

To: Communities, Housing and Planning Policy Board

On: 14 April 2021

Report by: Chief Executive

Heading: Renfrewshire Local Development Plan

1. Summary

- 1.1 Following the Communities, Housing and Planning Board's meeting on 16 March 2021, its decision on the Renfrewshire Local Development Plan (LDP) Examination Report (Item 11 on that agenda) was called-in by the Council's Leadership Board for its consideration.
- 1.2 A special meeting of the Leadership Board took place on 6 April 2021 and decided to remit the decision on the Renfrewshire Local Development Plan back to the CHPS Board for further consideration
- 1.3 This report now deals with the process that must be followed, following the decision by the Leadership Board, in order that the Council is able to meet its statutory obligations in terms of legislation regarding LDPs.
- 1.4 To meet these obligations members must clearly state which of the Reporter's Modifications to the Proposed Plan LDP they agree with and which, if any, they do not wish to accept.
- 1.5 For any of the Modifications which they do not wish to accept members need to clearly state which of the legislative criteria (set out in para 5.4 of this report) they are relying on to reach this judgement. Such decisions for each Modification not being accepted will require to be set out in detail as part of the Minutes of the Board meeting
- 1.6 Evidence that was not available to the LDP Reporter cannot be introduced at this stage of the process for the purpose of disagreeing with the planning merits of the Examination recommendations.

- 1.7 The statutory deadline for the Council to offer a formal response to the Reporter's recommended Modifications, and to write to Scottish Ministers to let them know how they plan to proceed, is 2 May 2021.
-

2. **Recommendations**

2.1 It is recommended that the Board:

- (i) Considers the report on Examination of the Renfrewshire Local Development Plan; and
 - (ii) For any modifications they do not wish to support, set out clearly their reasons for not accepting these in line with Planning Circular 6/2013; and
 - (iii) authorise the Head of Economy and Development to modify the Proposed Renfrewshire Local Development Plan in line with the Reporters recommendations in the Examination Report subject to any recommended modifications that are rejected by the Board; and
 - (iv) authorise the Head of Economy and Development to notify the Scottish Ministers of the Council's intention to adopt the Local Development Plan, subject to any modifications which the Board do not wish to accept.
-

3. **Background**

- 3.1. The background to the process followed by Renfrewshire Council in preparing its LDP is set out in detail in the report to CHPS Board on 16 March 2021.
- 3.2. The full Examination Report which members are considering at today's meeting can be found on the Council's website at <http://www.renfrewshire.gov.uk/article/3070/Preparation-of-the-next-Local-Development-Plan>. Board members have been sent a hard copy of the Examination Report ahead of today's meeting.
- 3.3. Appendix 1 to this report lists all the Reporter's recommended modifications for member's benefit in relation to the recommendations of this Board report. Members must consider their response and either accept, or otherwise not accept and give their reasons for not accepting any of the modifications to the LDP. Modifications can only be rejected under a limited set of circumstances which are set out in detail in para 5.4 of this report
- 3.4. It should be noted that in most issues examined, the Reporters agreed with the approach taken by the Council in preparing the LDP.
- 3.5. Many of the recommended modifications in the Examination Report largely relate to minor text and graphic changes and the addition of guidance from the New Development Supplementary Guidance to policies within the Plan.

- 3.6. The most significant changes recommended by the Reporters to the LDP are in relation to housing sites and to 3 new policies that are proposed for inclusion in the Plan.
- 3.7. The Reporter has recommended the inclusion of 3 new policies within the Infrastructure Section of the Plan. The new policies relate to:
- Communications and Digital Infrastructure; (see Examination report page 74);
 - Zero and Low Carbon Developments (see Examination report page 76);
 - Developer Contributions (see Examination report page 90)

4. **CHPS Board meeting of 16 March 2021**

- 4.1. At the CHPS Board meeting on 16 March 2021, the officers' report recommended that Board accept all the modifications recommended by the Reporters for the LDP Examination. Following discussion, the Board decided to reject the recommendations in the officers' report.
- 4.2 The discussion at the Board meeting, referred to 4 housing sites. These are listed in the table below.
- 4.3 Of the housing sites discussed at the meeting, 3 were subject to modifications by the Government Reporter. The site at Burnfoot Road in Lochwinnoch was not subject to any modification by the Reporter. The Reporter has agreed this site continue to be allocated for housing development, as per the Council's settled position on the Proposed Plan LDP agreed in March 2019.

Sites referred to at CHPS Board 16 March 2021	LDP Examination ref	Proposal Plan LDP status (Feb 2019)	Reporter's Modifications (Feb 2021)
Thriplee Road, Bridge of Weir	LDP 2064	Green Belt / Policy P1	Housing allocation / Policy P2
Elderslie Golf Club, Elderslie	LDP 2077	Green Belt	Housing allocation / Policy P2
Golf Driving Range, Johnstone	LDP 2057	Housing allocation	Green Belt
West of Burnfoot Road, Lochwinnoch	LDP 2032	Housing allocation	No modification

5. **Next Steps and Legal Position**

- 5.1 The procedure for considering the Examination Report and subsequently adopting the Local Development Plan is regulated by legislation. One of the key requirements is that the Planning Authority has 3 months from receipt of the Examination Report (until 2 May 2021) to submit a modified Local Development Plan to Scottish Ministers.

- 5.2 The authority has to consider which of the proposed modifications it accepts and which it does not agree with and communicate this to Scottish Ministers ahead of the above deadline.
- 5.3 The Reporters' modifications are set out in Appendix 1 to this report.
- 5.4 The planning authority has very little scope for declining to follow the Reporters' recommendations. The authority can only decline to make the recommended modifications to the proposed LDP in the exceptional circumstances where there are specific reasons for not doing so, as set out in Section 19(10) of the Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009. These exceptional circumstances are limited to where the Council considers the recommended modification would:
- a) make the Local Development Plan inconsistent with the National Planning Framework or Clydeplan Strategic Development Plan (2017);
 - b) be incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994;
 - c) would not be acceptable having regard to an environmental assessment carried out by the Council following modification of the plan in response to the recommendations, or
 - d) be based on conclusions that could not reasonably have been reached by the Reporter based on the evidence considered during the Examination.
- 5.5 Following the Board's decision, a modified Proposed Renfrewshire Local Development Plan will be sent to the Scottish Ministers and the Council will advertise its intention to adopt the Plan ahead of the statutory deadline. The Scottish Ministers have the power to:
- approve the Plan as modified by the Council;
 - direct the Council to modifying the Plan as per the Reporter's recommendations (if the Council does not accept all the modifications recommended)
 - delay the adoption of the Plan.
- 5.6 Once the Council has advertised its intention to adopt the Plan, the Scottish Ministers have 28 days to consider the Plan (extendable by the Scottish Ministers). Depending on the decision of the Ministers, the Plan will then be formally adopted.
- 5.7 There is a statutory right of appeal to the Court of Session, within 6 weeks of adopting the Plan, for those challenging the validity of the Plan, if a person feels aggrieved by the Plan or any alteration, repeal, or replacement of the Plan.
- 5.8 The Council would be vulnerable to legal challenge and may be subject to a direction from the Scottish Ministers should it not comply with the requirements of Section 19 (10) of the 1997 Act or fail to meet the 3 months deadline for responding to the Scottish Ministers in Section 19 (12).

Implications of the Report

1. **Financial** – There is a material risk of significant exposure to unbudgeted financial costs should the Council fail to appropriately follow due statutory processes and is subject to subsequent legal challenge. This financial exposure would extend to costs associated with protecting the Council's interests and managing the due legal and court process, as well as the potential for exposure to significant financial costs that could be awarded by the courts to a pursuing party or parties who was successful in demonstrating the Council's failure to comply with a statutory duty has directly resulted in them suffering a financial loss.

Similarly, there is a potential for parties pursuing a planning appeal being awarded costs which would be the responsibility of the local planning authority to meet.

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 Council is required to follow the statutory procedure for the consideration of the Examination Report and the adoption of the Local Development Plan in the Town and Country Planning (Scotland) Act 1997 and in supporting regulations and planning circulars. The Council's decision to adopt the Plan can be challenged by appeal to the Court of Session. Any failure to follow the statutory procedure could also be challenged in court. The Scottish Ministers also have powers to intervene in the decision to adopt the Plan.

The Council is also required by Government policy to have an up to date LDP. Until the new LDP is adopted then the Council's statutory LDP will be the 2014 adopted plan in terms of reaching decisions on planning applications. The 2014 LDP is of a significant age and will be out of date in terms of the housing land requirement and site allocations, some of which will be superseded by the information in the Proposed Plan LDP and planning permissions granted in the interim. The Proposed Plan and the Examination Report will remain material considerations until such time as a new LDP is adopted.

5. **Property/Assets** – Various property implications because of the LDP designations of land use around Renfrewshire.

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** – See “Legal Implications” section (above).
The Council will also face a reputational risk if we do not comply with our statutory obligations as a local authority.
 11. **Privacy Impact** – None
 12. **COSLA Policy Position** - None.
 13. **Climate Risk** - The Proposed 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.
-

Background papers

- Proposed Renfrewshire Local Development Plan Examination Report (February 2021);
- “The Renfrewshire Local Development Plan”; report to Communities, Housing and Planning Board; 16 March 2021
- “Call- in Notice - Decision of the Communities, Housing and Planning Board on 16 March 2021” report to Leadership Board; 6 April 2021

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

*Author: Alasdair Morrison; Head of Economy and Development; 0141 618 4664,
email: Alasdair.morrison@enfrewshire.gov.uk*

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
01 Spatial Strategy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending the second bullet point on page 8 ‘Implementing the Spatial Strategy’ to read as follows: <ul style="list-style-type: none"> • “Contributes positively to the character, appearance and function of the place, benefiting the amenity of the area and protecting and enhancing the natural, built and cultural heritage and its setting, including delivering net biodiversity gain.” 2. Amending the fourth bullet point on page 8 ‘Implementing the Spatial Strategy’ to read as follows: <ul style="list-style-type: none"> • “To apply a placemaking approach to deliver high-quality, well-designed, sustainable places, ensuring that the design of new development is demonstrated to benefit the area by following the principles of ‘Renfrewshire’s Places’ Design Guidance.” 3. Adding the following bullets points after the last bullet point on page 8 ‘Implementing the Spatial Strategy’ as follows: <ul style="list-style-type: none"> • “Safeguard, enhance and promote access to natural heritage including open space, green infrastructure and green networks, landscape, biodiversity and the wider environment.” • “Locate development on sites which can be accessed sustainably to encourage a modal shift from the private car to walking, cycling and public transport.” 	17
02 Delivering the Spatial Strategy – Economy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending the first paragraph of Policy E1 Renfrewshire’s Economic Investment Locations to read as follows: “Renfrewshire’s Economic Investment Locations are identified and promoted for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development as well as airport related uses and ancillary service provision, along with support for a wider range of employment generating uses.” 	38

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>2. Adding the following bullet point on page 19:</p> <ul style="list-style-type: none"> • “Support proposals for home-working, live-work units, micro businesses and community hubs where there is no significant detrimental impact on amenity.” <p>3. Amending the reference to “Natura 2000 sites” in Policy E3 Transition Areas to “European sites”. [This modification affects all references to “Natura 2000 sites” within the proposed plan and should be picked up by the council as a consequential amendment]</p> <p>4. Amending the second bullet point in Policy E4 Tourism to read as follows:</p> <ul style="list-style-type: none"> • “The siting, scale and layout of the proposal is proportionate, complements the landscape character and setting, and would be compatible with neighbouring land uses.” <p>5. Adding the Motor Vehicle Sales Sub-Zone to the Hillington Simplified Planning Zone boundary on Illustrative Figure 5 on page 15.</p> <p>6. On Illustrative Figure 5 on page 15, amending the key relating to Hillington and Cardonald Surface Water Management Plan to remove the words “Being Prepared”.</p> <p>7. Amending Proposal Map D to show Deanside freight safeguarded zone within the Hillington Simplified Planning Zone, as far as the Renfrewshire local authority boundary.</p> <p>8. Amending the fifth bullet point on page 19 to read as follows:</p> <ul style="list-style-type: none"> • “Protect and enhance the quality of the built and natural environment and be of a design that is appropriate to reflect the siting, density, character, landscape setting and identity of the surrounding area.” 	
03 Delivering the Spatial Strategy	Modify the local development plan by:	53

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
– Centres	<ol style="list-style-type: none"> 1. Amending the second paragraph of Policy C1 Renfrewshire's Network of Centres, on page 25, to read as follows: "All development proposals within the Network of Centres will be considered in line with the hierarchy and role and the function of centres as set out in Figure 3 – Renfrewshire's Network of Centres – Role and Function within the New Development Supplementary Guidance and the sequential approach set out in Scottish Planning Policy." 2. Inserting " identified on Illustrative Figure 7 – Renfrewshire's Network of Centres on page 22 of this plan" between "Network of Centres" and " will be considered" in the second paragraph of Policy C1 Renfrewshire's Network of Centres on page 25. 3. Inserting "town centre first" between "in accordance with the " and " sequential approach" in the first paragraph of Policy C2 Development Out with Renfrewshire's Network of Centres on page 25. 4. Deleting ", subject to the availability of suitable opportunities" from the first paragraph of Policy C2 Development Out with Renfrewshire's Network of Centres on page 25. 5. Retitling the map on page 24 to read, in bold text: "Illustrative Figure 9 – Braehead Development Framework Area (see Braehead Centre Strategy for details)". 6. Deleting the Transport Interchange fill and Potential Fastlink Route (indicative) arrowed pecked line and their key entries from Illustrative Figure 9 on page 24. 7. Adding "Commercial" between "Braehead Strategic " and " Centre" in the key of the map on page 24. 8. Adding " (Local Commercial Centre)" after "Braehead Retail Park" in the key of the 	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>map on page 24.</p> <p>9. Adding “Core” between “Renfrew” and “Town Centre” in the key of the map on page 24.</p> <p>10. Replacing the fifth paragraph on page 21 with the following new paragraph: “A Centre Strategy and Action Plan has been prepared for Strategic Centres and Town Centres including Paisley, Braehead, Johnstone, Renfrew, Erskine and Linwood to guide investment in these Centres and support the delivery of the Renfrewshire Local Development Plan. The Centre Strategies and Action Plans promote and identify new innovative ways to support and enhance Renfrewshire’s Centres to ensure they continue to thrive and meet the needs of residents, businesses and visitors. The Strategies and Action Plans will be reviewed in line with Action 10 of the Draft Renfrewshire Local Development Plan Action/Delivery Programme.”</p> <p>11. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map B.</p> <p>12. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map D.</p> <p>13. Adding “Commercial” between “Strategic ” and “ Centre” in the key to the depiction of centres on Proposals Map D.</p> <p>14. Adding “Local” before “Commercial Centre” in the key to the depiction of centres on Proposals Map E.</p> <p>15. Adding “Town” between “Strategic ” and “ Centre” in the key to the depiction of centres on Proposals Map E.</p> <p>16. Adding “Local” before “Commercial Centre” in the key to the depiction of centres</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	on Proposals Map F.	
04 Delivering the Spatial Strategy – Infrastructure	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> 1. Adding the following at the end of the first sentence of the second paragraph of Policy I1 Connecting Places on page 33: “, including through use of developer contributions, in accordance with Policy I8”. 2. Adding “ from the private car” between “...support modal shift” and “is a key consideration...” in the first paragraph of Policy I1 Connecting Places, on page 33. 3. Adding “ networks” between “...connect to active travel” and “, public transport networks...” in the second paragraph of Policy I1 Connecting Places, on page 33. 4. Adding the following second sentence to the second paragraph of Policy I1 Connecting Places on page 33: “Proposals to enhance, extend and create new high-quality, safe, attractive and integrated walking and cycling routes will be supported. New and enhanced routes should be considered at the outset of the design process, linking with existing and proposed active travel routes and contributing to the wider active travel and green networks. ” 5. Replacing the third paragraph of Policy I1 Connecting Places, on page 33 with the following paragraph: “Development proposals which will generate significant travel should be supported by a Travel Plan which demonstrates how the development will support sustainable transport objectives.” 6. Adding a fill or delineation to Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) which identifies the settlement (or relevant constituent parts thereof) as walking and cycling friendly on page 42. 	73

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>7. Adding a key entry to Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) for the fill or delineation added in response to recommended modification 6) above. The title of this key entry to read “Exemplar Walking and Cycling Friendly Settlement” on page 42.</p> <p>8. Adding the following new Policy after Policy I5 Waste Management and Note: New Development Supplementary Guidance on page 36, using the same layout, colours and formatting as the other policies in this section: “POLICY I6 – Communications and Digital Infrastructure The expansion of the communications network including telecommunications, broadband and digital infrastructure will be supported. Opportunities for the provision of digital infrastructure to new homes and business premises requires to be explored as an integral part of new development. Development proposals require to be designed to reflect the needs for digital communication networks to evolve and respond to technology improvements and require to incorporate existing or future high-speed digital network connections and other digital technologies. New development proposals require to be designed in such a way as to incorporate high speed digital connections and other digital technologies that could improve connectivity while optimising energy efficiency contributing to a reduction in the carbon footprint of the building.</p> <p>Proposals for new communications and digital infrastructure should be designed, positioned and sited to keep any environmental impacts to a minimum and must address the following matters when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> • Mast or site sharing; • Installation on buildings or other existing structures; • Installing the smallest suitable equipment, commensurate with technological requirements; • Concealing or disguising masts, antennas, equipment housing and cable runs 	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>using design and camouflage techniques where appropriate; and</p> <ul style="list-style-type: none"> • Installation of ground-based masts. <p>In addition, all proposals should address site-specific issues in accordance with the detailed Communications and Digital Infrastructure development criteria set out in the New Development Supplementary Guidance."</p> <p>9. Replacing the phrase "...based on naturalised Sustainable Urban Drainage Systems (SUDS)." in the second sentence of the third paragraph of Policy I3 Flooding and Drainage on page 34 with the following: "including naturalised Sustainable Urban Drainage Systems (SUDS), permeable surfaces and green roofs."</p> <p>10. Replacing the words ", will be considered in the" in the second sentence of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35 with the following: " and wind energy developments will be considered against the relevant criteria set out in paragraph 169 of Scottish Planning Policy and in".</p> <p>11. Adding the following new paragraph to Policy I1 Connecting Places on page 33: "Development should provide safe connections, including safe routes to school, following the 'Getting it Right for Every Child' approach."</p> <p>12. Adding the following new paragraph to Policy I4 Renewable and Low Carbon Energy Developments on page 35: "Development should provide electric vehicle charging stations as an integral part of any new development or redevelopment proposal."</p> <p>13. Adding the following new paragraph to Policy I2 Freight on page 33: "New development should not impact upon the functioning of freight facilities and should consider connections to existing freight transfer facilities."</p> <p>14. Replacing the fifth paragraph of Policy I3 Flooding and Drainage on page 34 with the following:</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>“All development proposals shall demonstrate the sustainable management of water providing suitable drainage infrastructure, including green infrastructure, and ensuring that there will be no unacceptable flood risk associated with the development. Proposals require to be supported by an assessment of flood risk and drainage when deemed necessary by the Planning Authority”.</p> <p>15. Separating the first and second sentences of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35 to create two separate paragraphs.</p> <p>16. Adding the following after the first sentence of the first paragraph of Policy I4 Renewable and Low Carbon Energy Developments on page 35: “Proposals should incorporate climate change mitigation and adaptation into the design of new development through the integration of renewable or low carbon energy technologies.”.</p> <p>17. Deleting “and” from the end of the sentence associated with the seventh bullet point of the list under Policy I5 Waste Management on page 36.</p> <p>18. Replacing the full stop at the end of the sentence associated with the eighth bullet point of the list under Policy I5 Waste Management on page 36 with the following: “; and”</p> <p>19. Adding a ninth bullet point to the list under Policy I5 Waste Management on page 36 and adding the following associated text: “They make suitable provisions for servicing, landscaping and screening.”</p> <p>20. Adding the following new paragraph after the first paragraph of Policy P1 Renfrewshire's Places, on page 58: “All development proposals should also:</p> <ul style="list-style-type: none"> • Avoid causing unacceptable impacts on the environment and/or biodiversity or 	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>a loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives, and</p> <ul style="list-style-type: none"> • Ensure that the infrastructure, connections and services required to support the development are in place including: footpath connections; provision for waste storage, recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.” <p>21. Adding the following new Policy before Note: New Development Supplementary Guidance, on page 36, using the same layout, colours and formatting as the other policies in this section: “POLICY I7 – Zero and Low Carbon Buildings All new buildings, with the exception of those listed below, shall, in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions, to reduce the predicted emissions by at least 15% below 2007 building standards. The developments exempt from the above standards are as follows:</p> <ul style="list-style-type: none"> • Buildings exempt from building regulations; • Alterations and extensions to buildings; • Changes of use or conversion of buildings; • An ancillary building that is stand-alone, having an area less than 50 square metres; • Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection; • Buildings which have an intended life of less than two years.” 	
05 Developer Contributions	<p>Modify the local development plan by:</p> <p>1. Replacing all paragraphs beneath the sub-heading “Developer Contributions” on page 31 with the following new paragraphs: “The Plan recognises the important role that new developments have in investing in Renfrewshire, as well as the associated infrastructure that is required to support</p>	89

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>development and deliver good places.</p> <p>A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments. Potential contributions are highlighted through the preparation of the Local Development Plan with early input from Key Agencies and other consultees or where possible at the pre-application stage prior to any application being submitted. Any developer contribution that is required to support a proposed development will be secured through the planning application process and assessed against Policy I8 – Developer Contributions of this plan.</p> <p>Where a planning obligation is considered essential to support a development, any contributions sought will be identified by the Planning Authority in consultation with Key Agencies and other consultees early in the planning application process and will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.</p> <p>Figure 11, which was produced following a number of discussions with Key Agencies and other consultees in the Local Development Plan preparation process, identifies potential capacity constraints in parts of Renfrewshire's infrastructure which will require further consideration in preparing future development proposals. Early discussions are required to enable detailed solutions prior to the submission of a planning application, to ensure that the potential solution is feasible and deliverable.</p> <p>Transport Background Paper 7 published alongside the Local Development Plan considers the effects of development within the Plan on the strategic and local road network and highlights capacity constraints within the road network.</p> <p>An example of where early discussions with Key Agencies have identified areas where interventions may require to be considered is major developments such as the Advanced Manufacturing and Innovation District Scotland that have the potential to be significant trip generators. Potential solutions to the existing transport network must be considered in the wider context and collaborative working with all relevant land use, planning and transport bodies will continue considering potential interventions such as</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>a Managed Motorway Scheme.</p> <p>The Council will continue to work with Key Agencies, infrastructure providers and other stakeholders to monitor infrastructure capacity across Renfrewshire throughout the period of the Local Development Plan.”</p> <p>2. Adding the following new Policy before Note: New Development Supplementary Guidance and after suggested new Policy 17 Zero and Low Carbon Buildings (see Issue 4: Delivering the Spatial Strategy – Infrastructure), on page 36, using the same layout, colours and formatting as the other policies in this section:</p> <p>“POLICY 18 – Developer Contributions</p> <p>Contributions will be sought for the following items 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> <ul style="list-style-type: none"> • Education – additional classrooms and associated school facilities required to support the operation of a school, related to the number of pupils generated by the development; • Healthcare Services and Facilities – where investment is required to provide healthcare infrastructure to address increased demand generated by the development; • Traffic Management and Active Travel – traffic signals, crossings, measures required in relation to road safety and providing safer routes to school, active travel connections and improvements to the road network required to support the development; • Public Transport Infrastructure – where investment is required to address increased demand associated with the development; • Open Space – where a contribution is required to enhance open space provision off-site to support the development; • Blue/Green Infrastructure – where a contribution is required in relation to the sustainable management of water and where mitigation including on-site or off-site habitat creation or enhancements to watercourses are required. 	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>Early discussion will be required to establish the infrastructure requirements of a proposed development. Any contribution will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.</p> <p>Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation, such as the Local Government (Scotland) Act 1973, will be considered."</p>	
06 Delivering the Spatial Strategy – Places	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Inserting "and character" between "...existing uses " and " as set out by..." under Policy P1 Renfrewshire's Places, on page 58. 2. Replacing "where they make a positive contribution to the character of the area" with ", in accordance with Policy ENV2 Natural Heritage," in the text associated with the seventh bullet point, on page 61. 3. Adding ", woodland " between "...open space" and "and the water environment..." in the first sentence of Policy P5 Green/Blue Network, on page 59. 4. Deleting "for activity and access to open space" in the second sentence of Policy P5 Green/Blue Network, on page 59. 5. Inserting "valuable and functional " between "Areas of " and "open space, recreation..." in the first sentence of the first paragraph under Policy P6 Open Space, on page 59. 6. Replacing "accessible" with "high quality, accessible and " between "incorporate " and "multifunctional..." in the first sentence of the second paragraph under Policy P6 Open Space, on page 59. 	115

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>7. Inserting “access and ” between “...meet the ” and “recreational...” in the second sentence of the second paragraph under Policy P6 Open Space, on page 59.</p> <p>8. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify “P6 – Open Space” a representation of the land identified as proposed area of open space – SP031.</p> <p>9. Adding to Illustrative Figure 21: Johnstone, Linwood and Elderslie Settlement Plan (page 56), in accordance with the specification employed to identify “Open Space Assets”, a representation of the land identified as proposed area of open space – SP031.</p> <p>10. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify “P6 – Open Space” representations of the two playing fields identified as proposed area of open space – SP033.</p> <p>11. Adding to Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57), in accordance with the specification employed to identify “Open Space Assets”, representations of the two playing fields identified as proposed area of open space – SP033.</p> <p>12. Adding to Proposals Map E: Paisley, in accordance with the specification employed to identify “P6 – Open Space”, representations of the two playing fields within the grounds of St Andrew's Academy, Ben Nevis Road which are not currently shown on this map.</p> <p>13. Adding to Illustrative Figure 19: Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston (page 54), in accordance with the specification employed to identify “Open Space Assets”, representations of the two playing fields within the</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>grounds of St Andrew's Academy, Ben Nevis Road which are not currently shown on this illustrative figure.</p> <p>14. Adding to Proposals Map F: Elderslie, Howwood, Johnstone, Kilbarchan, Linwood, Lochwinnoch, in accordance with the specification employed to identify "P6 – Open Space" a representation of proposed area of open space – SP032.</p> <p>15. Adding to Illustrative Figure 21: Johnstone, Linwood and Elderslie Settlement Plan (page 56), in accordance with the specification employed to identify "Open Space Assets", a representation of proposed area of open space – SP032.</p> <p>16. Deleting the descriptor "P2" from the representation of site reference LDP2095 on Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood.</p> <p>17. Altering the depiction of the boundary of site reference LDP2095 from "P2 – Additional Housing Sites" (pecked black and orange) to "P6 – Open Space" (solid dark green) on Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood.</p> <p>18. Altering the depiction of site reference LDP2095 on Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57) from "Housing Site (Self-Build Opportunity)" (solid blue boundary with orange fill) to "Open Space Assets" (green fill).</p> <p>19. Deleting from Proposals Map B: Bridge of Weir, Brookfield, Crosslee, Houston, Langbank, Linwood the representation of SP007 (land at Gryffe Castle, Bridge of Weir) as "P6 – Open Space".</p> <p>20. Deleting from Illustrative Figure 22: Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood (page 57) the representation of SP007 (land at Gryffe Castle, Bridge of Weir) as "Open Space Assets".</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>21. Deleting from Proposals Map D: Renfrew the representation of SP008 (land at Glasgow Airport) as "P6 – Open Space".</p> <p>22. Deleting from Illustrative Figure 18: Paisley North, Gallowhill, Ferguslie, Paisley West and Central (page 53) the representation of SP008 (land at Glasgow Airport) as "Open Space Assets".</p> <p>23. Redrawing the map on Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) on page 42 to reflect the full extent and boundaries of the area annotated as "P7" on Proposals Map C: Bishopton, Erskine, Inchinnan.</p> <p>24. Redrawing the "Community Woodland Park" fill on Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village) to encompass its full illustrative extent.</p> <p>25. Deleting from each of the Illustrative Figures on pages 12, 14, 15, 23, 40, 51, 52, 53, and 56 all "Development Opportunity Site" symbols relating to sites that are not contained within one of the following development plan allocations: Strategic Economic Investment Location, Local Industrial Area, Transition Area or Glasgow Airport.</p> <p>26. Identifying accurately with an outline and fill on each relevant Proposals Map, every "Development Opportunity Site" that remains after suggested modification (25) above has been made.</p> <p>27. Adding to the key of each relevant Proposals Map an identifier for "Development Opportunity Site".</p>	
07 Housing Land Requirement and Policy P2 Housing Land Supply	<p>Modify the local development plan by:</p> <p>1. Amending the text on page 45 under the heading 'Increasing the Supply of New Homes Across Renfrewshire' to read as follows: "The Renfrewshire Local Development Plan identifies a generous supply of housing</p>	167

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.																				
	<p>land in accordance with Scottish Planning Policy in order to meet the Housing Land Requirements set out in Clydeplan Strategic Development Plan (2017) over the next ten years. Provision has been made with the plan, as set out in Tables 1 and 2, for meeting Renfrewshire’s Housing Land Requirements as far as possible. There is a recognised shortfall in social housing which the council will monitor. The council aims to increase the supply of social housing through a number of measures including the implementation of Policy P3 and through its new build programme.</p> <p>Renfrewshire’s list of sites which make up the Housing Land Supply is set out in Appendix 1. The Housing Land Supply is based on sites currently identified in the agreed Renfrewshire Housing Land Audit 2019 and includes new housing sites allocated by this local development plan. These sites are considered to support sustainable mixed communities and ensure the continued delivery of new housing across Renfrewshire.</p> <p><i>[Note: Issue 11 recommends the insertion of a new paragraph here which refers to development briefs, lists the new allocated sites and refers to Background Paper 2 – Housing Site Assessments]</i></p> <p>In line with the Spatial Strategy the Housing Land Supply focuses on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development.</p> <p>The Renfrewshire Local Development Plan Action/Delivery Programme will continue to investigate new residential development opportunities.”</p> <p>2. Inserting the following tables into page 45.</p> <p>Table 1: Meeting Renfrewshire’s Housing Land Requirement 2012 to 2024</p> <table><tr><th></th><th>Housing land requirement* 2012/2024</th><th>Completions** 2012/2019</th><th>Housing land supply** 2019/2024</th><th>Additional allocations 2019/2024</th></tr><tr><td>Private</td><td>6950</td><td>3686</td><td>3317</td><td>394</td></tr><tr><td>Social</td><td>2070</td><td>968</td><td>1004</td><td>0</td></tr><tr><td>All tenure</td><td>9020</td><td>4654</td><td>4321</td><td>394</td></tr></table>		Housing land requirement* 2012/2024	Completions** 2012/2019	Housing land supply** 2019/2024	Additional allocations 2019/2024	Private	6950	3686	3317	394	Social	2070	968	1004	0	All tenure	9020	4654	4321	394	
	Housing land requirement* 2012/2024	Completions** 2012/2019	Housing land supply** 2019/2024	Additional allocations 2019/2024																		
Private	6950	3686	3317	394																		
Social	2070	968	1004	0																		
All tenure	9020	4654	4321	394																		

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.																
	<p>* Housing land requirement from Clydeplan Schedules 8 and 10. ** Completions and housing land supply from 2019 Housing Land Audit adjusted for site RFRF1003.</p> <p>Table 2: Meeting Renfrewshire’s Housing Land Requirement 2024 to 2031</p> <table><tr><th></th><th>Housing land requirement* 2024/2031</th><th>Housing Land Supply** 2024/2031</th><th>Additional allocations 2024/2031</th></tr><tr><td>Private</td><td>2030</td><td>3065</td><td>113</td></tr><tr><td>Social</td><td>1204</td><td>217</td><td>0</td></tr><tr><td>All tenure</td><td>3234</td><td>3282</td><td>113</td></tr></table> <p>* Housing land requirement from Clydeplan Schedules 8 and 10 extrapolated to 2031. ** Projected programming from 2019 Housing Land Audit adjusted for sites RFRF1003 and RFRF0994.</p> <p>3. Removing Appendix 1: Housing Land Framework and inserting a new ‘Appendix 1: Renfrewshire’s Housing Land Supply’ based on that set out in the Housing Background Paper 1 and updated to reflect the 2019 Housing Land Audit and the consequential amendments arising from our recommendations on housing sites.</p> <p>4. Replacing Policy P2: Housing Land Supply so that it reads as follows:</p> <p>“In line with Clydeplan, a 5-year supply of effective housing land will require to be maintained at all times, which provides a range and choice of sites and supports the delivery of sustainable mixed communities throughout Renfrewshire. This will be monitored and updated annually through the Renfrewshire Housing Land Audit.</p> <p>The assessment of the 5-year effective housing land supply will be carried out in accordance with Scottish Planning Policy and PAN 1/2020. Should a shortfall in the 5-year effective housing land supply be identified during the plan period, planning</p>		Housing land requirement* 2024/2031	Housing Land Supply** 2024/2031	Additional allocations 2024/2031	Private	2030	3065	113	Social	1204	217	0	All tenure	3234	3282	113	
	Housing land requirement* 2024/2031	Housing Land Supply** 2024/2031	Additional allocations 2024/2031															
Private	2030	3065	113															
Social	1204	217	0															
All tenure	3234	3282	113															

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	applications for new housing developments will be considered against Policy 8 of Clydeplan, Scottish Planning Policy and the relevant policies of the local development plan."	
08 Policy P3 Housing Mix and Affordable Housing	<p>Modify the local development plan by:</p> <p>1. Adding the following text at page 44, after the third paragraph: "Clydeplan Strategic Development Plan (2017) estimates that across Renfrewshire, there is a requirement for social and below market rent homes equivalent to 150 homes each year between 2012 and 2029. The Council are working with partners to address this requirement through the Strategic Housing Investment Plan but recognise that current levels of funding are uncertain beyond 2021 which could constrain the delivery of affordable homes during the plan period. Policy P3 Housing Mix and Affordable Homes adopts a proactive approach to support the delivery of affordable homes and recognises the importance of creating sustainable communities across Renfrewshire while addressing affordability issues in North and West Renfrewshire. Development viability and the appropriate housing mix for the area will be key considerations when determining the level of affordable homes to be delivered on a site."</p>	183
09 Housing Sites in Paisley	No modifications.	199
10 Housing Sites in Renfrew	No modifications.	203
11 Housing Sites in Johnstone and Elderslie	<p>Modify the local development plan by:</p> <p>1. Removing the site Golf Driving Range, Johnstone (LDP2057) as depicted under Policy P2 Housing Land Supply on Proposals Map F.</p> <p>2. Adding the site Elderslie Golf Club, Elderslie (LDP2077) as a Policy P2 Additional Housing Site and depict this on Proposals Map F.</p> <p>3. Adding the site Auchenlodment Road, Elderslie (LDP2053) as a Policy P2 Additional Housing Site and depict this on Proposals Map F.</p>	218

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>4. Adding the following under the heading: 'Increasing the Supply of New Homes Across Renfrewshire' after the second paragraph, on Page 45: "To support the delivery of sites within Renfrewshire's housing land supply, Development Briefs will be prepared for Council owned sites, stalled sites and to support the regeneration of sites in line with Action 17 on the Renfrewshire Local Development Plan Action/Delivery Programme. The following new residential sites are allocated in the Local Development Plan to add to the range and choice of housing sites across Renfrewshire:</p> <ul style="list-style-type: none"> • LDP2024 - South of Woodend House, Houston Road, Houston • LDP2032 - West of Burnfoot Road, Lochwinnoch • LDP2033 – Land west of Barochan Road, Houston • LDP2037 – Barhill Crescent, Kilbarchan • LDP2046 – Northbar Phase 2, Erskine • LDP2064 – Thriplee Road, Bridge of Weir • LDP2077 - Elderslie Golf Club, Elderslie • LDP2094 - Beardmore Cottages, Inchinnan • LDP2053 – Auchenlodment Road, Elderslie • LDP2096 – Renfrew Golf Club, Renfrew <p>Background Paper 2 – Housing Site Assessments published alongside the Local Development Plan provides a detailed assessment of each of these sites which includes comments from Key Agencies and other stakeholders consulted during the assessment process. These assessments require to be taken into account when preparing detailed development proposals for each site."</p>	
12 Housing Sites in Erskine and Inchinnan	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Removing the site Erskine Riverfront, Erskine (RFRF1003) as depicted under Policy P2 Housing Land Supply Sites on Proposals Map C. 2. Adding the site Northbar Phase 2, Erskine (LDP2046) as a new Policy P2 Additional Housing Site and depict this on Proposals Map C. 	231

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
13 Housing Sites in Linwood	Modify the local development plan by: 1. Deleting the following text in Appendix 2 - Schedule of Council Owned Land (page 78) relating to Site Reference 27, East Fulton Farm, Linwood : “& P2 Housing Land Supply. Site being promoted for residential development.”	237
14 Housing Sites in Bishopton and Langbank	No modifications.	247
15 Housing Sites in Bridge of Weir	Modify the local development plan by: 1. Adding the site Thriplee Road (LDP2064) as a Policy P2 Additional Housing Site and depict this on Proposals Map B.	278
16 Housing Sites in Houston	Modify the local development plan by: 1. Replacing the text under Site Reference 47: Manse Crescent, Houston in Appendix 2 - Schedule of Council Owned Land (page 79) with the following: “P6 - Open Space. Area of amenity open space, not suitable for development”. 2. Adding the site Land West of Barochan Road (LDP2033) as a Policy P2 Additional Housing Site and depict this on Proposals Map B.	315
17 Housing Sites in Kilbarchan	Modify the local development plan by: 1. Adding the site Barrhill Crescent, Kilbarchan (LDP2037) as a Policy P2 Additional Housing Site and depict this on Proposals Map F.	325
18 Housing Sites in Lochwinnoch	No modification.	352
19 Housing Sites in Howwood	No modification.	358
20 Housing Sites in Brookfield	No modification.	364
21 Delivering the Spatial Strategy – Environment	Modify the proposed local development plan by: 1. Replacing the first two paragraphs under the heading ‘Green Belt’ on page 63 with the following: “The majority of Renfrewshire is rural and therefore land designated as green belt covers an extensive area which can be used for a variety of uses and can integrate	387

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>and align well with the objectives of the green network and connectivity to open spaces.</p> <p>The strategic objectives for their Green Belt are set out in Clydeplan (para 8.15). Renfrewshire's green belt will be protected from inappropriate development that does not meet these objectives. The aim of the Renfrewshire Local Development Plan is not to restrict appropriate development or suitable uses in the green belt which can support sustainable growth and this is reflected in Policy ENV1. Further detailed guidance on the policy principles is provided in the New Development Supplementary Guidance."</p> <p>2. Amending Policy ENV1 Green Belt on page 68 in its entirety so that the policy reads as follows:</p> <p>"The green belt in Renfrewshire maintains the identity of settlements, protects and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan.</p> <p>Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the following uses:</p> <ul style="list-style-type: none"> • agriculture, woodlands and forestry, and horticulture; • recreational and commercial uses compatible with an agricultural or natural environment setting; • essential infrastructure: such as digital communications infrastructure, electricity grid connections, new active travel and transport routes, and renewable energy developments; • a tourism related development acceptable under Policy E4; • new housing where there is a need to support an established green belt activity; • replacements dwellings; • conversion and re-use of redundant buildings to residential use including residential institutions and any required enabling development associated with listed buildings; 	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<ul style="list-style-type: none"> • extensions to existing residential units, where the original building will remain the dominant part of the overall development; • the extension/expansion of existing industrial/commercial and business premises and/or operations and the conversion of redundant buildings to industrial/commercial or business use; • mineral extraction and the disposal of waste; and; • cemeteries. <p>Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities or community benefits, which are compatible with and do not have an adverse impact on the character of the green belt.</p> <p>The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.”</p> <p>3. Inserting the following after the third sentence in Policy ENV2 Natural Heritage on page 68: “The layout, design, materials, scale, siting and use of any development should relate to the distinct landscape character and visual amenity of the local area.”</p> <p>4. Amending Policy ENV3 Built and Cultural Heritage on page 69 in its entirety so that the policy reads as follows: “Renfrewshire’s built and cultural heritage, which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes, will be safeguarded, conserved and enhanced. Development in a conservation area (and outwith which impacts on its appearance, character or setting) should preserve or enhance the character and appearance of the conservation area. Development proposals, within or in the vicinity of scheduled ancient monuments will be required to demonstrate that there is no adverse impact on the site or its setting. The protection of unscheduled archaeological sites and other un-designated historic</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>environment assets should also be given consideration.</p> <p>The sympathetic restoration of listed buildings, including enabling development, will be supported when it allows a building to remain in active use. The layout, design, materials, scale, and siting of any development which will affect a listed building, or its setting should be sensitive to the building's character, appearance and setting.</p> <p>There is a presumption against the demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be justified.</p> <p>Gardens and Designed Landscapes are to be protected and where possible enhanced.</p> <p>The New Development Supplementary Guidance provides more detailed guidance on the above policy principles."</p> <p>5. Inserting the following text (as new paragraphs) after the second paragraph of Policy ENV4 The Water Environment on page 69:</p> <p>"All new development proposals either in settlements identified in the plan with a population equivalent of more than 2000 or wherever single developments are of greater than 25 houses or are Major business and industrial proposals, must connect to the public sewer.</p> <p>In all other cases a connection to the public sewer will be required, unless the applicant can demonstrate that the development is unable to connect to public sewer for technical or economic reasons, and that the proposal is not likely to result in or add to significant environmental or health problems.</p> <p>The New Development Supplementary Guidance provides more detailed guidance on the above policy principles."</p> <p>6. Replacing the three paragraphs under the sub-heading 'Minerals' in Policy ENV6 Natural Resources (Minerals and Soil) on page 70 with the following:</p> <p>"Minerals proposals require to demonstrate that they will not result in the sterilisation or degradation of mineral deposits that have, or can be shown to have potential of being extracted economically.</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source. Proposals will be supported provided that:</p> <ul style="list-style-type: none"> • a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and, • there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long-term monitoring of the water environment and an ongoing maintenance plan. <p>All proposals for minerals extraction will require to provide detailed information regarding potential impacts, proposals for control, mitigation, monitoring and restoration, including addressing the following points:</p> <ul style="list-style-type: none"> • disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water; • impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy; • benefits to the local and national economy; • cumulative impact; • effects on natural heritage, habitats and the historic environment; • landscape and visual impacts, including cumulative effects; • transport impacts; and, • restoration and aftercare. <p>There is a presumption against all surface coal extraction outwith the areas of search identified in the Glasgow and the Clyde Valley Strategic Development Plan. Any applications for surface coal extraction will be assessed against the factors set out above.</p> <p>Proposals for the prior extraction of minerals from development sites will be supported in principle subject to the same assessment as set out above.</p> <p>Development proposals in some parts of Renfrewshire may be at risk from unstable</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>ground which is a legacy of previous mine workings. The Coal Authority publishes maps of such areas and development proposals in these locations will require to be accompanied by a Coal Mining Risk Assessment, or equivalent report, to help determine the risks posed and any further investigations and/or remedial works necessary to ensure the safety of any future development on the site.”</p> <p>7. Replacing the first paragraph of page 63 with the following: “Renfrewshire benefits from a rich built heritage, distinctive landscape and a varied natural environment which are valuable resources for places across Renfrewshire.”</p> <p>8. Replacing the fourth paragraph of page 63 with the following: “By promoting good quality development in the right locations, the Renfrewshire Local Development Plan seeks to conserve, enhance and maintain natural heritage; including green spaces, landscape character, biodiversity, as well as recreational and access resources and active travel routes.”</p> <p>9. Replacing the first and third bullets points under ‘Local Development Plan Objectives – Environment’ on page 63 with the following: “Protection and enhancement of the natural environment and built and cultural heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse community.” “Development that neither individually nor cumulatively causes significant adverse environmental impacts.”</p> <p>10. Replacing the first paragraph of page 64 with the following: “The natural environment plays a vital role in the prosperity of Renfrewshire with its high-quality greenspace, watercourses (including the River Clyde), biodiversity, woodland and rolling hills attracting visitors to Renfrewshire as well as contributing to the health and wellbeing of existing residents.”</p> <p>11. Replacing the fourth paragraph of page 64 with the following:</p>	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>"The Renfrewshire Local Development Plan seeks to protect and enhance Renfrewshire's varied natural assets, including wildlife and their habitats, by focusing development in areas less likely to result in the loss of, or impact on, the natural environment."</p> <p>12. Inserting the following text as an additional ninth paragraph into page 64: "Renfrewshire has a varied landscape which contributes to local distinctiveness and visual amenity. The Local Development Plan will seek to ensure that development is related to and enhances the landscape character".</p> <p>13. Replacing the second paragraph of page 67 under the heading 'Soils' with the following: "The management and protection of peat and carbon-rich soils is a key element of Scotland's climate change mitigation strategy because of the potential of soil to store carbon and exchange greenhouse gases within the atmosphere. The Renfrewshire Local Development Plan will continue to promote the protection of soils across Renfrewshire with a presumption against development which would involve significant draining or disturbing of peatland or carbon-rich soils."</p> <p>14. Replacing the third paragraph of page 67 under the heading with the following: "The Carbon and Peatland Map 2016, published by Scottish Natural Heritage, is a predicative tool which provides an indication of the likely presence of peat including carbon-rich soils, deep peat and priority peatland habitats across Scotland."</p>	
22 Policy positions in SG which should be in LDP	<p>Modify the local development plan by:</p> <p>1. Deleting the full stop at the end of the sentence under "Note: New Development Supplementary Guidance" on page 18, relating to policies E1 Renfrewshire's Economic Investment Locations; E2 City Deal Investment Framework; E3 Transition Areas; E4 Tourism, and E5 Glasgow Airport and, in its place, adding the following text: "; which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> • Economic Investment Locations 	398

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<ul style="list-style-type: none"> • Transition Areas • Business and Industrial uses outwith Renfrewshire's Economic Investment Locations • Glasgow Airport • Tourism" <p>2. Adding the following text after the sentence under "Note: New Development Supplementary Guidance" on page 25, relating to policies C1 Renfrewshire's Network of Centres and C2 Development Out with Renfrewshire's Network of Centres: "Supplementary Guidance includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> • Strategic Centres and Core Town Centres • Local Service Centres and Village Centres • Local Commercial Centres • Meeting Local Neighbourhood Demand • Hot Food, Public Houses, Licensed Venues and Amusement Arcades" <p>3. Deleting the full stop at the end of the sentence under "Note: New Development Supplementary Guidance" on page 36, relating to policies I1 Connecting Places; I2 Freight; I3 Flooding and Drainage; I4 Renewable and Low Carbon Energy Developments; I5 Waste Management; I6 Communications and Digital Infrastructure; I7 Zero and Low Carbon Buildings, and I8 Developer Contributions and, in its place, adding the following text: ", which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> • Connecting Places • Communications and Digital Infrastructure • Provision for Waste Recycling in New Developments • Flooding and Drainage • Renewable and Low Carbon Energy Developments • Solar PV Farms" 	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER'S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<p>4. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 60, relating to policies P1 Renfrewshire’s Places; P2 Housing Land Supply; P3 Housing Mix and Affordable Housing; P4 Sites for Gypsies/Travellers and Travelling Showpeople; P5 Green/Blue Network; P6 Open Space, and P7 Dargavel Village and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> • Creating Places • Alterations and Extension to Existing Properties and Preparing Householder Development Proposals • Residential Developments within Garden Grounds • Change of use from Amenity Space to Garden Ground • Residential Use of Centres - Upper floor Residential Developments and Reuse/Redevelopment of Institutional Premises • House in Multiple Occupation (HMO) • Affordable housing • Gypsy/Travellers and Travelling Showpeople Development • Green Network and Infrastructure • Open Space and Provision in New Developments” <p>5. Deleting the full stop at the end of the sentence under “Note: New Development Supplementary Guidance” on page 71, relating to policies ENV1 Green Belt; ENV2 Natural Heritage; ENV3 Built and Cultural Heritage; ENV4 The Water Environment; ENV5 Air Quality; ENV6 Natural Resources (Minerals and Soil), and ENV7 Temporary Enhancement of Unused or Underused Land and, in its place, adding the following text: “, which includes additional detailed guidance in relation to the following topic areas:</p> <ul style="list-style-type: none"> • Delivering the Spatial Strategy – Environment • Green Belt • Natural Heritage • Built and Cultural Heritage 	

RENFREWSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION REPORT
Recommendations by Issue Number – 29 January 2021

ISSUES	REPORTER’S RECOMMENDATIONS	EXAMINATION REPORT PAGE REF.
	<ul style="list-style-type: none"> • The Water Environment and Burial Grounds and Cemeteries • Noise • Air Quality • Natural Resources – Minerals and Soil • Contaminated Land • Pipelines and Major Hazards” <p>6. Deleting the seventh paragraph under the sub-heading “Built Heritage” on page 65.</p>	
23 Miscellaneous	<p>Modify the local development plan by:</p> <p>1. Replacing the three paragraphs under the heading ‘New Development Supplementary Guidance’ on page 7 with the following: “New Development Supplementary Guidance is prepared alongside the Local Development Plan and provides more detailed guidance and information in support of the Plan. The New Development Supplementary Guidance provides additional detailed information in relation to designing, delivering and implementing development, with an emphasis on place making and sustainable, inclusive development. The format of the Supplementary Guidance is structured around the same five themes as the Local Development Plan: Economy; Centres; Infrastructure; Places; and, Environment. The topic areas covered in the New Development Supplementary Guidance are listed after the policies for each policy theme within this document.”</p>	403