

**To: Planning and Climate Change Policy Board**

**On: 27 August 2024**

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**Report by: Chief Executive**

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**Title: Developer Contributions (Education) – new planning guidance**

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## **1. Summary**

- 1.1 This report offers members an update on the proposed publication of planning guidance on potential education contributions from new housing development in Renfrewshire.
- 1.2 The draft guidance supplements and aligns with the current relevant Local Development Plan (LDP) policy I8 on Developer Contributions.
- 1.3 The draft guidance will be published for a period of stakeholder consultation in autumn 2024 before being brought back to Board for formal approval as Council policy.

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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) Note the contents of this report;
    - (ii) Delegate authority to the Head of Economy and Development, in consultation with the Convenor, to make any incidental changes (as required) to the approved draft guidance because of the publication of the latest Renfrewshire School Roll data;
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### **3. Background**

- 3.1 Planning and Climate Change Policy Board considered and approved draft planning guidance in March 2024 relating to developer contributions (education) from new housing developments.
- 3.2 Since March 2024, Scottish Government have published a consultation document on an Infrastructure Levy. The Council's proposed response to this consultation is the subject of a separate report to Board. However, as a reminder to members, the draft guidance has been prepared with consideration that such a mechanism may become available to Renfrewshire Council later.
- 3.3 Edge Analytics were commissioned by Renfrewshire Council in 2023 to review existing school rolls for all Renfrewshire primary and secondary schools and assess all known housing sites in the area to produce longer term roll forecasts. This work has taken longer than originally envisaged and has delayed the Council's publication of the draft planning guidance. This is because the forecast rolls are fundamental to the assessment of individual housing sites within school catchments.

### **4 Update**

- 4.1 The Council believe they will now be able to publish the school roll forecasts for individual schools in autumn 2024. Therefore, the intention will be to publish the draft planning guidance as soon as possible thereafter for stakeholder consultation.
- 4.2 The availability of the planning guidance will be widely publicised in communication channels with key stakeholders – community councils, housebuilders, developers, elected members, etc, to maximise the opportunity for those wishing to submit comments on the draft to do so within a defined 6 week period.
- 4.3 Once the consultation period ends a report will be brought back to Planning and Climate Change Policy Board with a recommendation to approve the final version of the guidance as Council policy.
- 4.4 Applicants for planning permission for residential development will be expected to use the guidance in shaping their planning applications and to allow them to make allowance for any financial or other contribution that may be expected from that proposed development.

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### **Implications of the Report**

1. **Financial** – Significant potential impact, depending on the successful implementation of any new developer contributions policy.

2. **HR & Organisational Development** – Examination going forward of the additional resources required to negotiate planning obligations because of submitted / approved planning application.
  3. **Community/Council Planning** –
    - *Our Renfrewshire is thriving* – The new developer contributions policy can assist in supporting new or enhanced community infrastructure (schools) in connection with new housing for pupils living in the local area;
    - *Building strong, safe, and resilient communities*: The policy can assist in the forward planning of education capacity requirements across Renfrewshire’s varied communities and achieve positive education outcomes for our younger residents;
  4. **Legal** – Likelihood of additional resource demand being placed on Council’s Legal Team in terms of negotiating and confirming planning obligations (including Section 75 Agreements) for a larger number of planning applications.
  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.
  14. **Children’s Rights** – N/A
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