
To: Communities, Housing and Planning Policy Board

On: 20 August 2019

Report by: Director of Communities, Housing and Planning Services

**Heading: Renfrewshire Local Development Plan Proposed Plan –
Consultation Summary**

1. Summary

- 1.1 The Renfrewshire Local Development Plan Proposed Plan represents the Council's 'settled view', setting out policies and proposals for the next 10 years.
 - 1.2 The Renfrewshire Local Development Plan Proposed Plan was approved by the Communities, Planning and Housing Policy Board on 12 March 2019.
 - 1.3 Consultation on the Proposed Plan, accompanying Environmental Report and Background Reports was undertaken between 18th March and 10th June 2019.
 - 1.4 1487 representations have been submitted and a summary of the representations received can be found at Appendix 1.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Notes the representations, feedback and comments made through the Renfrewshire Local Development Plan Proposed Plan and Environmental Report Consultation and engagement process and the progress made towards the Adoption of the Plan.
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3. Background

- 3.1 The Renfrewshire Local Development Plan Proposed Plan was approved by the Communities, Housing and Planning Policy Board on 12 March 2019.
 - 3.2 Following this approval, the Plan and the supporting documents were published for public consultation for 12 weeks.
 - 3.3 The Plan was widely publicised in the local press and social media, through the Council's web site and by directly notifying Community Councils, statutory consultees, parties that had engaged with the Council in the earlier preparation of the Plan as well as individually notifying owner / occupiers / leaseholders with a notifiable interest in proposals set out in the Plan.
 - 3.4 The consultation on the Renfrewshire Local Development Plan Proposed Plan is a statutory requirement to allow individuals, community organisations, businesses land owners, developers and public agencies to submit representations to the Council on the content of the Plan.
 - 3.5 These representations can be in support of the Plan or in objection to parts of the Plan or specific proposals of the Plan.
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4 Summary of Representations

- 4.1 Following 12 weeks of extensive consultation and engagement 1487 representations were received.
- 4.2 The majority of the representations were received from Community Councils / Groups and local residents (1420 representations). Representations were also received from local businesses, developers, landowners and statutory consultees.
- 4.3 The Spatial Strategy in the Proposed Plan has been largely supported recognising that the focus on the development of brownfield land within existing settlements has been successful in delivering new development and investment across Renfrewshire in recent years.
- 4.4 Over 90% of all representations relate to the future supply of housing and the promotion of potential housing sites.
- 4.5 The sites that have generated the most representations were:
 - 883 objections related to a newly proposed residential site at Burnfoot Road, Lochwinnoch for Stewart Milne Homes;
 - 205 objections related to a site within the village envelope of Bridge of Weir at Station Road;
 - 153 objections related to the proposed self-build affordable homes site at Manse Crescent, Houston;

- 119 representations requesting that a site on the edge Elderslie Golf Club is allocated as a residential site in the new Plan;
 - Petition (107 letters) supporting the proposed allocation of a small residential site at the edge of Renfrew Golf Club.
- 4.6 The objections to the residential sites proposed in the Plan largely relate to the impact of the future development of these sites on the amenity of existing residents, the environment and local infrastructure.
- 4.7 A summary of the representations and the key feedback provided during the Proposed Plan consultation and engagement process can be found at Appendix 1.
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5 Next Steps

- 5.1 The Renfrewshire Local Development Plan Proposed Plan presents the Council's 'settled view', setting out policies and proposals for the next 10 years.
- 5.2 All of the representations received during the consultation have been reviewed and the Proposed Plan and unresolved representations will be submitted to the Scottish Ministers who will appoint an independent Reporter(s) who will hold an Examination to consider the Plan and the representations.
- 5.3 The Reporter(s) will provide recommendations to the Council which the Council will be required to take on board before proceeding to adopt the Plan which is expected late 2020.
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Implications of the Report

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

List of Background Papers

Appendix 1

- (a) Renfrewshire Local Development Proposed Plan – Consultation Summary

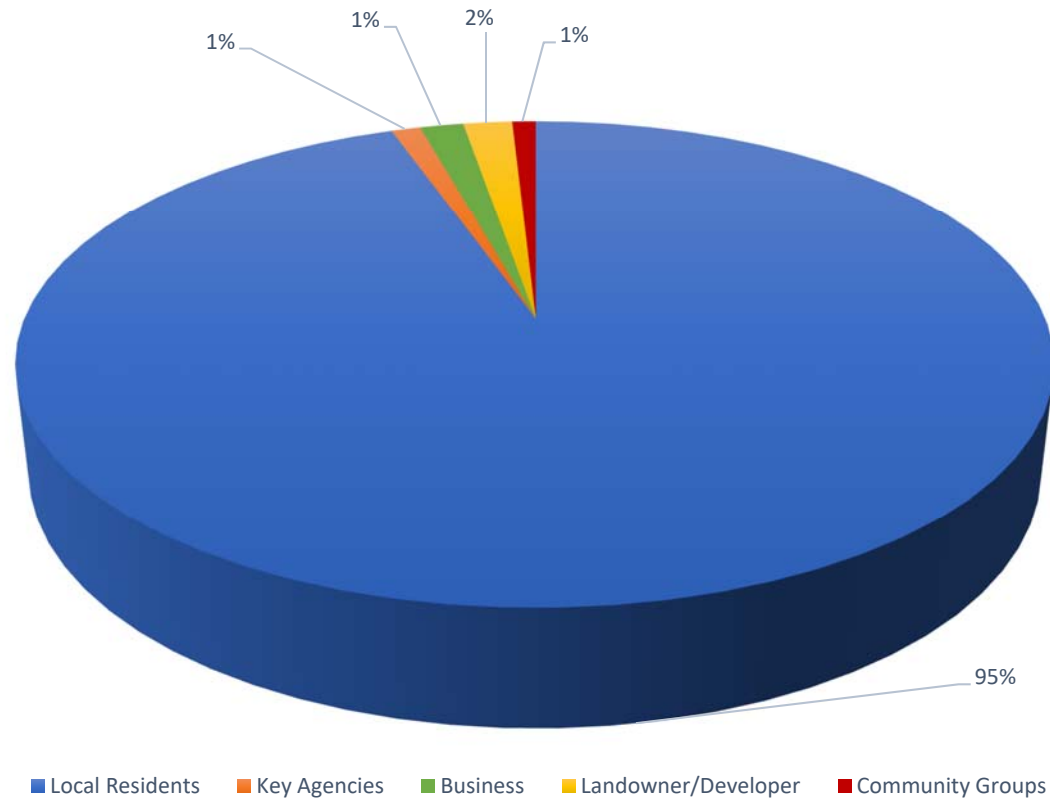
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Renfrewshire Local Development Plan

Proposed Plan 2019 – Consultation Summary

Who submitted representations



- 1487 representations were received during the Renfrewshire Local Development Plan Proposed Plan consultation.
- Over 95% of representations were received from local residents and community groups across Renfrewshire.

Summary of Responses

Housing Sites

Over 90% of responses related to housing sites.

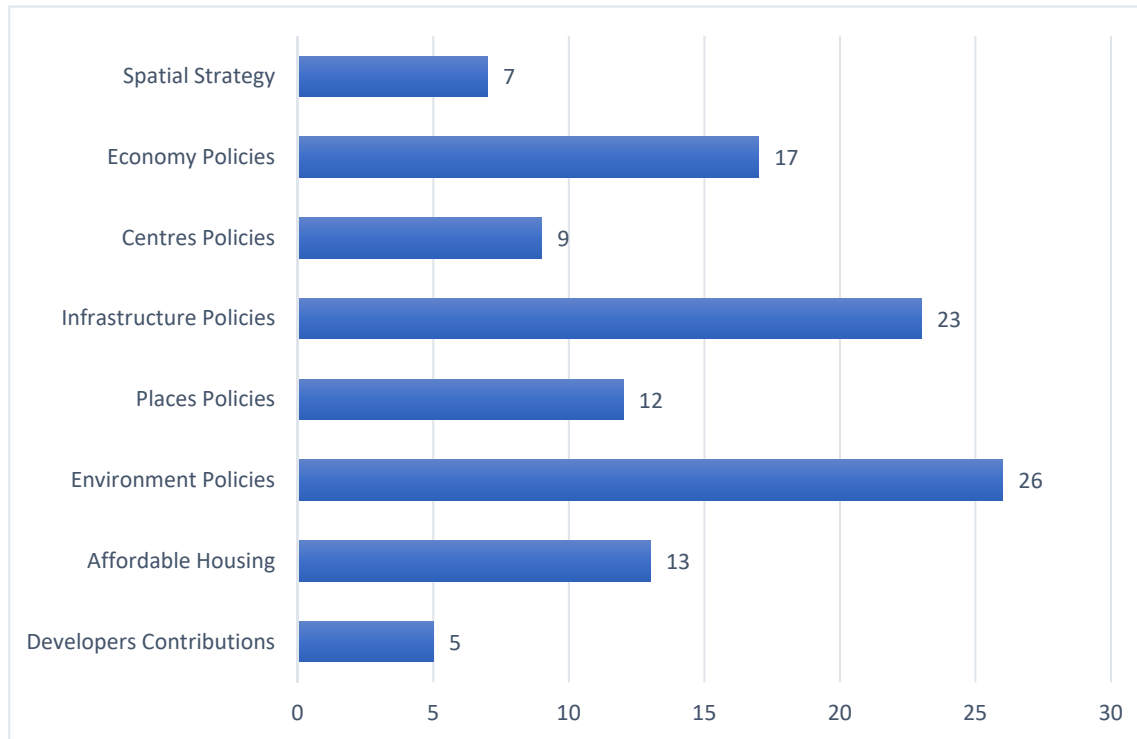
Representations also included several letters supporting the Proposed Plan particularly relating to sites not allocated in the plan.

LDP Housing Sites	No. of Objections
West of Burnfoot Road, Lochwinnoch	885
Station Road, Bridge of Weir	205
Manse Crescent, Houston	153
Woodend House, Houston	29
Golf Driving Range, Johnstone	4
UWS, Thornly Park	2
Church Street, Lochwinnoch	3
Beardmore Cottages, Inchinnan	2
Dykebar, Paisley	1
Erskine Riverfront	1

* Petition (107 letters) in support of housing site at Renfrew Golf Club

** 119 representations promoting a housing site at Elderslie Golf Club not allocated in the LDP

Other Responses



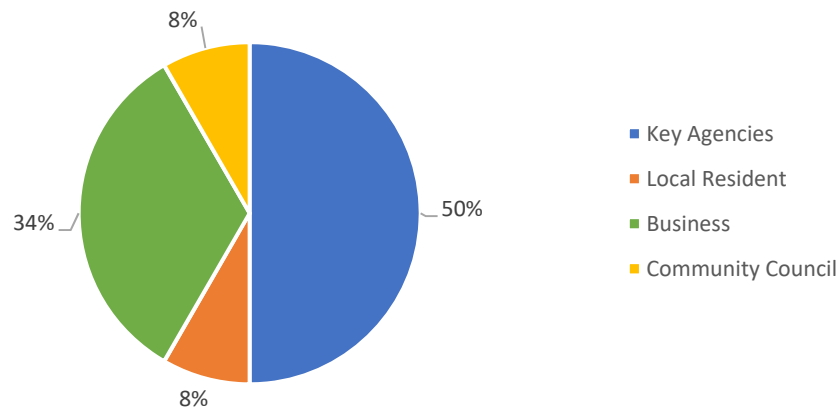
Spatial Strategy

- Support for the Spatial Strategy and its topic areas; Economy, Centres, Places, Infrastructure and Environment.
- Support for prioritising building on brownfield sites instead of developing Green Belt land where possible.
- Number of housebuilders identify an over reliance on large brownfield sites and highlight a need to allocate additional housing sites across Renfrewshire

Economy

- Support was received from Key Agencies in relation to the Economy section within the Local Development Plan. There is support for the continued economic growth and investment within Renfrewshire through City Deal.
- SEPA suggest changes to policy E1 – Renfrewshire’s Economic Investment Locations and Policy E3 – Transitions Areas to consider flood risk in line with recently published SEPA guidance.
- Support for Tourism Policy with minor text changes suggested to strengthen the policy.

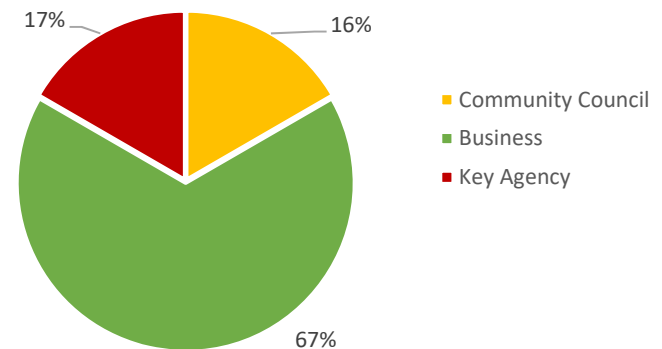
Who commented on Economy Strategy



Centres

- The responses in relation to the Centres Policies are from businesses including the owners of the Paisley Centre, Piazza and Braehead.
- Overall there was general support for the Centre policies, with a particular focus on strengthening the protection of Paisley Strategic Town Centre.
- Representations from commercial operators questioned the current designation of Braehead as a Strategic Centre

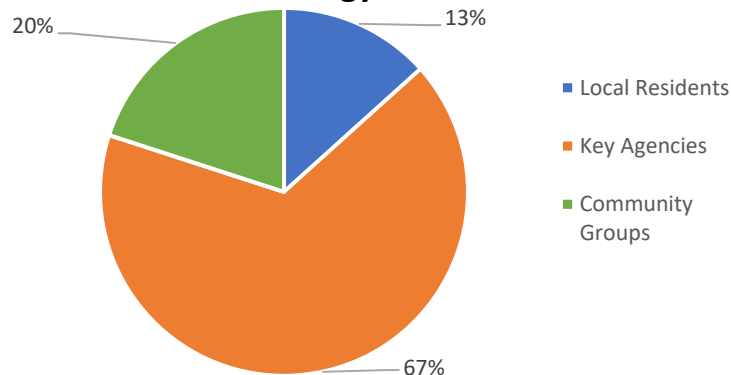
Who commented on Centres Strategy



Infrastructure

- Five responses were received regarding Developers Contributions commenting on matters such as:
 - health care facilities;
 - public transport;
 - development that could have a direct impact on existing infrastructure.
- Scottish Government suggest inserting the guidance on Developers Contributions, Communications and Digital Infrastructure into the Local Development Plan.
- A new policy on low and zero carbon technologies in new buildings is also suggested.
- SEPA suggest strengthening policy I3 (flooding and drainage) in line with their recently published guidance.

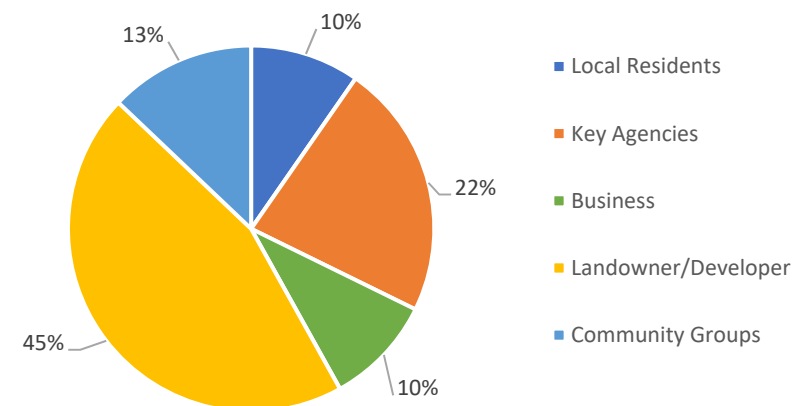
Who commented on Infrastructure Strategy



Places

- Homes for Scotland and several house builders requested that more sites should be allocated to meet private and affordable housing need in Renfrewshire.
- Questions raised regarding how the housing land supply has been calculated.
- A number of responses raised concerns regarding an affordable housing policy covering all of Renfrewshire. The recommendation is that an affordable housing policy should be focussed on North and West Renfrewshire.
- Sport Scotland supported the approach of Policy P6 (Open Space) and suggest the inclusion of 4 additional sites as open space.

Who commented on Places Strategy



Environment

- Overall there is general support for all the environmental policies. Scottish Natural Heritage suggest minor wording changes regarding the protection of natural heritage within Renfrewshire. SEPA supports the Council's approach to air quality.
- The Scottish Government suggest inserting the guidance on the Historic Environment into the Local Development Plan and wording changes to strengthen the policy on Minerals and Soil.
- Several house builders suggest that Policy ENV1 – Green belt does not accord with Clydeplan Strategic Development Plan and question the need to have a green belt policy in the Local

Who commented on Environment Strategy

