

Renfrewshire Local Development Plan

Development Plan Scheme 2011





Contents

Development Plan Scheme	2
Purpose.....	2
The Development Plan System	2
Strategic Development Plan	3
Local Development Plan.....	3
Main stages of the Local Development Plan preparation	4
Strategic Environmental Assessment	4
Stages of SEA.....	4
Other Assessments.....	5
Progress in preparing the Local Development Plan.....	5
Renfrewshire Local Development Plan Timetable	6
Participation Statement	7
Participation in the Local Development Plan	8
Contacts	12



Development Plan Scheme

The provisions of the Planning etc. (Scotland) Act 2006 require Renfrewshire Council as a Local Planning Authority to prepare a Development Plan Scheme (DPS), at least annually. This DPS will replace the Development Plan Scheme (Update Report) 2010 which was published in November 2010.

Purpose

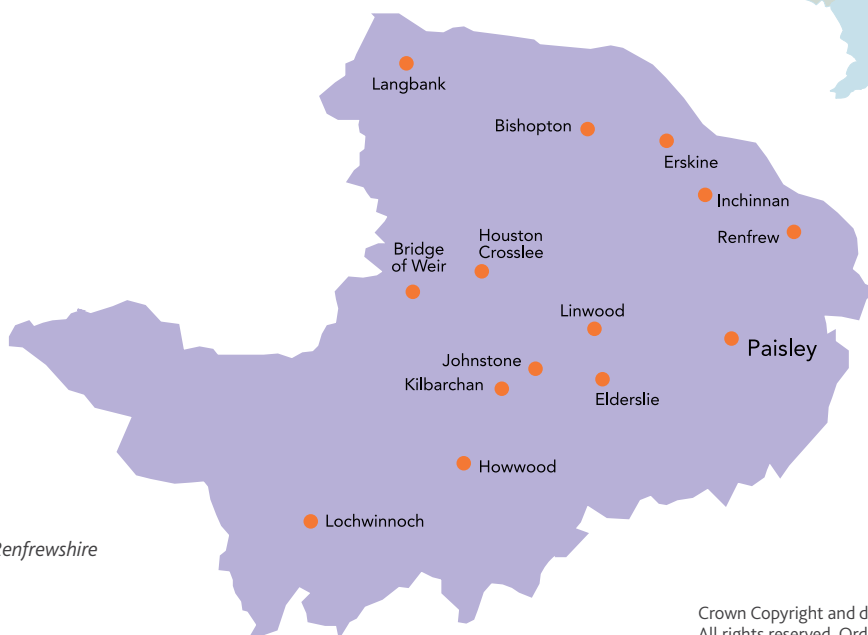
A DPS sets out Renfrewshire Council's programme for preparing and reviewing its Local Development Plan (LDP), what is likely to be involved at each stage of the LDP process, identify any changes or updates to the programme and includes a participation statement outlining when, how, and with whom, consultation will take place over the next year.

The Development Plan System

A Development Plan aims to guide the use and development of land indicating where development or changes in land use should or should not take place. It sets out policies that provide the basis for planning decisions.

The current Development Plan for Renfrewshire consists of the Glasgow and the Clyde Valley Joint Structure Plan 2006 and the Renfrewshire Local Plan 2006. These two documents provide the planning policy framework for Renfrewshire. Under the new planning system, a Strategic Development Plan (SDP) and a Local Development Plan (LDP) will replace the existing Structure Plan and Local Plan.

Map of the 8 Local Authorities within the GCVSDPA area



Map of Renfrewshire

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Strategic Development Plan

The SDP is currently being prepared by the Glasgow and the Clyde Valley Strategic Development Planning Authority with input from its eight constituent local authorities which includes Renfrewshire Council.

The SDP sets out the long term development strategy, providing a strategic context for LDPs. A 20 year vision will be outlined giving direction for new development. It is anticipated that the SDP will replace the current Structure Plan in 2012.



Local Development Plan

LDPs are prepared by local authorities and set out more detailed proposals and policies that will guide development and decision making on planning applications. The new adopted Renfrewshire LDP will contain the following:

Spatial Strategy – A detailed statement of policies and proposals for development and the use of land in an area.

Proposals Map – The LDP strategy and policies will be illustrated on maps to show the specific location of proposals.

Supplementary Planning Guidance (SPG) – Alongside the preparation of the LDP, there will be the requirement to provide more detail guidance on certain policies or specific proposals. SPGs will form part of the plan and will go through the same consultation and adoption procedures. The Council will prepare a series of new SPGs to support and complement the LDP.

Action Programme – An Action Programme sets out a list of actions required to implement the policies and proposals in the LDP, indicating who will be dealing with these actions and the timescales. Action Plans require to be reviewed and updated at least every 2 years.



Main stages of the Local Development Plan preparation

Monitoring Statement – Sets out the evidence gathered from assessing the changes in the physical, economic, social and environmental characteristics of the area, the impact of existing policies and proposals, providing an understanding of what needs to be identified in the Main Issues Report (MIR). The monitoring statement will be published at the same time as the MIR.

Main Issues Report (MIR) – Sets out the general proposals for the future development of the area, where development should and should not occur. It outlines the Council's general proposals for development along with a number of reasonable alternatives to these proposals. This is an important stage in the LDP process as it offers a significant opportunity for consultation and engagement.

Proposed Plan – Following analysis and consideration of the comments raised through the MIR consultation, the Proposed Plan will represent the Council's view of what will be included within the final adopted LDP.

Examination of the Proposed Plan – The LDP examination is an independent process that deals with issues that have arisen through the proposed plan stage that remain unresolved. Any outstanding objections will be subject to an examination by a Reporter appointed to act on behalf of the Scottish Government. The Reporter will weigh up the issues whilst considering input from a variety of sources before reaching a conclusion and final recommendation.

Adoption of the LDP – Once through examination and any modifications to the plan, the Council's can adopt the LDP where upon adoption it becomes a legal document used for planning decisions and actions.



Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 requires all plans, programmes and strategies prepared by councils and other public bodies to be subject to a Strategic Environmental Assessment (SEA), and this includes the new Renfrewshire LDP. The purpose of a SEA is to assess how the LDP might affect the environment and to consider how environmental impact can be avoided, reduced, mitigated or enhanced. The SEA is an important process which places environmental considerations at the centre of decision-making process.

Stages of SEA

Environmental Baseline Report – A state of the environment report that establishes current baseline data necessary to characterise the environment. It enables measurement of the effects and impacts of proposals and policies identified in the LDP process.

SEA Scoping – A scoping report outlines the proposed extent, level of detail and issues that require to be covered within the SEA environmental report.

Environmental Report – The purpose of the Environmental Report is to support the consultation on the MIR. It will identify and describe the relevant aspects of the environment and provide an evaluation of the likely significant effects of implementing the plan's policies, proposals or alternatives. The report will also identify measures to prevent, reduce and offset any significant adverse effects. An Environmental Report will be published alongside the MIR.



Progress in preparing the Local Development Plan

Since the publication of the Development Plan Scheme (Update Report) 2010, preparation of the Renfrewshire LDP has commenced with extensive consultation and engagement with the local community, businesses, Community Councils and groups, elected members, key agencies, developers and landowners. Finding out what the key issues are along with focusing on the current and emerging trends and characteristics of the area.

Through working with other services within Renfrewshire Council and our partners outside the Council, we have gathered a substantial amount of information on a variety of themes and areas. This will provide a baseline with which to assess the performance of the current Renfrewshire Local Plan, outlining possible amendments or additions that may be required and to set a benchmark for monitoring the performance of the new Renfrewshire LDP.

The engagement, consultation and gathering of evidence have created the emergence of themes and main issues for Renfrewshire which has provided the focus for the preparation of the MIR and the accompanying SEA.

In relation to the SEA process, a scoping report has been produced and was submitted to the Scottish Government in April 2010. To set out the baseline for the SEA Environmental Report, the MIR and the Monitoring Statement, the Renfrewshire State of Environment was published in August 2011. Both of these reports and several other reports detailing the consultation and engagement exercises can be found at www.renfrewshire.gov.uk on the Development Planning page of the Council website.

Other Assessments

Other assessments required as part of the local development plan include:

Habitats Regulations Appraisal – Plans which are likely to have a significant effect on Special Protection Areas or Special Areas of Conservation (European level designation protecting birds and natural habitats) require an appropriate assessment of the implications of the plan's policies or proposals.

Equality Impact Assessment – The Council will consider how the plan might affect the different interests of individuals or groups in the community. An Equality Impact Assessment aims to ensure that policies within plans do not cause prejudice in terms of age, disability, economic circumstance, ethnicity, gender or religion.



Renfrewshire Local Development Plan Timetable

STAGE	RENFREWSHIRE LOCAL DEVELOPMENT PLAN	STRATEGIC ENVIRONMENTAL ASSESSMENT	ESTIMATED TIMESCALE
1	Publish Local Development Plan Scheme		Updated annually
2	Monitor existing plan policies and changes in characteristics of the LDP area; research topics; consult appropriate parties in preparation of Monitoring Statement; engage with relevant stakeholders to inform the Main Issues Report.	Prepare State of Environment Report. Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government.	->Complete
3	Prepare draft Monitoring Statement. Prepare and Publish the Main Issues Report and consult over a 12 week period.	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 12 week period.	->Dec 2011
4	Prepare and publish the Proposed Plan taking into account the comments received on the Main Issues Report. Deposit period for Proposed Plan is 8 weeks.	Publish updated Environmental Report alongside the Proposed Plan taking account of the comments received to the Environmental Report at the MIR stage.	->Aug 2012
5	Consider representations to Proposed Plan and requirement for modifications.		No/ Minor Modifications -> Jan 2013 Modifications -> May 2013
6	Submission to the Scottish Ministers of the proposed Plan; a report of conformity with the Participation Statement; and a proposed Action Programme.		March 2013 (If modifications – May 2013)
7	Hold an Examination.		July 2013 (If modifications – Sept 2013)
8	Report on the Examination.		Early 2014
9	Publish Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt.	Publish Environmental Report.	->Mid 2014
10	Adoption.	Publish post-adoption SEA statement, illustrating how the environmental report has influenced the Local Development Plan.	Autumn 2014

Participation Statement

A key objective of the Development Plan Scheme is to illustrate when, how, and with whom, consultation will take place. Renfrewshire Council is committed to encouraging involvement in the preparation of the LDP, and will have due regard to the provisions of the Scottish Government's Planning Advice Note 3/2010 on 'Community Engagement', as well as adhering to the principles set out in the Council's Corporate Consultation Strategy.

It is important that people get involved in the LDP process. The planning system has the potential to shape communities and the environment of towns and villages. It is often the case that the only time people get involved in planning is in relation to a planning application that they feel has a direct impact on them. Often making comments at this stage can be too late when the principle of the development of a site has already been identified and adopted through the development plan process.

Although participation in the LDP process can help shape an area it cannot however guarantee that everyone gets the outcome they want. It is important that everyone is aware of the proposals as early as possible and they have the opportunity to make comments and get explanations as to how and why decisions are made.

Effective engagement will provide an opportunity for members of the public, businesses, developers, public bodies and agencies, interest groups and community groups to discuss issues and proposals. Everyone is entitled to comment and this applies as much to people who support the LDP as well as those who chose to object.





Participation in the Local Development Plan

The table below indicates a variety of methods that the Council has or will use to gather views, comments and opinions.

STAGE 1: DEVELOPMENT PLAN SCHEME (ANNUALLY)		PROGRESS AT NOV 2011
The Development Plan Scheme (DPS) sets out the programme for the production and review of the LDP		DPS prepared
WHO WILL BE INVOLVED	Scottish Ministers	
METHOD OF PARTICIPATION	The DPS is available in public libraries, and on the Council's website	
STAGE 2: PRE MAIN ISSUES REPORT, PUBLISH MONITORING STATEMENT & ENVIRONMENTAL REPORT		PROGRESS AT NOV 2011
Gather evidence and assess the key changes in the characteristics of the area. Consult on the scope and issues to be covered in the MIR and Environmental Report		
WHO WILL BE INVOLVED	Scottish Government , statutory organisations, Key agencies, members of the public, community groups, private and public sector, infrastructure providers, landowners	
METHOD OF PARTICIPATION	Council update & reporting: Report to Planning Board	Completed OCT 2010
	Web based engagement: Creation of dedicated LDP webpage, Update consultation database	Completed OCT 2010
	Online consultation questionnaire and circulate invitation for 'Suggestions For Land Use Change' within Renfrewshire	Completed APRIL 2011
	Small participatory: Hold meetings Key agencies	Completed NOV 2010 – SEPT 2011
	Focus engagement: Public Services Panel focus group questionnaire and workshop events, Provide presentations and training to Councillors, Community Planning Partnership, Local Area Committees on the LDP process	Completed MARCH 2011
	Large participatory: Hold stakeholder conference to gather and collate all final thoughts/ comments	Completed MAY 2011



STAGE 3: MAIN ISSUES REPORT & ENVIRONMENTAL REPORT		PROGRESS AT NOV 2011
<p>Sets out the general proposals for development in the area, where development should and should not occur.</p> <p>Presents general proposals to address issues, together with reasonable alternative(s).</p> <p>The Environment Report will provide an assessment of the effect on the environment of each of the proposals, options and alternatives.</p>		
WHO WILL BE INVOLVED	Scottish Government, statutory organisations, Key agencies, members of the public, community groups, private and public sector, infrastructure providers, landowners, housing associations, neighbouring local authorities	
METHOD OF PARTICIPATION	Council update & reporting: Report to Planning Board	NOV 2011
	Statutory procedures: Publish advertisement in press MIR and Environmental Report deposited at Renfrewshire House and local libraries	DEC 2011 (12 week consultation period)
	Web based engagement: Update webpage, attach electronic copy of MIR and Environmental Report along with electronic consultation form Notification of MIR publication sent to neighbouring authorities, Key agencies and Community Councils Notify everyone on consultation database	DEC 2011
	Publicity: Leaflets and posters placed in libraries, community and council buildings	DEC 2011
	Small / focused participatory: Meetings with various groups local interest groups, Community Councils, Council staff and different services, Community Planning Partners	DEC 2011 – JAN 2012
	Presentations to Local Area Committees, Community Planning Partnership Groups, Councillors and other interested groups	JAN 2012



STAGE 4: PROPOSED PLAN & ENVIRONMENTAL REPORT	
The Council will publish the Proposed Plan and the accompanying updated/revised Environmental Report. The Proposed Plan will include a detailed statement of the Council's policies and proposals as to the development and use of land.	
WHO WILL BE INVOLVED	<p>Owners/occupiers/lessees of land or neighbouring land identified in the proposed plan for development</p> <p>Everyone who commented on MIR</p> <p>All other interested parties as outlined in Stage 3</p>
METHOD OF PARTICIPATION	<p>Council update and reporting: Report to Planning Board</p> <p>Advert in local press</p> <p>Statutory procedures: Deposit Proposed Plan at libraries</p> <p>Notify owners, lessees or occupiers of a site, and owners, lessees or occupiers of land neighbouring that site, which the Plan proposes specifically to be developed, and which will have a significant effect on the use and amenity of the site or neighbouring land</p> <p>Notify any person who commented on the MIR</p> <p>Web based engagement: Update webpage, attach electronic version of Proposed Plan and Environmental Report</p> <p>Notify everyone on consultation database</p> <p>Publicity: Leaflets and posters placed in libraries, community and council buildings</p> <p>Small/focused participatory: Meetings with various groups such as local interest groups, Community Councils, Council staff and different services, Community Planning Partners</p> <p>Presentations to Local Area Committees, Community Planning Partnership Groups, Councillors and other interested groups where appropriate</p>

STAGE 5 – 10: MODIFICATIONS, SUBMISSION TO SCOTTISH MINISTERS, EXAMINATION & ADOPTION

Where the Council proposes to make modifications to the Plan arising out of representations received, these modifications will be published and the same arrangements for publicity and consultation will apply as for Stage 4 above.

When the Council is satisfied that the Proposed Plan is in its final form, whether modified or not, the Plan will be submitted to the Scottish Ministers. At the same time the Council will publish and make available alongside the Plan its Action Programme for implementing the Plan.

The Council also has to submit to the Scottish Ministers a report of conformity with the Participation Statement, so that an assessment can be made as to whether the Council has consulted appropriately on the plan and involved the public in the way they said they would in their Participation Statement.

An Examination will be held into the Plan when there are unresolved objections to the plan.

On completion of the examination, the Reporter will prepare and publish the findings and submit to Renfrewshire Council who will make the report and the Council's responses to the Reporter's recommendations available to the public for inspection.

Modification of the LDP in light of the Reporter's recommendations unless there is sufficient justification not to accept them. Any significant amendments made to the LDP will be subject to strategic environmental assessment. The modified LDP will be published and forwarded to the Scottish Ministers.

Within 28 days from the advertisement of the intention to adopt the LDP, the Council will proceed to adopt the Plan. The Proposed Plan, once adopted, is constituted as the Local Development Plan for Renfrewshire.

METHOD OF PARTICIPATION

This will be detailed later in the process and included within an updated Development Plan Scheme.



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