services and social support networks is important for all of us, but particularly for people with care needs, older people, younger people, disabled people, young families and people of low income, and this is a key priority.

Quality, connected, sustainable transport systems will enable everyone to access goods, services, amenities and social connections that are essential for health and wellbeing.

One Small Action: During lockdown, the number of people walking or cycling instead of using other forms of transport increased so much in Scotland that air pollution levels were nearly halved! Traffic levels are now back up to pre-pandemic levels – can we make small changes to lower these car journeys again?



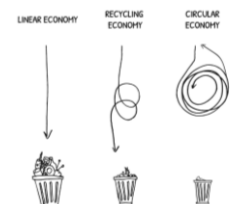
CIRCULAR ECONOMY: We will make Renfrewshire a circular economy society: minimising waste & maximising reuse, recycling & recovery of resources rather than treating them as waste

A circular economy is a key part of the solution to the climate emergency – where products, services and resources are optimised; where everything has value; and waste is minimised or designed out. It is described as ‘make, use, reuse, remake’ instead of the current linear system of ‘buy, use, dispose’. This will help dramatically reduce waste generated, as well as saving the Earth’s valuable finite resources, reducing our emissions and reducing costs.

Renfrewshire’s latest data shows that **91.8%** of household waste is now being diverted from going to landfill. This is due to waste and recycling collection service changes, introduced in 2018, alongside participation in the Clyde Valley Waste Project which generates energy from residual waste (i.e. non-recyclable waste from the grey bins).

In its first year, the waste and recycling kerbside collection changes led to:

- ↓ a **9.6% reduction** in grey bin waste
- ↑ an increase in recycling from 49% to **53%** (the pandemic impacted recycling - in 2020 it dropped back down to 49%, but 2021 showed an increase again to 52%)
- ↑ food and garden waste recycling **up 36%**
- ↓ increased segregation leading to improved quality and quantity of recyclates: moving down a full contamination band for our plastics, cans and glass service



The pandemic has had an impact on waste prevention, how we recycle and what we use. Disposable items increased initially to help stop the spread of the virus, but food waste was found to have reduced. The pandemic also affected household waste figures: in 2020, there was an increase of 3,400T in non-recyclable (grey bin) waste, and an increase of 4,300T recyclable waste (green, blue and brown bins), but an overall reduction in recycling rate from 53% to 49.1%. In Renfrewshire, since the recycling centres reopened after lockdown there has been a marked increase in black bags of waste as opposed to people separating waste into the separate skips.

WHAT DOES A CIRCULAR ECONOMY LOOK LIKE FOR RENFREWSHIRE?

Priority 1:

Waste Prevention

Reducing waste that you generate at source, e.g. washable masks, bag for life, food waste

Priority 2:

Reuse and Repair

e.g. buying refills instead of new containers; donating pre-loved clothing and furniture

Priority 3:

Recycle

Recycling materials (that would otherwise be sent to landfill) into new products

Priority 4:

Recover

Recovering energy or materials where further recycling is not possible

Last Resort

Disposal – when all else fails, materials that cannot be reused, recycled or recovered for energy will be landfilled or incinerated

Total consumption has increased in Scotland since 1998, along with an increased population. A lot of our emissions are also related to the fact that many of our goods are imported, particularly from China and the EU. Transitioning to a circular economy will keep our resources and materials in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life. Behaviour change alongside innovative new processes and standards will lead to a society and economy in which fewer resources are consumed and wasted, which will benefit our environment, economy and our communities. These changes will bring businesses new commercial opportunities, reduce resource costs and also reduce carbon emissions.

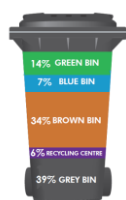
As individuals, the best thing we can do is to only buy what we need - repairing and reusing; ditch unnecessary single use items; recycle; and shop locally where we can. Shopping locally not only supports local businesses and jobs, but also shortens supply chains which brings resilience and reduces the distances and emissions required to transport goods. The Plan for Net Zero will follow the waste hierarchy – with preventing waste at source being the key priority, followed by reuse and repair, recycling, recovery and then disposal as a last resort.

PRIORITY AREAS FOR A CIRCULAR ECONOMY

- 1: reduce waste at source:** minimise carbon impact per person in the products and services we buy through cutting consumption and reducing waste at source, including water conservation, eliminating demand for non-essential single use and disposable items
- 2: maximise reuse, repair and recovery:** make more effective use of resources through keeping goods and materials in use for longer, stepping away from a ‘take-make-dispose’ economy
- 3: sustainable waste management:** enable behaviour change and embrace innovation to maximise recycling and composting and minimise waste going to landfill through comprehensive engagement
- 4: supporting communities to reduce waste:** facilitating initiatives such as community fridges; pre-loved school uniforms; tool share stations; and mending and repair skill-sharing workshops
- 5: offsetting:** disposal as a last resort, with local offsetting of associated emissions to compensate

If food waste globally was a country, it would be the world's 3rd largest greenhouse gas emitter. It's not just the food waste itself, it's also the resources and energy that go into producing the food – it's the production, processing, transportation and cooking of food that are all wasted.

HOUSEHOLD WASTE BIN ANALYSIS



Analysis on Renfrewshire household grey bins in 2022 found that **61%** of waste could have been recycled:

14% could have gone in the green bin (glass, plastics, cans and tins)

7% was paper or card which could have gone in the blue bin

34% could have gone in the brown bin (garden or food waste)

6% could have been recycled at local Recycling Centres (textiles, wood, electrical items)

61% COULD HAVE BEEN RECYCLED

BENEFITS of a CIRCULAR ECONOMY

A circular economy is about making better use of resources and how we deal with products at the end of their life:

- **changing consumption patterns** to tackle our throwaway culture, reduce waste and save money
- **moving to recycled and recyclable materials** to reduce the amount of raw materials required: reducing fossil fuel use; waste; and emissions
- **local benefits** local employment opportunities, lower cost options to access goods and lower local pollution
- **boost our economy and innovation** new business models focused on reuse, repair, remanufacturing and sharing offer significant innovation opportunities, improve productivity and open up new markets



YOU ASKED: Can we facilitate distribution of excess food from local shops and businesses and Council services to food banks, community pantries or households who could benefit, to reduce food waste but also to help alleviate the cost of living crisis many people are going through?

WE ARE supporting a number of community pantries and larders in Renfrewshire who make use of surplus food from supermarkets and other sources, helping to reduce food waste and carbon emissions. We are also working with Council services to link them with the community food projects to ensure surplus food is redistributed rather than thrown away

HOW THE COUNCIL WILL LEAD & ENABLE THE TRANSITION TO A CIRCULAR ECONOMY:

- 1: We will** identify procurement hot spots within the Council's supply chains, activities and operations to maximise circular economy opportunities; optimise local supply chains; and identify areas where we can reduce carbon in the products and services we buy through innovative procurement
- 2: We will** ensure recycling is accessible for everyone, including non-standard properties, e.g. tenements and flats, and work to resolve problem areas such as storage space, stairs, communal bins, lack of participation and fly tipping through ongoing stakeholder consultation and engagement
- 3: We will** ensure that all Council buildings, including schools, have the facilities for the full recycling collection service and work with local businesses and commercial waste providers to identify improvement opportunities
- 4: We will** promote sharing and repairing behaviours (including within our own operations) and work with local partners to expand existing models of sharing libraries and repair cafés and workshops
- 5: We will** reduce the carbon impact of waste from Council operations annually per head of population, monitoring and sharing progress as well as lessons learned from initiatives which have been implemented

Around 13% of Scotland's waste is currently processed outside Scotland. This represents a potential economic opportunity which, with Renfrewshire's strong manufacturing base, can be seized to create new business models and create local employment. Changing the way we use and reuse materials and stimulating the development of new markets to deal with future waste and materials will bring sustainable, long-term local economic opportunities.

Through the Plan for Net Zero we will work with citizens to tackle our throwaway culture to reduce demand for raw materials, encourage reuse, repair and remanufacture to prevent waste and work with local businesses to identify the opportunities of maximising the value of materials through recycling and recovering materials and energy, creating a circular economy with opportunities and benefits that stay within our communities.

Earth Overshoot Day marks the date each year when humanity has exhausted "nature's budget", i.e. we have consumed all the biological resources that Earth regenerates during the entire year. In 2022 Earth Overshoot Day landed on July 28th, so for the rest of the year we are in environmental deficit.

Think globally, act locally: Textile production uses thousands of billions of litres of water (4% of the world's freshwater), and we throw away wearable clothes each year. Donating pre-loved clothes is a great way to support all households to access quality, affordable items and ensures textiles are kept in use for longer and recycled or repurposed, further reducing resource use, maximising the value in our materials and reducing waste going to landfill.



CONNECTED COMMUNITIES: We will empower our communities by ensuring an inclusive and just transition to net zero with social justice and health and wellbeing at its core for current and future generations

The climate crisis is not felt equally – this is true in Renfrewshire, in Scotland, and across the world. Climate change makes existing inequalities worse such as poverty, disability, poor health. Often the most vulnerable and disadvantaged in our communities, who have contributed least to climate change, are most impacted.

Social justice is at the heart of our Plan for Net Zero. Our transition to net zero is not just an opportunity to tackle future inequalities, but also to address and deal with existing inequalities.

We want to empower our communities by ensuring a just transition to net zero with social justice and health and wellbeing at its core for current and future generations. We will listen to our communities and addressing their local needs on an area by area basis, while empowering and enabling local action so that benefits stay within our communities. This will ensure the benefits of the transition are evenly distributed and fairly accrued; will reduce the gap between the richest and poorest; and will ensure the most vulnerable in our society are not further disadvantaged as a result of unintended consequences.

WHAT DO CONNECTED COMMUNITIES LOOK LIKE FOR RENFREWSHIRE?

Social justice promotes fairness and equity in a society that is mutually shaped to meet everyone's needs and ensure that everyone is safe and secure. The 5 main principles of social justice are:

- **access to services;**
- **equity;**
- **participation;**
- **diversity;**
- **human rights.**

Putting people and our communities at the centre of our transition to net zero will enable us to address existing and future inequalities, creating benefits and opportunities for all. To ensure social justice and a just transition, we need to explore the risks, benefits and impacts of decarbonisation on those living in poverty and other vulnerable groups within our society.

The Plan for Net Zero cuts across many aspects of our lives and aligns with civil, economic, social and environmental rights that everyone, including our children and young people, are entitled to. This is why it is key that all groups are given the opportunity to be listened to in the design and delivery of the Plan.

'Place' is a key aspect of the Plan for Net Zero. Through understanding our area, we recognise the differences across local areas and settlements (i.e. rural vs urban; gas grid vs off gas grid) so that proposed solutions reflect each area and take into account local distinctive needs; opportunities and priorities.

The Plan for Net Zero relies on a joined up approach across all our stakeholders - using the skills, expertise and capacity of partners, communities and businesses across local areas to identify opportunities. This will encourage collaboration and partnership working with groups within those areas so that solutions can be community led.

PRIORITY AREAS FOR CONNECTED COMMUNITIES

- 1: comprehensive and ongoing engagement:** including traditionally under-represented groups, to ensure all voices are heard, enabling all stakeholders to contribute to the design and delivery of the Plan for Net Zero
- 2: supporting community initiatives and partnership working:** enable local action through knowledge sharing and skill sharing and identify local spaces suitable for community projects as well as opportunities for collaborative working, with stakeholder involvement to ensure solutions are tailored to different communities' needs, increasing community resilience and ensuring benefits stay local
- 3: socio-economic impact assessments:** to identify and evaluate direct and indirect impacts of proposed interventions and projects to ensure benefits are shared equitably and no one is further disadvantaged
- 4: our children and young people:** children and young people are the least responsible for climate change and inequalities yet are affected by the impacts of both. We will work with our children and young people to address their priority issues which affect them and identify solutions to benefit them, their families and wider society and tackle existing and future inequalities to improve outcomes for all
- 5: support and advice:** signposting to grant funding and ensuring impartial advice and support is in place in advance of change

Connected communities are more likely to respond better to the challenges of the climate emergency and are also able to build on their local knowledge, assets and capabilities to help transform and adapt their local area for the benefit of the whole community, including those most vulnerable.

LOCAL COMMUNITY RENZERO PROJECTS

Community Climate Fund: awarded up to £3K to community organisations to develop localised, green community projects tailored to the needs of individual communities. The aim is to encourage participation and raise awareness of the climate emergency within our communities, with initiatives being designed and delivered by local residents but supported by the Council.

[Click to read more on these and other local community based projects](#)

OPPORTUNITIES from CONNECTED COMMUNITIES

Opportunities include:

- **regeneration of local areas:** to benefit those that live there, e.g. creation of food growing spaces
- **creating places for social interaction and community support:** positive impacts on children and young people as well as vulnerable groups; assisting isolation and improving health, wellbeing and social outcomes
- **empowering communities:** more localised decision making and strengthening links locally



YOU TOLD US: Engagement of children and young people is critical – we need to target older children also and ensure we're not missing teens. You also highlighted that we need to be mindful that people who filled out the survey may all be engaged already – are we reaching everyone?

WE ARE we are engaging with our COP26 Local Ambassadors and linking closely to schools as part of an overall green programme. To ensure we engage with all young people, we have developed a 'child friendly' version of this Plan for Net Zero to ensure our young people can participate and give feedback. The Climate Panel is a representative sample of residents, but our focus is also on engaging traditionally under-represented groups to ensure all voices are heard in the design and delivery of the Plan for Net Zero and ensure that any interventions don't further disadvantage or make life harder for those already experiencing difficulties.

HOW THE COUNCIL WILL LEAD & ENABLE CONNECTED COMMUNITIES:

- 1: We will** work with partners and local organisations to launch a one-stop information service which links and signposts to support and advice across all areas of the Plan for Net Zero and address the cost of living crisis
- 2: We will** implement the Fairer Scotland Duty in all our decision making and actions in response to the climate emergency to ensure all decisions and actions help to tackle inequality as well as reducing emissions
- 3: We will** embed community wealth building into our procurement practices to ensure a local-centred approach which redirects wealth back into the local economy and provides opportunities and benefits into the hands of local people
- 4: We will** work with our communities to identify opportunities for land and assets within their local area to develop local projects which benefit those who live there, e.g. community energy opportunities, food growing, wild flowering and tree planting, flood resilience – connecting people through regenerated local space and tackling inequality through community collaboration
- 5: We will** listen to all our communities to hear what their issues and priorities are in order to design local solutions which meet the needs of all our local citizens fairly, with a focus on those who are most vulnerable, to contribute to improved social outcomes, including assisting alleviation of fuel poverty; reducing health inequalities; and reducing adverse climate change impacts, while keeping communities updated on action and initiatives being proposed locally

We want to enable participation in the Plan for Net Zero, so that everyone is involved in shaping just, fair and inclusive policies that address inequalities as well as climate change impacts. Solutions will recognise and reflect local differences and identify opportunities for collaborative and partnership working in a way that empowers communities and ensures that benefits are retained locally and that we meet the current and future local needs.

Periods of significant economic change (such as the pandemic) can end in younger people, low income households, disadvantaged communities and the most disadvantaged groups falling behind – we will work to ensure this is not the case through a just transition.

Think globally, act locally: Local food growing reduces transport miles and ensures fresher, seasonal food. People growing and eating their own produce not only has health, wellbeing and social benefits, it also maintains local green space. Buying from local producers also helps the local economy and protects local jobs.



RESILIENT PLACE: We will optimise biodiversity and nature locally to enhance our natural environment and maximise green economic opportunities, while planning and preparing for impacts of climate change

We want to ensure connected communities and resilient places across Renfrewshire. The COVID-19 pandemic highlighted and exacerbated inequalities and exposed the vulnerability of many of those within our communities, which has further emphasised the need to build resilience within our communities and economy.

Through the Plan for Net Zero we will ensure our communities; blue, green and grey networks; buildings; and infrastructure are resilient and adapted to a changing climate to reduce the risks and vulnerability of unavoidable impacts, while connecting people and nature across Renfrewshire.

Severe weather and climate impacts are already affecting our communities - recent local storms and flooding events have again shone a spotlight on the importance of resilience and adaptation. We will incorporate resilience and adaptation into the Plan for Net Zero and work with local organisations and communities to identify climate risks to plan and prioritise actions and interventions that enable us to prepare, respond and recover from severe weather and climate change impacts. We also need to identify and seize opportunities from our transition to net zero.

WHAT DO RESILIENT PLACES MEAN FOR RENFREWSHIRE?

Whilst a number of significant challenges come with climate change, taking action to mitigate and adapt can bring multiple benefits for our local environment, society and economy. The Plan for Net Zero will identify and create new opportunities to promote sustainable local development, enhance quality of life, improve air quality, stimulate investment and innovation, create sustainable local jobs and reinforce stakeholder participation and co-operation.

The Plan for Net Zero will support inclusive growth and provide equality of opportunity through the creation of employment opportunities; and empowerment of communities through facilitation, skills development and education to ensure that economic growth and benefits are distributed fairly across society and that opportunities from the transition to net zero are created equally for all our residents.

Our green and blue assets (land and waterways) across Renfrewshire are full of opportunities and the Plan for Net Zero will look strategically at how our land is best used. This is not just about planting trees to offset emissions and locking up land for one purpose, but ensuring we're doing our maximum to reduce emissions before offsetting, e.g. bringing vacant and derelict land back into use for greening and rewilding in combination with renewable energy generation opportunities; identifying and building in co-benefits of interventions such as biodiversity, improved air quality, long term economic opportunities and benefits for local communities and building in access and recreation.

Some impacts of climate change are already 'locked in' and these need to be managed. Existing infrastructure and buildings may need to be adapted to prepare for these impacts. Early warning systems, such as flood monitoring and forecasting for local communities, are key in disaster management, as well as area-based emergency response plans and continuity plans. The Plan for Net Zero will enable local emergency response plans to be prepared in advance and reviewed, communicated and updated as required with all key stakeholders and our communities.

PRIORITY AREAS FOR RESILIENT PLACES

- 1: ensuring resilience:** of our communities, buildings and critical infrastructure to local climate impacts
- 2: protecting, restoring and enhancing existing habitats and species:** through prioritised nature-based climate adaptation actions including protection of ecosystem services, e.g. control of soil erosion and water regulation
- 3: a green recovery with community wealth building:** capturing the opportunities of a just transition to net zero, creating local green jobs, developing sustainable skills and nurturing a wellbeing economy
- 4: helping nature locally:** greening outdoor spaces and building footprints, as well as installation of bird feeders, hedgehog houses and insect hotels in public spaces to ensure everyone can enjoy and access nature
- 5: improving air quality:** through a reduction in emissions from energy, transport and industry, alongside increased greening of the local environment
- 6: sequestration:** maximising the carbon absorption potential of our natural environment through activities such as the restoration of our peat bogs; tree planting; and improved land practices

Inclusive growth is a key focus of the Plan for Net Zero: opportunities for community-led activity: creating jobs and developing local supply chains; re-training and upskilling of local workforce; and creating thriving and innovative businesses with quality jobs and fair work for everyone.

RENFREWSHIRE PEAT BOGS

Renfrewshire's has a wide range of biodiversity habitats, including extensive peat bogs. While healthy peat bogs which can capture and store huge amounts of carbon; reduce flooding; and provide a home to a wide range of plants and animals, degraded peat bogs emit carbon. The Council is working with public partners and tenant farmers to restore our peatlands to reduce emissions and lock up carbon; and protect and enhance these diverse and unique local wildlife habitats.

While some land in Renfrewshire is a carbon sink, the net effect of all land use currently makes up 2% of total area emissions.

OPPORTUNITIES FROM RESILIENT PLACES

The Plan for Net Zero will see action taken that:

- increases our communities' resilience to climate change impacts
- raises public awareness of and combats local climate change and biodiversity loss issues
- supports organisations to become climate ready
- helps local supply chain and manufacturing businesses and our local workforce plan for what is on the horizon through our route map and project pipeline – attracting investment, supporting business growth and retaining and creating local, sustainable employment opportunities with a skilled workforce



YOU TOLD US: more trees need to be protected so developers and landowners would need permission to remove them.

WE WILL: ensure trees are recognised as valuable assets, optimising the benefits and significant contributions trees make to our area by improving the quality of planting and maintenance and establishing trees as critical infrastructure with high amenity value, that improve landscapes in line with criteria of tree preservation orders (TPOs).

HOW THE COUNCIL WILL LEAD & ENABLE TO ENSURE RESILIENT PLACES:

- 1: We will** work with colleges, schools, universities, local training providers, apprenticeships and staff training, to ensure that the courses and training opportunities exist for the stable and sustainable, quality jobs that will be created to ensure every person is able to reskill and upskill to participate in a just transition to a net zero
- 2: We will** carry out an inventory of all Council land and assets, including vacant and derelict land, to explore how we can store more carbon on our land than we produce – identifying appropriate locations and measures to increase the carbon stored on land we own and increase biodiversity on public land assets, e.g. restoration of peat bogs; greening public spaces; and wild flowering instead of using lawnmowers on verges where safe to do so
- 3: We will** encourage change – supporting development of 20-minute neighbourhoods/rural hubs so that citizens can access the services they need locally; ensuring sustainable transport infrastructure; and increasing local renewable energy generation (both new development and using existing infrastructure).
- 4: We will** produce a proposed pipeline of our major infrastructure projects in order to link with skills transition and local employment opportunities and identify skills gaps, shortages and requirements ahead of time. This proposed pipeline will build on work that is already underway to encourage investment in local areas; enable local supply chain and manufacturing opportunities to be identified; de-risk private sector investment; and bring about regeneration of local areas.
- 5: We will** undertake proactive measures: adopt an early warning system to prepare for extreme weather events such as heatwaves and flooding; identify "grey" and "nature-based" flood protection measures; put in place local emergency response plans; and undertake a climate risk register of all public assets to ensure all our infrastructure and buildings, including historic buildings are resilient to the impacts of climate change

As a Council, we have a key role in the transition to net zero – we only make up around 2.5% of Renfrewshire's emissions, but we can influence around a third of emissions in the energy, waste, land use, residential, transport and other sectors that are directly shaped or influenced by Local Authority practice, policy or partnerships.

Working collectively with all our local stakeholders, the Plan for Net Zero will take a place-based approach, ensuring the positive wider impacts, benefits and opportunities are distributed fairly across all our places and people, addressing the twin challenge of climate emergency and biodiversity loss.

One small action: with a massive impact is helping nature locally – wildflowers, bee bombs, hedgehog houses, bird feeders, insect hotels, real grass in gardens - all make a difference to our local nature and biodiversity and make our communities more attractive places to live.



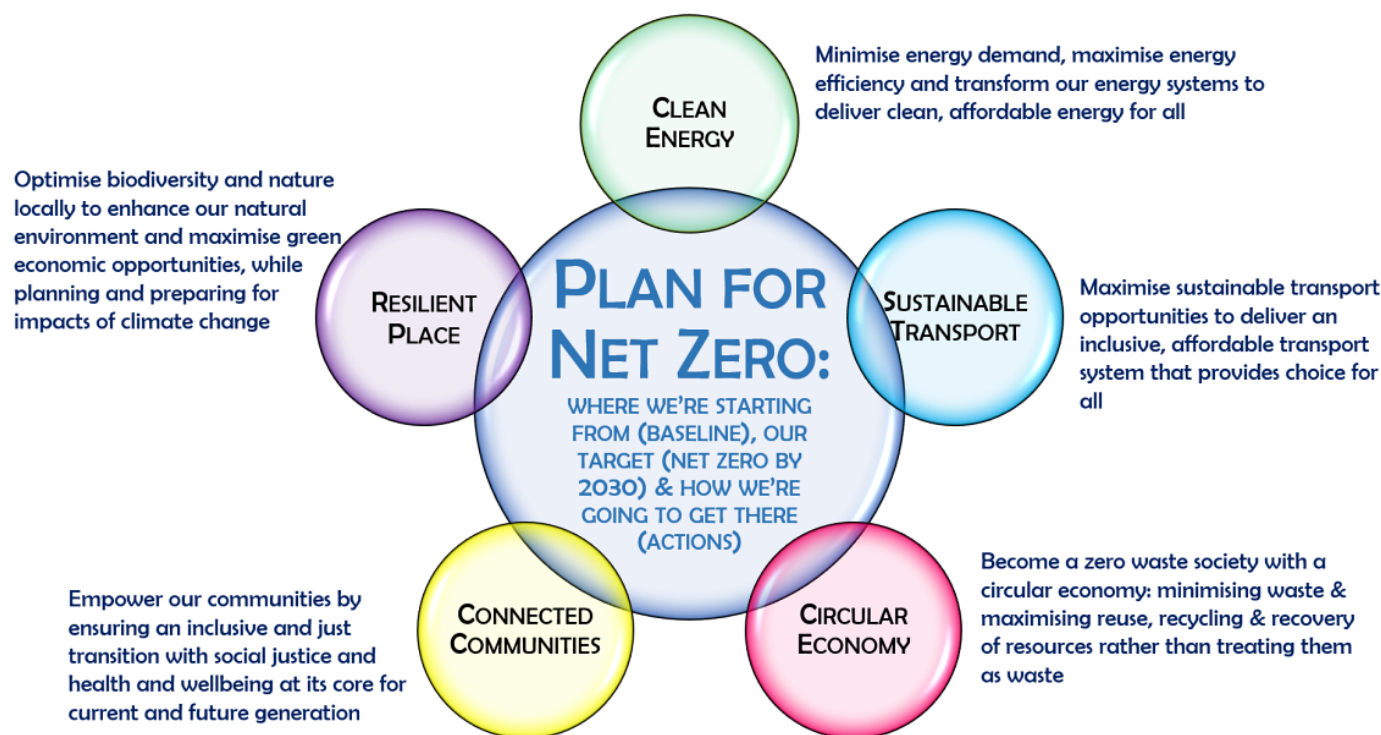
RENFREWSHIRE IN 2030 & BEYOND

What will a net zero Renfrewshire look like?



A net zero Renfrewshire will be a place where we minimise our greenhouse gas emissions - meeting our energy and transport needs through renewable and low carbon means, while offsetting any emissions which we are unable to remove through greening our local spaces, reforestation, wild flowering, tree planting and restoring and enhancing our peat bogs.

It will be a place with clean air, with safe and accessible sustainable transport options meaning more people walking, wheeling and cycling than in cars. The transition to net zero will create opportunities for local job creation and upskilling of local workers with increased quality, sustainable jobs and investment in the local area. Fuel poverty will be alleviated and, by placing social justice and a just transition at the core of our Plan for Net Zero, the quality of life of all our residents will be improved.



It will be a place where we enable and meet the demand for local food growing, transforming under-utilised spaces; a place where we optimise biodiversity locally to enhance our natural environment, making our centres attractive places to spend time in while also providing shade and shelter; and a place where we empower our communities, collaborate and listen to ensure a just transition, where the benefits and opportunities of the transition are shared fairly across everyone in society.



NEXT STEPS: We will continue to engage with all our stakeholders as we head into the next phase of the Plan for Net Zero and build on existing activities and identify new opportunities to accelerate change

The Plan for Net Zero will be a result of collaborative work - led by the Council, but co-designed with public, private and community organisations and with us all working together on an area-wide effort to bring about increased quality of lives while living within a smaller carbon footprint overall.

The good news is that we're not starting from scratch – a solid foundation has been created and we're building on existing activities and knowledge across all partners in order to ensure we'll have cleaner air; affordable energy; be supporting sustainable jobs; have increased sustainable transport options; have resilient communities; and be building back and designing systems in a way that creates a better place for us all to live, work and spend time in.

Given the significant impact on emissions of transport and residential energy use within Renfrewshire area, early intervention, particularly developing projects with partners that have a public engagement focus, will be vital if we are to work towards net zero by 2030

Baselining our area emissions and estimating future emissions, has provided a clarity on the challenges; the key areas and activities that we need to focus on; as well as the scale of action needed in order to work towards net zero by 2030. This increased understanding of our climate targets will also help to inform current and future policy and ensure that the climate emergency is at the forefront of decision making.

THE KEY PHASES TO NET ZERO



2022: we are here During the groundwork phase we are undertaking engagement with citizens and key sectors; identifying necessary areas of focus, setting annual targets and developing the phased road map to 2030; developing tools to measure and monitor our progress to net zero; implementing early wins and key projects which can be delivered quickly and/or replicated easily; making operational changes to lead by example; investigating funding streams and innovative ways to finance projects; and building new partnerships and strengthening existing partnerships.

2023: Scaling Up Action Moving to a delivery focus – identifying and initiating projects that provide the biggest carbon savings; completing smaller exemplar projects and using lessons learned to scale up and replicate; aligning supporting policies with targets; setting out area-based schemes for energy efficiency and potential heat networks as a key priority to improve lives and alleviate fuel poverty; test new technologies and innovative delivery methods; identify opportunities for partnership delivery; longer term projects such as reforestation and tree planting will be implemented during this period; initial reporting of progress and assessment of targets



2024 onwards: Accelerating Action Accelerating further development of projects and initiatives; smaller schemes gaining momentum (e.g. energy efficiency retrofits); community energy projects are underway; nature-based solutions such as tree planting and peat bog restoration being undertaken at pace; assessing, monitoring and reporting progress annually against targets; larger-scale projects such as district heating and large-scale solar farms being completed; activity focuses on phasing out the remaining greenhouse gases and ensuring offsetting is sufficient to absorb the balance; a range of social, environmental and economic benefits being realised; resilience to future impacts of climate change to our communities, buildings, land and wildlife addressed during this period.



Consultation with all stakeholders is essential across all phases in the design and delivery of the Plan for Net Zero. Two-way communication channels will remain in place as projects and activities are implemented to ensure everyone is informed of progress and can provide feedback on our collective journey to net zero. This will include:

- focused engagement to identify barriers for our citizens and local businesses in order to find solutions and ensure everyone benefits from the transition to net zero;
- stakeholder engagement with key groups, such as housing developers, energy companies and network providers; transport providers; land management agencies; and education and training providers, not only to understand their influence but also their role in progressing to net zero; and
- a final round of consultation and engagement to gain feedback and prioritise the long list of actions.

In addition to ongoing stakeholder engagement, our 5 key actions for Phase 2 are:

1.Detailed Phased Road Map to 2030: we will look strategically and holistically across the whole Renfrewshire area to identify opportunities and solutions and to set targets, which will be highlighted in the form of a road map with to aid communication with all our stakeholders. The detailed Net Zero road map will be broken down into clear annual phasing and will highlight the interim carbon emissions reduction target for each year and will show how the Renfrewshire area as a whole, and Renfrewshire Council as an organisation, will fare in relation to these targets if the proposed interventions and projects are implemented. The target setting will take into account both national and local policies and will outline the actions that can be taken to meet our long-term and near-term targets. **Projected Completion Date: 31st March 2023.**

2.Quantified Delivery Plans: we will set out costed, area based phased delivery plans with benchmark capital costs for each period of the Net Zero road map and will quantify and consider all impacts of the proposed delivery plans. The Plan for Net Zero will deliver multiple outcomes simultaneously (not all of which can be monetised, e.g. carbon reduction, fuel poverty alleviation, job opportunities). We will undertake area-based socio-economic impact assessments to identify and evaluate direct and indirect impacts and benefits of the proposed strategic interventions and projects to be implemented through the Plan for Net Zero. Viable and replicable projects and low regret options will be prioritised, and appropriate zones for priority area-based delivery programmes will be designated across the Renfrewshire area. **Projected Completion Date: These costed delivery plans will be prioritise and phased for completion between 31st March 2023 and 31st October 2023.**

3.Verifying, adopting and updating our emissions modelling tool: we will quantify the impact of the phased actions, to inform future targets and present data in an interactive way. Good quality data is key in order to track proportional progress to net zero. Updating the tool in line with the road map as projects are implemented or as new technologies arise will give a running total of carbon savings within each phase, correlating with amounts of sequestration required in order to work towards net zero by 2030. **Projected Completion Date: Annual updates from 1st November 2023 as projects and new technologies are delivered.**

4.Developing a carbon budget for Renfrewshire Council: and encouraging other organisations across the Renfrewshire area to prepare carbon reduction plans. Setting an annual carbon budget works in the same way as setting a financial budget and will help us to meet our net zero targets as an organisation. Identifying our emissions by service area will be key in improving our understanding of how our emissions relate to the services we provide and the reductions we need to aim for in order to adapt to delivering the same high quality local services in a way that is fit for a resilient, net zero future. We recognise that delivering the carbon budget will require investment and changes to the way in which resources are deployed, but believe that an annual carbon budget and trajectory, calculated in line with each financial year, will contribute to keep us on track to reaching our net zero target as an organisation. **Projected Completion Date: 6th April 2024.**

5.Developing an Adaptation Plan for Renfrewshire: Developing adaptation solutions and implementing a phased programme of priority actions which are designed to respond to and address the local impacts of climate change that are already happening, as well as prepare for future climate risks across the Renfrewshire area. These actions will be centred around communities, security and resilience, infrastructure and our local environment. **Projected Completion Date: 31st October 2023.**

Transparency and openness: ensuring all stakeholders can access modelling tool using an open data platform. In recognition that we need coordinated action across areas and sectors to deliver the scale of change required, our emissions modelling tool and reporting will be used to inform future targets and to present data in an interactive way. We will share our spatial mapping emissions modelling tool which quantifies the impact of climate actions, in order for stakeholders and developers to model scenarios and impacts of potential projects across the area. The model will be updated by the Council as evidence bases improve; new technologies and behaviour changes arise; and as projects are implemented.

CHALLENGES & OPPORTUNITIES: The challenge to reach net zero cannot be underestimated – but this transition and a green recovery from the pandemic bring great opportunities to design better systems to distribute benefits fairly

The journey to net zero will transform every aspect of our lives. Significant progress has been made in reducing carbon emissions, providing a solid foundation to build on – but many low hanging fruits have been tackled, meaning that remaining challenges may be bigger. However, this also presents huge opportunities – growing our economy through a green recovery; community wealth building and local job creation; improving health and wellbeing with cleaner air and increased active travel; policies which put social justice at their core; reducing health inequalities and alleviating fuel poverty through warm homes and affordable low carbon energy - while protecting and enhancing our natural environment. Key challenges include:

1. Finance

Challenge: The Council would be unable to solely deliver or fund all of the projects and interventions required to reach net zero, and so will require collaboration and commitment from all stakeholders in order to succeed. Long-term financial resources and large-scale investment are needed. It will require government at all levels to redirect and, in some cases, reprioritise finance to support the scale of change required and align investment with climate priorities.

Opportunity: The transition to net zero and a green recovery from COVID-19 brings opportunities through rebuilding, designing better systems and putting things back together differently. It brings opportunities to identify more innovative and collaborative ways to finance climate action across stakeholders, including new business models; joint ventures and partnership projects. The road map to net zero will outline a phased pipeline of projects which will enable investment to be aligned with key strategic programmes of work. There are also opportunities for knowledge sharing and collaboration across stakeholders, as well as with other local authorities, to understand different approaches, solutions and best practice.

From a householder or small business point of view - although low cost options can often bring savings upfront, costs can be a barrier; retrofitting is not suitable or viable for all buildings; and there are also barriers to making changes if you rent your home. The Plan for Net Zero will increase partnership working to signpost residents and businesses to advice, grants and financial support and maximise opportunities for programmes that prioritise those least able to pay who would benefit most from interventions.

2. Resources & Skills

Challenge: The scale of transformation may result in bottlenecks in delivery due to skills gaps/shortages and supply chain issues in key areas.

Opportunity: The road map to net zero will set out pipelines of projects enabling horizon scanning for manufacturers and supply chain businesses across all themes and will identify opportunities and potential innovation for local businesses to exploit where there are gaps. For the local workforce and training providers, investment in the upskilling and reskilling of our citizens in areas of skills gaps or demand offers sustainable career path and ensures that our local communities benefit from the infrastructure delivery. There is also potential for training for those in priority groups in order to ensure benefits are fairly distributed across society and opportunities are created equally for everyone. This approach will ensure community wealth buildings and local job creation across all aspects – installation, manufacturing, construction, maintenance, tree planting and biodiversity, circular economy repairs and waste reprocessing. Harnessing the enthusiasm many local people have to help on the journey to net zero will strengthen local volunteer networks which can alleviate social isolation and loneliness and also provide skills to assist on the path to employment.

3. Behaviour Change & Engagement

Challenge: Collective action will be key but some sectors more difficult to engage with and traditionally issues around commercial data being shared, leaving gaps in baselines, monitoring and progress and leading to potential missed project opportunities. Traditionally, there can often low success rates in engaging with the most vulnerable members of our society whose voices are key to ensure social justice is delivered and no one is left behind.

Opportunity: The COVID-19 pandemic has highlighted we can radically change and adapt quicker than we thought. There is a real opportunity to build on this momentum. As well as our representative Climate Panel and stakeholder consultation throughout the process to ensure communities are engaged and solutions are tailored to local needs, there is potential for innovative engagement methods and targeted engagement with traditionally under-represented groups which can then be utilised for future relevant Council consultations to reach across all demographics.



MONITORING OUR PROGRESS: It is critical that we have an open and transparent methodology for monitoring, evaluating and reporting progress annually

Having an open and transparent methodology for monitoring, evaluating and reporting progress is key as this ensures that, as the Plan for Net Zero progresses each year, we can:

- track and assess what has changed (both intended and unintended outcomes)
- understand the reasons for changes (what factors have facilitated/constrained change)
- interpret the changes and compare real versus modelled performance of projects

The monitoring and evaluation process of collective action will also enable us to:

- provide accountability and proof of impact of actions that are taken
- inform decision making processes for the Council and all our stakeholders
- learn lessons from successes and challenges which can be shared
- improve programme design and management through an iterative process

HOW WILL WE MEASURE SUCCESS?

Each focus area has its own metrics of success which can be quantified and measured in isolation, but which also combine to measure our journey to net zero. We will set annual emissions targets to align with our phased road map, and which are designed to measure progress to our net zero target. Initial metrics of success have been set out. These will be reviewed after the first year and updated as required as new technologies or improved reporting practices come on stream during the Plan for Net Zero.

OVERALL MEASURE OF SUCCESS:

WORKING TOWARDS NET ZERO GREENHOUSE GAS EMISSIONS BY 2030

What measures of success will we report for clean energy?

- tonnes CO₂e emissions associated with energy use
- % households in fuel poverty
- % of total energy (including transport) generated locally from renewables
- % buildings with Energy Performance Certificate (EPC) of C or better
- % reduction in building energy demand
- % buildings with low carbon heat supply

What measures of success will we report for sustainable transport?

- tonnes CO₂e emissions associated with transport
- % public EV charging demand met through renewables
- % increase in public transport patronage
- % reduction in car miles
- miles of active travel paths constructed or upgraded

What measures of success will we report for circular economy?

- tonnes CO₂e emissions associated with waste and recycling
- % local authority collected waste sent to landfill
- % household waste recycled, composted and diverted from landfill
- tonnes waste generated per head of population
- kWh energy generated from waste

What measures of success will we report for connected communities?

- MWh community energy generated
- % m² covered by allotments/community growing grounds
- % school and pre-school kids that have access to the natural environment as part of their education
- % increase in grants, support and advice contact successfully made to public partners
- number of community-led projects and initiatives taking local climate action
- improvements in Scottish Index of Multiple Deprivation (SIMD) indicators across all local areas
- increased life expectancy across Renfrewshire

What measures of success will we report for resilient places?

- number of new trees planted locally per head of population (using right tree, right place principles)
- % of residents with safe access to nature within 1km of their residence
- % remaining carbon absorbed by natural environment to ensure net zero
- air quality monitoring across all areas to evaluate and improve air quality
- % m² public open spaces managed for biodiversity/number of projects to increase resilience to climate change
- number of people supported to reskill, upskill or participate in training in skills required for the transition to net zero

APPENDICES

APPENDIX 1: INTERNATIONAL, NATIONAL & LOCAL POLICIES

Meeting our target will be challenging and a number of external factors will impact this, including national policies and their impact on local policies and initiatives, and our key partners

The Conference of the Parties (COP) is the main decision making body of the United Nations Framework Convention on Climate Change. The COP21 Paris Agreement of 2015 was massive – 196 countries signed the agreement, with the aim to hold the increase in temperature to below 2°C and to pursue efforts to limit the temperature increase to 1.5 degrees. It was hailed as equitable and ambitious, with each country doing its share to meet the 2°C goal.

The Glasgow Climate Pact was the agreement reached by nearly 200 countries at COP26⁵, held in Glasgow in November 2021 – so what did we learn from COP26?

- **Climate justice is critical:** The [Glasgow Climate Pact](#) includes a section on loss and damage which urges developed countries to “provide enhanced and additional support for activities addressing loss and damage”, increasing support for developing countries to help investment in green technology and for adaptation to impacts of climate change. The [Scottish Government pledged](#) £2m towards loss and damage during COP26 - [described as](#) breaking “the taboo” around direct financing for less developed countries facing climate consequences they did little to cause.
- **Acceleration of target dates:** There was agreement for all countries to revisit and strengthen their current emissions targets for 2030 by the end of 2022 in order to limit dangerous warming; and a pledge to halt and reverse deforestation and land degradation by 2030.
- **Annual reporting needed:** at the time of COP26, 2030 was only 9 years away, so agreed that annual reporting is needed for more accountability and to monitor progress closely to keep agreements on track.
- **Bold transformative action is required for mitigation (reducing emissions) and adaptation (adjusting to current or expected climate change impacts):** The Glasgow Agreement is the first time fossil fuels are explicitly mentioned in a UN climate agreement (the Paris Agreement didn’t specifically mention oil, coal, gas or fossil fuels) – signalling a shift away from fossil fuels, with phase down of coal and phase out of fossil fuel subsidies.

“We have kept 1.5° alive...but its pulse is weak”

Alok Sharma, COP26 President

5 key goals on clean energy have been dubbed the "Glasgow breakthroughs" and cover more than 50% of global emissions – these relate to:

- making clean power the most affordable and reliable option;
- zero emission vehicles to be accessible and affordable in all regions;
- near zero emission steel production;
- affordable renewable and low carbon hydrogen to be globally available; and
- climate resilient, sustainable agriculture to be the most attractive and widely adopted option for farmers everywhere



The UN’s 17 [Sustainable Development Goals](#) and associated targets were adopted by the world’s governments in 2015, highlighting both environmental and social challenges that needed to be addressed in order to achieve global sustainability and recognising that tackling climate change is essential (with many of the goals addressing the drivers of climate change).

Scotland was one of the first nations to sign up to the goals – in line with world-leading carbon reduction targets and climate action. At a local level, Renfrewshire Council is also committed to these goals through our Plan for Net Zero.



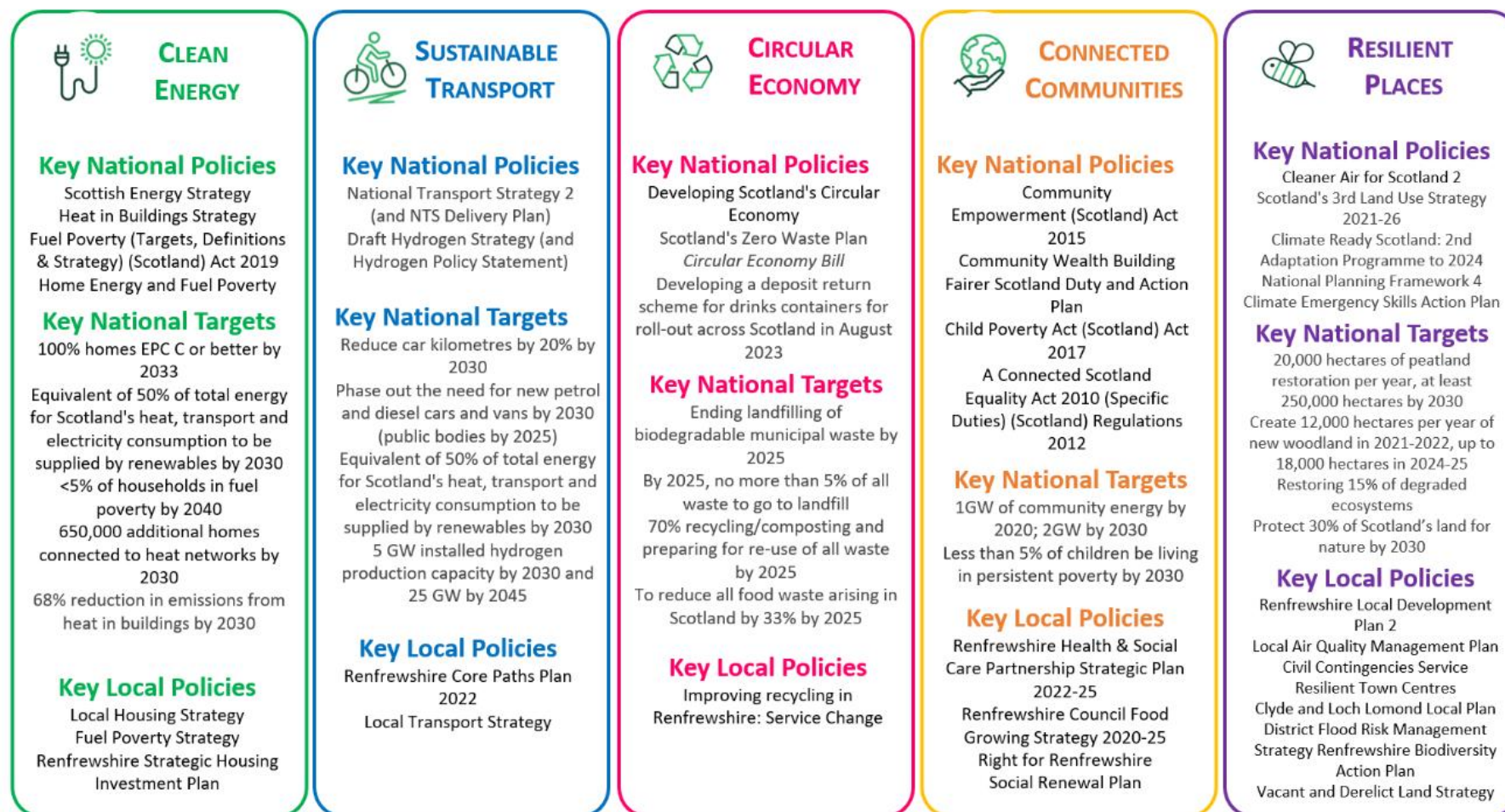
Figure 9: UN Sustainable Development Goals

In addition to international commitments, Scotland has a target of net zero emissions by 2045, five years ahead of the UK target of 2050, with an interim target of 75% reduction by 2030.

⁵ The 2021 United Nations Climate Change Conference (aka COP26) was the 26th United Nations international conference to discuss global action on climate change

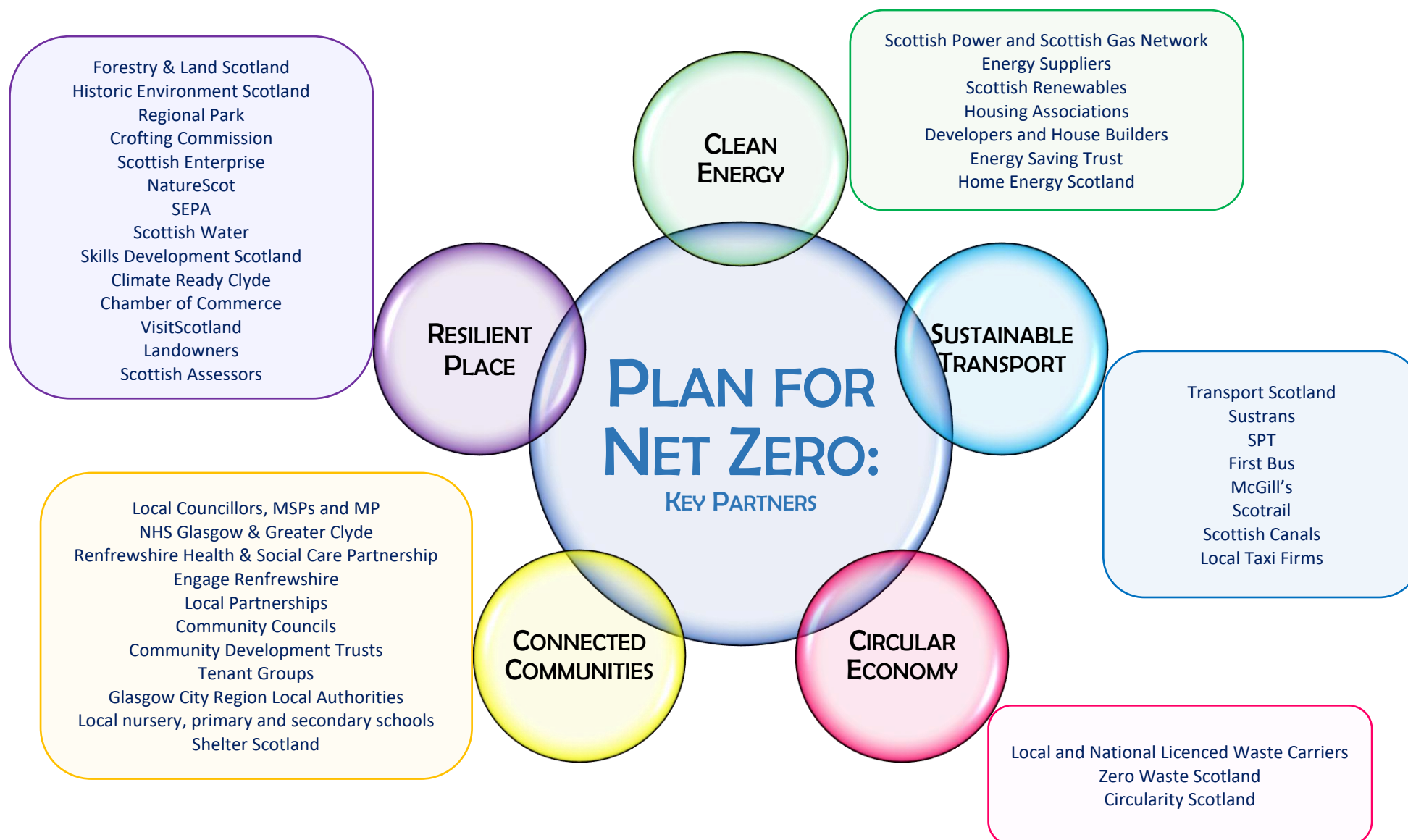
APPENDIX 2: KEY NATIONAL & LOCAL POLICIES CURRENTLY FOR EACH FOCUS AREA

Enabling Legislation: The overarching legislation nationally is the [Climate Change \(Emissions Reduction Targets\) \(Scotland\) Act 2019](#), which amended the Climate Change (Scotland) Act 2009. This increased the ambition to commit to net zero by 2045, with updated annual emissions targets and embeds the principles of a just transition. The [Update to the Climate Change Plan 2018-2032](#) is Scotland's key strategic document, setting out the green recovery pathway to meet these ambitious national targets.



APPENDIX 3: KEY PARTNERS FOR EACH FOCUS AREA

Both the Scottish and UK Government are key partners across all focus areas, both in terms of policies and legislation but also potential funding opportunities. Locally, our Community Planning Partners are key across all focus areas, as are all community organisations, private, public and 3rd sector organisations, schools and colleges, training and further education establishments, local businesses and those who choose to live and work here, as well as visit the local area. Some of our key partners also link across multiple focus areas, but we have allocated to one main area, although they will be involved across more than one focus area.



GLOSSARY OF TERMS:

Adaptation: the process of adjusting economic, social or natural systems in response to current or expected effects of climate change to limit harmful consequences and exploit beneficial opportunities.

Carbon Dioxide (CO₂): the most abundant greenhouse gas (making up around ⅔ of greenhouse gases). It is naturally occurring but is also a by-product of human activities such as burning fossil fuels, land-use changes and other industrial processes and contributes to climate change and global warming. It is the reference gas against which other greenhouse gases are measured and therefore has a Global Warming Potential (GWP) of 1.

Carbon Dioxide Equivalent (CO₂e): a metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential (GWP).

Carbon Emissions: the release of carbon dioxide (CO₂) into the atmosphere.

Carbon Footprint: the total amount of greenhouse gases that are emitted into the atmosphere from activities each year by a person, building or organisation.

Carbon Offsetting: the process of compensating for carbon dioxide emissions arising from activities by participating in schemes which remove equivalent levels of carbon dioxide in the atmosphere, e.g. tree planting, carbon capture, peat bogs.

Climate Change: refers to any significant change in the measures of climate lasting for an extended period of time, including major changes in temperature, rainfall and severe weather patterns that occur over several decades or longer.

Decarbonisation: the reduction or removal of carbon dioxide (CO₂) into the atmosphere resulting from human activity, with the eventual goal of minimising emissions as far as possible.

Energy Performance Certificate (EPC): gives information on how energy efficient a building (including homes) is; how it could be improved; and an environmental impact rating to show CO₂ emissions. Buildings are rated on a scale of A to G, with A being the most energy efficient. An EPC is required for new buildings/homes; when you are selling a building/home; or when renting to a new tenant.

Fossil fuels: non-renewable energy sources formed from fossilised plants and animals over millions of years such as coals, oil and gas.

Fuel Poverty: defined as any household spending more than 10% of their income on energy after housing costs have been deducted.

Greenhouse Gases: any gas that absorbs infrared radiation in the atmosphere and contribute to global warming and climate change. Greenhouse gases include carbon dioxide, methane, nitrous oxide, ozone, chlorofluorocarbons, hydrochlorofluorocarbons, hydrofluorocarbons, perfluorocarbons and sulphur hexafluoride.

Greenhouse Gas Emissions: the release of greenhouse gases (GHGs) into the atmosphere.

Landfill: a waste disposal site in which waste is generally spread in thin layers on an area of land, compacted and covered with soil to decompose, releasing greenhouse gases into the atmosphere

Low Carbon: an activity causing or resulting in only a relatively small net release of greenhouse gas emissions (CO₂ or CO₂e) into the atmosphere.

Mitigation: activities and intervention which lessen future climate change and its social, economic and environmental consequences by reducing the greenhouse gas emissions.

Net Zero Emissions: when greenhouse gas emissions are balanced by removals over a specified period.

Resilience: the capacity to anticipate, prepare for, respond to, absorb and recover from the stresses imposed by climate change from significant multi-hazard threats with minimum damage to social well-being, the economy and the environment.

Renewable energy: energy resources that are naturally replenishing such as biomass, hydro, geothermal, solar, wind, ocean thermal, wave action and tidal action.

Sequestration: the process by which trees and plants absorb carbon dioxide, release the oxygen, and store the carbon.

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To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Climate Change Action Fund

1. Summary

- 1.1 As part of the budget approved by Council on 9th March 2020, £1M of funding was allocated to support the organisation in progressing its response to the climate emergency through a Climate Change Action Fund.
- 1.2 Prior to the formation of the Planning and Climate Change Policy Board, the Climate Change Sub-Committee had previously considered a number of funding proposals developed by the organisation in response to the climate emergency. Following detailed discussion and engagement with members of the sub-committee, these proposals were then formally approved by the Leadership Board, with £978,000 of funding allocated to date from the Climate Change Action Fund.
- 1.3 This paper provides a high-level overview of the progress that has been achieved to date in terms of the projects and initiatives supported through this funding.

2. Recommendations

- 2.1 It is recommended that members of the Planning and Climate Change Policy Board:
 - Note the progress update provided on the initiatives funded through the Climate Change Action Fund to date;

- Note the projected financial outturn position detailed in Table 1 (section 5); and
- Note and agree the change to scope of projects detailed at section 4.2.

3. Background

- 3.1 In the budget approved by Council on 9th March 2020, £1 million was allocated to establish a Climate Change Action Fund which would support the next steps outlined in the report “Climate Change Emergency”, approved by Council on 27th February 2020. The report set out the initial findings and recommendations of the Climate Emergency Working Group, which had been convened following the Council’s declaration of a climate emergency in June 2019.
- 3.2 The Climate Change Action Fund is intended to fund innovative projects and initiatives being developed by Council services in response to the climate emergency; provide initial funding to pilot new ideas and approaches; to support engagement and partnership working across Renfrewshire; or to accelerate the pace of change already being delivered through existing initiatives. This process is vital to the Council being able to lever in the external funding that will be required to support climate change initiatives at the scale and pace required.
- 3.3. In particular it is anticipated that several of the feasibility studies will provide a baseline / evidence to support proactive future funding applications.

4. Progress – projects and initiatives supported by the Fund

- 4.1 To date, £978,000 of funding has been allocated to support 14 projects through the Climate Change Action Fund. A number of these projects relate to feasibility studies or engagement work with local businesses and communities, and good progress has been made in terms of progressing these and appointing relevant suppliers and specialists to support this work. Appendix 1 provides specific detail on this progress which includes:
- the Net Zero Business Grant, which launched in May 2022. This £100,000 discretionary fund offers local Small and Medium Enterprises (SMEs) in Renfrewshire funding of up to £10,000 to cover up to 50% of eligible costs to allow them to make changes to their business premises and operations to reduce their carbon footprint. 15 organisations are currently engaged in the grant process.
 - the Community Climate Fund which provided awards of up to £3K to 18 community organisations across Renfrewshire to develop localised green community projects and initiatives. Recommendations for award were

approved at the previous meeting of the Planning and Climate Change Policy Board, with project delivery already underway.

- a feasibility study looking at the opportunity for a large-scale solar farm on the former landfill site at Moss Road, Linwood.
- feasibility work at peatland sites in Renfrewshire, to identify restoration projects to increase carbon storage, enhance biodiversity and improve flood retention.
- the development of an active travel strategy focused on accessing the main areas of employment across Renfrewshire.

4.2 Leadership Board also approved the allocation of Climate Change Action funding of £15,000 to carry out energy modelling at an archetype primary school to develop energy efficient refurbishment options, which could potentially be replicated across the school estate. Initially it was anticipated that Bridget of Weir Primary School would be utilised as the archetype school however it is now proposed that East Fulton Primary school is utilised for this purpose. East Fulton Primary School is an archetype of a number of primary schools in the portfolio and the modelling exercise will inform potential options for other properties across the school estate.

4.3 Further project proposals for allocations of the remaining funding will be brought to future Planning and Climate Change Policy Board for approval.

5. Financial Position – Financial Year 2022/23 to 24 June 2022

5.1 It is anticipated that £556,000 of the £978,000 funding allocated to the projects detailed in Appendix 1, will be spent over the course of financial year 2022/23 to deliver the Climate Change Fund Programme.

Table 1: Climate Change Fund Programme	Expenditure	Programme Funding
	£'000	£'000
Approved Programme		1,000
Funding Allocated to Projects		978
Financial Year 2020-21	258	720
Financial Year 2021-22	131	589
Financial Year 2022-23	556	33
Financial Year 2023-24	33	0
Available Funding		22

5.2 Expenditure of £389,000 has been incurred in previous financial years. £258,000 relates to the Enhancement of Electric Vehicle programme with the

remaining £131,000 representing the initial payments on several projects including the Housing Led Regeneration and Renewal Programme (£48,000) and the Town Centres Climate Resilience Programme (£30,000).

5.3 A balance of £22,000 remains available for allocation.

Implications of the Report

1. **Financial** – the content of this report relates to allocated funding of £1M from the Climate Change Action Fund
2. **HR & Organisational Development** – none
3. **Community/Council Planning** – this report includes funding proposals to support engagement and collaboration with local businesses, partners and communities on the climate emergency agenda.
4. **Legal** - none
5. **Property/Assets** – none
6. **Information Technology** - none
7. **Equality and Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health and Safety** - none
9. **Procurement** – none
10. **Risk** – none
11. **Privacy Impact** – none
12. **COSLA Policy Position** – none
13. **Climate Risk** – this report outlines work being undertaken by the Council to respond to the climate emergency.

List of Background Papers:

Climate Action Fund: Progress Update, 9 February 2022 Climate Change Sub-Committee

Author: Roz Smith, Climate Emergency Lead Officer
Chief Executive's Service

Appendix 1 – Update on projects supported by the Climate Change Action Fund

Name/Description	Funding Allocated	Summary	Short summary of progress
Housing led Regeneration and Renewal Programme – Zero Energy Buildings (RenZEB)	£75,000	Renfrewshire Council will develop a collaborative and an innovative partnership with a research organisation to design and deliver a social housing new build development specification within the context of the Council approved Regeneration and Renewal Programme.	<p>The University of Strathclyde are leading the partnership in the delivery of research work. The team summarised the Council's 2018 specification, which already complied with EESSH2 and then successfully evolved three further iterations of a standard new housing specification – the 2022, 2025 and 2030 specifications – which progressively reduced carbon emissions by concentrating respectively on operational, embodied and life-cycle emissions, culminating in the final (2030) specification's being theoretically net zero.</p> <p>The next phase of work will carry out further feasibility work on district heating and/or the use of ground source heat pumps as an additional zero-carbon alternative to air source heat pumps, the use of which is assumed in the 2025 and 2030 specifications.</p>
Enhancement of Electric Vehicle Programme	£258,000	<p>As the organisation moves through its vehicle replacement programme, all opportunities and external funding sources are being utilised to develop the electric fleet.</p> <p>In the next phase of its approach, Environment and Infrastructure are seeking to introduce electric to different categories of the fleet, i.e. light commercials. It is proposed that several panel vans or transit sized vehicles will be purchased which will allow the service</p>	<p>A total of 27 electric vehicles were purchased by the Council utilising funding from the Climate Change Action Fund and Transport Scotland.</p> <p>The 27 electric vehicles consisted of 20 off Large 3.5Tonne Vans, 18 off Light Vans and 7 off Cars. These EVs bring the total number of Fleet EVs to 127 or around 30% of the Council Fleet. All 27 vehicles have now been delivered for operational use.</p>

		<p>to consider options for introducing these across the rest of the fleet, with the opportunity to unlock further external funding and to inform the future vehicle replacement programme at potentially a faster pace.</p> <p>This is the single largest vehicle category within Renfrewshire Council's fleet and if electrified would significantly reduce our carbon emissions while delivering frontline services.</p>	
Feasibility Study - Photovoltaic Project	£30,000	The Energy Management Unit (EMU) has identified an opportunity to deliver largescale renewable electricity from Photovoltaic Panels (PV). The proposed site is Moss Road in Linwood, this was previously used as a landfill site, with a feasibility study to be undertaken.	Consultants have been carrying out the feasibility study, with the final report due for completion in the coming weeks. Cross-council discussions and knowledge sharing has also taken place with North Ayrshire Council who are delivering a similar project, also on a former landfill site and have carried out feasibility, business case modelling, site investigations, planning, explored grid issues, and are currently out for tender.
Climate Change Response – Programme Governance	£125,000	Given the scale of the response to the climate change by Renfrewshire Council and the need to move this forward at pace, a climate change officer post will be recruited on 2 year fixed term basis, with the initial focus of the role being to support the drafting of the climate change adaptation plan, the climate change sub-committee and to take forward proposed partnership and citizen	The Climate Emergency Lead Officer was appointed in September 2021 and is now in post.

		engagement forums on climate change issues which have been identified by the Climate Change Sub-Committee as key priorities.	
Community Food Growing Proposal	£50,000	<p>It is proposed that a large-scale community food growing initiative within the Johnstone area is supported.</p> <p>As well as bringing land back into purposeful use, the main aim of the project would be to maximise the availability of locally available and fresh food to people experiencing financial insecurity and/or health and wellbeing issues. It is anticipated that this project will be progressed in partnership with local community groups and organisations, with clear links being established to community justice services, community projects and organisations and local school and care services to maximise community involvement and benefit.</p>	<p>A series of meetings involving local residents have been held and a nucleus of active participants has been identified. This core group of activists could form the committee of a formally constituted group for future funding applications, tenure arrangements, etc. Local people visiting the site have identified that this large space already performs roles as an informal recreational site and biodiversity conservation resource, so recognise the scope for this to become a multifunctional space. The group is keen to investigate further these options to supplement the main community food growing objectives. The Council's Biodiversity Officer has submitted grant application to NatureScot in a bid to secure supplementary funding for biodiversity enhancement works from the discretionary portion of the Scottish Government's Nature Restoration Fund – outcome of the application yet to be announced by NatureScot/Scottish Government.</p>
Renfrewshire Active Travel Network - Feasibility	£75,000	Investment in Renfrewshire's Active Travel Network is a priority of the approved Economic Recovery Plan (Dec 2020). From an economic perspective there are gaps in the strategic network and to and from that strategic network, that would better connect communities to	<p>Specialist consultants have been working with Regeneration & Place and Environment & Infrastructure teams to develop an active travel strategy focused on accessing the main areas of employment across Renfrewshire. A large scale survey and a significant number of employer interviews has been conducted with the support of the Renfrewshire Chamber of Commerce</p>

		<p>places of work and study, town centres, and other economic destinations. Developing the network and its local connections would be a significant driver in offering attractive alternatives to the use of private cars, particularly for short journeys and make progress towards delivering 20-minute neighbourhood living across Renfrewshire.</p> <p>Benefits</p> <ul style="list-style-type: none"> - reducing carbon emissions from travel - healthier lifestyles - more sustainable local economies and services 	<p>and the Renfrewshire Economic Leadership Panel. The report with all of its recommendations to develop new routes and initiatives to promote travel behaviour change will be complete shortly and will act as a source document for the development of specific projects for Council and external funder support.</p>
Town Centres Climate Resilience Programme	£75,000	<p>A certain degree of climate impact is built into established climate agreements meaning that some level of climate warming is expected, leading to greater variability in climate including heat events and wetter periods of the year. Streets and public spaces in town and local centres will have a role to play in providing shelter and would benefit economically by offering good environments for people. Work is required to develop a local response to these issues aimed at delivering programmes of beneficial interventions in centres with property owners, residents and users.</p>	<p>This major piece of work will conclude shortly. The report is in two stages with the first reviewing the extents of potential climate impacts on Renfrewshire's town centres and the potential measures that should be given consideration; to prevent significant disruption, to resolve ongoing pressures on the levels of human comfort and useability due to climatic factors and to assess new opportunities in town centres with the emergence of new economic sectors that could have a town centre presence. Six projects have been taken into a second more detailed stage for development. These relate to active travel, green/blue infrastructure, measures to mitigate climate discomfort, local food production and recycling/circular economy. Projects will be costed and at a point where further design stages and/or businesses cases could now progress with further funding.</p>

		<p>Benefits</p> <ul style="list-style-type: none"> - more climate resilient communities - supporting local centres from further economic impact - providing enhanced and local places as attractive alternatives to those further afield (e.g. climate controlled indoor centres) - and therefore reducing the need to travel 	
Peatland Restoration	£10,000	<p>The degradation and erosion of upland and blanket peat bogs is contributing to the loss of carbon sinks. There are significant peatland resources in the ownership of the council albeit under tenancy to farmers on Glennifer Braes and Muirshiel, and there are lowland peat bogs within the extended site at Bishopton. The feasibility of a programme of peat moss restoration, as part of the NatureScot (NS) programme - Peatland ACTION, should be tested to inform further discussions with owners, tenants and conservation experts.</p> <p>Benefits - carbon storage - enhanced biodiversity - enhance water/flood retention in upland catchment areas</p> <p>£10,000 is required to support an initial feasibility study, so as to be well positioned to bid for external funding</p>	<p>There has been good progress at two of the three candidate sites identified by Renfrewshire Council and agreed with NatureScot.</p> <p>The assessment of the potential for Sergeantlaw Moss has been completed and works have been specified and costed. Further progress has been limited by a land ownership issue which is being investigated. This investment to date has been funded entirely from the Peatland Action Fund.</p> <p>The survey of West Tandlemuir Farm has been completed and identified an extensive peat restoration project to the SW of the old Barytes Mine, which would require 20 weeks for specialist contractors to complete at an estimated cost of £210,776. Officers are liaising with NatureScot's Peatland Action team to identify the Council's next steps for this project.</p> <p>Peatland Action issued a tender for survey and feasibility study work at Barochan Moss in 2021 but were unable to award as a result of a lack of suitable bids. Alternative approaches are now being considered by NatureScot</p>

		from a national programme, Peatland ACTION, which has £250m to invest over the next 10 years.	although timescales have been extended as result of resourcing issues within the Peatland Action Team.
Adaptation Plan – Carbon Budget	£50,000	Technical expertise is needed to support the development of an evidence base in Renfrewshire in relation to carbon emissions, and the actions required to achieve the net zero target set by Council in 2019.	Phase one of this work, which relates to the baseline evidence on carbon emissions is now completed. Officers worked with technical specialist consultants to calculate (for both Renfrewshire Council as an organisation and Renfrewshire area as a whole) the baseline emissions (using 2014-15 as the baseline year); the current emissions; and trajectories to 2030 using a best case and worst case scenario. The work also developed an emissions monitoring tool which is based on an open data platform and can therefore be updated as projects are implemented and updated data is available. Phase 2 will commence shortly which will look holistically and strategically at actions across all themes of the Plan for Net Zero with the relevant costings associated to reach net zero.
Business Survey & Climate Change Panel Survey	£20,000	Two immediate priorities are to carry out a climate emergency survey of Renfrewshire's businesses and to survey and then recruit a representative sample of Renfrewshire's population to participate in a Climate Panel. Both activities require to happen at pace in order to influence the content of Renfrewshire's net zero plan and it is proposed that using a research partner, similar to the approach used for the Council's Public Services	The survey of local residents took place in September 2021 and the results were reported to the Climate Change Sub-Committee. Members of Renfrewshire's Climate Panel were successfully recruited from the respondents to the survey. The work to distribute the Business Survey was paused due to the emergence of the Omicron variant and impacts on the business community. The survey question set has been developed by officers in partnership with Renfrewshire Chamber of Commerce and scoped and agreed by the Council's consultant partner to carry out the survey. It is anticipated that the survey will now be

		Panel, will allow the administrative element of this work to be completed in a robust and independent manner.	launched in August, with the findings therefore available to inform Phase 2, the action planning element of Renfrewshire's Plan for Net Zero.
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Net Zero Business Grant Support	£100,000	<p>This proposal aims to encourage local businesses to embrace net zero ambitions and to support Renfrewshire's goal of net zero emissions by 2030.</p> <p>With one in three small businesses worried about rising energy prices, including more than half of SMEs in hospitality and leisure, this proposal ensures business get the support they need to cut emissions and their bills at the same time.</p> <p>50% grant support (up to £10k per grant) will be offered to support local businesses to make changes to business premises and operations. For example, a move to low carbon heating systems, solar powered energy and other measures to reduce emissions.</p> <p>The grants will be delivered through the Economic Development Team in line with other similar business grant funds</p>	<p>The Net Zero Business Grant was launched in May 2022.</p> <p>Applicants are required to submit details benchmarking their existing emissions, to be considered for the grant the project should demonstrate a reduction in carbon emissions from this baseline. Promotion of the fund is ongoing and SMEs who have expressed an interest in the fund have been contacted.</p>
Energy Modelling – East Fulton PS (in lieu of Bridge of Weir PS)	£15,000	<p>Proposal to undertake detailed energy modelling of East Fulton PS (in lieu of Bridge of Weir Primary School) to facilitate design and development of enhanced and integrated energy efficient 'Enerphit' refurbishment options. Note the specific property is only being used as a data gathering archetype model rather than funding works/improvements to that location.</p> <p>East Fulton PS is an archetype of a number of Primary Schools in the portfolio and the modelling exercise/data will inform potential options for other properties across the school estate.</p>	<p>A specialist consultant has been identified and engaged to undertake detailed energy modelling.</p> <p>Further internal resources are now being identified to survey and digitally plot base information in response to consultant technical requirements.</p>

Charity Shop Pilot – promoting the circular economy	£5,000	<p>The Council is working with a national organisation to develop a charity shop pilot in Renfrewshire, which would help to support objectives in relation to the circular economy.</p> <p>This would operate through a gift voucher model, aiming to break the stigma and to promote the benefits of accessing and reusing good quality items on sales within charity shops.</p> <p>The pilot will be small scale and will initially involve a shop in the Paisley locality, with a view to this informing potential options in other areas of Renfrewshire if successful.</p> <p>The gift vouchers would be available through local community organisations in the first instance to people accessing support and being interested in this type of option.</p>	Project is under the final stages of development and it is anticipated that pilot will commence prior to end of 2022.
Sustainable Procurement Programme	£40,000	<p>As previously discussed by the Climate Sub-Committee, the Council potentially contributes in the region of 3-4% of Renfrewshire's carbon emissions, and therefore the leadership role of the organisation is crucial in terms of working with citizens and businesses to reduce wider carbon emissions. An important element of leadership is through the Council's spending arrangements.</p> <p>Scottish public procurement legislation includes in law a Sustainable Procurement Duty which requires that procurement consider how our contracts can improve the social, environmental and economic wellbeing of our own area with a particular focus on reducing inequality. The core principles of the Sustainable Procurement Duty are reflected in our Procurement Strategy and the goals and objectives for the</p>	<p>Following an external recruitment process, the procurement manager appointed a Climate Emergency Adviser (CEA) in June this year on a fixed term contract with a view to practice being embedded within the procurement team and across services to guide all future activities.</p> <p>The CEA provides advice and support to the procurement team to ensure that the team have access to the most up to date training, guidance and resources which allow the team to actively contribute to the Council's climate change ambitions.</p>

		<p>procurement team and there is good practice across the procurement team in this regard.</p> <p>The pace of change across markets and in terms of service requirements in terms of sustainable procurement is exponential, and it is essential that the Procurement function is able to maximise sustainable procurement opportunities to ensure contracting activities support net-zero aspirations throughout the contract lifecycle, using all relevant tools and support available and maximising engagement with supply chains.</p> <p>Our ambition is to ensure that the Council not only keeps abreast of best practice but has an opportunity to engage and consult with our suppliers, our colleagues and the wider public sector to help shape and form future Council policy and innovation. Funding from the Climate Change Action Fund will help to develop initial resource to support:</p> <ul style="list-style-type: none"> • The development of a clear framework for training and development to ensure that our processes support embedding sustainable procurement in all of our practice and we actively contribute to the Council's Net Zero goal; • the development of an approach to monitoring and recording climate change and circular economy initiatives throughout the life of contracts; • active engagement with Economic Development to help run events for local businesses about sustainable procurement and to help them become more sustainable and focused on tackling the Climate Emergency; the development of cross functional roadmaps for major and targeted impact areas setting out key milestone and targets for action and implementation. 	<p>The CEA supports the team with the completion of individual climate literacy e-learning modules and helps to ensure that the team understand how they can effectively take account of carbon in production, reduce harmful emissions and promote reduction in production of waste as well as encouraging an increasingly circular approach to specification of our requirements for goods and materials. This learning is reflected in new contract strategies and throughout our entire tender documents.</p> <p>The CEA works closely with the Councils Climate Emergency Lead Officer and the Green Economy Officer to help maximise the impact of procurement, exploring opportunities for procurement to support with the delivery of our climate goals and our community wealth building aspirations for our local economy.</p> <p>Next steps for the CEA include working with internal stakeholders and colleagues in the wider public sector to help establish a clear framework for monitoring progress and for managing contracts to</p>
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			demonstrate the delivery of our sustainability outcomes.
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To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Developer Contributions – Annual Report

1. Summary

- 1.1 At previous meetings of the Communities, Housing and Planning Policy Board and the Planning and Climate Change Board it was agreed that an annual report would be prepared detailing all developer contributions held by the Council.
 - 1.2 This report represents the annual report detailing developer contributions.
 - 1.3 This report details the monies received as a result of developer contributions which are currently held by the Council.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - Notes that this report represents the annual report to the Planning and Climate Change Board in respect of developer contributions; and
 - Notes the developer contributions which are currently held by the Council.
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3. Background

- 3.1 At previous meetings of the former Communities, Housing and Planning Policy Board and the Planning and Climate Change Board, it was agreed that an annual report would be prepared detailing all monies held by the Council as a result of developer contributions.
- 3.2 This report represents the annual report as previously agreed.

4. Monies Held

- 4.1 The Council currently hold monies in respect of developer contributions which relate to a number of developments. It should be noted that recent reports presented at the Planning and Climate Change Board reported some of the monies held and as such they are repeated within this report for completeness.

Section 50, Station Rise, Lochwinnoch

- 4.2 £44,000 is currently held in respect of the Section 50 agreement which relates to planning application 90/0661/PP, known as the Station Rise development.
- 4.3 The £44,000 was recently the subject of a consultation exercise and it was agreed at the meeting of the Planning and Climate Change Board in June that the money would be distributed to local groups. The money is therefore currently in the process of being distributed to local groups as agreed.

S69 Renfrew – Kings Inch Road/Ferry Road/Meadowside Street/Neil Street, Renfrew

- 4.4 £100,000 is currently held in respect of planning application 02/0660/PP for the purposes of improving road transportation links to the development at Braehead.
- 4.5 As previously reported a suitable project(s) will be considered and details brought to a meeting of the relevant board in due course.

Fastlink Contributions

- 4.6 £26,000 has been received in respect of Fastlink in connection with various planning applications at King Inch Road, and Ferry Village, Renfrew.
- 4.7 It should be noted that the Proposed Local Development Plan no longer requires planning applications to contribute to Fastlink as the proposal is no longer being progressed.
- 4.8 Investigations are ongoing in order to identify applicants, signatories and understand the terms of the agreements in question.

S69 Abbotsinch Retail Park

- 4.9 £40,000 is held in respect of a planning application at Abbotsinch Retail Park.
- 4.10 The funds held relate to a sustainable transport contribution and more specifically require to be used towards the installation of a pedestrian crossing on Renfrew Road so as to facilitate pedestrian access to the application site from the bus stop on Renfrew Road.
- 4.11 The funds in question require to be spent by 1st June 2027.

S75 Ferry Village, Renfrew

4.12 £50,000 is held in relation to an art fund at Ferry Village, Renfrew.

4.13 As previously report, we are currently seeking further advice in relation to the funds held however it is the intention to liaise with relevant colleagues with a view to commissioning a piece of artwork following a public competition which could be sited in or around Ferry Village.

Dargavel Village

4.14 In line with the relevant legal agreement, the Council has recently received a total of £225,000 from BAE systems in respect of the ongoing development at Dargavel.

4.15 The payment is broken down as follows:

- £100,000 in respect of a contribution to the Newton Road Playing Field.
- £100,000 in respect of a contribution to CCTV within the Dargavel development.
- £25,000 in respect of costs associated with an Environmental Officer employed by the Council.

5. Future Monitoring

5.1 Monitoring of S75 agreements and monies received will continue and an annual report will be considered at the meeting of the Planning and Climate Change Board in August 2023.

6. Conclusion

6.1 Funds are currently held by Renfrewshire Council in respect of the following developments:

- £100,000 in respect of improved road links to Braehead Shopping Centre;
- £40,000 in respect of a pedestrian crossing at Abbotsinch Retail Park;
- £50,000 in respect of an art fund at Ferry Village;
- £26,000 in respect of various developments contributing towards Fastlink; and
- £225,000 in respect of the development at Dargavel Village including contributions to Newton Road Playing Field, CCTV and Environmental Officer.

6.2 An annual report will be brought to the Communities, Housing and Planning Policy Board which outlines the funds held with Renfrewshire Council in respect of planning obligations and their purpose.

Implications of the Report

1. **Financial** – monies should be released to the appropriate service as required to meet the obligations set out in the associated legal agreement or returned to the applicant where applicable.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – None.
4. **Legal** – Obligations will require to be discharged or varied where appropriate when monies have been spent, returned or agreement is reached to repurpose the funds.
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.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.
13. **Climate Risk** – N/A.

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To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Renfrewshire Planning Performance Framework 2021 / 2022

1. Summary

- 1.1 The purpose of this report is to present the eleventh Renfrewshire Planning Performance Framework that is to be submitted to the Scottish Government following this Board. The planning performance framework covering the period 1 April 2021 to 31 March 2022 is available to view on the Council's website – [Planning Performance Framework](#).
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Notes the Renfrewshire Planning Performance Framework 2021 / 2022.
-

3. Background

- 3.1 A system of performance management has now been long established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual planning performance framework.
- 3.2 The planning performance framework is not a policy document. It provides planning authorities an opportunity to demonstrate continuous improvement, changes implemented, achievements and lessons learnt over the year along with anticipated service improvements for the coming 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;
- Qualitative story of this year's planning performance;
- Delivery of good quality development and design;
- Communication, consultation and engagement with our communities and stakeholders;
- The added value that planning makes in decision making;
- How policies and guidance have shaped developments;
- Project management.

4. **Renfrewshire Planning Performance Framework 2021 – 2022**

4.1 This is the 11th year of reporting planning performance. Part 1, 2 and Part 3 of the planning performance framework demonstrates how Planning has taken into account the planning performance feedback from the Scottish Government in 2021, providing case studies and examples of strategies and projects where Planning has led or been a partner in as well as considering the ongoing journey of changes and adaptations made to planning processes and procedures over the year.

4.2 Renfrewshire Planning Performance Framework also includes statistical indicators at Part 4, 5, 6, and Part 7. These parts of the planning performance framework indicate that 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 continuous improvement in the service it provides in its role as a local planning authority.

Implications of the Report

1. **Financial** – The extent and details of the additional duties is still to be confirmed.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – None.
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.

7. **Equality & Human Rights -**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – Planning policy and guidance supports the re-use of vacant and derelict land for a range of uses including those which can help address the climate crisis by managing flood risk and providing biodiversity enhancements.

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To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Development Plan Scheme 2022

1. Summary

- 1.1 The Planning etc. (Scotland) Act 2006 requires planning authorities to prepare an annual Development Plan Scheme setting out the programme for preparing and reviewing their local development plan.
 - 1.2 The Renfrewshire Development Plan Scheme 2022 is available to view on the Council's website – [Development Plan Scheme 2022](#).
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approves the Renfrewshire Development Plan Scheme 2022.
-

3. Renfrewshire Development Plan Scheme 2022

- 3.1 The development plan scheme sets out the work required to prepare, engage and consult on the Renfrewshire Local Development Plan 3. The next local development plan will be informed by National Planning Framework 4 and a Regional Spatial Strategy for the Glasgow City Region.
- 3.2 Following the publication of National Planning Framework 4 and new Scottish Government Development Planning Regulations, the timetable for preparing the next local development plan for Renfrewshire will be updated and

presented to a future meeting of the Planning and Climate Change Policy Board.

4. **Next Steps**

- 4.1 The development plan scheme will be sent to the Scottish Ministers and will be available to view online at [Development Plan Scheme 2022](#).
-

Implications of the Report

1. **Financial** – The extent and details of the additional duties is still to be confirmed.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – The development plan is a key document in establishing a land use framework for supporting, encouraging and delivering economic development in Renfrewshire.
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **COSLA Policy Position** - None.

13. **Climate Risk** – The local development plan supports the re-use of vacant and derelict land for a range of uses including those which can help address the climate crisis by managing flood risk and providing biodiversity enhancements.
-

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To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Development Planning Guidance - Development in the Countryside (2022) and Display of Advertisements (2022)

1. Summary

- 1.1 This report presents guidance on Development in the Countryside and Display of Advertisements. The guidance supports the Local Development Plan (2021) and the New Development Supplementary Guidance (2022).
 - 1.2 A copy of guidance on Development in the Countryside (2022) and the Display of Advertisements (2022) is available on the [Council's webpages](#).
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approve the publication of the [Development in the Countryside \(2022\)](#) guidance.
 - (ii) Approve the publication of the [Display of Advertisements \(2022\) guidance](#).
-

3. Development in the Countryside

- 3.1 The majority of Renfrewshire is rural countryside which is protected from inappropriate development through its designation as green belt in the Renfrewshire Local Development Plan (2021).

- 3.2 Renfrewshire's green belt plays a key role in protecting and enhancing the character, landscape, natural setting and identity of settlements, whilst providing outdoor access to green networks which link areas and support nature networks.
- 3.3 This guidance supports the local development plan providing design advice when considering and preparing development proposals within Renfrewshire's countryside.

4. Display of Advertisements Guidance

- 4.1 Advertisements and signage provide information related to goods and services. They are often designed to be eye-catching and can enliven the street scene. However, they can also have an impact on the character and appearance of an area resulting in a cluttered and unattractive environment.
- 4.2 This guidance provides good practice advice in relation to the display of advertisements including the different types of signage, their design, size, location, materials, illumination and relationship with the surrounding area.
- 4.3 The guidance also sets out the circumstances where advertisements can be displayed without the need for advertisement consent.

5. Next Steps

- 5.1 Following approval by the Board, the guidance will be available online at the Council's webpages.
- 5.2 The design advice will become a material consideration in the assessment of new development proposals in the countryside and applications for advertisement consent.

Implications of the Report

- 1. **Financial** – None.
- 2. **HR & Organisational Development** – None.
- 3. **Community/Council Planning** – None.
- 4. **Legal** - None.
- 5. **Property/Assets** – None.
- 6. **Information Technology** – None.

7. Equality & Human Rights -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. Health & Safety – None.

9. Procurement – None.

10. Risk – None.

11. Privacy Impact – None.

12. COSLA Policy Position - None.

13. Climate Risk – None.

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To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Site Development Briefs – Barrhill Crescent, Kilbarchan, Land at Blythswood, Renfrew & Blackhall Street, Paisley

1. Summary

- 1.1 Site development briefs have been prepared for three development sites, at Barrhill Crescent, Kilbarchan, a recently allocated residential site within the Renfrewshire Local Development Plan (2021) and two brownfield sites at Blythswood in Renfrew and a site off Blackhall Street in Paisley.
 - 1.2 The site development briefs identify a number of factors that require to be considered and addressed in preparing development proposals for these sites.
 - 1.3 The site development briefs will be a material consideration when considering future planning proposals.
 - 1.4 A copy of the site development briefs can be viewed on the Council webpages – [Development Briefs](#).
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Approve the site development briefs relating to the sites at [Barrhill Crescent, Kilbarchan](#), [land at Blythswood, Renfrew](#) and [Blackhall Street, Paisley](#).
-

3. **Site Development Briefs**

- 3.1 The site development briefs set out a planning framework for potential development sites.
- 3.2 The site development brief highlights a number of considerations which require to be taken into account when preparing a development proposal for the site.

The factors include:

- Site context;
- Site layout and building design;
- Landscaping and boundary treatments;
- Accessibility;
- Sustainable urban drainage;
- Renewables/Sustainability;
- Digital connections;
- Affordable housing;
- Education provision;
- Open space provision; and
- Required supporting information.

4. **Next Steps**

- 4.1 If approved by the Board, the site development briefs will be placed on the Council's web pages and used to guide development proposals for these sites.
- 4.2 It is the intention that further site development briefs will be prepared for other sites allocated within the Renfrewshire Local Development Plan (2021) and these will be brought to the Board in due course.

Implications of the Report

- 1. **Financial** – The extent and details of the additional duties is still to be confirmed.
- 2. **HR & Organisational Development** – None.
- 3. **Community/Council Planning** –
Reshaping our place, our economy, and our future – the proposed site development briefs set out a framework for supporting, encouraging, and delivering sustainability, climate change adaption, reaching Net Zero, biodiversity gain and creating great places.
- 4. **Legal** – None.

5. **Property/Assets** – None.
 6. **Information Technology** – None.
 7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **COSLA Policy Position** - None.
 13. **Climate Risk** – The proposed site development briefs seek to ensure that any development coming forward is undertaken in a sustainable manner and aids the adaption required as a result of climate change.
-

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To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Renfrewshire Local Development Plan – Outcome of Court of Session Appeal

1. Summary

- 1.1 At the Communities, Housing and Planning Policy Board on 7 December 2021, it was agreed that the Renfrewshire Local Development Plan be adopted in accordance with the provisions of The Town and Country Planning (Scotland) Act 1997. The Local Development Plan was formally adopted on 15 December 2021.
- 1.2 A statutory appeal was received by the Council on 20 January 2022 from James (Glasgow) Ltd seeking to either quash one chapter of the local development plan or the quashing of the allocations detailed within the local development plan as they relate to the sites at Thriplee Road, Bridge of Weir and the former Golf Driving Range, Rannoch Road, Johnstone.
- 1.3 Legal opinion was sought from a QC and the advice provided to the Council was that there is not any realistic possibility of defence to the appeal, in so far as it seeks to quash the local development plan in relation to the Thriplee Road and the Rannoch Road sites. However there was reasonable prospects of defending the appeal to avoid quashing a whole chapter of the local development plan - Delivering the Spatial Strategy – Places.
- 1.4 The Council accepted this advice and sought to defend the appeal on this basis.
- 1.5 During the statutory appeal process, the Court requested that other interested parties were made aware of the appeal by James (Glasgow) Ltd. The interested parties included the owners / prospective developers for the site at Auchenlodment Road in Elderslie.

1.6 The outcome of the appeal has now been intimated to the Council. The Court of Session decided allow the appeal and quash the Renfrewshire Local Development Plan (2021) in the following respect:-

- In relation to the Thriplee Road site in Bridge of Weir, to remove the green belt designation, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021);
- Removing the residential designation of site at Golf Driving Range, Rannoch Road, Johnstone, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021);
- In relation to Auchenlodment Road in Elderslie, to remove the green belt designation, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021).

1.7 The outcome also found the Council liable to the appellants in the expenses of the appeal in relation to James (Glasgow) Ltd.

2. Recommendations

2.1 It is recommended that the Board:

- (i) Note the outcome of Statutory Appeal in respect of the adoption of the Renfrewshire Local Development Plan;
- (ii) Note the award of expenses in relation to the appeal.

3. Background

3.1 On 14 April 2021, the Communities, Housing and Planning Policy Board authorised the Head of Economy and Development to modify the Proposed Renfrewshire Local Development Plan in line with the Scottish Government Reporter's recommendations set out in the Examination Report, except for 3 recommendations, these were in relation to housing sties at:

- the former Golf Driving Range, Rannoch Road in Johnstone (LDP 2057);
- Thriplee Road in Bridge of Weir (LDP 2064); and,
- Auchenlodment Road in Elderslie (LDP 2053).

The Board also authorised the Head of Economy and Development to notify the Scottish Ministers of the Councils intention to adopt the modified local development plan.

- 3.2 The Council advertised the intention to adopt the Modified Proposed Renfrewshire Local Development Plan and, on 30 April 2021, sent a copy of the modified local development plan to the Scottish Ministers along with a statement explaining why 3 modifications to the plan suggested by the Reporter were not accepted.
- 3.3 On 17 August 2021, the Scottish Ministers informed the Council that they may proceed to adopt the plan.
- 3.4 As a result of a judicial review, in relation to the local development plan process, submitted by Cosmopolitan Hotels (14 May 2021), the formal adoption of the local development plan was delayed until the conclusion of this court action.
- 3.5 On 7 December 2021 the Communities, Housing and Planning Policy Board resolved to adopt the Renfrewshire Local Development Plan in accordance with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 3.6 The local development plan was formally adopted on 15 December 2021 following the publication of a notice in the local press.

4. Statutory Appeal

- 4.1 In accordance with planning regulations any aggrieved party can submit an appeal against the decision of a local authority to adopt a local development plan. Such an appeal should be received within 6 weeks of the date of publication of the above press notice.
- 4.2 On 20 January 2022, Renfrewshire Council was served with an appeal in relation to the adoption of the local development plan.
- 4.3 James (Glasgow) Ltd (the appellant), sought the quashing of part or parts of the local development plan, as set out as follows:
 - (1) The chapter headed “Delivering the Spatial Strategy – Places”, together with suspension of the operation of the chapter of that chapter of the Local Development Plan; failing which,
 - (2) In relation to the Thriplee Road Site, insofar as the Local Development Plan designates that part of the Thriplee Road Site coloured green as ‘ENV1-Greenbelt; and
 - (3) The designation of site LDP2057-Golf Driving Range, Rannoch Road, Johnstone as ‘Policy P2-Housing Land Supply’ and its inclusion in the list of ‘new residential sites’ on page 49; and any consequential references (whether express or by inclusion on a map or plan), together with suspension of the operation of the Local development Plan in relation to that site; and/or

- (4) In such other respects as the Court considers appropriate in all the circumstances of this appeal.

- 4.4 The appellant is the owner of the site at Thriplee Road, Bridge of Weir.
- 4.5 The appellant questioned the validity of the adopted local development plan. The primary ground of challenge was that the Board's reasons and grounds for declining to make the recommended modifications, as set out in the minute of the meeting of the Communities, Housing and Planning Policy Board on 14 April 2021, were perverse and did not fall within the prescribed list of grounds contained within the regulations.
- 4.6 In submitting the appeal the appellants believe that the Communities, Housing and Planning Policy Board used planning judgement. In their view this judgement lies outside the scope of planning regulations.

5. Legal Advice

- 5.1 Following receipt of the statutory appeal, the Council sought external legal opinion from Alasdair Burnet QC. The QC's opinion outlined that there is no realistic possibility of a successful defence to the challenge to the Board's decision to decline the modifications in relation to the site at Thriplee Road and the former Golf Driving Range site.
- 5.2 Notwithstanding the above, the opinion did though highlight that there were reasonable prospects of defending the appeal to the extent of avoiding the quashing of a whole of the chapter of the local development plans "Delivering the Spatial Strategy – Place", by instead accepting the quashing of the particular local development plan allocations at Thriplee Road and the former Golf Driving Range site.

6. Appeal Procedures

- 6.1 The Council responded to the Court of Session on 11 February 2022. The response submitted stated that there was no need to quash the whole of the chapter of the Local Development Plan entitled "Delivering the Spatial Strategy – Places" given the quashing of the allocations in respect of the aforementioned sites would be sufficient to address any prejudice towards the appellants. In addition, it is also noted that the quashing of the whole chapter would be disproportionate and would impact many other parties who are relying on the terms of the Adopted Renfrewshire Local Development Plan to respect of land owned or potential development.
- 6.2 The Court and the appellant accepted the Council's position. In finalising the appeal, a joint minute was prepared. On agreeing the joint minute, the Court required intimation of the motion and the joint minute on interested parties, namely the owners of the site at the Golf Driving Range, Rannoch Road in Johnstone and Auchenlodment Road in Elderslie and for them to make any representations they wish to make on the matter.

- 6.3 The prospective developer for the Auchenlodment Road in Elderslie, Stewart Milne Homes, intimated that they would be looking for the same action as the appellant and that the land use allocation of the site at Auchenlodment Road be quashed from the adopted Renfrewshire Local Development Plan (2021).

7 Court of Session Judgement

- 7.1 The outcome of the appeal has now been intimated to the Council as attached at Appendix 1. The Court of Session decided allow the appeal and quash the Renfrewshire Local Development Plan 2021 in the following respect:

- In relation to the Thriplee Road site in Bridge of Weir, to remove the green belt designation, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021);
- Removing the residential designation of site at Golf Driving Range, Rannoch Road, Johnstone, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021);
- In relation to Auchenlodment Road in Elderslie, to remove the green belt designation, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021).

- 7.2 The outcome of the appeal also found the Council liable to the appellants in relation to the expenses of the appeal against James (Glasgow) Ltd.

8 Next Steps

- 8.1 This Court judgement now concludes the statutory process in relation to the Renfrewshire Local Development Plan (2021).
- 8.2 The Council's webpages and paper copies of the adopted Renfrewshire Local Development Plan (2021) will include explanatory text providing information in relation to the Court of Session judgement and how this effects the plan.
- 8.3 The phrase 'white space' is defined in legal case law as a result of the courts actions in relations to plans. Courts can only strike out/quash parts of or full areas of plans. The effect of quashing the designation of three sites in the local development plan is in effect leaving white space in a development plan.
- 8.4 The Council still have a statutory obligation to consider and determine any planning application submitted in respect of the three sites and would require to take account the Reporters recommendations, the outcome of any court proceedings as well as all of the other relevant policies in the local development plan and any other material considerations, as outline in planning legislation.

- 8.5 The determination of planning application 19/0749/PP for a residential development at the former golf driving range, Johnstone, will require to be reconsidered by the Planning and Climate Change Policy Board following the Court's decision on the statutory appeal given that this site is no longer designated as a potential residential site and is now 'white space'.
- 8.6 It is anticipated that the sites at Thriplee Road, Bridge of Weir and Auchenlodment Road in Elderslie are likely to be progressed by land owners/developers, given the 'white space' status in the adopted local development plan.
-

Implications of the Report

1. **Financial** – The extent and details of the additional duties is still to be confirmed.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – Reshaping our place, our economy, and our future - The Development Plan is a key document in establishing a land use framework for supporting, encouraging, and delivering economic development in Renfrewshire through investment and regeneration.
4. **Legal** - The report concerns the adoption of the Renfrewshire Local Development Plan, in terms of the Town and Country Planning (Scotland) Act 1997. The report details that a statutory appeal has been determined in respect of the adoption of the Local Development Plan.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.

11. **Privacy Impact** – None.
 12. **COSLA Policy Position** - None.
 13. **Climate Risk** – The Local Development sets out a framework, spatial strategy and policies to ensure sustainable development and places, aiming to facilitate the transition to a low carbon economy and adaptation to climate change.
-

Appendix 1 – Interlocutor from the Court of Session

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APPENDIX 1 – Interlocutor from the Court of Session

Edinburgh, 29 June 2022

The Lords, on the appellants' motion, of consent, allow the joint minute between the appellants and respondents to be received and marked No. 11 of process, and in terms and in respect thereof:-

- (i.) allow the appeal and quash the Renfrewshire Local Development Plan 2021 in the following respects:-
 - (a) in relation to the Thriplee Road site (LDP2064) in so far as it designates that part of the site coloured green as 'ENV1- Greenbelt'; and
 - (b) the designation of site LDP2057 – Golf Driving Range, Rannoch Road, Johnstone - as 'Policy P2 – Housing Land Supply' and its inclusion in the list of 'new residential sites' on page 49 thereof; and any consequential references (whether express or by inclusion on a map or plan);
- (ii.) further, having seen and considered the unopposed written submissions from the interested parties, *viz.* The Stewart Milne Group Limited and The Trustees of the AD Houston Trust, Nos. 14 and 15 of process respectively, also quash the Renfrewshire Local Development Plan 2021 in relation to the Auchenlodment Road site (LDP2053) in so far as it designates the site as 'ENV1-Greenbelt' and decern;
- (iii.) find the respondents liable to the appellants in the expenses of the appeal; remit the account thereof, when lodged, to the Auditor of Court to tax; and
- (iv.) find no expenses due to or by any party with regards to the involvement of the interested parties in this appeal.

Edinburgh, 29 June 2022

The Lords decern against the respondents for payment to the appellants of the expenses referred to in the foregoing interlocutor, of even date, as the same shall be taxed by the Auditor of Court.



To: Planning and Climate Change Policy Board

On: 23 August 2022

Report by: Chief Executive

Heading: Tree Preservation Order Requests

1. Summary

- 1.1 This report seeks to provide an update to the Tree Preservation Order (TPO) requests which were agreed at the meeting of the Planning and Climate Change Board in June 2022.
 - 1.2 In addition, this report also seeks to respond to requests to apply a TPO designation to sites in Erskine, Paisley and Renfrew.
 - 1.3 The report also details requests for TPO designations which will be considered in due course and reported back with recommendations to future meetings of the Planning and Climate Change Board
 - 1.4 The requests submitted are considered in line with the relevant legislation, namely, Section 160 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, and within the procedures set out in the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2011.
 - 1.5 The report recommends that a tree preservation order is made in relation to two of the sites proposed.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Confirm the tree preservation orders in respect of the sites known as Sandieland Wood and Erskine Hotel Wood and agree that Officers make the orders public and register them with the Land Registry for Scotland.

- (ii) Approve the need for a tree preservation order at site known as Old Lane SINC and agree that officers proceed to prepare the order, serve it on relevant parties and make the order available to the public and seek representations.
 - (iii) Agree that tree preservation order designation should not apply to the sites at Kings Inch Road, Renfrew, and UWS Thornly Park Campus for the reasons outlined in the report.
 - (iv) Note that consideration and assessment of the sites at woodland at Kirklandneuk Park, Renfrew, Dykebar Hospital, a site located to the south of Caplethill Road and site in Houston will be undertaken and the findings and recommendations presented at a future meeting of the Planning and Climate Change Board.
-

3. TPO Requests Previously Considered

- 3.1. At the meeting of the Planning and Climate Change Board in June 2022, it was agreed that TPO designations would be placed on the following two sites:
 - Sandielands Wood, Inchinnan; and
 - Erskine Hotel Wood, located between the A726 and the Mutha Hotel.
- 3.2. In line with the Renfrewshire Planning and Development Tree Policy 2022 and the relevant legislation relating to Tree Preservation Orders, Officers have, with regard to the two aforementioned sites, undertaken the following:
 - Prepared the relevant orders and made them available online for review;
 - Served the order on relevant parties including landowners;
 - Published a public notice in the local press advising of the order; and
 - Provided an opportunity for comments to be made by any interested party in relation to either of the orders.
- 3.3. The 28 day consultation period has now ended with no comments being received in relation to either of the orders in question.
- 3.4. It should however be noted that one comment was received in advance of the order being published and noted comments in relation to the Erskine Hotel Wood site as follows:
 - The woodland in question is not located within the grounds of the Muthu Glasgow River Hotel, the land holding of the hotel is adjacent;
 - Part of the site is designated as a Site of Importance for Nature Conservation (SINC);
 - The majority of the site can be described as mature broadleaved woodland however the area outwith the SINC is early mature plantation dating from around 25 years ago;
 - The conclusion that the woodland is in good/fair condition is open to challenge;
 - Should a TPO designation be made repeated applications for treeworks are likely as a result of ash being impacted by ash dieback disease, elms being reinfected with Dutch elm disease and horse chestnut causing concerns as a result of infection by bleeding canker; and
 - The plantation woodland is not 50-80 years old.

- 3.5. The above comments are noted and help to provide clarity to the site in question and as such a response to the points noted above is detailed below, in the same order as originally outlined:
- It is accepted that the woodland in question is located with the grounds of the Muthu Glasgow River Hotel and is located in the land holding adjacent to the hotel;
 - It is accepted that part of the site proposed as a TPO is designated as a Site of Importance for Nature Conservation (SINC);
 - It is noted that the site comprises mature broadleaved woodland which is dominated by sycamore and ash but which has a variety of other tree species in the canopy. In addition other areas have become colonised over recent decades by ash and willow;
 - It is considered that the woodland fits the category as *'unmanaged – good/fair condition'*;
 - It is accepted that treeworks applications will be required to enable the future management of the trees in question;
 - It is accepted that not all trees are 50-80 years old given that the site also includes areas which have been colonised by trees more recently. It is considered that most of the canopy trees in question fall into the age range of around 50-80 years old.
- 3.6. Taking all of the above into consideration it is considered that the comments do not alter the previous recommendation to apply a TPO designation to the site known as the Erskine Hotel Wood.
- 3.7. The Board are therefore asked to confirm the TPO designations in relation to the following sites:
- Sandielands Wood, Inchinnan; and
 - Erskine Hotel Wood, located between the A726 and the Muthu Hotel.
- 3.8. Should the Board confirm the TPO designations, the confirmed orders will be made available to the public and recorded in the Land Register of Scotland

4. TPO Requests

- 4.1. A number of other requests for tree preservation orders to be designated have been received and to date three of the sites requested have been considered and assessed, where appropriate.
- 4.2. The sites in question are as follows:
- Old Lane SINC, Erskine;
 - Kings Inch Road, Renfrew; and
 - UWS Thornly Park Campus, Paisley.
- 4.3. In light of the above, the requests have been considered and a recommendation provided in respect of whether a TPO should be made.

5. TPO Considerations

Old Lane SINC

- 5.1. The Old Lane SINC is located to the north east of Kilpatrick Drive and Kilpatrick Avenue, Erskine and is located between the road and the riverside path following the River Clyde. The woodland in question is detailed in Appendix 1.
- 5.2. The woodland comprises a series of generally linear bands of deciduous trees, planted in the early 1990s to provide part of the landscape and pedestrian access framework for an extensive planned business park on the south side of the River Clyde in Erskine.
- 5.3. The canopy has now reached a height of about 10m, and the best developed trees have a girth (diameter at breast height) of about 30cm. A mixture of mainly native and fast-growing tree species were selected for the main plantings within the landscape strips, with non-native deciduous trees used as boundary features – Grey Alder (*Alnus incana*) along prominent pedestrian paths leading down to the Clyde Walkway and a striking avenue of Hornbeam (*Carpinus betulus*) along the now blocked-off extension of Kilpatrick Drive.
- 5.4. The body plantings were established within rabbit-proof fencing about 1m high, and this barrier remains largely intact. The main species within these areas are Ash (25% of the canopy), Silver Birch (25%), Grey Willow (25%) and Goat Willow (10%). A variety of other woody species are present, e.g. Broom, Blackthorn, Wych Elm (self-sown), Hazel (planted around the edges of the tree belts), Elder, Hawthorn, Rowan, Hybrid Black Poplar, Downy Birch, Pedunculate Oak (appearing as self-sown juvenile trees, Guelder Rose (planted around the edges of the tree belts).
- 5.5. The assessment of the site notes that the original planting concentrated on fast-growing tree species to provide the desired screening effect. These species are, however, relatively short-lived so thought needs to be given to long term management of the woodland to ensure succession to woodland dominated by non-pioneer tree species.
- 5.6. In addition, the assessment noted that ash trees were showing clear signs of Ash Dieback Disease, with juvenile stock already being killed by the infection. The ash trees, currently making up about a quarter of the canopy, can be expected to succumb in due course, so replacement actions need to be planned as a priority.
- 5.7. The woodland is mapped as Lowland Mixed Deciduous Woodland on the Scottish Forestry Native Woodland Survey of Scotland.
- 5.8. Taking into account all of the above, and notwithstanding the recent origin of the woodland, it is recommended that the site in question justifies a TPO designation in the interests of amenity of the local area.

Kings Inch Road, Renfrew

- 5.9. This site is located on land north of Paterson Park Allotments, Kings Inch Road, Renfrew. The site in question is detailed in Appendix 2.
- 5.10. The linear site previously comprised woodland of mainly hybrid poplar trees mixed in with other canopy trees including sycamore, silver birch, goat willow, ash, wych elm with the same species regenerating in the understorey along with typical scrub species like elder and hawthorn.
- 5.11. The woodland in question was removed by the landowner in 2021 and as such the ground is now covered with a layer of shredded wood and bark with stumps protruding.
- 5.12. Recognising that the site comprised of fast growing species, following assessment, none of the stumps suggested the trees in question were in excess of 50 years old. It is thought that up until at least World War 2 the site had been occupied by a railway siding. It is considered that the trees, now removed, likely became established on the low railway embankment, perhaps when Kings Inch Drive was first constructed following the demolition and clearance of the Braehead Power Station in the 1980s.
- 5.13. Given the current condition of the site, it is considered that the criteria required for promoting a TPO designation have not been satisfied. would be legally indefensible.
- 5.14. In light of all of the above, it is considered that a TPO designation should not be applied to the site at Kings Inch Road.

UWS Thornly Park Campus

- 5.15. The third TPO request relates to trees which are located within UWS Thornly Park Campus. The site in question is detailed in Appendix 3.
- 5.16. It is significant to note that following an appeal to DPEA, planning permission was recently granted in relation to the site for the erection of a residential development comprising 179 units with associated access, landscaping and ancillary works.
- 5.17. As a result of the recent issue of planning permission by DPEA, officers have obtained external legal advice in relation to the potential functioning of a TPO on a site where planning permission has been granted for development.
- 5.18. It is considered that applying a TPO designation to the site at UWS Thornly Park would have no notable effect in regard to preservation of trees and carry significant legal risks.
- 5.19. The legislation granting the ability to make a TPO specifies that any TPO made cannot prevent work on or removal of trees where this is authorised by planning permission. Any TPO made at this site would therefore have no effect in regard to trees that are scheduled to be removed or altered in terms of the plans approved by the Reporter.

- 5.20. It is also noted that in considering the appeal in question, the Reporter had regard to the loss of trees and the related habitats and was satisfied that the matter could be dealt with by appropriate conditions. A condition was in fact attached to the planning permission by the Reporter requiring a landscaping scheme to be approved by the planning authority before any development commences. There has not been any significant change to conditions at the site since the Reporter granted permission. There is therefore no justification for adding a TPO to the restriction already placed on landscaping by this condition.
- 5.21. There is therefore no basis upon which a TPO could be made at this site. Proceeding to make one would leave the Council open to a legal challenge, potentially liable for significant compensation and would carry significant reputation risk.
- 5.22. For the reasons outlined above it is recommended that that a TPO designation is not applied to the site at UWS Thornly Park Campus.
- 5.23. Notwithstanding the above, the TPO request in relation to Thornly Park also relates to a site located to the south of Caplethill Road which does not form part of the site subject to planning permission. In this regard it should be noted that this site will be considered and assessed in due course and will be reported to the Planning and Climate Change Policy Board at a future meeting.

6. Other TPO Requests

- 6.1. In addition to the requests outlined and assessed above, the following requests for TPO designations have also been received:
- Woodland at Kirklandneuk Park, Renfrew
 - Dykebar Hospital Grounds
 - Site in Houston
 - Site located to the south of Caplethill Road

7. Next Steps

- 7.1. The TPO orders in respect of the sites at Sandieland Wood and Erskine Hotel Wood are confirmed, made public and registered with the Land Registry for Scotland.
- 7.2. A TPO is prepared in respect of the woodland at Old Lane SINC. Thereafter the order will be served on the respective landowners and made available to the public for comment.
- 7.3. Following a period of public consultation, the TPO will be returned to Board to take account of any comments received and to confirm, or otherwise the order.

- 7.4. Assessments will be undertaken in relation to the sites at Woodland at Kirklandneuk Park, Renfrew. Dykebar Hospital, site located to the south of Caplethill Road and site in Houston.
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Implications of the Report

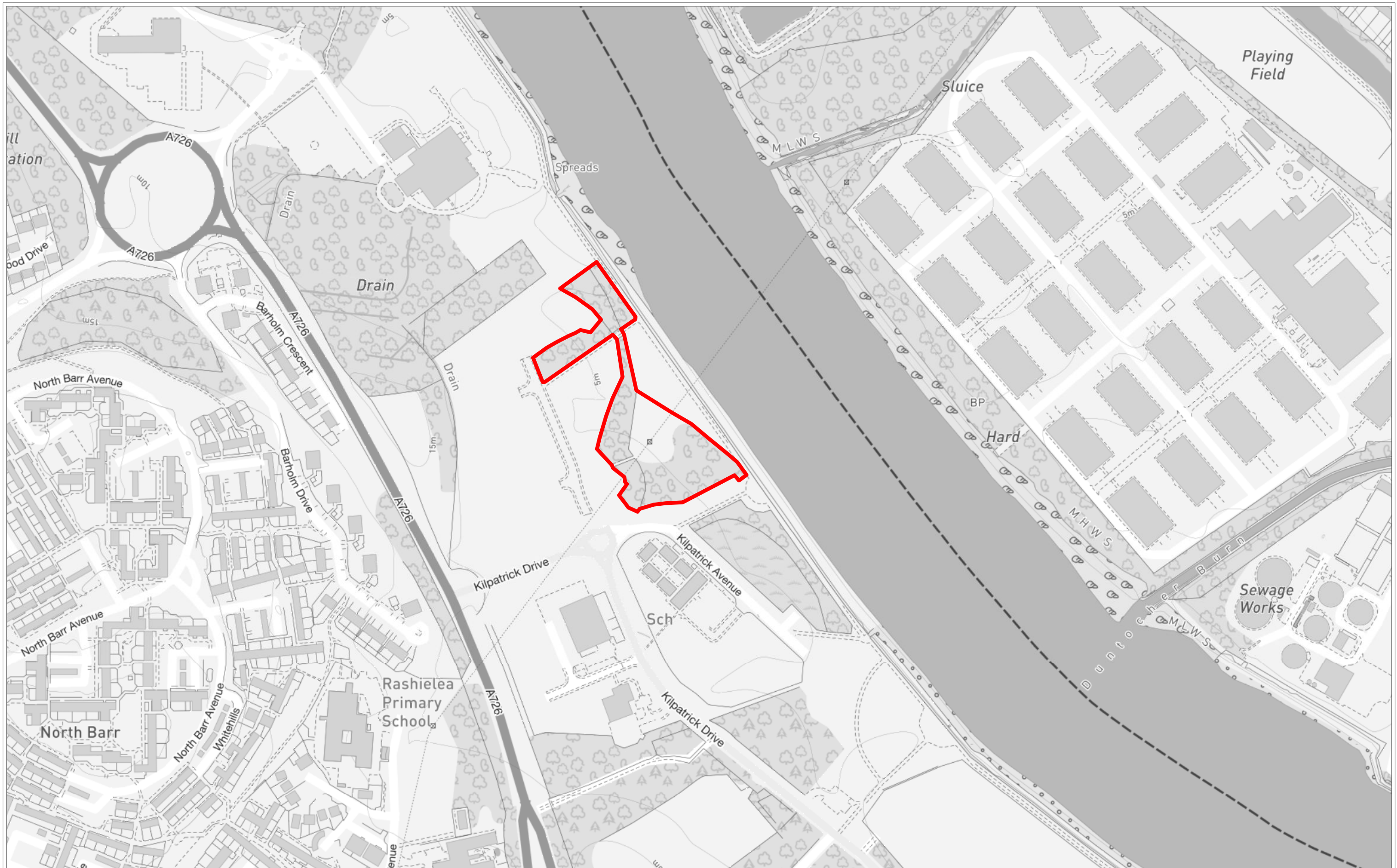
1. **Financial** – None.
 2. **HR & Organisational Development** – None.
 3. **Community/Council Planning** – None
 4. **Legal** – The recommendations in the report would require for two separate tree preservation orders to be made in relation to the sites in question. Should the orders be confirmed they would require to be lodged with the Land Register of Scotland.
 5. **Property/Assets** - None
 6. **Information Technology** - None
 7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** - None
 9. **Procurement** - None
 10. **Risk** - None
 11. **Privacy Impact** – None
 12. **COSLA Policy Position** - None.
 13. **Climate Risk** – The proposed site development briefs seek to ensure that any development coming forward is undertaken in a sustainable manner and aids the adaption required as a result of climate change.
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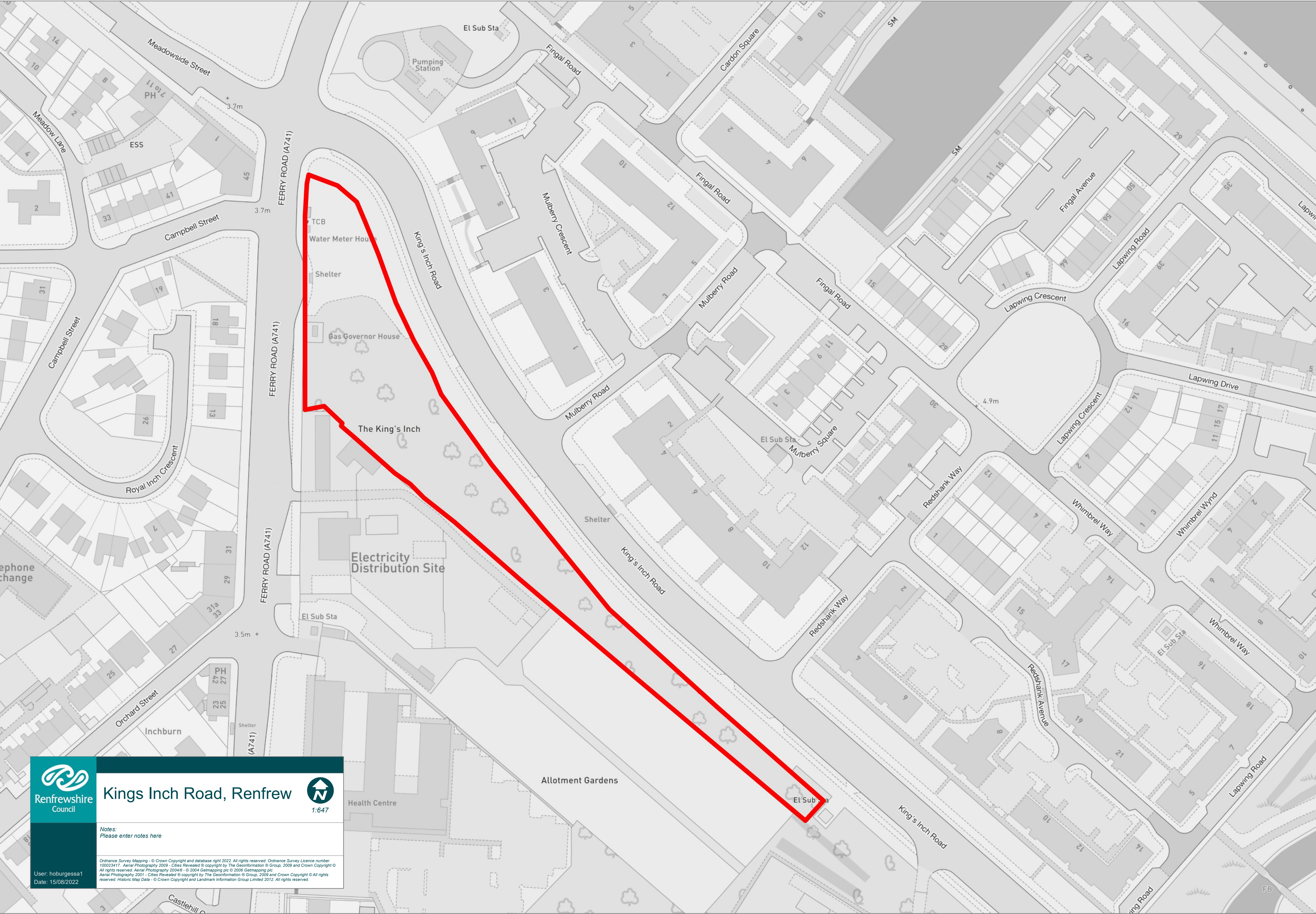
Appendix 1: Site Plan – Old Lane SINC

Appendix 2: Site Plan – Kings Inch Road, Renfrew

Appendix 3: Site Plan – UWS Thornly Park Campus

Author: David Love, Chief Planning Officer
Tel: 07483410182; Email: david.love@renfrewshire.gov.uk







Renfrewshire Council

Kings Inch Road, Renfrew

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Renfrewshire Council

UWS - Thornly Park

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User: hoburgessa1
Date: 15/08/2022

Planning Application: Report of Handling

Reference No. 19/0749/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (8)

Johnstone South &
Elderslie

Applicant:

Cruden Homes (West)
Ltd
C/O Architecture +
Design Ltd.
42 Charlotte Square
Edinburgh
EH2 4HQ

Registered:

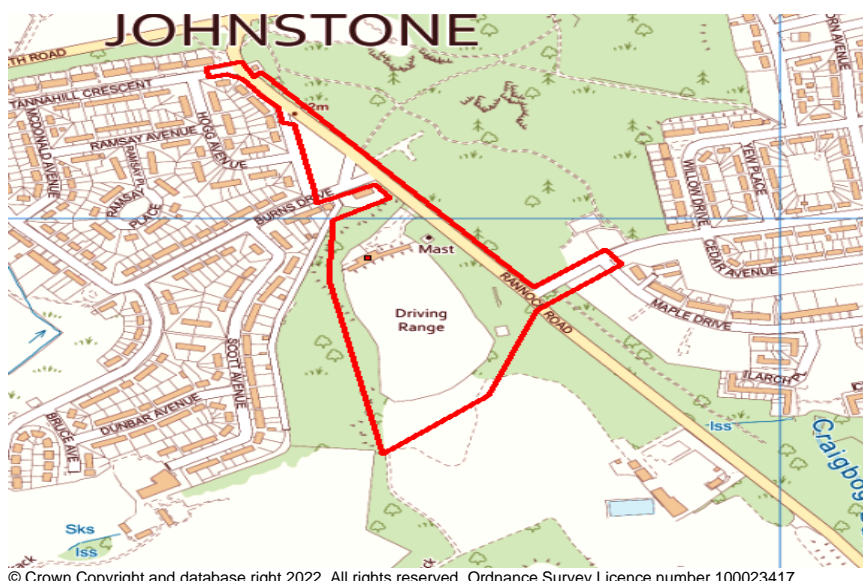
1 November 2019

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works

LOCATION: 40 Rannoch Road, Johnstone, PA5 0SP

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
conditions and a section
75 legal agreement.

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is represented as 'white space' in the Adopted Renfrewshire Local Development Plan (2021), having no land use zoning due to the ruling by the Court of Session on the 29 June 2022 in relation to a statutory appeal into the local development plan.
- 3 representations have been received which relate to the impact from the additional traffic and implications for existing junctions as a result of the development. The impact from the existing contaminated land on site and the impact to the existing operational quarry.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the local development plan, utilising a brownfield site for the purpose of regeneration and provision of new homes to meet the overall housing land supply in Renfrewshire.

REPORT OF HANDLING FOR APPLICATION 19/0749/PP

SITE ADDRESS	40 Rannoch Road, Johnstone, PA5 0SP
PROPOSAL	Erection of residential development comprising 96 dwellings, with associated open space, roads, access, landscaping, engineering and infrastructure works.
RECOMMENDATION	Grant subject to conditions and a section 75 legal agreement.

INTRODUCTION	<p>This planning application was considered at the meeting of the Communities, Housing and Planning Policy Board on 18 January 2022, and it was agreed that the application be approved subject to conditions and a Section 75 agreement.</p> <p>Following the decision at Board, officers had commenced discussions with the applicant in order to agree and conclude a Section 75 agreement.</p> <p>On the 20 January 2022, Renfrewshire Council was served with a statutory appeal in relation to the adoption of the Renfrewshire Local Development Plan.</p> <p>The appellant, James (Glasgow) Ltd, sought the quashing of part or parts of the Renfrewshire Local Development Plan, one of these parts of the Plan subject to the appeal was</p> <p>(1) The designation of site LDP2057-Golf Driving Range, Rannoch Road, Johnstone as 'Policy P2-Housing Land Supply' and its inclusion in the list of 'new residential sites' on page 49; and any consequential references (whether express or by inclusion on a map or plan), together with suspension of the operation of the Local development Plan in relation to that site.</p> <p>As highlighted in the earlier Renfrewshire Local Development Plan – Outcome of Court of Session board report to this Board, the outcome of the statutory appeal was that the Court of Session decided to allow the appeal and quash the Renfrewshire Local Development Plan (2021) in respect of 3 particular aspects, one of these being:-</p> <p><i>Removing the residential designation of site at Golf Driving Range, Rannoch Road, Johnstone, thereby showing it as 'white space' in the adopted Renfrewshire Local Development Plan (2021).</i></p> <p>Given this ruling by the Court of Session, the determination of planning application 19/0749/PP for a residential development at the former golf driving range, Johnstone, requires to be reconsidered by the Planning and Climate Change Policy Board as this site is no longer designated as a potential residential site and is now 'white space'.</p> <p>The phrase 'white space' is defined in legal case law as a result of the</p>
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	<p>courts actions in relation to plans. Courts can only strike out/quash parts of or full areas of plans. The effect of quashing the designation of a site in the local development plan is in effect leaving white space in a development plan.</p> <p>The Council still have a statutory obligation to consider and determine any planning application submitted in respect of the three sites and would require to take account the Reporters recommendations, the outcome of any court proceedings as well as all of the other relevant policies in the local development plan and any other material considerations, as outline in planning legislation.</p>
PROPOSALS	<p>This application seeks planning permission for the erection of a residential development comprising 96 detached, semi-detached and terraced dwelling houses with associated access, infrastructure and landscaping, on the site of the former golf driving range on Rannoch Road, Johnstone.</p> <p>The site extends to approximately 5.8 hectares in area. It is bound to the north and west by residential properties and woodland, woodland and Rannoch Road to the east with further residential units beyond, around the southern end of the site is open space, woodland, a commercial facility and an operational quarry.</p> <p>In terms of topography, the site rises upwards parallel to Rannoch Road in a southerly direction.</p> <p>The former vacant and derelict driving range building and facilities remain in situ. There is dense tree cover along the boundaries of all of the site. The driving range area where the residential development is proposed does not contain any trees. The tree cover along the boundaries of the site would be maintained.</p> <p>There would be several means of pedestrian access from the site to the surrounding area. There would be one means vehicular access to the site, located the lower (northern) end of Rannoch Road, around the same position as the existing access to the site.</p> <p>Parking on site would be in line with the National SCOTs Guidelines and consist of 238 parking spaces for both residents and visitor parking.</p> <p>An equipped play area would be formed at the southern boundary of the site with an area of open space at the centre of the site with a SUDS pond constructed at the north of the site, close to the vehicular access.</p> <p>The proposed house types within the site, would be a mix three bed semi-detached and terraced units and four bed detached. A mix of private and affordable units will be provided on the site.</p>
SITE HISTORY	<p>Application No: 19/0734/EO</p> <p>Description: Request for screening opinion as a requirement for an</p>

	<p>Environmental Impact Assessment relating to the erection of residential development. Decision: Environmental assessment not required.</p> <p>Application No: 19/0292/NO Description: Erection of residential development with associated open space, roads, access, landscaping, engineering and infrastructure works Decision: Accepted.</p> <p>Application No: 02/0720/PP Description: Erection of a security fence and gates. Decision: Grant.</p>
CONSULTATIONS	<p>Chief Executive Service (Roads Development) – No objection subject to conditions.</p> <p>Communities & Housing Service (Environmental Protection Team) – No objection subject to conditions.</p> <p>Children Services - No objections.</p> <p>Glasgow Airport Safeguarding - No objection subject to a condition.</p> <p>Scottish Water - No objection subject to conditions.</p> <p>SEPA – No objection subject to conditions.</p> <p>The Coal Authority – No objection subject to conditions.</p>
REPRESENTATIONS	<p>Three representations have been received. The points raised in the objections can be summarised as follows:</p> <ul style="list-style-type: none"> • Traffic and road capacity issues on the local network as a result of the development; • Ground contamination/mining works likely to pose and issue with development of this site; and, • Potential impact on the operational quarry which is in close proximity to the site.
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan 2021 Policy P1 – Renfrewshire’s Places Policy P2 - Housing Land Supply Policy P3 - Housing Mix and Affordable Housing Policy I1 - Connecting Places Policy I3 - Flooding and Drainage Policy I5 – Waste Management Policy I7 – Zero and Low Carbon Buildings</p> <p>Draft New Development Supplementary Guidance 2019 Creating Places Connecting Places Provision for Waste Recycling in New Developments</p>

	<p>Flooding and Drainage Renewable and Low Carbon Energy Developments Affordable Housing</p> <p>Material considerations Renfrewshire's Places Residential Design Guide.</p>
PLANNING ASSESSMENT	<p>Policy P1 of the adopted Renfrewshire Local Development Plan is considered to be applicable. The development is in line with and will deliver on the local development plan spatial strategy by enhancing and growing Renfrewshire's communities in a sustainable manner. It is considered that the development of this previously used site, with a mix of house types and tenures in this location will assist in creating sustainable communities and will make the area a more attractive place to live.</p> <p>Policy P2 of the adopted Renfrewshire Local Development Plan outlines that a 5-year supply of effective housing land is required to be maintained at all times. The redevelopment of this site is considered to add to the range and choice of residential sites across Renfrewshire which is in line with Scottish Government policy as well as local policy.</p> <p>Renfrewshire Council undertake an audit of housing land each year and this land supply fluctuates as conditions change and decisions are made. It is still considered that this site is necessary to ensure that there is an adequate generous housing land supply across Renfrewshire.</p> <p>Policy P3 of the adopted Renfrewshire Local Development Plan relates to Housing Mix and Affordable Housing, which seeks developments to provide a mix of house types to cater for current and future needs as well as providing for a range of needs in terms of occupants.</p> <p>Affordable housing should be provided on sites with over 50 units, providing up to 25% of the total site capacity.</p> <p>In this regard, as the development is for 96 new residential units, Policy P3 is applicable to this application. In response to this the applicant has submitted an Affordable Housing Statement which indicates that the applicant will provide 8 affordable homes, which on balance is considered to be in line with the policy, to be delivered on site, with the units being secured for affordable housing with a Section 75 Legal Agreement.</p> <p>The applicant's statement justifies the number of affordable homes to be delivered on site by outlining the following:</p> <ul style="list-style-type: none"> • The Johnstone and Elderslie Housing Market Area contains the highest existing proportion of social rented housing stock in Renfrewshire and therefore has the lowest need for additional social rented housing;

	<ul style="list-style-type: none"> • There is already a significant number of affordable units (social rent) being delivered via the Renfrewshire Strategic Housing Investment Plan (SHIP) within the local area, within ongoing developments, such as Johnstone Castle (including phase 1 and phase 2), Auchengreoch Road, MacDowall Street, Gibson Crescent, Ryefield and Beith Road; • The range of house types and sizes being offered through this proposal will suit varying budgets including starter homes or for upsizers or downsizers in this area; • Cruden has carried out extensive market research within and around the area and are proposing a development pitched at the needs of the local market. <p>It is considered that the applicant's statement is correct in that Policy P3 is to assist in rebalancing the range and choice of housing across Renfrewshire.</p> <p>It is agreed that Policy P3 seeks up to 25% affordable housing on sites and that Johnstone has around 3 times the amount of existing affordable housing in comparison to the rest of Renfrewshire. The figure of 8% affordable housing to be delivered on this site is therefore, on balance, considered to be appropriate for this site. The proposal will deliver the stock and tenure required for this area to meet the range of local housing need and demand.</p> <p>In light of the points raised above, the proposals will included a range of house types taking into account the make up of housing stock in the local area. It is considered that the proposal to provide 8% affordable homes on site is in line with Policy P3 of the adopted local development plan.</p> <p>Development proposals must also comply with the criteria as set out in the New Development Supplementary Guidance. The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design. The design considerations are assessed as follows.</p> <p><u>Context and Character</u></p> <p>The proposed development is considered to respond to the context in which it is sited, and replicates much of the surrounding area which is characterised by residential units surrounded by a woodland edge.</p> <p>The proposed layout seeks to ensure that the development respects the existing trees surrounding the site along with the significant level changes. Again as is replicated on residential sites in the vicinity, the proposed layout uses the site levels and containment of the existing trees to present a good residential environment.</p> <p>The style of the dwellings proposed is of a modern design, with a mix of detached, semi-detached and terraced properties which are linked</p>
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together through the open space and woodland surroundings.

It is considered the design and layout of the proposed development will create an attractive place allowing the regeneration and renewal of this land, contributing to the overall area.

Access and Connectivity

A key consideration in the assessment of this application is connectivity between the development and the wider transport network. **Policy 11 of the adopted Renfrewshire Local Development Plan** states that the Council will support development proposals which give priority to sustainable modes of transport and have no significant impact on the safe and efficient operation of the local or trunk road network.

The proposed development is considered to incorporate good active travel linkages to the wider area including to the urban area as well as the green network which surrounds this site.

The layout incorporates good, well looked over, lit pedestrian links between the site and the neighbouring houses at Burns Drive and Rannoch Road and to the bus stop outside the site where there is a good public transport service. The proposed pedestrian links would also link the new development to the local facilities and amenities including all local schools.

There is one vehicular access to and from the site, on to Rannoch Road. This is considered acceptable for a development of this scale and layout.

The roads incorporated into the layout provide traffic calming measures including; varying road widths, breaks in roadway and changes in road material to ensure pedestrian safety in a key principle in terms of movement around the site.

A comprehensive transport analysis has been submitted which confirmed that the proposed development will not have a significant impact on the local road network or junctions.

Sufficient residential and visitor parking will be provided and dispersed throughout the site, in line with all guidelines.

Layout and Built Form

The layout contributes to permeability and ease of movement with active frontages onto all streets, pedestrian routes and open spaces.

The structure and position of buildings within the layout provide for a sufficient level of privacy, amenity and garden ground for each residential unit.

It is recognised that some of the proposed residential plots which back onto Rannoch Road, (which is used by traffic from the local quarry) will be potentially impacted upon by road traffic noise. In order to

	<p>mitigate this impact, recommendations made in the noise impact assessment with respect to upgraded glazing, will be required for these plots. There is also a significant tree barrier along this edge of the site which will be retained to ensure the amenity of future residents.</p> <p>An air quality assessment is required in respect of any potential impacts from the nearby quarry. The consultation response from the Environmental Protection Section is noted in this regard and the requirement for this could be controlled by condition on any approval issued.</p> <p>There are no other surrounding land uses which will have a significant adverse effect on the proposed residential development.</p> <p><u>Environment and Community</u></p> <p>There is considered to be a sufficient provision of amenity and recreational open space within the development, with one equipped play space and one natural play / area of open space.</p> <p>The indicative block plan associated with the application identifies open spaces with planting and the dense tree cover around the site boundaries being retained. A detailed landscape and planting strategy requires to be submitted as part of the application and will be secured via conditions.</p> <p>Glasgow Airport Safeguarding have requested the submission of a more detailed landscaping strategy, to ensure there would be no impact with respect to the attraction of birds. This can be secured via condition on any approval issued.</p> <p>With respect to Policy I3 of the adopted Renfrewshire Local Development Plan and the supplementary guidance on Flooding and Drainage, the proposed development was concluded to have no detrimental impact in this regard.</p> <p>A drainage assessment has been submitted and considered satisfactory for development. A sustainable urban drainage system has been incorporated into the layout.</p> <p>In view of the above, the proposed development is considered to comply with Policy I3 of the adopted local development plan and the associated supplementary guidance.</p> <p><u>Buildings and Design</u></p> <p>The proposed dwellings are of modern design and are considered to positively contribute to the built environment and the overall character of the place.</p> <p>In terms of density and form, a range and choice of units, of varying sizes has been provided by the development.</p> <p>Finishing materials proposed are complementary to the surrounding</p>
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	<p>area.</p> <p>In view of the above, the proposed development is considered to comply with the New Development Supplementary Guidance on places development and the associated residential design guide.</p> <p>Policy 17 of the adopted Renfrewshire Local Development Plan relates to Renewable and Low Carbon Energy Developments and seeks for all major developments to consider renewable energy sources, particularly the use of a district heating network (or other low carbon alternatives).</p> <p>The applicant has submitted an energy statement which explores all the options in terms of providing the development with renewable/low carbon means of energy provision. The report concludes 4 suggested outcomes for achieving maximum energy efficiency within the development, these being;</p> <ul style="list-style-type: none"> • Combi gas boilers and heat recovery. • Air sourced heat pumps and heat recovery. • Electric heaters and heat recovery. • Heat network and heat recovery. <p>While the heat network appears financially unviable, the option would be left open to connect to any future external system. The other proposed options would contribute to a reduction in energy use within the development, coupled with building specifications for maximum heat retention. As such, it is considered that the development suitably complies with Policy 17 of the adopted local development plan.</p> <p><u>Site Characteristics</u></p> <p>There have been no objections to the application from any of the consultees, however Roads raised concerns with regards construction on the site, given the historical mining operations which had taken place. The Coal Authority and the Council requested that the applicant undertake significant site investigation works, to determine the level of risk with regards historical mining works. The conclusion reached by the Coal Authority was that the level of risk, was below the threshold that would require them to object to building within this area. They have requested mitigation measures are put in place to ensure this and this can be controlled by conditions on any approval issued. To further mitigate any potential risk, a condition will also be imposed that the site shall be developed in phases and additional site investigation works carried out as the development is ongoing.</p> <p>In relation to contaminated land, there has been extensive investigations undertaken in relation to the fact that the site is brownfield and previously used. The Environmental Protection Section is satisfied that the level of assessment and remediation strategy for the site is satisfactory and throughout the development phases this will be verified by the on-going reports submitted to the Council to ensure the development is undertaken in a comprehensive manner.</p>
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	<p><u>Representations</u></p> <p>There were three objections to the proposals which related to traffic generation and infrastructure capacity, issues of building over existing mining works and contamination of the site as well as the potential impact to the existing quarry operations.</p> <p>The impact of the development as a result of the additional traffic generation and infrastructure capacity have been addressed in the foregoing assessment.</p> <p>The operators (Tarmac) of the local High Craig quarry have not objected to the application, however wanted to ensure the development would have no impact on their existing operations. Again the applicant has demonstrated through various assessments that any new residents will not be significantly impacted by the existing quarry operations. There are mitigatory measures proposed to ensure that the residential amenity will not be impacted.</p> <p><u>Conclusion</u></p> <p>Having given consideration to the above assessment, it is found that the proposals comply with the policies and guidance of the Council.</p> <p>It is considered that the proposal would be in a sustainable location. It would deliver a well-designed housing site within an appropriate setting and would support the objectives of delivering the spatial strategy of the local development plan which focuses on creating good places within existing built up areas on brownfield and previously used land.</p>
RECOMMENDATION	Grant subject to conditions and a section 75 legal agreement.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

A section 75 legal agreement requires to be concluded to secure the provision of affordable housing units.

Conditions

- 1 Prior to the commencement of development on site:

A Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, prepared in accordance with current authoritative technical guidance, shall be submitted to, and approved in writing by, the Planning Authority.

Reason - To ensure that the site will be made suitable for its proposed use.

2. That prior to the occupation of any dwellinghouse (within an identified phase of development) hereby approved;

a) A Verification Report confirming completion of the works specified within the approved Remediation Strategy, (for that phase of development), shall be submitted to, and approved in writing by, the Planning Authority.

b) If remediation works are not required, but soils are to be imported to the site, a verification report confirming imported soils are suitable for use on the site, shall be submitted to, and approved in writing by, the Planning Authority.

Reason - To demonstrate that works required to make the site suitable for use have been completed.

3. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

4. That the mitigation measures identified in 'Table 6' of the Noise Impact Assessment prepared by KSG Acoustics (for Cruden Homes), shall be implemented on plots 01-19.

Reason - To ensure that road traffic noise is adequately mitigated at these plots.

5. That prior to the commencement of development on site, full details and/or samples of the materials to be used for all hard surfaces within the development hereby approved shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason - A full specification detailing finishing materials has not been submitted.

6. That before development starts, full details of the design and location of all boundary treatments associated with the dwellinghouses to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority.

Reason: These details have not been submitted.

7. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 6 shall be erected;

Reason: To safeguard the amenity of future residents.

8. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and

hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and the increase in the bird hazard risk of the application site.

9. That prior to occupation of the last dwellinghouse within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the provisions of Condition 8 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

10. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. Details must comply with advice note 3 "potential bird hazards from amenity landscaping and building design" (Available at www.aoa.org.uk/publications/safeguarding.asp).

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved thereafter.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

11. Before development commences on site, mitigation measures for mine entry 242661-003 shall be submitted to, and approved in writing by, the Planning Authority. (Which shall also include details of restrictive fencing and any landscaping).

The approved measures shall then be implemented before any dwellinghouse is occupied.

Reason: To ensure the mine entry mitigation measures are implemented precisely.

12. That before development commences on site, a phasing plan for the development of the site shall be submitted to and approved in writing by the Planning Authority, (which shall include details of proposed site investigation works).

Reason: To allow further site investigation to be carried out as works progress on site.

13. The before the first unit is occupied, the applicant shall undertake and submit a survey for written approval by the Planning Authority, that the Local Air Quality Management Objectives for the pollutants (in particular PM10 and PM2.5) specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(16)" and the EPUK guidance document "Land-Use Planning & Development Control: Planning for Air Quality (2017)" or a method that has been agreed with the Planning Authority. The assessment should consider the introduction of new receptors into an area of potentially high particulate levels due to the proximity of the quarry.

Reason: In the interests of environment and air quality.

14. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483 419705.

Planning Application: Report of Handling

Reference No. 22/0142/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (5) Paisley East and Central

Applicant:
Kelvin Properties
Lonend Ltd.
90 Mitchell Street
Glasgow
G1 3NQ

Registered:
04 March 2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Demolition of existing office building and erection of sixty seven flats with associated access, landscaping, open space and parking.

LOCATION: 2 Lonend, Paisley, PA1 1SS

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The application site is identified by Policy P1 of the Adopted Renfrewshire Local Development Plan (2021).
- One representation has been received raising issues in relation to neighbour notification; flooding; ground contamination; traffic flow; dust generation; and noise.
- There have been no objections from consultees.
- The proposals are considered on balance to be compliant with the relevant policies and guidance of the Local Development Plan, utilising a brownfield site for the purpose of regeneration and provision of a mixed range of housing types.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0142/PP

SITE ADDRESS	2 Lonend, Paisley, PA1 1SS
PROPOSAL	Demolition of existing office building and erection of sixty seven flats with associated access, landscaping, open space and parking.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>Planning permission is sought for the demolition of an existing office building and the erection of sixty seven flats, at a maximum height of 5 storeys, with associated access, landscaping, open space and parking at 2 Lonend, Paisley.</p> <p>The application site extends to approximately 0.59 hectares and currently accommodates a long term vacant office building and associated car parking.</p> <p>Vehicular access to the development would be from Lonend onto Saucel Street via the existing road network. In the interests of permeability, pedestrian / cycle linkages are also proposed through the site to existing development and amenities.</p> <p>The site is bordered by flats to the north, the Watermill Hotel and White Cart to the east, Mecca Bingo to the south east, a public car park to the south and further residential development to the west.</p>
SITE HISTORY	<p>Application No: 21/1621/PN Description: Demolition of existing office and development of residential properties with associated access and landscaping Decision: Accepted</p> <p>Application No: 21/1704/EA Description: Demolition of existing office and development of residential properties with associated access and landscaping. Decision: Environmental Assessment Not Required</p> <p>Application No: 20/0362/PP Description: Demolition of existing building and erection of residential development comprising eleven dwellinghouses and thirty eight flats with associated roads, parking & infrastructure Decision: Withdrawn</p> <p>Application No: 03/0751/GD Description: Internal alterations, removal of one door and replacement window, provision of condenser compound, smokers' shelter and bicycle shed to area of soft landscape at car park.</p>

	<p>Decision: No objections.</p> <p>Application No: 03/0154/AD</p> <p>Description: Display of an internally illuminated box sign, a fascia sign, a wall panel sign and a free standing sign.</p> <p>Decision: Withdrawn</p>
CONSULTATIONS	<p>Chief Executive's Service (Roads Development) – No objections, subject to conditions.</p> <p>Communities & Housing Services (Environmental Protection Team) - No objections, subject to conditions.</p> <p>Education (Children's Services) – No objections subject to a financial contribution in respect of education provision at St. Andrews Academy.</p> <p>Glasgow Airport Safeguarding - No objections, subject to conditions.</p> <p>Scottish Water - No objections.</p> <p>West of Scotland Archaeology Service - No objections.</p> <p>SEPA – No objection.</p> <p>Network Rail – No objections.</p>
REPRESENTATIONS	<p>One letter of representation has been received which objects to the proposed development. The substance of which can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Neighbour notification letters were not received timeously. 2. Concerned that flooding could be made worse as a result of this development, particularly with land raising proposed. 3. The capping layer if still proposed to address ground contamination, compounds the land raising issue. 4. If the proposal makes the situation worse, in terms of traffic flow, then what measures are going to be implemented to maintain, or preferably improve, the status quo. 5. Concerned by the dust that will be generated not only from the construction works, but from the demolition of the current building which could impact the useability of neighbouring gardens. 6. Concerned by the increased noise that will be generated from the proposed 67 dwellings when they are occupied.
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan (2021)</p> <p>Policy P1: Renfrewshire's Places</p> <p>Policy P3 Housing Mix and Affordable Housing</p> <p>Policy I1: Connecting Places</p> <p>Policy I3: Flooding and Drainage</p>

	<p>Policy I5: Waste Management Policy I7: Zero and Low Carbon Buildings Policy I8: Developer Contributions</p> <p>New Development Supplementary Guidance (2022) Delivering the Places Strategy and Affordable Housing Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise</p> <p>Material considerations Renfrewshire's Places Residential Design Guide March 2015</p>
PLANNING ASSESSMENT	<p>The application site is covered by Policy P1 of the Adopted Renfrewshire Local Development Plan which notes a general presumption in favour of a continuance of the existing built form. Any proposal requires to be compatible and complementary to the existing uses and character. In this regard, the proposed residential development, can be considered, in principle to be capable of positive consideration given the nature of the neighbouring uses and the existing character of the area.</p> <p>In addition, it is considered that the proposed redevelopment of the site will result in a long-term vacant brownfield site being returned to an active and beneficial use.</p> <p>It is considered the detailed design, layout and access arrangements, of the proposal requires to be assessed against the approved guidance set out in: Designing Streets, the Council's Residential Design Guidance; Policies P1, P3 I1, I3, I5, I7 and I8 of the Adopted Local Development Plan and the associated New Development Supplementary Guidance.</p> <p>Policy P3 – Housing Mix and Affordable Housing, set out in the Adopted Renfrewshire Local Development Plan (2021) is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this regard, the applicant has provided an additional statement in relation to the proposal being in compliance with Policy P3.</p> <p>The intention of Policy P3 – Housing Mix and Affordable Housing is for the applicant to demonstrate that the housing proposed in the submission meets the terms of Policy P3, in placemaking terms, not just housing numbers.</p>

	<p>In line with Scottish Planning Policy and the Adopted Renfrewshire Local Development Plan, affordable housing provision can be across a range of tenures including low cost housing without subsidy.</p> <p>In this case the applicant has advised that they have no capacity financially to deliver the redevelopment of the site and offer any provision of affordable housing within the scheme.</p> <p>In this regard and in considering this position, an independent review has been undertaken of the applicant's overall costings for the site and its redevelopment. This assessment concludes that based on a 100% private housing scheme whereby there was no requirement for affordable housing provision, due to the significant abnormal development costs associated with the site, a profit margin of 6.5% would be returned. This would be significantly below the typical 20% threshold that a developer would seek to bring a site forward. The level of abnormal costs would also not have been known at the time of purchase.</p> <p>Whilst this position would see the development as contrary to the provisions of Policy P3, having considered the findings of this report and analysis and taking into consideration the prominence of this site as a gateway to the town centre, which is presently long term vacant, a decision must be taken as to whether the redevelopment of the site, without an affordable housing provision, as suggested, would be the most appropriate solution in this instance to ensure the longer term redevelopment of the area. It should be noted that a previous application for the redevelopment of this site was withdrawn recently following a long period of consideration due to development restrictions and the current application seeks to provide an alternative, deliverable scheme if this approach can be considered acceptable.</p> <p>The type of housing proposed on this site would add to the overall housing mix in the area and there is considered to be a range and choice of homes, types and tenures in and around this immediate area and in the Renfrew Housing Market as a whole.</p> <p>In summary, taking all considerations above into account, it is felt that the proposed development can be considered in a positive manner, in this instance, as it would bring a long term derelict site into an active and beneficial use and would meet the wider principles of the Local Development Plan.</p> <p>On such sites, which are considered to be acceptable in principle, the development requires to be assessed in detail considering layout, design and other aspects of the proposals against the criteria for implementing the Spatial Strategy of the Development Plan and the Council's New Development Supplementary Guidance.</p>
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	<p>This assessment is as follows:</p> <p><i>1) Residential Amenity</i></p> <p>The proposal adopts the general ‘place’ qualities set out in the Supplementary Guidance and within Designing Places and the Council's own Residential Design Guidance in that the layout creates a development which provides an enhancement of the area whilst creating a development which is respectful of the wider established land uses.</p> <p>The proposal sets out a residential layout which respects privacy, provides a reasonable outlook, with appropriate amenity space achieving a good and well considered development pattern for the site.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places Checklist in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Designing Streets requires developers to consider the creation of successful places and streets over the movement of the car, which this layout has incorporated.</p> <p>Traffic calming measures including varying road widths and changes in road material have been demonstrated.</p> <p>These would aid to reduce driver speed and create a safe residential environment.</p> <p>Overall, the proposals put forward are to the satisfaction of Roads Development in this regard.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists to the town centre and local facilities.</p> <p>The site would also offer acceptable routes to local schools.</p> <p>These routes would be adequately overlooked as per the requirement of the Places Development Criteria set out in the Supplementary Guidance.</p>
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	<p>Access to the site for vehicles would be taken from Saucel Street, as per the existing road network layout, in the interests of sustainability.</p> <p>Whilst parking provision would be below the minimum requirements, given the town centre location and proximity to public transport options as well as local public car parks, this is considered acceptable on this occasion, and has been agreed with Roads Development for these reasons.</p> <p><i>4) Design, Plot Configuration and Finishing Materials</i></p> <p>At the site frontage on Lonend and along the extended access road internally within the site, properties adequately address the road network.</p> <p>In terms of density and form, the units proposed vary from three storey to four/five storey (flats), within an area of mixed development types.</p> <p>Given the spacing proposed between the unit blocks it is not considered that the variance in building heights would have a detrimental impact on the amenity of any existing or proposed residential dwelling within the area, in accordance with the provisions of Designing Streets.</p> <p>Finishing materials also respect existing built form surrounding the application site, reflecting the modern development adjacent as well as the colours and tones of the more historic buildings in the wider vicinity.</p> <p><i>5) Boundaries and Open Space</i></p> <p>The development benefits from an existing large area of open space at Saucelhill Park to the south west, with a private Locally Equipped Play Area also proposed within the development to the north east for residents of the development itself.</p> <p>Active frontages would address small landscaping pockets within the development itself also.</p> <p>Soft (hedging & shrubbery) boundary treatments are to feature within the development, with fencing locations to create definition.</p> <p><i>6) Landscaping</i></p> <p>The planting specification contained within the landscaping proposals for the site are considered acceptable in ensuring an appropriate level of residential amenity and sense of place.</p> <p><i>7) Water Management and Site Levels</i></p>
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	<p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of SEPA.</p> <p>Site levels existing and proposed would not give rise to any concerns in terms of residential amenity, in accordance with the requirements of Policy I3.</p> <p>Policy I5: Waste Management – Appropriate waste management solutions have been proposed internally within the overall development layout.</p> <p>With regard to Policy I7, the applicant has demonstrated through their Energy Statement submission that the development not only meets the 15% CO2 reduction through installation of Low or Zero Carbon Generating Technologies but exceeds it on average by 8.1%. To achieve the sustainability and carbon reduction requirements as outlined in the current legislation additional Solar PV Panels are proposed to further ensure compliance with the requirements of Policy I7.</p> <p>In addition to the above, the proposed development requires to be assessed against Policy P3 and Policy I8 of the Adopted Local Development Plan.</p> <p>Policy P3 seeks to ensure that development proposals provide a mix of housing types and tenures to meet current and future housing needs and support sustainable mixed communities.</p> <p>In addition, Policy I8 relating to Developer Contributions is of relevance and as previously noted Education (Children's Services) have advised that a financial contribution towards education provision at St. Andrew's Academy is required.</p> <p>Taking account of policies P3 and I8, in this case the applicant has advised that there are significant viability issues which impact on their ability to develop the site and provide the required level of affordable housing and a financial contribution towards education provision at St. Andrews Academy.</p> <p>The applicant has advised that they are not in a position to provide any affordable housing and are not able to provide a financial contribution in respect of education.</p> <p>In this regard the applicant has submitted a viability assessment. The applicant's viability assessment has been assessed by an independent consultant to assist in verifying the information submitted.</p> <p>The independent consultant has advised that they have considered</p>
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	<p>the overall viability and profitability of the proposed development and the impact of incorporating affordable housing and a financial contribution in respect of education. The assessment has taken account of all costs including those associated with the purchase of the site, demolition and construction, abnormal costs and contingencies. In addition, new build comparables within the local area have been reviewed in order to consider sales potential and expectations.</p> <p>The independent consultant has carried out an appraisal based on the site coming forward with 100% private sale housing and no education contribution as well as an appraisal based on the delivery of 25% affordable housing on site and the required education contribution (albeit it is accepted that the affordable housing provision is likely to be less than 25% as a result of the housing submarket area).</p> <p>In both scenarios outlined above, the result of the respective appraisals conclude that the proposed development would result in a profit margin which is significantly below the minimum 20% which is normally required by developers. The profit margins in question are calculated at 6.5% and 3.04% respectively.</p> <p>In light of the above, it is accepted that the development of the site both with and without the required affordable housing provision and education contribution is not considered to be viable at this point. The applicant has indicated that should consent be granted a reduced profit margin together with some value engineering would be required in order to allow the development to proceed.</p> <p>In all regards, taking account of the affordable housing requirement and the developer contribution in respect of education, the assessment and conclusions made by the independent consultant, it is considered that the proposed development is not compliant with Policies P3 and I8 of the Adopted Local Development Plan.</p> <p>Notwithstanding the above, it is accepted that the application site is a long term vacant and derelict site located on the edge of Paisley Town Centre. The site is considered to be a key route into Paisley and as such the proposed development offers the opportunity for the redevelopment of a long-term vacant brownfield site and return it to an active and beneficial use. In addition, the proposed redevelopment of the site will assist in helping to enhance the wider amenity and place in this key site in Paisley.</p> <p>The proposed development also requires to be considered with regard to all relevant policies of the Adopted Local Development Plan 2021 and all relevant material considerations.</p>
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	<p>In this instance, given the proposed development is capable of positive consideration against all relevant LDP policies, with the exception of Policies P3 and I8, and recognising the viability issues affecting the site and indeed the opportunity for a long term vacant and derelict brownfield site, located on a key route into Paisley, to be returned to an active and beneficial use, in this instance and on balance, it is considered that the proposed development can be viewed in a positive manner.</p> <p>In response to the comments raised by the objector above, it is understood that neighbour notification letters were received and the opportunity to make representations was extended to allow for any possible delays encountered.</p> <p>With regard to levels and the potential for flooding, the proposed external development levels will generally remain as the current site levels with the exception of the building finished floor levels, which have been raised to reflect the recommendations within the Flood Risk Assessment Report. The FRA report confirms that the new building slightly encroaches onto the 1 in 200-year functional floodplain at the northeast corner with minimal impact, and SEPA have raised no objections to the overall development in terms of flood risk.</p> <p>No requirement for a capping layer to address contamination at this stage. However, in the event a capping layer was required, this will not impact on the development levels. The ground levels would be reduced, and a capping layer added to reflect site requirements, therefore, no land raising required or proposed in this respect.</p> <p>Roads are satisfied with the overall layout of the development, subject to conditions.</p> <p>In terms of nuisance from noise and dust, appropriate planning conditions have been attached to control these matters should consent be approved.</p> <p><u>Recommendation and reasons for decision</u></p> <p>In light of the above assessment, the proposals, whilst not in accordance with all relevant policies of the Adopted Local Development Plan, the proposed development is considered on balance to offer a significant enhancement to the area which would return an edge of centre, long term brownfield site to an active and beneficial use and is considered to meet the principles of the LDP and on balance can be supported. In all regards it is therefore recommended that planning permission be granted subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

The proposal is considered to meet the principles of the Local Development Plan and although not in accordance with all relevant policies, it is considered that the viability of the site is a material consideration. In this regard it is considered, on balance, that the proposed development would return an edge of centre, long term brownfield site to an active and beneficial use.

Conditions

1. That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority.

Reason: These details have not been submitted.

2. That before any of the flats situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 1 above, shall be erected.

Reason: To safeguard the amenity of future residents.

3. That no development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include the species, number and spacing of trees and shrubs. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

4. That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, hereby approved, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

5. Prior to commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of the bin stores proposed within the development hereby approved and their location. Thereafter, the bin stores erected shall be in accordance with the detail finally approved.

Reason: In the interests of visual and residential amenity.

6. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority:-

a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

7. Prior to occupation of any residential unit hereby approved, the developer shall submit for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

8. Prior to the commencement of any construction works on site, the developer shall submit a revised Noise Impact Assessment for the written approval of the Planning Authority. Thereafter any mitigation required shall be implemented to the satisfaction of the Council as Planning Authority before any of the flats are occupied.

Reason: In the interests of residential amenity.

9. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

10. Prior to occupation of the final unit fronting Lonend, the footways fronting the development shall be resurfaced to the satisfaction of the Council as Roads

Authority.

Reason: In the interests of amenity and pedestrian safety.

11. Prior to the commencement of any development works on site, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, a Construction Traffic and Environmental Management Plan. For the avoidance of doubt, this plan shall demonstrate how, during demolition and build phase, there will be no detrimental impact on the environment such as through dust or the local transport network through congestion.

Reason: In the interests of traffic and pedestrian safety.

12. Prior to occupation of the first dwelling within Block A of the development hereby approved, the developer shall complete for use, the provision of the LEAP area in accordance with the detail approved. Maintenance of the play area shall be in accordance with a scheme to be agreed between the developer and the individual occupiers of the development or a factor appointed to act on their behalf.

Reason: In the interests of residential amenity.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483419705.

Planning Application: Report of Handling

Reference No. 22/0178/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (12) Erskine and Inchinnan

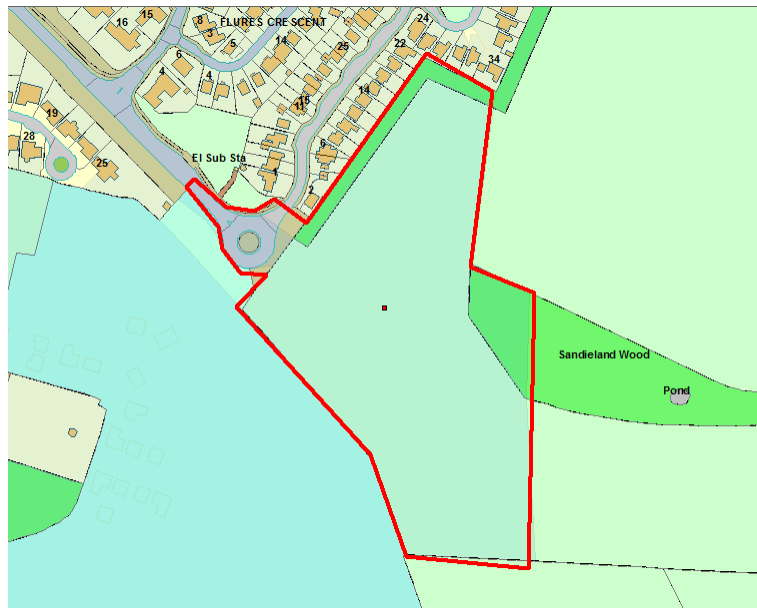
Applicant: Stewart Milne Group Ltd

Registered:
17 March 2022

PROSPECTIVE PROPOSAL: Residential development comprising fifty nine dwellinghouses and twenty four flats, including access, drainage, landscaping and associated works.

LOCATION: Site Between Sandieland Wood and Florish Road, Erskine

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

Alasdair Morrison
Head of Economy & Development

IDENTIFIED KEY ISSUES

- The application site is identified by Policy P2 'Housing Land Supply Site' of the Adopted Renfrewshire Local Development Plan (2021).
- Eleven representations have been received which relate to loss of greenbelt; access arrangements and additional traffic as a result of the development; the type of development proposed; availability of services; trees; displacement of wildlife; attraction of vermin; and ownership.
- Objection from Inchinnan Community Council. No objections from other consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plan, providing residential development within a Housing Land Supply site, including the provision of affordable homes.

REPORT OF HANDLING FOR APPLICATION 22/0178/PP

SITE ADDRESS	Site Between Sandieland Wood and Florish Road, Erskine
PROPOSAL	Residential development comprising fifty nine dwellinghouses and twenty four flats, including access, drainage, landscaping and associated works.
RECOMMENDATION	Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

PROPOSALS	<p>Planning consent is sought for the erection of a residential development on a site between Sandieland Wood and Florish Road, Erskine. The proposed development would comprise fifty nine detached dwellinghouses and twenty four flats, including access, drainage, landscaping and associated works.</p> <p>The site comprises approximately 3.9 hectares of agricultural land on the edge of Erskine. To the west, the site is accessed off a roundabout at the junction of Florish Road and Torran Drive, which is included within the site boundary.</p> <p>The site is comprised of part of two larger fields, subdivided by a post and wire fence and undefined along their eastern boundaries. An area of tree planting identified as the 'Sandieland Wood' is located partially within the east of the site. It should be noted that Sandieland Wood is currently the subject of a TPO designation. and no trees within this area will be affected by the proposed development.</p> <p>Residential development backs onto the majority of the western boundary of the site, beyond a tree belt approximately 10 metres wide that is to be retained. The northern boundary is similarly enclosed by residential development and a tree belt. The south-western boundary of the site runs along the edge of the CALA Homes development currently under construction (Northbar Phase 1), with the adjacent development sitting at a higher level (circa. 5m).</p> <p>During consideration of the planning application the proposed site layout was amended. The two blocks of flats were repositioned from the rear of the site to the front of the site. The proposed pathway within Sandieland Wood removed, the wastewater pumping station relocated from the edge of Sandieland Wood and replaced with a play area and the detached housing layout altered to accommodate these changes.</p>
SITE HISTORY	<p>Application No: 21/1587/PN Description: Erection of residential development including access, drainage, landscaping and associated works Decision: Accepted.</p> <p>Application No: 21/1647/EA Description: EIA Screening Opinion Decision: Environmental Assessment not required.</p>

CONSULTATIONS	<p>Communities & Housing Services - (Environmental Protection Team) – No objections subject to conditions.</p> <p>Chief Executive's Service (Roads Development) – No objections, subject to conditions.</p> <p>Children's Services – No objection subject to the provision of a financial contribution in respect of education facilities within the catchment of the proposed development.</p> <p>West of Scotland Archaeology Service – No objections, subject to conditions.</p> <p>Glasgow Airport Safeguarding - No objections, subject to conditions</p> <p>Scottish Environmental Protection Agency - No objections.</p> <p>The Coal Authority - No objections.</p> <p>Scottish Water – No objections.</p> <p>Inchinnan Community Council – Object to the proposals on the basis of the potential disruption to and degradation of a currently, rarely disturbed woodland with a rich variety of flora and fauna (including several protected and red listed species) as well as the effect on surrounding farmland. Concern is also raised in relation to the scope and accuracy of an Ecological Assessment Report conducted by Envirocentre on behalf of Stewart Milne Homes.</p> <p>It is requested that a new Ecological Impact Assessment is undertaken which represents the true nature of the site and its wildlife as well as the risks this development poses to them. It is recommended that a detailed ornithological survey is performed at an appropriate time of year, over a longer period. Other considerations include: a robust green boundary between the development and farm/woodland, retention of scattered/tree lines at boundaries of the site, retention of deadwood and a preference of locally native tree species in any planting scheme (unless proven that non-native species outperform/have greater environmental contribution).</p> <p>A second representation has been submitted from Inchinnan Community Council in response to additional information submitted by Envirocentre on behalf of the developer in response to the Community Council's initial objection.</p> <p>In summary, Inchinnan Community Council still consider the development should not go ahead. It would result in the loss of another grassland habitat, the survey work carried out has been insufficient to assess the impact on birds, bats and other wildlife, no trees should be removed; it is too close to Sandieland Wood; a substantial buffer should instead be introduced; wildlife habitat may be impacted; there is no guarantee mitigation measures will be implemented; that development would see the loss of protected sites in the wider area, it would have a cumulative impact to habitats as a</p>
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	<p>result of increased population and would be contrary to local and regional biodiversity and conservation objectives.</p>
REPRESENTATIONS	<p>Eleven letters of objection have been received, the substance of which, relevant to the consideration of the current application can be summarised as follows:</p> <p>1. The pressure an additional 59 houses and 24 flats would have on the existing schools, GP's and dentists in the area.</p> <p>Response: Comments noted and have been considered in the allocation of this site as an additional housing site through the acceptance of the current Adopted Local Development Plan 2021.</p> <p>2. Concerned at the volume of traffic this would result in on Florish Road and emissions from vehicles.</p> <p>Response: In consultation with Roads Development and Environmental Services, no objections have been raised in this regard to the proposals.</p> <p>3. The roundabout at the bottom of the Gilchrist Gardens development is very small and the proposed additional properties would result in a lot more traffic going through this roundabout.</p> <p>Response: In consultation with Roads Development no objections have been raised in this regard to the proposals.</p> <p>4. The lack of public transport at this end of Florish Road is very disappointing. If additional houses are built there should be a bus service added that would come along Florish Road. The Cala development with many extra dwellings on Florish Road has already led to a significant increase in traffic. This was supposed to have brought a new bus stop on Florish Road which has still not materialised.</p> <p>Response: Noted and being progressed by Cala in association with Scottish Passenger Transport (SPT).</p> <p>5. Concerned at the loss of trees and green area at the back of houses which will have a negative impact on view as well as a significant impact on wildlife and biodiversity.</p> <p>Response: Some edge trees along the site boundary will be required to be removed to allow access to the site and to allow some of the development to be formed. However, no trees are to be lost within the woodland currently being promoted for TPO designation (Sandieland Wood). The applicant has also confirmed compliance with the relevant legislation with regard to any potential displacement of wildlife. In addition, the loss of a view is not a material consideration.</p> <p>6. The development will result in a loss of privacy as the proposed development will have houses built directly up to back fences.</p> <p>Response: The proposed development layout allows for sufficient separation distances to be achieved between dwellings in accordance with the relevant guidance.</p>

	<p>7. The location of the development will have a negative impact on residents due to the building works in relation to noise. To have another development right on our back door before the Cala development is finished is unfair.</p> <p>Response: Noise associated with the construction phase of the development is not a permanent nuisance and Environmental Services have raised no objections in this regard.</p> <p>8. Worry about the lack of affordable housing on offer. Not everyone has the funds to buy a house at the current prices on the market. Housing is required which is affordable and accessible to residents with different types of finances, this is particularly important with the current living crisis and inflation at an all time high.</p> <p>Response: Noted and Policy P3 allows for a range of affordable options to be offered such as sheltered housing which the development includes.</p> <p>9. The proposed location of the apartment blocks, due to their substantial size and height will have a severe material impact on surrounding property with regards to light, privacy and noise.</p> <p>Response: Noted and is considered in the main body of this report.</p> <p>10. There is a huge housing development in Dargavel why does further development in Erskine have to continue.</p> <p>Response: Comments noted and have been considered in the allocation of this site as an additional housing site through the acceptance of the current Adopted Local Development Plan 2021.</p> <p>11. No meaningful civic space within the area.</p> <p>Response: A proposal of this scale does not require the delivery of civic space. Adequate provision of open space provision has been provided within the development layout in accordance with the requirements of the Adopted Local Development Plan 2021.</p> <p>12. The appellant's Ecological Assessment is inadequate and does not reflect reality as there is a substantial number of species within the woodland and surrounding area that have been neglected in the report.</p> <p>Response: Noted and is considered in the main body of this report.</p> <p>13. Feel the development should go ahead given the high demand for homes in the area, however concerned that the layout does not allow the natural continuation of Florish Road as a main road should development take place east of the site as planned many years ago.</p> <p>Response: In consultation with Roads Development no objections have been raised in this regard to the proposals. In terms of development taking place to the east of the site, no proposals have been submitted and the site is not an allocated site within the Adopted Local Development Plan 2021.</p> <p>14. There are 2 blocks of flats planned despite there being a high</p>
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	<p>demand for family homes in Erskine, and low demand for flats.</p> <p>Response: The flats proposed are for sheltered housing.</p> <p>15. Development will see a loss of Greenbelt.</p> <p>Response: The site is no longer zoned as Greenbelt and is allocated as a housing site within the Adopted Local Development Plan 2021 where Policy P2 Housing Site applies.</p> <p>16. Lack of police presence.</p> <p>Response: Not a material planning consideration.</p> <p>17. Roundabouts are designed for cars not people walking.</p> <p>Response: Noted and the applicant has incorporated walking links within the development and to existing provision.</p>
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan 2021</u></p> <p>Policy P2: Housing Land Supply Sites</p> <p>Policy P1: Renfrewshire's Places</p> <p>Policy P3: Housing Mix and Affordable Housing</p> <p>Policy I1: Connecting Places</p> <p>Policy I3: Flooding and Drainage</p> <p>Policy I5: Waste Management</p> <p>Policy I7: Zero and Low Carbon Buildings</p> <p>Policy I8: Developer Contributions</p> <p><u>New Development Supplementary Guidance</u></p> <p>Delivering the Places Strategy: Places Development Criteria and Places Checklist and Housing Mix and Affordable Housing</p> <p>Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage; Provision for Waste Recycling in New Developments; and Zero and Low Carbon Buildings</p> <p>Delivering the Environment Strategy: Trees, Woodlands and Forestry</p> <p>Renfrewshire Planning & Development Tree Policy 2022</p> <p>Material considerations</p> <p>Renfrewshire's Places Residential Design Guide March 2015</p> <p>Site Development Brief, Land East of Florish Road, Erskine</p>
PLANNING ASSESSMENT	<p>The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant Development Plan comprises the Adopted Renfrewshire Local Development Plan 2021 (LDP) and the New Development Supplementary Guidance (SG).</p> <p>The application site is identified in the LDP proposals map under Policy P2 'Housing Land Supply Sites'. Policy P2 supports and encourages residential development on these sites as additional allocated housing sites to meet identified housing requirements. In light of the LDP allocation, the principle of housing development on the site is accepted. Appendix 1 of Renfrewshire's Housing Land Supply documentation identifies the application site as having an</p>

	<p>indicative capacity of 90 units. The development of these sites requires to comply with the criteria set out in the New Development Supplementary Guidance.</p> <p>Given the number of units proposed Policy P3 is also applicable to the assessment of the proposals. Policy P3 requires that residential proposals demonstrate how they meet local housing need and demand providing a mix of housing on all residential sites. A mix of housing to meet specific housing needs requires to be considered, including housing for older people and less able residents, along with the delivery of starter homes and smaller units. Affordable housing requirements will require to be addressed in all residential developments where 50 or more dwellings are proposed providing up to 25% of the total site capacity in line with the New Development Supplementary Guidance. The appropriate housing mix for the locality and viability of the development will be key considerations in the delivery of new affordable housing.</p> <p>In this case, the applicant proposes the provision of twenty four (six one-bed and eighteen two-bed) affordable sheltered housing units within the development, which equates to approximately 29% of the overall development and therefore complies with the provisions of Policy P3. Affordable housing provision can be delivered across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy and as such the proposals offered are considered to suitably satisfy this criteria.</p> <p>The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require, to ensure that the layout, built form, design and materials of all new developments are of a high quality; density to be in keeping with the surrounding areas while surrounding land uses should not have an adverse effect on the proposed residential development and that the development proposal should create attractive and well connected street networks which facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.</p> <p>Development density is considered appropriate for this location and fits with the surrounding area. The form, layout, design and scale of the proposal are all commensurate with the surrounding area which is mixed in terms of age, design, materials and size. The applicant has also demonstrated that the location of the proposed flats would not give rise to significant amenity compromise to existing adjacent properties in terms of overshadowing or overlooking.</p> <p>The orientation of individual houses and flats is mixed respecting the site constraints. The palette of materials to be used reflects those</p>
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	<p>found in the wider area which will assist in assimilating the development into its location. The internal layout of the development aims to reduce traffic speeds and protect road safety to the satisfaction of Roads Development.</p> <p>Given the positioning of dwellings within the layout, there would be no potential for direct overlooking or impact on privacy to neighbouring dwellings. Although it is acknowledged that there are ground level differences between the proposed development and existing dwellings, sufficient separation distances have been demonstrated to reduce impact. Landscaping buffers and tree retention within the development would also preclude the possibility for overlooking to an unacceptable degree for existing residential development surrounding the site.</p> <p>In terms of noise, it is not considered that the development will have an adverse impact in terms of noise or disturbance. The parking court for the proposed flats is separated from the dividing boundary to Torran Drive by a treebelt approximately 10 metres wide that will be retained and protected. This treebelt will also separate the rear gardens of the proposed houses to those in Torran Drive and the orientation and layout of the new Cala development and the proposed houses within this scheme is also acceptable in this regard.</p> <p>Appropriate levels of open space and play provision are incorporated within the application site boundary, with the established Sandieland Wood also unaffected by the proposals. The site also benefits from an acceptable degree of enclosure provided by wooded and landscaped boundaries which will be retained and protected. Further landscaping is also proposed within the development and this will complement existing landscaping. This can be controlled by planning condition to ensure it is delivered appropriately.</p> <p>With regard to the Community Council's representation, the applicant has confirmed that the site analysis (desk based and on site surveys) have analysed all species in line with statutory regulations. Whilst the Community Council may be dissatisfied with what has been carried out it has been done in accordance with required procedures. Effective management and appropriate timings of works will also be undertaken in accordance with the recommendations of the Ecological Assessment and in line with best practice. The applicant is aware of their responsibilities in this regard and the requirement to adhere to legislation that controls these matters. The applicant has confirmed that further surveys on wildlife shall be undertaken at the appropriate times prior to any development taking place on site to ensure compliance with the relevant legislation. Best practice is to be followed to protect wildlife as well as the trees around the site and those within Sandieland Wood. It is also noted that the proposed landscaping scheme also requires additional trees to be planted and appropriate planning conditions are attached to control these matters.</p> <p>Policy I3, and the Flooding and Drainage guidance within the Supplementary Guidance, set out a series of criteria which require to be considered. These generally require minimum standards to reduce</p>
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	<p>the risk of flooding in new developments and to ensure that the risk of flooding is fully considered in the assessment of new development proposals. The applicants have through the submission of a Drainage Report and Flood Risk Assessment demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding.</p> <p>In terms of the Supplementary Guidance on infrastructure design, the proposals are considered to demonstrate an acceptable layout. The applicant has sought to address matters raised by Roads Development and subject to the attached conditions the proposed development is considered to be acceptable in terms of impact on the local road network, sustainable transport, visitor parking and traffic management. Furthermore, Roads Development has agreed that the additional off street parking requirements necessary for some of the larger house types can be met through the removal of permitted development rights for the associated double width garages provided for these house plots.</p> <p>The availability of services was considered when the site was identified for release through the LDP process.</p> <p>As the site has the potential to be of archaeological significance, it has been recommended by the West of Scotland Archaeology Service, that a programme of archaeological works be undertaken prior to the commencement of any development works on site, should consent be issued. This can be ensured through the imposition of a safeguarding planning condition on any grant of planning permission.</p> <p>The applicant's submission also adequately demonstrates compliance with Policy I5 in relation to Waste Management and Policy I7 relating to Zero and Low Carbon Buildings through the development layout provided and design of the proposed dwellinghouses.</p> <p>With regard to the comments of Children's Services and the relevant Policy and guidance on developer's contributions, the developer would require to make a financial contribution to ensure adequate education provision can be made to serve the increased numbers of pupils generated by these proposals. The applicant is aware of the sum required and has agreed to enter into a Section 75 agreement to ensure this sum is provided should consent be granted.</p> <p><u>Recommendation</u></p> <p>In light of the foregoing, it is considered that the proposals are acceptable and represent acceptable development, having regard to the relevant development plan policies and associated guidance. It is therefore recommended that planning permission be granted subject to conditions and a Section 75 Legal Agreement.</p>
RECOMMENDATION	Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

Reason for Decision

The proposal accords with the provisions of the Development Plan and there are no material considerations which outweigh the presumption in favour of development according with the Development Plan.

Conditions

1. No development shall commence on site until written approval of:

- a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
- b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use

2. Prior to occupation of any unit within an identified phase of development, the developer shall submit for the written approval of the Planning Authority:

- a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
- b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

3. Prior to occupation of the final residential unit, hereby approved, the developer shall complete for use, the provision of a play area, in accordance with the detail hereby approved. Maintenance of the play area hereby approved, shall be in accordance with a scheme to be agreed between the developer and the individual occupiers of the development or a factor appointed to act on their behalf.

Reason: In the interests of residential amenity.

4. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of a management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the

operation of Glasgow Airport.

5. Prior to occupation of any particular dwellinghouse/flat hereby approved, any fence or wall to be erected in association with that feu shall be erected in accordance with the details approved.

Reason: In the interests of visual and residential amenity.

6. That all landscaping works and open space provision shall be completed in accordance with the approved landscape drawings prior to the occupation of the last house in the approved development. The open space/landscaped area shall be retained as open space and to the approved standard.

Reason: To ensure landscaping works are completed at an appropriate stage in the development of the site.

7. That before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.

Reason: In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

8. That no development shall take place within the development site as outlined in red on the approved location plan, until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: In order to quantify the effect of the development on the historic environment, and to allow a methodology to be developed to mitigate this impact, should this prove necessary.

9. Two parking spaces shall be provided for 3 bedroom dwellinghouses and three parking spaces for 4 or more bedroom dwellinghouses to the satisfaction of the Council as Planning Authority. For the avoidance of doubt permitted development rights for the conversion of any double garages to another use is removed.

Reason: To ensure sufficient parking is retained within the site.

10. That the occupants of each dwellinghouse/flat hereby approved, shall be provided with a travel information pack which incorporates sustainable travel information, including the location of local services and facilities upon occupation.

Reason: In the interests of sustainable development.

11. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority a dilapidation survey of Florish Road from Newshot Drive, and make repairs should it be found the

impact of construction traffic has deteriorated the public road during the construction phase prior to occupation of the last unit hereby approved.

Reason: In the interests of traffic and pedestrian safety.

12. Visitor parking shall be provided at a rate of 1 per 4 homes evenly distributed within sight of each property within the development. This parking provision shall also be in accordance with the national guidelines.

Reason: In the interests of traffic and pedestrian safety.

13. Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a construction traffic management plan ensuring the construction phase of the development will have no impact on local road network.

Reason: In the interests of traffic and pedestrian safety.

14. That before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees to be retained and those which form part of Sandieland Wood, during construction. The Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason: In order to ensure that no damage is caused to the existing trees during development operations.

15. That notwithstanding the terms of condition 14 above all trees at the boundary with the site and within the boundary of the site which are to be retained shall be protected in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction and BS 3998: 2010 Recommendations for Tree Work.

Reason: To ensure appropriate protection of these specimens.

16. That before development starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

17. That prior to the commencement of development an Electric Vehicle Charging Plan for the development will be submitted for the written approval of the Council as Planning Authority. Thereafter the plan shall be implemented in accordance with the approved arrangements to the satisfaction of the Council as Planning Authority.

Reason: In the interests of sustainable development.

18. That mitigation will be carried out in accordance with the Barton Wilmore Ecological Assessment Report (March 2022) to the satisfaction of the Council as

Planning Authority.

Reason: In the interests of ecology.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483419705.

REPORT OF HANDLING FOR APPLICATION 22/0236/PP

SITE ADDRESS	57 High Street, Paisley, PA1 2AN
PROPOSAL	Erection of self contained student accommodation with associated facilities including demolition.
RECOMMENDATION	Grant subject to conditions.

PROPOSALS	<p>This application seeks planning permission for the erection of self contained student accommodation with associated facilities, including demolition at 55-57 High Street, Paisley.</p> <p>The proposed development would comprise of the demolition of the existing building “Leisure Land” and the erection of development that would comprise of 150 student studios ranging between 17-22sqm. The development would be 6 - 7 storeys high and would have a frontage on High Street and Storie Street. The building would be approx. 36m high and would incorporate a flat roof design. There would be a mixed palette of materials which includes aluminium panels, brickwork masonry with single ply to mansard roofs. The stair cores would comprise of aluminium composite panels printed with paisley pattern design.</p> <p>The upper 2 levels have been stepped in approx. 2m and 2.75m from the eastern elevation with a change in materials from the brickwork masonry to aluminium panels to break up the High Street elevation. The corner of Storie Street and High Street would have a curved corten affect façade.</p> <p>Access to the building would be obtained via High Street on the ground floor level. There would also be a secure bike store for 36 bicycles and an off-street secure bin store. The ground floor would also accommodate a social space with a shopfront façade which would have glazing to High Street and the Storie Street corner. There would also be a reception area and a gym.</p> <p>The application site is located on the corner of High Street and Storie Street and is adjacent to the University of West of Scotland (UWS) Student Union Building and the UWS Campus to the south. Paisley Museum is also located to the north west of the site. The application site incorporates Leisure Land at no. 57 High Street and a gap site at 55 High Street which contains self seeded trees. The site area is approx. 693sqm and is relatively flat along High Street to the north and is at a steeper incline along Storie street to the west. The area is characterised by a mix of commercial and residential properties.</p>
SITE HISTORY	An application for conservation area consent (22/0240/CA) in association with the current planning application has also been submitted and has have been put forward to today’s Board for consideration.
CONSULTATIONS	Chief Executive’s Service (Roads Development) – No objections

	<p>subject to conditions.</p> <p>Communities and Housing Services (Environmental Protection Team) – No objections subject to conditions. Concerns have been raised following the submission of a Noise Impact Assessment with regards to noise levels affecting the development when windows are open, particularly with studios that have south facing elevations and the impact of existing plant.</p> <p>Glasgow Airport Safeguarding – No objections subject to conditions.</p> <p>NATS – No objections.</p> <p>Scottish Water- No objections.</p> <p>West of Scotland Archaeology Service (WOSAS) - No objections subject to conditions.</p>
REPRESENTATIONS	<p>One representation has been received where concerns were raised regarding the following:</p> <ul style="list-style-type: none"> • massing of the development, design and overdevelopment, • negative visual impact on conservation area, • loss of daylight and overshadowing, • loss of privacy, • small social space and green space, • questions over whether students would also reside in the accommodation previously approved for the student accommodation at the TA Hall (20/0217/PP), • loss of trees
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u></p> <p>Policy C1 - Renfrewshire's Network of Centres</p> <p>Policy ENV3 - Built and Cultural Heritage</p> <p>Policy I1 - Connecting Places</p> <p>Policy I3 - Flooding and Drainage</p> <p>Policy I5 - Waste Management</p> <p>Policy I7 - Zero & Low Carbon Buildings</p> <p>Policy I8 – Developer Contributions</p> <p><u>New Development Supplementary Guidance (2022)</u></p> <p>Delivering the Centres Strategy: Strategic Centres</p> <p>Delivering the Environment Strategy: Built and Cultural Heritage</p> <p>Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Flooding and Drainage; Zero and Low Carbon Buildings; and Developer Contributions</p> <p>Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material Considerations</u></p> <p>Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>

PLANNING ASSESSMENT	<p>The application site is identified in the Adopted Renfrewshire Local Development Plan (2021) as part of Renfrewshire's network of centres.</p> <p>Policy C1 - Renfrewshire's Network of Centres states that each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities.</p> <p>The Policy also states that the Council welcomes development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses.</p> <p>The New Development Supplementary Guidance also states that the proposed uses should not undermine the principal function of the centre and is complementary to existing uses and activities and that the scale, design and layout should also contribute towards and compliment the surrounding area.</p> <p>The town centre is recognised as being a hub for a mix of uses, and the proposed student accommodation will contribute positively to this mix.</p> <p>The development will contribute to the viability of Paisley Town Centre by redeveloping a vacant building and gap site that occupy a visually prominent location within the conservation area.</p> <p>The proposed use will also generate additional residence and footfall within the town centre, contributing positively to economic viability.</p> <p>Increasing the number of students living in the town centre is a key objective for the High Street and University area as defined in the Paisley Town Centre Action Plan, and it is recognised that increasing the resident population within the town centre plays a vital role in supporting the day and night time economy.</p> <p>It is considered that the proposal would be a positive addition, creating a high quality place which would enhance the built and cultural heritage of the Centre.</p> <p>Policy ENV3 - Built and Cultural Heritage and Historic Environment Scotland's guidance both state that the built heritage which includes, listed buildings and conservation areas should be safeguarded and enhanced, where appropriate.</p> <p>The New Development Supplementary Guidance also states that high standards of design should be employed which have regard to the</p>

	<p>architecture and character of the area and ensure the maintenance and enhancement of local distinctiveness.</p> <p>Historic Environment Scotland were consulted on the application for conservation area consent (22/0240/CA) in association with the current planning application and advise that the existing buildings which would be demolished, do not make a positive contribution to the conservation area and that designs for the replacement building should seek to preserve and enhance the character of the conservation area.</p> <p>It is considered that careful consideration has been given to the design of the building, including the height, given its prominent location. As detailed above, the upper floors at the east of the building have been stepped in with a change in materials to break up this elevation to create a gap between the neighbouring building at no. 53 High Street which sits at a much lower height. A feature corner would also be created at the Storie Street corner with a shop like frontage at groundfloor level. The Storie Street corner would also incorporate a similar curved edge to the sandstone traditional property at 59 High Street and would also sit slightly lower in height. It is considered that the proposed development would have a positive impact on the character and appearance of High Street. Existing and proposed visuals from the south end of Storie Street have also been provided which demonstrate that the visual impact from this aspect would also be acceptable. It is not considered that visuals from other areas would be necessary given that the building would not be readily visible from New Street and the north elevation adequately demonstrates the visual impact from Orr Street.</p> <p>In view of the above, it is considered that the scale, massing and materials would have a positive impact on the surrounding built heritage.</p> <p>Policy 11 ‘Connecting Places’ – This policy recognises that increased access and connectivity to walking, cycling and public transport networks is a key consideration for investment locations within Renfrewshire.</p> <p>The site is within a sustainable location, and is highly accessible with respect to walking, cycling and public transport routes. The wide range of amenities within the town centre are all within walking distance of the site.</p> <p>The proposals satisfy the policy objective of appropriate provision being made to connect to active travel as well as allowing for walking, cycling and public transport being considered from the outset. The development would provide secure bike stands. Given the</p>
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	<p>development is for student accommodation and is within a town centre location, vehicular parking at the site is not proposed which is considered to be consistent with Government sustainable policies given the accessibility of the location.</p> <p>Policy I3 ‘Flooding and Drainage’ – The proposal does not increase the risk of flooding. A condition with respect to a Drainage Impact Assessments and SUDs could also be imposed.</p> <p>Policy I5 - Waste Management – It is proposed to provide enclosed secure bin storage. At present, there are bins on the footpath adjacent to the gap site at no. 55 High Street which are rented by local businesses. The applicant has written to the businesses to inform them of the planning application and to offer room for the bins within the secure bin shelter. This would improve the visual amenity of the area by removing bins from the footpath.</p> <p>Pre-application discussions were also undertaken with the Council’s Waste Operations with regards to the proposed bin storage arrangements and no objections were raised. A planning condition has been attached to control this matter.</p> <p>Policy I7 - Zero & Low Carbon Buildings - seeks to encourage energy efficiency in new buildings, and the installation of technology that produces low or no amounts of carbon dioxide emissions.</p> <p>The applicants have submitted a statement which states that the development would be built to exceed the current building regulation requirements for new buildings. A number of efficiency measures will be employed in the design and operation of the development in order to minimise the ongoing carbon footprint of the building. At detailed design stage an SBEM calculation can be provided in order to demonstrate performance. These measures will ensure the development accords with Policy I7.</p> <p>Policy I8 – Developer Contributions states that contributions will be sought for the items such as education, health care, traffic management etc. to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location.</p> <p>In this regard, it is not considered that the development would result in infrastructure deficits that would require contributions.</p> <p>Representations</p>
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	<p>With regards to the concerns raised in representations: -</p> <ul style="list-style-type: none"> • Massing of the development, design and overdevelopment, <p>Although the development has a total of 7 floors, the top floor has a mansard roof with dormer windows which are set back from the elevation such that it would have the appearance as having 6 floors from Storie Street. As detailed above, it is considered that careful consideration has been given to the design of the building, including the height and material given its prominent location in the Town Centre Conservation Area. It is not considered that the development amounts to overdevelopment of the site.</p> <ul style="list-style-type: none"> • Negative visual impact on conservation area, <p>For the reasons detailed above, it is not considered that the proposal would have a detrimental impact on the character or appearance of the Town Centre Conservation Area</p> <ul style="list-style-type: none"> • Loss of daylight and overshadowing, <p>The development has been designed such that the parapet of 5th floor is similar to the height of the parapet of the adjacent property at 20 Storie Street. The floor to floor height of the apartments have also been reduced in height from 3.2m to 2.8m which would reduce the height of the originally proposed building by approx. 1.2m. The parapet at the 4th floor has also been reduced by 800mm. Whilst it is noted that there will be shadowing and loss of sunlight to properties at no. 59 High Street, it is considered that due to higher density development, buildings within a town centre location may be more susceptible to overshadowing. It is considered that the proposal has been designed to take shadowing and daylight into consideration.</p> <ul style="list-style-type: none"> • Loss of privacy, <p>The internal area of the apartments have been designed such that any glazing elements would be restricted to kitchen or desk worktops. The applicant has also confirmed that net curtain fabric would be fitted for increased privacy during daytime and blackout blinds during night time hours. Notwithstanding this, it is considered that in a town centre environment there may be a loss of a degree of privacy due to higher density development.</p> <ul style="list-style-type: none"> • Small social space, loss of green space and trees, <p>It is considered that the level of social space is acceptable, particularly as this is a town centre higher density development. It is also considered that the gap site at no. 55 is overgrown and the self seeded trees do not positively contribute to the conservation area. It is</p>
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	<p>considered that the development of this site as part of the development would be a welcome improvement and would ensure that the site is utilised by a viable use all to the benefit of the vitality of the town centre.</p> <ul style="list-style-type: none"> Questions over whether students would also reside in the accommodation previously approved for the student accommodation at the TA Hall (Ref:20/0217/PP), <p>This is not a material planning consideration and would be a matter for the applicant to consider.</p> <p>Consultee Comments</p> <p>With regards to the concerns raised by the Council's Communities and Housing Services (Environmental Protection Team) with respect to noise levels affecting the development with windows open, whilst it is noted that this is not ideal, this would mainly be attributed to south facing units which may be impacted by existing plant. Acceptable standards can be achieved with windows closed and given the town centre location and that the development does not relate to permanent residential dwellings, it can be accepted in this instance subject to the imposition of the attached planning conditions.</p> <p>Conclusion</p> <p>It is considered that the proposal would provide a development which would significantly improve the vitality and viability of the Town Centre whilst also enhancing and protecting the built heritage of the surrounding area. The development would be complimentary to surrounding uses and would also comprise of the redevelopment of a prominent vacant site all to the benefit of the Town Centre Conservation Area.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That prior to the commencement of the development hereby approved, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, Renfrewshire Council as Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: In the interests of visual amenity.

2. That prior to the commencement of the development hereby approved, a comprehensive transitional land use plan, including detailed timescales, showing precisely what will be happening on all areas of the site during the various stages of the redevelopment process. This will include details of: the demolition process, the various construction phases and the extent and location of the construction compounds required to deliver development on all parts of the site.

Reason: To safeguard the character and appearance of the conservation area during the demolition and construction process.

3. No development shall commence on site until written approval of:
 - (a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - (b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

4. That prior to the occupation of any unit on the site:
 - (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - (b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for useshall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

5. That prior to the commencement of the development hereby approved, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

6. That prior to commencement of above ground works a Bird Hazard Management Plan shall be submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport. For the avoidance of doubt, the submitted plan shall include details of:
 - Management of and flat/shallow pitched green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advise Note 8 ‘Potential Bird Hazards from Building Design.’

The Bird Hazard Management Plan shall be implemented as approved on completion of the development, and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by Renfrewshire Council as Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operations of Glasgow Airport.

7. That prior the commencement of the development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, details of a designated drop off and pick up area. For the avoidance of doubt, this should include the exact location and design of the pick up area.

Reason: This information has not been provided.

8. That prior to the commencement of the development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, a Construction Traffic Management Plan. For the avoidance of doubt, this plan shall demonstrate how, during demolition and build phase, there will be no detrimental impact on pedestrian/cyclist/public transport and the local road network.

Reason: This information has not been provided.

9. That prior to the commencement of the development hereby approved, a Drainage Impact Assessment shall be submitted and approved by Renfrewshire Council as Planning Authority. The Drainage Impact Assessment shall accord with the ‘Council’s Drainage Assessment – Notes for Guidance’.

Reason: To ensure adequate provision for drainage associated with the development.

10. That prior to the commencement of the development hereby approved, confirmation shall be submitted in writing to Renfrewshire Council as Planning Authority and certified by a suitable qualified person that a scheme to treat the surface water arising from the site has been prepared in

accordance with the principles and practices contained in “The SuDS Manual” (CIRIA report C753, published in November 2015). Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of securing a suitable SuDs scheme for the treatment of surface water runoff

11. The design, installation and operation of any plant, machinery or equipment proposed as part of the development itself shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR 35 at all other times, when measured within any dwelling in the vicinity of the development. Structure borne vibration from the proposed development shall be imperceptible within any dwelling in the vicinity of the development.

For an explanation of noise rating curves, refer to BS 8233:2014 Sound insulation and noise reduction in buildings- code of practice, Annex B.

Reason: In the interests of residential amenity.

12. Notwithstanding the consent hereby given, the developer shall ensure the mitigation measures contained in Chapter 6 of the Airshed Report titled *Environmental Noise Assessment for Proposed Residential Student Accommodation, High Street, Paisley, Renfrewshire* (report no. AS 0925 dated 20th July 2022) shall be implemented and complied with during construction and for the lifetime of the development to the satisfaction of the Council as Planning Authority. These include the following:

Road traffic noise

- Provide acoustic insulation in the form of double-glazing and mechanical ventilation and heat recovery (MVHR) on all units where the free-field external noise level at exposed facades is predicted to exceed 50 dB LAeq 07:00 – 23:00 or 45 dB LAeq 23:00 – 07:00 (74% of all units). The units requiring this additional mitigation are listed in Table 6.1 of the report and shown in bold red text.
- Details of the proposed scheme of acoustic insulation shall be submitted for written approval, prior to commencement of any works onsite, to ensure that the proposed mitigation measures will comply with BS 8233: 2014 Table 4 noise criteria in habitable rooms.

Fixed plant noise

The combined noise from existing and proposed fixed plant will not exceed Noise Rating Curve 25 (NR25) within all habitable rooms:

- Where a mechanical ventilation and heat recovery (MVHR) scheme is required to achieve this these units will have enhanced double-glazing.

- Details of the proposed scheme of acoustic insulation shall be submitted for written approval, prior to commencement of any works onsite, to ensure that the proposed mitigation measures will comply with NR25 with closed windows and MVHR where appropriate;
- Prior to occupation of any units, a further assessment of noise from the proposed fixed plant associated with the developments heating/ventilation/air conditioning (HVAC) scheme must be undertaken and submitted for written approval to ensure that noise levels inside existing and proposed habitable rooms will not exceed NR25 at night.

Public house noise

The noise from music breakout and patrons will not exceed NR15 within all habitable rooms:

- Where windows require to be closed a mechanical ventilation and heat recovery (MVHR) scheme shall be provided.
- Details of the proposed scheme of acoustic insulation shall be submitted for written approval, prior to commencement of any works onsite, to ensure that the proposed mitigation measures will comply with NR15 with closed windows and MVHR where appropriate.

No property within the development shall be occupied until all approved mitigation measures have been completed in full.

Reason: In the interests of residential amenity.

13. That prior to the commencement of development a Waste Management Plan will be submitted for the written approval of the Council as Planning Authority. For the avoidance of doubt this shall allow for access and use of the development's bin storage area by other nearby properties/businesses. Thereafter the plan shall be implemented in accordance with the approved arrangements to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity and to control waste.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483419705.

Planning Application: Report of Handling

Reference No. 22/0240/CA



Renfrewshire
Council

KEY INFORMATION

Ward: (5)
Paisley East and
Central

Applicant:
T100 Ltd.

Registered:

19 April 2022

Report by Head of Economy & Development

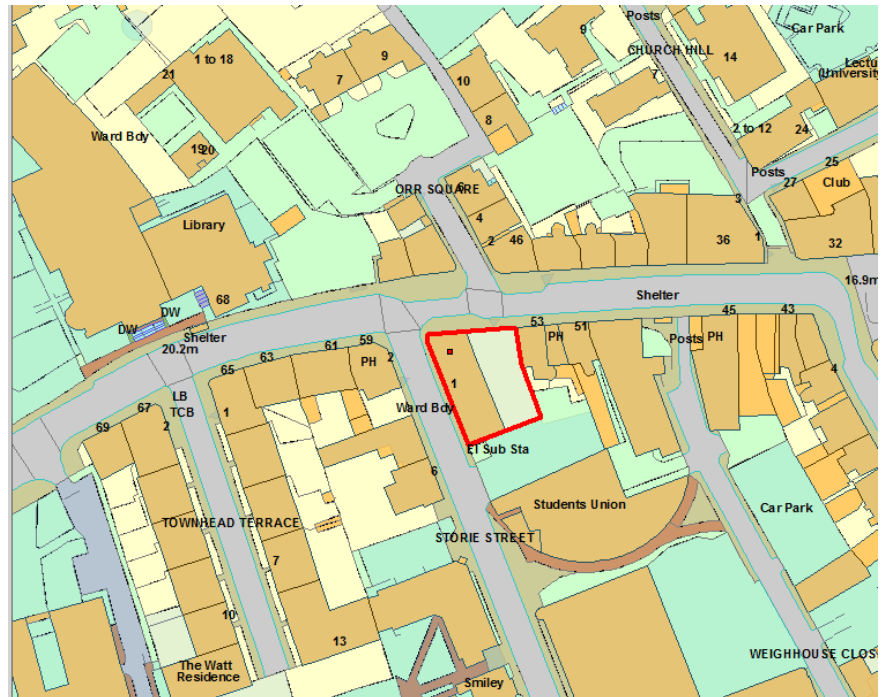
PROSPECTIVE PROPOSAL: Demolition in association with the erection of student accommodation block.

LOCATION: 57 High Street, Paisley, PA1 2AN

APPLICATION FOR: Conservation Area Consent

RECOMMENDATION

Grant subject to
conditions.



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Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is within the Paisley Town Centre Conservation Area and is identified by Policy ENV3 – Built Heritage within the Adopted Renfrewshire Local Development Plan (2021).
- No representations have been received.
- Historic Environment Scotland have no objections to the demolition.
- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

REPORT OF HANDLING FOR APPLICATION 22/0240/CA

SITE ADDRESS	57 High Street, Paisley, PA1 2AN
PROPOSAL	Demolition in association with the erection of student accommodation block.
RECOMMENDATION	Grant subject to conditions.
PROPOSALS	<p>This application seeks conservation area consent in association with the erection of self contained student accommodation at 55-57 High Street, Paisley.</p> <p>The proposed development would comprise of the demolition of the existing building "Leisure Land" and the erection of the development that would comprise of 150 student studios. The development would be 6 - 7 storeys high and would have a frontage on High Street and Storie Street.</p> <p>The building to be demolished is an unlisted mid-twentieth century brick built building with a flat roof which fronts High Street with a single storey façade which extends to 3 storeys to the rear of the site at Storie Street.</p>
SITE HISTORY	An application for planning permission (22/0236/PP) in association with the current conservation area application has also been submitted and has been put forward to today's Board for consideration.
CONSULTATIONS	Historic Environment Scotland (HES) - advise that the existing buildings which would be demolished, do not make a positive contribution to the conservation area and that designs for the replacement building should seek to preserve and enhance the character of the conservation area.
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan (2021) Policy ENV3 – Built and Cultural Heritage</p> <p>New Development Supplementary Guidance 2022 Delivering the Environment Strategy: Built and Cultural Heritage</p> <p>Material considerations Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
PLANNING ASSESSMENT	In considering the demolition of unlisted buildings in conservation areas, Historic Environment Scotland's guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the relevant conservation area. There is a presumption in favour of the retention of unlisted buildings in conservation areas where they make

	<p>a positive contribution to the character of the area.</p> <p>Historic Environment Scotland were consulted and advise that the buildings that would be demolished do not make a positive contribution to the conservation area and are content with their removal.</p> <p>The design of the replacement building will be assessed through the planning application Ref: 22/0236/PP.</p> <p>Conclusion</p> <p>In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance.</p> <p>It is therefore recommended that conservation area consent be granted.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That no demolition shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as planning authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that buildings are not demolished unless approved development is to take place on the cleared site following its demolition.

2. That no demolition shall take place until a comprehensive phasing plan has been submitted to and approved in writing by Renfrewshire Council as planning authority. The phasing plan shall provide a clear explanation and illustration of what will be taking place on all parts of the site throughout the redevelopment. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the conservation

area.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other
background papers, please contact Gwen McCracken on 07483419705.

Planning Application: Report of Handling

Reference No. 22/0248/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (9) Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant:
Mr John Smith

Registered:
06.04.2022

Report by Head of Economy & Development

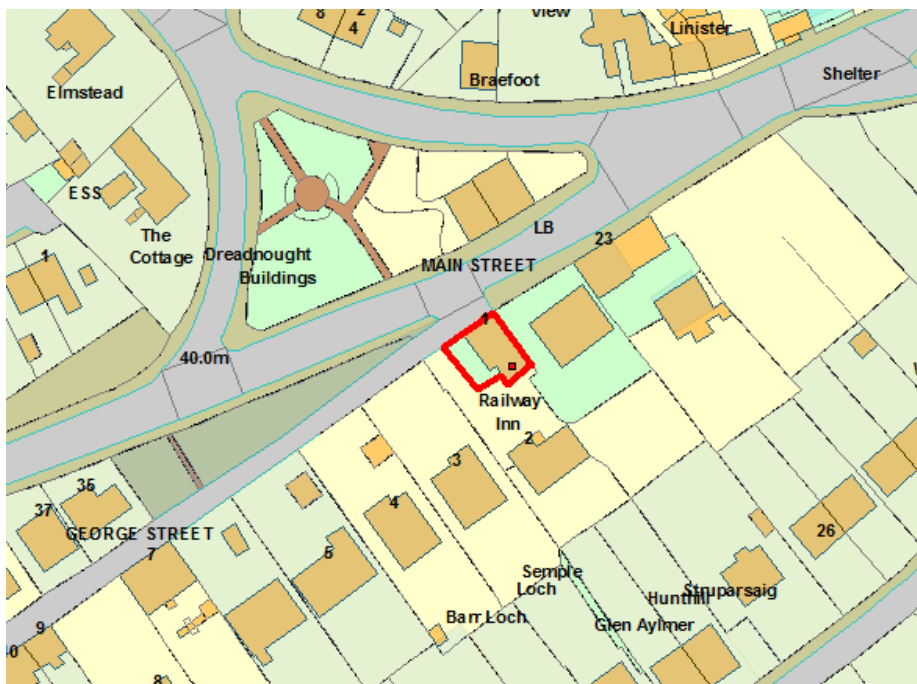
PROSPECTIVE PROPOSAL: Formation of outdoor terrace to side of public house

LOCATION: 1 George Street, Howwood

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to conditions



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IDENTIFIED KEY ISSUES

- The application site is identified by Policy P1 'Renfrewshire's Places' of the Adopted Renfrewshire Local Development Plan (2021).
- Seven representations have been received from six parties which relate to noise, road safety, loss of privacy and residential amenity.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plan.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0248/PP

SITE ADDRESS	1 George Street, Howwood
PROPOSAL	Formation of outdoor terrace to side of public house
RECOMMENDATION	Granted subject to conditions

PROPOSALS	<p>This application seeks consent for the formation of an outdoor terrace to side of a public house located on George Street, Howwood. The site fronts the road to the north west and is bound by a convenience store to the north east and residential properties to the south east and south west.</p> <p>The proposed outdoor terrace is positioned to the side of the building and extends 2.97 metres from the side elevation and measures 9.1 metres in length. The terrace includes a stained timber fence to the side and a white painted rendered low wall to the front with an inward opening hinged timber gate.</p> <p>The initial proposal has been altered following sightline concerns from Roads Development regarding the proposed timber fence to the side of the terrace. Revised drawings have been submitted to mitigate the concerns with the fence and the front wall lowered to 1.05 metres in height.</p>
SITE HISTORY	<p>Application No: 22/0818/PP</p> <p>Description: Alterations to frontage and single storey extension to side elevation</p> <p>Decision: Granted</p>
CONSULTATIONS	<p>Chief Executive's Service (Roads Development) – No objections.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objections subject to a condition restricting the hours of use to prior to 9pm.</p>
REPRESENTATIONS	<p>7 objections were received from 6 parties with the following concerns:</p> <ol style="list-style-type: none"> 1. Noise Response - addressed within main body of assessment. 2. Road safety Response - addressed within main body of assessment. 3. Reduction of residential amenity Response - addressed within main body of assessment. 4. Loss of privacy Response - addressed within main body of assessment.

	<p>5. Odour from cigarette smoke Response – Not a material consideration that can be taken into account during the assessment.</p> <p>6. Impact on mortgage applications Response – Not a material consideration that can be taken into account during the assessment.</p>
DEVELOPMENT PLAN POLICIES	<p>Renfrewshire Local Development Plan (2021) Policy P1: Renfrewshire's Places</p> <p>New Development Supplementary Guidance (2021) Delivering the Places Strategy</p> <p>Material considerations Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>The site is located within an area that is covered by Policy P1 of the Renfrewshire Local Development Plan. Policy P1 states that new developments should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses.</p> <p>The outdoor terrace is positioned to the side of the premises. In terms of visual amenity, the design of the outdoor terrace does not raise any issues. The development is subordinate to the premises and is considered acceptable in terms of scale and siting. Communities & Housing Services (Environmental Protection Team) have been consulted and have requested that a condition be applied to restrict the use of the beer garden to prior to 9pm. The condition is considered appropriate to ensure the development would not impact on the residential amenity of nearby properties.</p> <p>The proposed development does not raise any concerns in terms of privacy or overlooking due to the screening provided by the proposed fence to the side of the terrace.</p> <p>In terms of road safety, Roads Development have been consulted and have no objections to the proposed development.</p> <p>In view of the above, the proposed development is considered to be acceptable.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That the outdoor terrace shall not be in use after 21:00 hours.

Reason: In the interest of residential amenity.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483419705.

Planning Application: Report of Handling

Reference No. 22/0329/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (2) Renfrew
South and Gallowhill

Applicant: Beijing
Banquet

Registered:
14 June 2022

Report by Head of Economy & Development

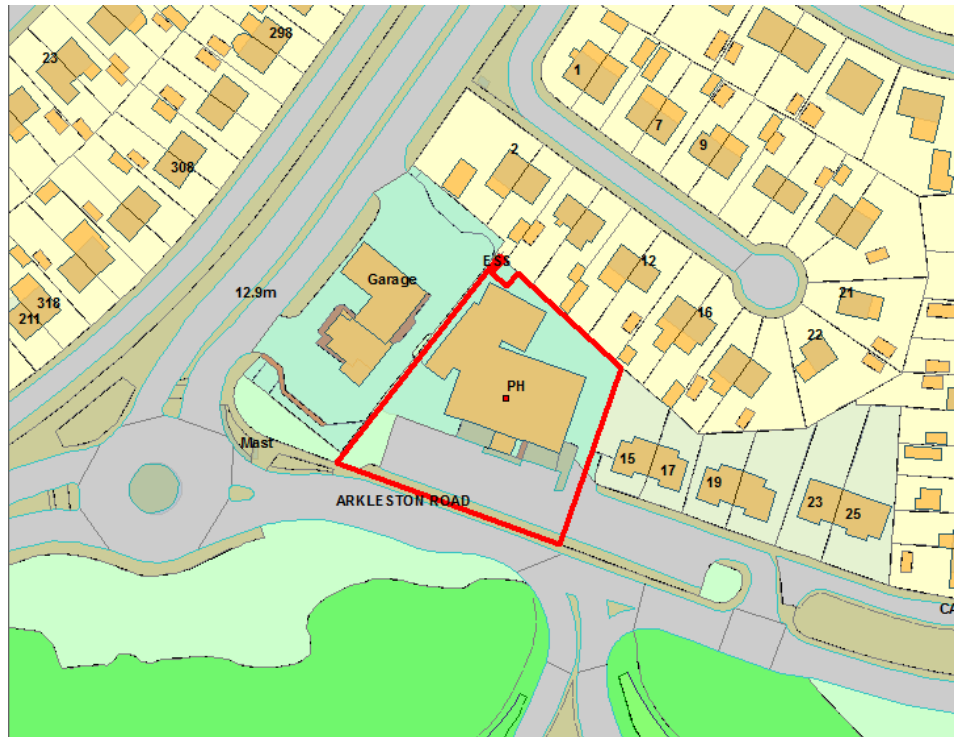
PROSPECTIVE PROPOSAL: Erection of single storey
extension to rear and installation of rooflight in retrospect

LOCATION: Beijing Banquet, 200 Arkleston Road, Renfrew

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to
conditions



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IDENTIFIED KEY ISSUES

- The application site is identified by Policy P1 'Renfrewshire's Places' of the Adopted Renfrewshire Local Development Plan (2021).
- Four representations have been received which relate to loss of privacy, amenity and daylight; noise, smell and an increase in waste; and previous unauthorised development.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plans.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0178/PP

SITE ADDRESS	Beijing Banquet, 200 Arkleston Road, Renfrew
PROPOSAL	Erection of single storey extension to rear and installation of rooflight in retrospect
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>Planning permission is sought for the erection of a single storey extension to the rear and installation of a rooflight (in retrospect) at Beijing Banquet, 200 Arkleston Road, Renfrew.</p> <p>The proposed extension would have an approximate external footprint of 29sq m with an overall height of 2.6m and would be finished in a brickwork basecourse, with render above.</p> <p>The application site is bound to the north and east by residential properties, to the south by Arkleston Road and to the west by a petrol filling station.</p> <p>It should also be noted that the current application has been submitted as an alternative to the unauthorised containers which are presently sited at this location and are subject to enforcement action.</p>
SITE HISTORY	<p>Application No: 21/1089/PP Description: Partial change of use of first floor storage area into managers accommodation Decision: Granted</p> <p>Application No: 22/0050/PP Description: Siting of refurbished steel containers to rear and installation of rooflight (in retrospect) Decision: Withdrawn</p> <p>Application No: 01/0852/AD Description: Display of 1 internally illuminated free standing pole sign; two externally illuminated fascia signs; two externally illuminated free standing signs; three externally illuminated wall signs; and one internally illuminated menu case. Decision: Granted subject to conditions</p>
CONSULTATIONS	<p>Transport Scotland – No objections.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objections.</p>
REPRESENTATIONS	<p>Four letters of representation objecting to the proposed development have been received, the substance of which can be summarised as follows:-</p> <ol style="list-style-type: none"> 1. The unauthorised rooflight impacts on privacy.

	<p>Response – addressed within main body of assessment.</p> <p>2. The proposed extension will compromise amenity and affect daylight. Response - addressed within main body of assessment.</p> <p>3. Noise already an issue to the rear of the premises and proximity of extension could exacerbate this. Construction hours in the past have been at unsociable hours and not in accordance with approved plans which may happen again. Response – No objections have been raised in this respect in relation to the current proposals by Environmental Services as a consultee which would warrant refusal of the application.</p> <p>4. Increasing this facility will increase waste and attract vermin. Response – No objections have been raised in this respect in relation to the current proposals by Environmental Services as a consultee which would warrant refusal of the application. Should issues arise this should be reported to Environmental Services directly.</p> <p>5. The smell from the premises is unacceptable and an increase in its scale could make this worse. Response – No objections have been raised in this respect in relation to the current proposals by Environmental Services as a consultee which would warrant refusal of the application. Should issues arise this should be reported to Environmental Services directly.</p> <p>6. Do not want any further building overlooking properties. Response – Noted and addressed within main body of assessment.</p> <p>7. An extraction flue is shown on the drawings. Response – This relates to an existing installation and does not form part of the current proposals.</p>
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan 2021 Policy P1: Renfrewshire's Places</p> <p>New Development Supplementary Guidance 2022 Delivering the Places Strategy</p> <p>Material considerations Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>The application site is covered by Policy P1 which encourages further development were that development would not adversely affect existing development or be adversely affected by existing development.</p>

	<p>In considering whether the proposals could adversely affect existing development Alterations and Extensions to Existing Properties of the Delivering the Places Criteria of the New Development Supplementary Guidance requires to be considered.</p> <p>In this regard, the development would be of an appropriate scale, size and massing which would not constitute over development particularly given the discreet location to the rear of the building.</p> <p>The design and materials would also be suitably reflective of the main restaurant building and surrounding residential development, respecting the character of the surrounding area.</p> <p>As the proposals would see a replacement of presently sited containers for a permanent structure of enhanced build quality, it is also considered that the amenity of the neighbouring residents would be enhanced by the proposals.</p> <p>In addition to the above, it should be noted that an enforcement notice was served in relation to the siting of the containers on site and as such should the application in question be granted, the terms of the enforcement notice remain in that the containers require to be removed from site.</p> <p>Overall therefore the proposed extension is considered to be compatible with the surrounding area and commensurate with the provisions of Policy P1 and the New Development Supplementary Guidance Delivering the Places Criteria.</p> <p>Considering the retrospective rooflight, given the height of the opening and it's angled positioning it is not considered that this would have a significant direct impact on the privacy of neighbours on this occasion and as such is also considered acceptable on balance.</p> <p><u>Recommendation and reasons for decision</u></p> <p>In light of the above assessment, the proposal is considered to be acceptable and it is therefore recommend that planning permission be granted, subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That before development starts, full details of the facing materials to be used on

all external walls and roofs shall be submitted to, and approved by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483419705.

Planning Application: Report of Handling

Reference No. 22/0345/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (1) Renfrew
North & Braehead

Applicant:

Bellway Homes Limited
(Scotland West)

Registered:

23 May 2022

PROSPECTIVE PROPOSAL: Erection of residential development comprising eighty flats and thirty nine dwellinghouses and formation of roads, infrastructure, open space amenity.

LOCATION: Site On Southern Edge Of Roundabout Junction With Laymoor Avenue, King's Inch Road, Renfrew

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is identified by Policy P1 of the Adopted Renfrewshire Local Development Plan (2021).
- Eight representations have been received which relate to access arrangements and additional traffic as a result of the development; the type of development proposed; availability of services; displacement of wildlife; attraction of vermin; and ownership.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plan, utilising a brownfield site for the purpose of regeneration and provision of affordable homes.

REPORT OF HANDLING FOR APPLICATION 22/0345/PP

SITE ADDRESS	Site On Southern Edge Of Roundabout Junction With Laymoor Avenue, King's Inch Road, Renfrew
PROPOSAL	Erection of residential development comprising eighty flats and thirty nine dwellinghouses and formation of roads, infrastructure, open space amenity
RECOMMENDATION	Disposed to grant subject to the conclusion of a Section 75 legal agreement and conditions

PROPOSALS	<p>Planning permission is sought for the erection of thirty nine dwellinghouses and eighty flats (27% of which are proposed to be affordable), with associated access, infrastructure and open space at land on the southern edge of the roundabout junction with Laymoor Avenue and King's Inch Road, Renfrew.</p> <p>The application site extends to approximately 2.59 hectares and is currently cleared brownfield land.</p> <p>The proposals seek to erect a mixture of terraced, semi-detached and detached dwellings throughout, with flats proposed to the frontage at King's Inch Road. The proposed flats would reach a maximum height of four storeys.</p> <p>Pedestrian and cycle linkages are proposed at several locations throughout the site to existing development and amenity space.</p> <p>Vehicular access to the development would be via the existing road opening on Laymoor Avenue.</p> <p>The site is bordered by residential development to the north west, Howdens factory to the south and Braehead Shopping Centre car parks to the north east, east and south east. Electrical substations to serve Braehead are positioned, on the same side of King's Inch Road to the proposal and the proposed development takes cognisance of these in the overall design.</p>
SITE HISTORY	<p>Application No: 22/0098/PP Description: Change of use of car parking spaces and landscaping to car wash and valet, siting of portakabin and erection of canopy Decision: Granted subject to conditions.</p> <p>Application No: 22/0356/PP Description: External alterations including the installation of service gantry to existing service yard, formation of two doors to east elevation and removal of existing billboard Decision: Withdrawn</p>
CONSULTATIONS	<p>Communities & Housing Services - (Environmental Protection Team) – No objection subject to conditions.</p> <p>Chief Executive's Service (Roads Development) – No objection</p>

	<p>subject to conditions</p> <p>Children's Services – No objections or contribution required.</p> <p>Glasgow Airport Safeguarding - No objection subject to conditions.</p> <p>SEPA – No objections.</p> <p>Scottish Water - No objection.</p> <p>NATS - No objection.</p>
REPRESENTATIONS	<p>Eight representations have been received which object to the proposed development. The issues raised are summarised as follows:</p> <p>1. Traffic system can't handle the additional traffic brought by further housing, resulting in safety issues. Traffic will discourage people from using the facilities already in place at Braehead. Would encourage an additional access point onto King's Inch Road.</p> <p>Response – Conditions have been proposed following consideration by Roads Development of the proposals to ensure compliance with the relevant policies and guidance.</p> <p>2. The location of the site would be better suited for industrial or commercial development.</p> <p>Response: Each application is considered on its own merit as submitted for suitability.</p> <p>3. Council services already stretched, with further housing likely to cause further impact.</p> <p>Response: Noted and consultation comments addressed in this regard.</p> <p>4. Appropriate infrastructure and services require to be in place. Insufficient GP surgeries, dentists and education and nursery provision in area for further development of this nature.</p> <p>Response: Noted and consultation comments addressed in this regard.</p> <p>5. Renfrew will benefit nothing from further housing at the scale or type of units proposed.</p> <p>Response: Opinion noted.</p> <p>6. Building works will cause disturbance to local area.</p> <p>Response: Noted, however this would not be a long term impact on the wider area which would require mitigation measures to be implemented.</p>

	<p>7. Loss of green space and displacement of wildlife.</p> <p>Response: Noted and regulated via alternative legislation which the applicant is aware of in order to obtain the relevant licences.</p> <p>8. Development likely to see an influx of rats just like the development further along the road.</p> <p>Response: Comments noted and to be addressed by Environmental Protection should this become an issue.</p> <p>9. Renfrew needs more green spaces not houses.</p> <p>Response: Each application is considered on its own merits as submitted for suitability.</p> <p>10. Boundary requires to be clarified as existing fencing is in ownership of another party.</p> <p>Response: Applicant has confirmed that they shall not extend development outwith the land in their ownership in order to deliver the development.</p>
DEVELOPMENT PLAN POLICIES	<p>Renfrewshire Local Development Plan (2021) Policy P1: Renfrewshire's Places Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I7: Renewable and Low Carbon Energy Developments Policy I5: Waste Management Policy I8: Developer Contributions</p> <p>New Development Supplementary Guidance (2022) Delivering the Places Strategy Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Renewable and Low Carbon Energy Developments; Flooding and Drainage; and Development Contributions Delivering the Environment Strategy: Noise and Contaminated Land</p> <p>Material considerations Renfrewshire's Places Residential Design Guide March 2015</p>
PLANNING ASSESSMENT	<p>The site is located within an area that is covered by Policy P1 of the Renfrewshire Local Development Plan. Policy P1 states that new developments should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses. Given the neighbouring uses it is considered that the proposed development is capable of positive consideration against the terms of Policy P1.</p> <p>The principle of the proposal, redeveloping a vacant, previously used</p>

	<p>site within an existing place, would also be in line with the Spatial Strategy as outlined in the Adopted Renfrewshire Local Development Plan. The proposal would result in the development of a brownfield site.</p> <p>Policy P3 – Housing Mix and Affordable Housing, set out in the Adopted Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this regard, the applicant has committed to provide thirty two units for affordable housing (27% of the overall unit numbers proposed for the site) to be secured via the approval of plans and a S75 Agreement (commensurate with the provisions of Policy I8) to ensure these homes remain affordable for their lifetime. This will provide affordable housing which will be housing sold at 15% below market value for this site and the area and will comprise the flatted units proposed within the development.</p> <p>This was also the agreed solution to the delivery of affordable homes by the same developer at their ongoing development site further along King's Inch Road and it is considered that this approach to providing new affordable homes on the site without the requirement for public funds to subsidise the build would be in line with both the Adopted Renfrewshire Local Development Plan and Scottish Planning Policy and present a range and choice of homes on this site and area.</p> <p>It is therefore considered that the proposal complies with Policy P3 of the Adopted Renfrewshire Local Development Plan (2021).</p> <p>On such sites, which are considered to be acceptable in principle, the development requires to be assessed in detail considering layout, design and aspects of the proposals against the criteria for implementing the Spatial Strategy of the Development Plan and the Council's New Development Supplementary Guidance.</p> <p>This assessment is as follows:</p> <p><i>1) Residential Amenity</i></p> <p>The proposal adopts the 'place' qualities set out in the Supplementary Guidance and the Council's own Residential Design Guidance in that the layout is built around a landscaped framework which fits and connects well with the surrounding area.</p> <p>The proposal sets out a residential layout which respects privacy and outlook, with appropriate garden sizes and an overall good and well considered development pattern for the site.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places</p>
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	<p>Checklist for the reasons stated above and in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well-connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Development should ensure the creation of successful places and streets over the movement of the car, which this layout suitably provides.</p> <p>Traffic calming measures are to be agreed through the Roads Construction Consent process, which would aid the reduction in driver speed and create a safe residential environment. Suitable variances in road material have been demonstrated, which would assist in this regard also.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists to Braehead leisure and retail complex and wider established residential development as well as allowing for safe routes to schools. This can suitably be achieved through the imposition of planning conditions.</p> <p>It has further been proposed and agreed with the applicant to upgrade the existing pedestrianised signalised crossing on Kings Inch Road (southeast of the Kings Inch Road roundabout that accesses Laymoor Avenue) to accommodate the increase in pedestrians using the crossing as stated within the Transport Statement submitted in support of this application.</p> <p>These routes would be adequately overlooked in line with the requirement of the Places Development Criteria set out in the Supplementary Guidance.</p> <p>Access to the site for vehicles would be taken from Laymoor Avenue, with additional pedestrian links throughout the site.</p> <p>Sufficient visitor parking would also be ensured and dispersed throughout the site, as agreed with Roads Development via planning condition, commensurate with Policy I1.</p> <p><i>4) Design, Plot Configuration and Finishing Materials</i></p> <p>At the site entrance, and along King's Inch Road, properties adequately address the street frontage.</p> <p>In terms of density and form the units proposed vary from two storey to four storey (flats), within an area of mixed development types.</p> <p>The flats along the site boundaries respect the established pattern of development within the wider Ferry Village redevelopment and are in</p>
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	<p>accordance with the original masterplan concept.</p> <p>Finishing materials also respect existing built form surrounding the application site.</p> <p>Policy 17 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.</p> <p>There are no district heating networks which could be utilised as part of the proposal or opportunities to provide for heat demand through the creation of such a facility, therefore the applicant shall ensure low carbon targets are achieved through design and via the building warrant process.</p> <p><i>5) Boundaries and Open Space</i></p> <p>The development would incorporate a Locally Equipped Play Area adjacent to the underground pump station to the south west of the site as well as smaller pockets of open space throughout. Active frontages would address these spaces to create an inclusive environment.</p> <p>Soft (hedging & shrubbery) boundary treatments are to feature within the development, with fencing locations to create plot definition.</p> <p><i>6) Landscaping</i></p> <p>The planting specification contained within the landscaping proposals for the site is considered acceptable in ensuring an appropriate level of residential amenity and sense of place.</p> <p><i>7) Water Management and Site Levels</i></p> <p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of SEPA and in accordance with Policy I3.</p> <p><u>Conclusion</u></p> <p>In view of the above, it is considered that the proposed development would comply with Policies P1, P3 I1, I3 and I7 contained within the Adopted Renfrewshire Local Development Plan (2021) and the associated supplementary guidance.</p> <p>In summary, it is considered that the proposal would be in an appropriate sustainable location, where residential development is acceptable.</p> <p>It would deliver a well-designed housing site as well as support the objectives of Renfrewshire's Local Housing Strategy.</p>
RECOMMENDATION	Disposed to grant subject to the conclusion of a Section 75 legal

	agreement and conditions
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Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. No development shall commence on site until written approval of:

- a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
- b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use

2. Prior to occupation of any unit within an identified phase of development, the developer shall submit for the written approval of the Planning Authority:

- a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or
- b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site shall be submitted to the Planning Authority and approved in writing

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

3. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp).

These details shall include, the species, number and spacing of trees and shrubs. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

4. That prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure

(including around the existing substation) shall be submitted to the Planning Authority for written approval.

Reason: In the interests of visual and residential amenity.

5. That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of condition 4 above, shall be erected.

Reason: To safeguard the amenity of future residents.

6. That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, hereby approved shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

7. Notwithstanding the consent hereby given, the developer shall ensure the mitigation measures contained in Section 6.2, pages 28 and 29 and the acoustic barrier discussed in Section 5.2, pages 20 and 21, paragraph 11, of the approved Noise Impact Assessment produced by Envirocentre on behalf of Bellway Homes – Titled - Acoustic Report: Laymoor Avenue Noise Impact Assessment dated 9 May 2022 shall be implemented and complied with during construction and for the lifetime of the development.

Reason: In the interests of residential amenity.

8. Parking for the dwellinghouses hereby approved shall be provided as per the National Roads Development Guide as shown in the table below provided within the supporting Transport Assessment prior to completion of the overall development.

Developments set out in the SCOTS guidance are detailed in Table 6.11.

Use	SCOTS Standards	
	Level of Provision	Visitor Parking
Residential: 1 Bedroom	1 space per dwelling	0.25 spaces per dwelling
Residential: 2-3 Bedroom	2 spaces per dwelling	
Residential: 4 Bedrooms +	3 spaces per dwelling	

Reason: In the interests of traffic and pedestrian safety.

9. The existing signalised crossing on Kings Inch Road (south east of the Kings Inch Road roundabout) shall be upgraded to accommodate the increase in pedestrians using the crossing as stated within the TA prior to completion of the overall development.

Reason: In the interests of traffic and pedestrian safety.

10. Prior to the commencement of any construction works on site the developer shall submit for the written approval of the Planning Authority a servicing plan to

demonstrate how Block 1, Block 2 and Plots 28-31 can be safely serviced. A new access to serve Plots 28-31 shall also demonstrate no issues with forward visibility for vehicles turning right into the access.

Reason: In the interests of traffic and pedestrian safety.

11. All access's and driveways shall be formed as per the National Roads Development Guide prior to occupation or use of that element of the development.

Reason: In the interests of traffic and pedestrian safety.

12. Prior to the commencement of construction works on any dwellinghouse, the developer shall provide for the written approval of the Planning Authority full details the Locally Equipped Play Area (LEAP) hereby approved. The details shall demonstrate that the layout, access and equipment are suitable for use by children of all abilities and that an appropriate number of inclusive items of play equipment are installed. Thereafter, prior to occupation of the final residential unit, hereby approved, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved. Maintenance of the play area finally approved, shall be in accordance with a scheme to be agreed between the developer and the individual occupiers of the development or a factor appointed to act on their behalf.

Reason: In the interests of residential amenity.

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Gwen McCracken on 07483419705.