

Pre Main Issues Stakeholder Conference Report June 2011



Renfrewshire
Council

1. Introduction

1.1 On the 10th May 2011, Renfrewshire Council's Planning and Transport Service held a pre Main Issues Report (MIR) stakeholder event, attended by over 80 delegates from the community, key agencies, developers, land owners, house builders, community councils, health partners and staff from most of Renfrewshire Council's Services.

Aim of Stakeholder Event

1.2 The main aim of the event was to ask attendees 'What are the main planning issues within Renfrewshire?'. The feedback and comments provided at the event are to be used in the preparation of the new Renfrewshire Local Development Plan (LDP). Early themes had emerged from background analysis of economic, social and environmental trends as well as from earlier consultation with the Council's Public Services Panel. The stakeholder event provided an early opportunity to discuss whether or not the broad topics identified in this initial work were in fact the '*Main Issues*' that should be taken forward in the forthcoming Renfrewshire Main Issues Report (MIR) and accompanying Strategic Environmental Assessment (SEA) report.

Event Objectives

1.3 The event had three main objectives:

- To outline what Renfrewshire Council consider are the emerging planning issues that require to be addressed in the forthcoming Renfrewshire LDP;
- To discuss the main planning issues for Renfrewshire, to indicate what weighting should be given to the assessment of potential development sites for the new LDP and to validate the direction for the MIR; and,
- To seek broad agreement that these are the planning topics to be taken forward and formally consulted through the MIR.

Feedback & Analysis

1.4 All of the information, comments, returned assessment sheets and the results of the interactive feedback session have been collated and will be analysed with the outcomes formulating the MIR.

Purpose of Report

1.5 The purpose of this report is to record the information, comments and issues raised by all participants at the conference. This report does not intend to respond to the issues raised throughout the event, it simply outlines what the Council requires to consider as part of the preparation of the Renfrewshire LDP.

2. Event Overview

Programme

2.1 The event took the form of a morning and an afternoon session, with training and an information session on the LDP in the morning session followed by discussion of potential main issues in the afternoon. A copy of the agenda for the day can be found in Appendix 1 of this report.

Attendees

2.2 In terms of who the Council wanted to be involved in the event, the following was considered to be a cross section of key stakeholders:

- Local people
- Community Councils, active residents and community groups
- Neighbouring Council
- Key Agencies
- Developers
- Land owners
- Consultants that have clients with development interests within Renfrewshire
- Housing Associations

A full list of the delegates that attended the Stakeholder Conference can be found in Appendix 6 of this report.

Morning Session

2.3 The training and information session was aimed at interested parties wanting to find out more about the planning system, in particular development plans and how to engage and become more involved. The information morning comprised of a presentation followed by a question and answer session. Within the delegates pack there was a Scottish Government publication '*A guide to the Planning System in Scotland*' (2009), Renfrewshire's Local Development Plan Scheme and a copy of the presentation slides which can be found in Appendix 2 at the back of this report.

Afternoon Session - Presentations

2.4 The main issues discussion in the afternoon commenced with an introduction from the Director of Planning and Transport outlining the importance of participating in the development plan, getting involved at an early stage in the process and providing views and comments on the direction of the new Renfrewshire LDP.

2.5 A presentation setting out an overview of the Renfrewshire LDP was provided by the Policy and Regeneration Manager. A copy of the presentation slides can be found in Appendix 3 of this report.

Afternoon Session – Workshops

2.6 The break-out workshop session comprised 10 tables with delegates, a facilitator and scribe. These discussions aimed to highlight main issues emerging from topic areas. A copy of the main points from the workshops can be found in the scribe notes within Appendix 4.

2.7 All delegates were provided with a copy of 'Workshop Notes' highlighting 5 broad topics and the emerging issues within these topics as well as some questions to prompt discussion on each topic. These topics and issues were identified in the preparatory work leading up to the conference as referred to in paragraph 1.2.

2.8 The 5 broad topics were as follows:

1. **Housing:** Good quality affordable housing catering for all sectors of the population, in particular the growing number of elderly people, in the right places.
2. **Transport:** Location of new development in sustainable places, close to walking, cycling and public transport provision.
3. **Health and Environment:** Provision of a high quality environment and green network being linked to improvement in health and well-being and general quality of life in Renfrewshire. Addressing climate change through adaptation and mitigation.
4. **Economic Growth:** Providing the right sites in the right location to stimulate Renfrewshire's economy and promote inward investment.
5. **Retailing and town centres:** Restoration of the vitality and viability of Renfrewshire's town and village centres, ensuring the best mix of uses in our centres and promote regeneration.

Afternoon Session – Evaluation Checklist

2.9 Following discussions within the workshop groups, delegates were then asked to complete an assessment sheet providing an indication of how Renfrewshire Council could evaluate any new development sites that may come forward through the LDP process. Delegates were asked to score a series of possible considerations ranking them in terms of importance, with 1 being not a consideration and 5 being a very important consideration. The results of all assessment score sheets returned can be found in Section 4 of this report. The 'Suggestions for Land Use Change – Assessment of Sites' checklist can be found in Appendix 5, further information is also set out in Section 4.

Afternoon Session – Interactive Question Time

2.10 The Interactive Question Time comprised of the principle comments from each of the 10 workshop groups being collected by each facilitator and scribe and presented in the form of an 'Ask the Audience' style session. Each delegate was provided with a hand held key pad and presented with a series of questions, formulated by the feedback from the workshops. Each delegate had to answer the questions which were outlined on a series of presentation slides. The slides and results are displayed in Section 5 of this report. The

feedback from each question asked was translated into immediate results on the screen for all delegates to view. This was considered to be a good and instant snapshot overview of what were considered to be the main planning issues for Renfrewshire. It allowed both delegates and Renfrewshire Council staff an immediate interpretation of what will feature in Renfrewshire's Main Issues Report.

3. Feedback from Workshops

3.1 The following section summarises the comments received during the consultation event. More detail is provided in Appendix 4. The report provides a summary of responses in order to report and analyse the results. It is not the intention of this report to reproduce every comment word for word, but it does cover all aspects of the comments received on each issue. The following can be treated as the main issues arising from the workshops.

Housing

- The plan needs to identify the right housing sites in the right locations
- Too much emphasis is being placed on Community Growth Areas to address Renfrewshire's housing needs.
- The Council needs to build greater flexibility into housing policies to provide more opportunities for housing development. There is a lack of deliverable sites within Renfrewshire and as such quality land that can be developed within 5 years should be released.
- New housing developments must be located in sustainable locations with access to jobs, community facilities and transport.
- The housing supply should be flexible with a mix of tenures and size of property to meet the housing needs of the population. Importantly, there is a lack of affordable housing in the villages, family housing and suitable housing for older people.

Transport

- New developments need to be accessible for walking and cycling and must be located close to existing public transport hubs/infrastructure.
- More should be done to promote Glasgow Airport within Renfrewshire and it is important that existing settlements and new developments are accessible to the airport to realise its potential within Renfrewshire.
- Access to and availability of good public transport provision within villages is an issue. There is a lack of services and facilities within many of the villages which mean the local population have to travel to neighbouring towns. The problem is compounded by the fact that there isn't an accessible or frequent public transport service which means most of the trips are by car.
- Maintenance of pathways and cycling routes and safety on these routes are problems that discourage people from walking and cycling more often.

Health and Environment

- Key to tackling deprivation is creating jobs within the authority area and providing better access to employment opportunities to encourage and enable people to live and work in Renfrewshire.
- New developments should integrate housing with suitable social infrastructure, community facilities and the natural environment. The population must have access to high quality schools, transport links, health services, recreational facilities and an attractive natural environment.
- Local waste management and renewable energy schemes should be integrated into new developments and should be promoted within existing settlements.

Economic Growth

- The Council needs to adopt a more flexible approach in terms of industrial and business planning policy. A wider range of land uses should be allowed in industrial/commercial areas to stimulate growth and support the overall development of these areas.
- Renfrewshire needs to maximise the potential offered by Glasgow Airport in delivering economic growth. It is important that there is a supply of quality employment sites in and around the airport and more needs to be done to promote development opportunities within Renfrewshire.
- Renfrewshire is in a great location to benefit from tourism in Glasgow, however, there is a need to build on the tourism value of Paisley and improve the tourism offer in Renfrewshire to realise this potential.
- The legacy of brownfield sites and vacant properties makes Renfrewshire look depressed. The correct environment needs to be provided whereby businesses can flourish. The provision of high quality infrastructure, transport links and the quality of the environment/attractiveness are vital in attracting new businesses into an area.

Retailing and Town Centres

- There is a need for greater flexibility in town centre policy which will facilitate a move away from the traditional retail dominated uses within town centres. Town centres should be a mix of retail, amenities and residential, aiming to decrease the number of vacant units. This will create more vibrant town centres which will be more attractive places to live and work.
- Town centres such as Paisley need to change their role and provide facilities and services that serve the demands/needs of the local population.
- Paisley cannot compete with Braehead and other similar centres in terms of retail, furthermore, the lack of quality parking space is also a problem for the town centre which encourages people to go elsewhere. Paisley needs to provide something unique e.g. an outlet centre. In addition, more needs to be made of heritage tourism and the potential offered by promoting Paisley as a university town.
- It is important to ensure that all of the town centres offer a safe, clean and attractive environment to encourage new businesses to invest and people to live and spend time in the centres.
- The LDP needs to provide a policy framework which recognises Braehead as an asset within Renfrewshire.

4. Feedback from Evaluation Checklist

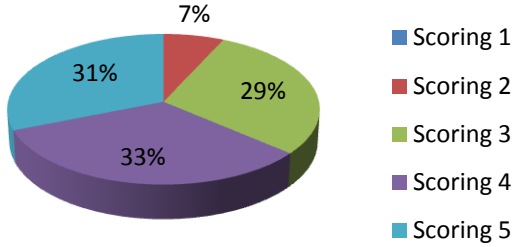
4.1 As part of the preparation of the Renfrewshire Local Development Plan, setting out the long-term vision for the future development and regeneration of Renfrewshire, the Council undertook an exercise whereby land owners, developers, groups and associations were asked to provide suggestions of where land could be zoned for an alternative use and identify sites that may be available for development or redevelopment in the period of the LDP from 2014 to 2019.

4.2 An exercise titled 'Suggestions for Land Use Change' ran from 1 April 2011 to the 29 April 2011. This exercise provided an early opportunity to submit sites that have a genuine development potential for consideration as the Council prepares and consults on the various stages of the LDP process.

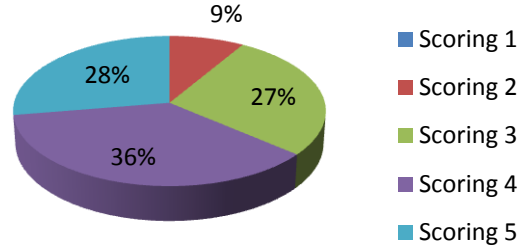
4.3 At the end of the 'Suggestions for Land Use Change' exercise, the Council received over 100 suggested sites. Detailed work to assess the suitability of the suggested sites requires to be undertaken. To ensure sites are suitably assessed and filtered, the Council considered that asking LDP stakeholders their views on the least and most important considerations when assessing any potential development sites to be included in the new LDP would provide a basis for formulating a scoring mechanism.

4.4 At the Stakeholder Conference, following discussions within the workshop groups over the main issues and how the Council might propose to consider these main issues within the new Renfrewshire LDP, delegates were asked to complete an assessment sheet providing an indication of how Renfrewshire Council could evaluate any new potential development sites. Delegates were asked to score a series of considerations ranking them in terms of importance, with 1 being not a consideration and 5 being a very important consideration. The results of all assessment score sheets returned are outlined below. The 'Suggestions for Land Use Change – Assessment of Sites' checklist can be found in Appendix 5.

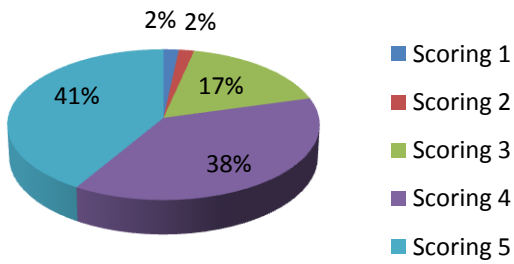
Re-development of brownfield land



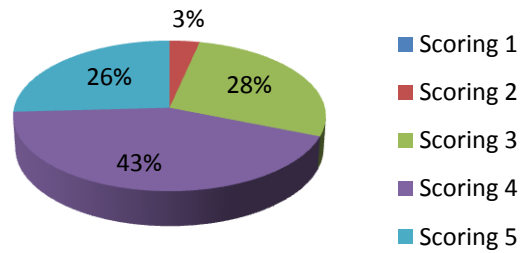
Preserving Renfrewshire's green network (green belt, open spaces etc)



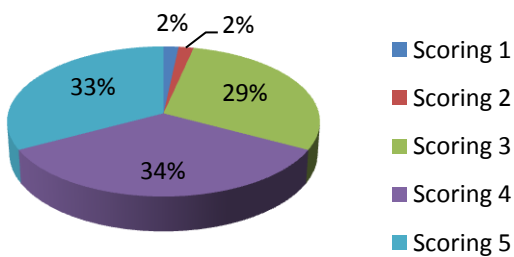
Availability of public transport



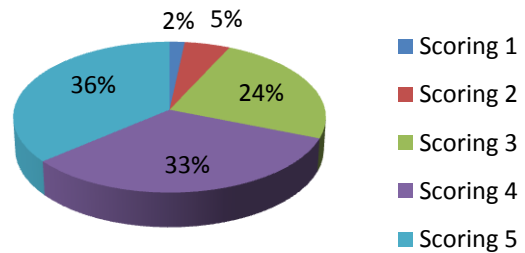
Impact on local amenity and integration with the natural environment



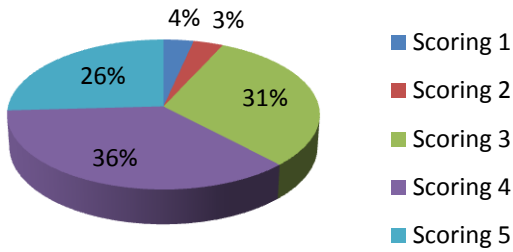
Accessibility to town centres, local services and green network on foot



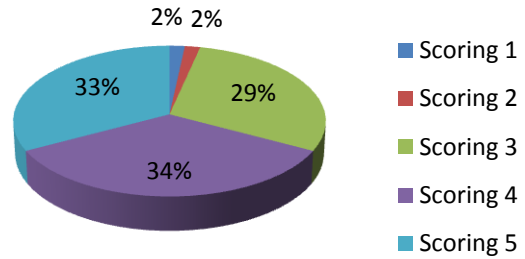
Availability and deliverability of the site within 5 years



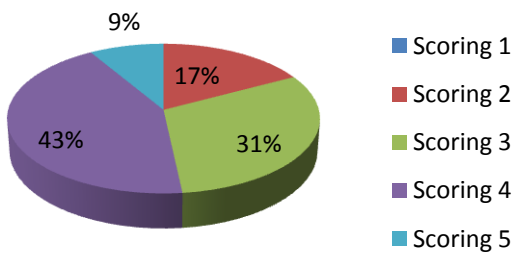
Impact on character of existing settlements (landscape & townscape character)



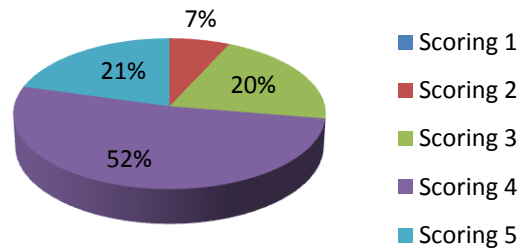
Protection of natural resources



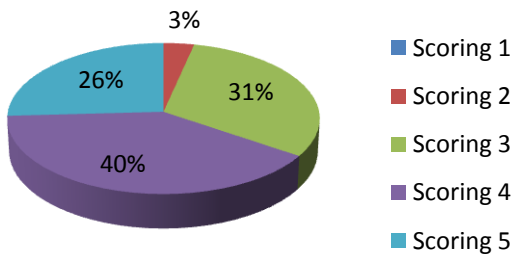
The capability of incorporating renewable energy sources or energy conservation measures into the proposal



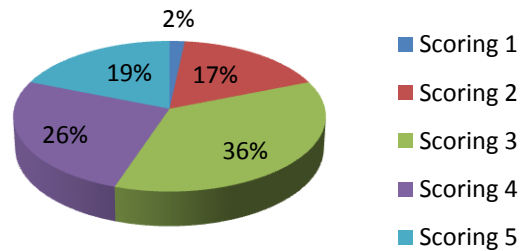
Impact on local services and community facilities



Flooding and drainage



Access to high quality electronic communications infrastructure



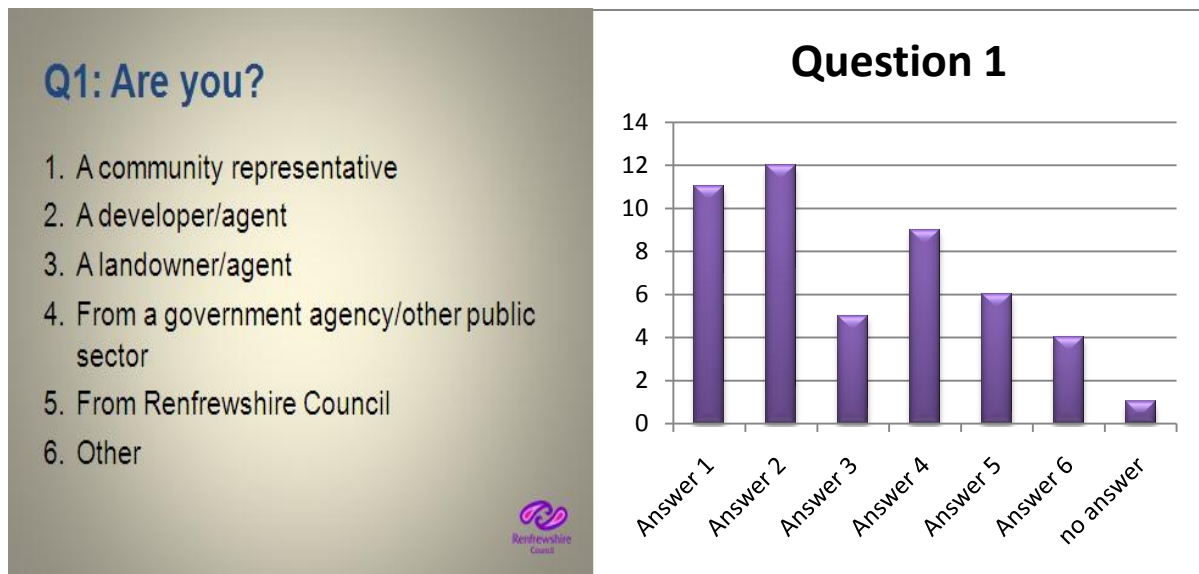
4.5 The results from the questionnaire clearly indicate that the majority of stakeholders attending the LDP event felt that the characteristics identified in the checklist were of important to very important considerations when assessing and filtering any new sites that come forward through the LDP process.

4.6 The Council will use this feedback to inform the scoring mechanism that it requires to prepare in order to assess new sites or redevelopment of old sites for inclusion in Renfrewshire's LDP. Sites that are considered potentially suitable for development will be subject to public consultation as part of the ongoing preparation of the LDP.

5. Feedback from Interactive Question Time

5.1 As well as the feedback that was recorded by the facilitators and scribes during the group discussion on the main issues, it was considered that it would be useful to try and obtain a snapshot poll, with immediate results, from delegates, based on the early emerging key themes for Renfrewshire's LDP. The results of the interactive question time that appeared on screen at the Stakeholder Conference are shown below.

Local Development Plan Stakeholder Conference 10 May 2011 – Ask the Audience Survey

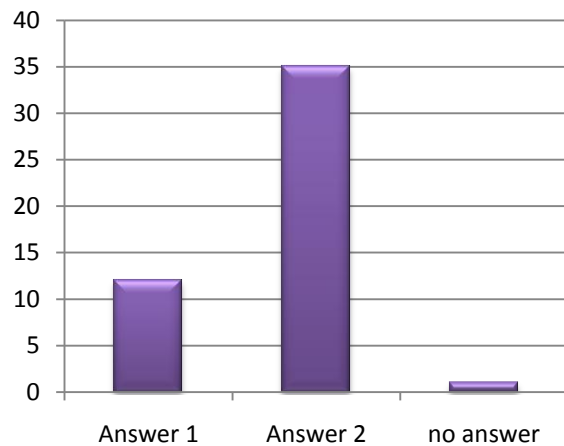


Q2: Are you?

1. Female
2. Male



Question 2

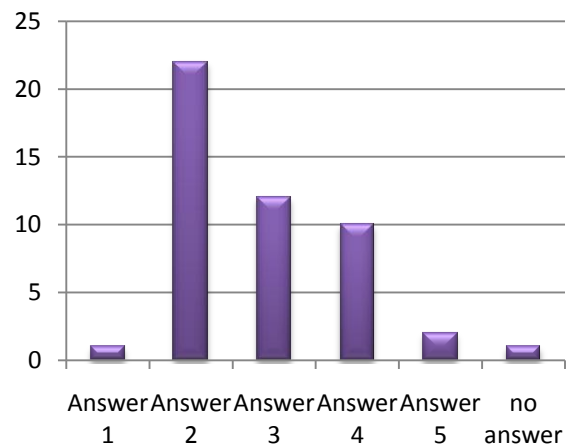


Q3: Are you?

1. 16 - 24
2. 25 - 44
3. 45 - 59
4. 60 - 74
5. 75+



Question 3

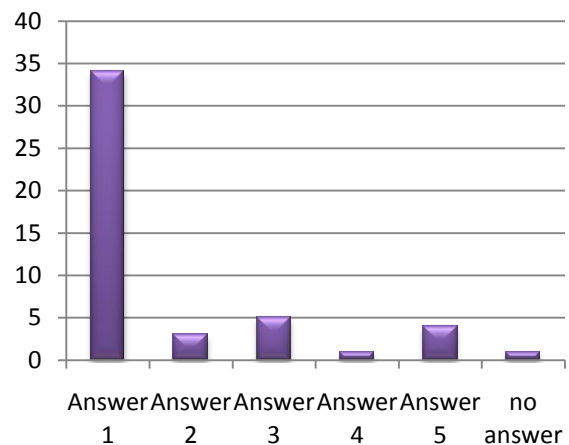


Q4: What should be the main consideration for the LDP?

1. Stimulating the economy
2. Regenerating town centres
3. Providing new housing
4. Promoting better use of public transport
5. Improving and protecting the environment



Question 4

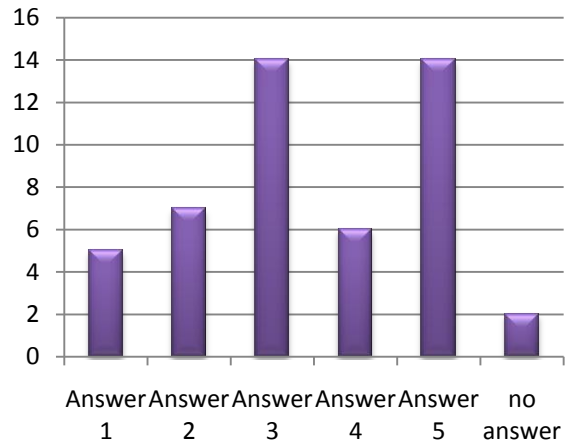


Q5: What is the main issue for stimulating the economy?

1. Providing better sites for new/modern businesses
2. Less restrictive between use classes 4 – 5 -6
3. Promoting key companies and locations
4. Allowing redevelopment of old industrial areas
5. Improving infrastructure to support economic development



Question 5

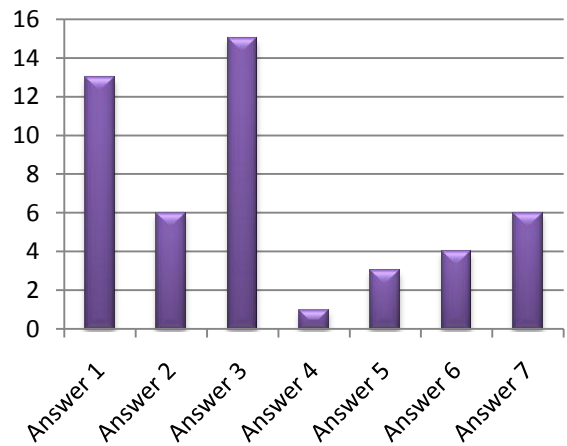


Q6: What is the main issue for regenerating town centres?

1. Promoting individuality of centres
2. Improving their retail offer
3. Getting more people living in them
4. Holding events
5. Developing an evening economy
6. More community facilities and services
7. Improving buildings and public spaces



Question 6

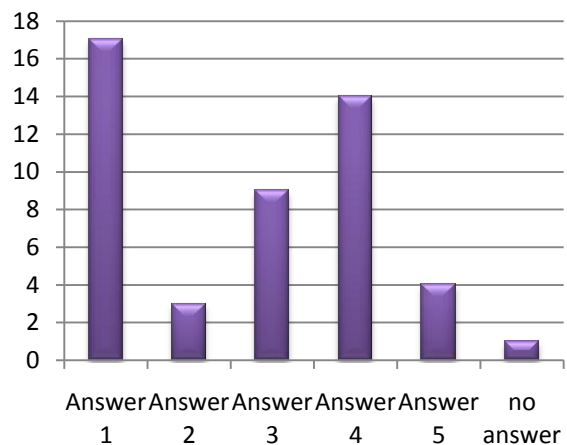


Q7: What is the main issue for housing?

1. Need for new sites for housebuilding near transport, employment and community facilities
2. Continue to renew existing housing stock
3. The provision of more affordable and rented housing
4. Need for mixed use and mixed tenure developments
5. Involving existing communities



Question 7

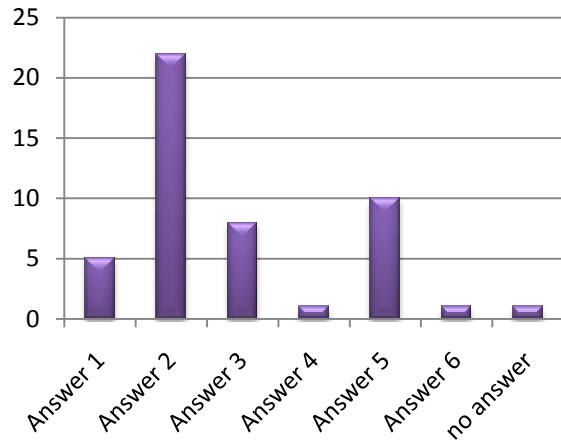


Q8: What is the main issue for transport?

1. Need to reduce congestion on roads
2. Choose development locations near public transport
3. Improve the quality of bus transport
4. Promote walking and cycling
5. Encourage mixed use communities
6. Improving access links to the airport



Question 8

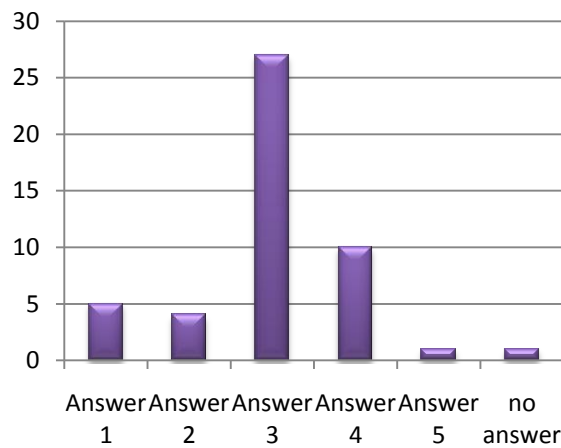


Q9: What is the main issue for the environment

1. Impacts of climate change
2. Protection of important species/habitats
3. Providing accessible, safe, good quality green spaces
4. Dealing with waste and energy targets
5. Promote temporary greening of vacant sites



Question 9

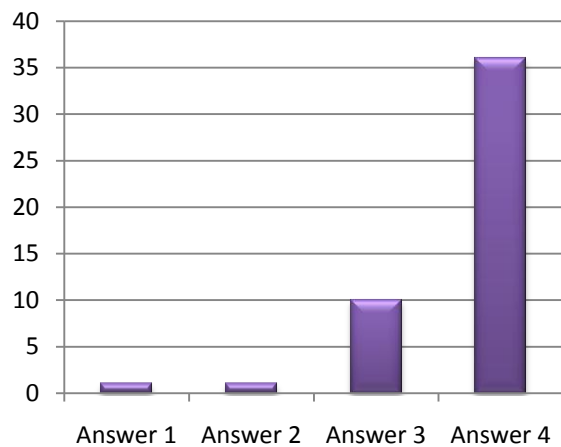


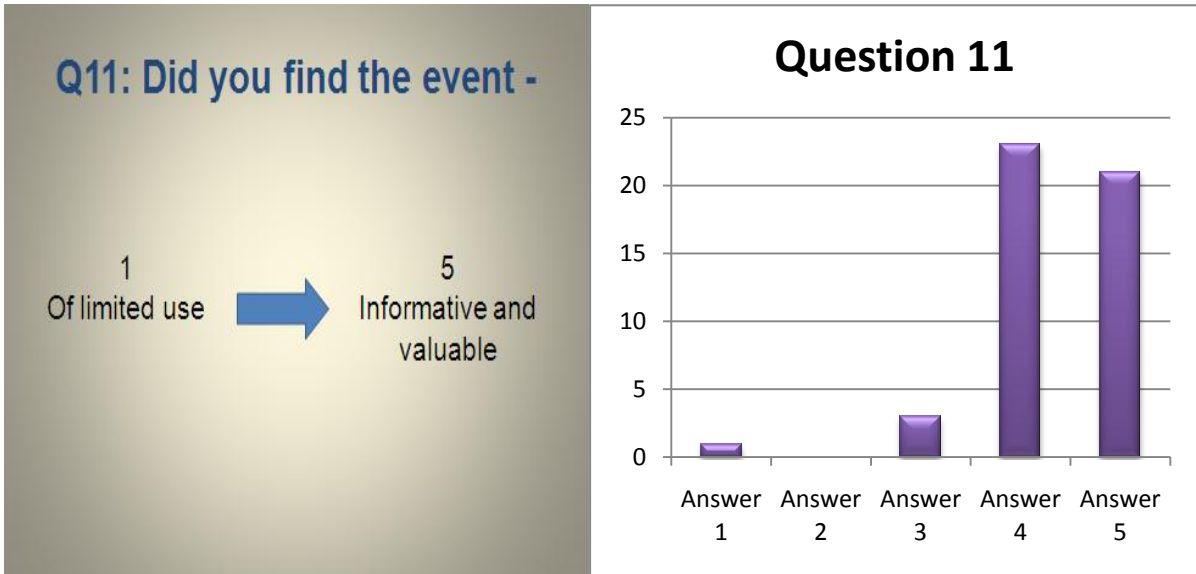
Q10: To be kept informed ---

1. Updates on Council website
2. Press release
3. Direct email
4. All of the above!



Question 10





5.2 The results from this session are clear to see and are extremely useful in formulating a vision and preferred strategy for the Renfrewshire Main Issues Report.

6. **Next Steps**

6.1 A Main Issues Report, Strategic Environmental Assessment and a Monitoring Statement are currently being prepared. These will draw on the following sources:

- monitoring;
- technical work;
- advice from the Key Agencies;
- advice from other Services within the Council;
- the comments and information received at the Public Services Panel, and;
- the pre MIR Stakeholder Conference.

6.2 The key issues identified will be set out in the Main Issues Report. Consultation on these documents will take place later in 2011.

Appendix 1 – Agenda for Pre Main Issues Report Stakeholder Conference

Optional Development Plan Information and Training Session	11 to 12.30pm
Registration and Lunch	12.30 to 1.25pm
Welcome Introduction - Bob Darracott (Director of Planning & Transport)	1.30pm
Renfrewshire Local Development Plan - Stuart McMillan (Policy & Regeneration Manager)	1.45pm
Question and Answer Session	2.00pm
Order of the Afternoon - Sharon Marklow (Assistant Manager - Policy)	2.15pm
Workshop Session	2.30 – 3.30pm
Suggestions for Land Use Change Evaluation Checklist	3.30 – 3.45pm
Coffee (Opportunity to view the submissions on the Suggestion for Land Use Change exercise)	3.45pm
Interactive Question Time	4.10pm
Event Finish	4.30pm

Appendix 2 - Renfrewshire's Local Development Plan Morning Presentation Slides

Slide 1

Introduction

The planning system

Strategic Development Plans & Local Development Plans


Development planning – engagement & consultation



Slide 2

Purpose of planning

- Guides the future development and use of land
- Outlines where development should and should not happen
- Promoting and facilitating development while protecting and enhancing the built and natural environment
- Critical balancing role



Slide 3

Planning Reform


Planning etc. (Scotland) Act 2006

- Fit for purpose
- Efficient
- Inclusive
- Culture change




Slide 4

Changes to the Development Plan System



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graph TD
    A[Scottish planning policies] --> B[Structure plans]
    C[National Planning Framework & Scottish Planning Policy] --> D[Strategic development plans]
    B --> E[Local plans]
    D --> F[Local development plans]
    F --> G[Supplementary planning guidance]
  
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Slide 5

The National Planning Framework

- Long term vision to 2030
- Guides the strategic development plan and local development plan
- Identifies 'national developments'
- Action programme



Slide 6

The Development Plan

- Four City Regions
 - Strategic Development Plan
 - Local Development Plan
- Outside the four city regions
 - Local Development Plan



Slide 7

Strategic Development Plan

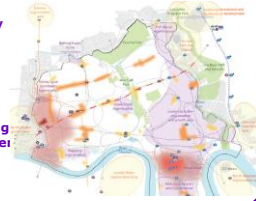
- Vision statement looking 20 years ahead
- Includes a 'spatial strategy'
- Updated every 5 years
- Must have regard to the National Planning Framework and other strategies



Slide 8

Local Development Plan

- Covers the whole local authority area
- Updated every 5 years
- A vision for the next 10 years
- Spatial strategy
- Have regard to National Planning Framework, strategic development plan & Government policy
- Views of agencies, community council & public are key to a successful plan



Slide 9

Strategic & Local Development Plan – Key Stages



Slide 10

Engagement in the Development Plan Process Strategic Development Plan



Slide 11

Renfrewshire's Local Development Plan



Slide 12

Consultation & Engagement



Slide 13

PAN 3/2010 Community Engagement

- Role of key stakeholders
- Confirmation of Community Council role
- Outlines development plan preparation and the importance of community engagement



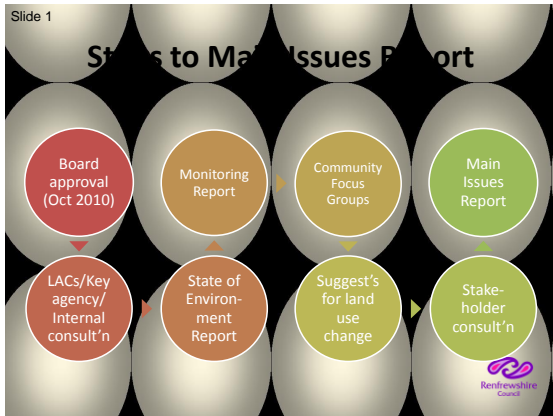
Slide 14

Development Plan engagement

- REMEMBER**
- Early involvement in development plan preparation
 - Contribute to the Main Issues Report
 - Keep involved throughout the process



Appendix 3 – Afternoon Presentation Slides - overview of the Renfrewshire Local Development Plan



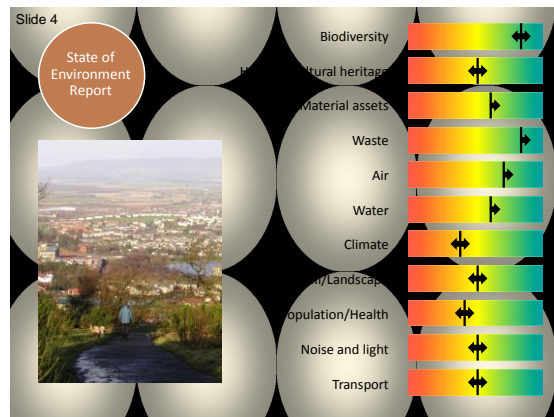
- Slide 2
- LACs/Key agency/Internal consult'n
- Presentations to Planning Board and the five Local Area Committees
 - Ongoing meetings with
 - SEPA
 - SNH
 - Transport Scotland
 - SPT
 - Scottish Water
 - Internal working groups
- Renfrewshire Council logo

Slide 3

State of Environment Report

- Required by need for Strategic Environmental Assessment (SEA).

Biodiversity	Air	Population/Health
Historic/Cultural heritage	Water	Noise and light
Material assets	Climate	Transport
Waste	Geology/Soil/Landscape	



Slide 5

Monitoring Report

Two purposes:

1. Identify the changes in the legislative, policy, social, economic and environmental context for the new plan.
2. Identify the changes in the legislative, policy, social, economic and environmental context for the new plan.

Renfrewshire LP 2006

Starts preparation in 1999

12 policies used frequently

- 39 policies used infrequently (1 – 5 times)
- 13 policies never used

Renfrewshire Council logo

Slide 6

Monitoring Report

Social context

- Reduction in working age population
- Modest in-migration
- Changing requirements for an ageing population
- Increasing housing requirements
- Changing housing requirements
- Need to ensure adequate housing sites in the right places

Renfrewshire Council logo

Slide 7

Monitoring Report

Economic context

Recognised strategic locations for business and investment.

Glasgow Airport

- Public sector enabling proving more challenging
- Continuing issues of vacant and derelict land
- Seahead sixth round retail
- Investment in Scotland
- Vitality and diversity of additional town centres needs ongoing support
- Growing potentials to promote Renfrewshire as a place to visit

Slide 8

Monitoring Report

Environmental context

Relative regulatory focus on climate change, air quality, development, water and flooding

- Investigation into implementation of renewable technologies
- European and national protection areas and valuable local biodiversity
- Continuing growth in use and maintenance of public transport, walking/cycling

Slide 9

Community Focus Groups

Focus Groups

- Phisley North
- Phisley South
- Renfrew
- Johnstone
- Polkine

Key themes and issues

Slide 10

Community Focus Groups

Main findings

- 5 key issues emerged from Focus Groups –
 1. Stimulating the economy and attracting inward investment
 2. Town centre regeneration
 3. Transport
 4. Health and environment

Slide 11

Stimulating the economy and attracting inward investment

- Unlocking potential and a catalyst for –
 - Social and physical regeneration
 - Improved transport network
 - More investment in town centres

Slide 12

Town centre regeneration

Slide 13

Housing

Needs to provide -

- Affordable housing
- Elderly housing
- High quality places

Slide 14

Transport

The roads are already congested

But the rail network is a great asset

Well the rural area lacks an evening public transport service

Too much development is reliant on car access

And the quality of bus services is poor

Slide 15

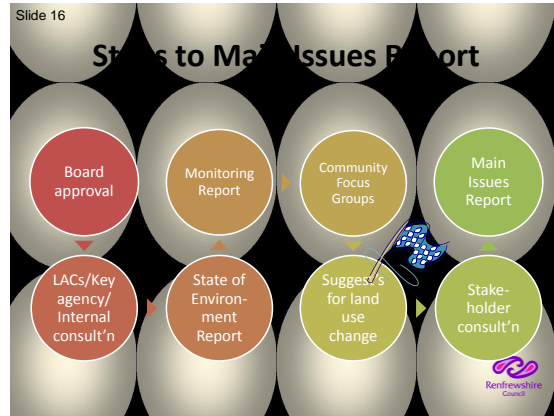
Health and environment

Positive health and well being

Anti social behaviour worries

Underused but valued

Quality issues

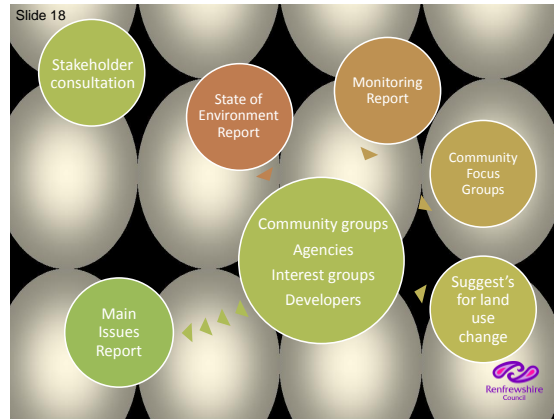


Slide 17

Suggest's for land use change

- A yearly opportunity to suggest development applications
- Suggestions are from the private sector to the Council
- Some known sites – some new
- Assessment required – criteria to be considered

Renfrewshire Council



Slide 19

Next steps

Stakeholders Conference – 10 th May 2011
Preparation of draft Main Issues Report
Main Issues Report to Planning Board – c. September 2011
Main Issues Report consultation - 8 weeks
Proposed Plan – 7/8 months later
Examination of objections – early 2013

Renfrewshire Council

Appendix 4 – Main Points from the Discussion Workshops

TABLE 1

FACILITATOR:- Sharon Marklow

SCRIBE:- Laura Cochrane

Housing – It is important that we have the right type of housing sites in the right places. Renfrewshire needs more family housing on the edge of settlements where people want to live. The current oversupply of non effective housing sites does not address this need. Too much emphasis is being placed on Community Growth Areas to address Renfrewshire’s housing needs. There needs to be greater flexibility, policies are too restrictive which is constraining development in certain areas.

Transport – To improve accessibility and encourage people to reduce their car usage there needs to be better co-ordination of public transport, safer areas to walk and cycle and a range of uses within village and town centres.

Health and Environment – Access to good quality schools, employment opportunities and housing is key to reducing deprivation within Renfrewshire. It is important that linkages between health, the environment and types of housing are clearly defined in Renfrewshire’s LDP. More flexible policies are required within the LDP to ensure that the right types of development are located in the right locations.

Economic Growth - Not enough is made of Glasgow Airport being within the Renfrewshire Council boundary. It is important that there is a supply of quality employment sites in and around the airport. There is a need for greater flexibility to be built into the Council’s approach to stimulating the economy. Furthermore, the Council needs to ensure that LDP policies are not restrictive and that people are made aware that Renfrewshire is open for business.

Retailing and Town Centres - There needs to be a greater mix of uses within town centres and policies must be more flexible and less restrictive in terms of the uses that are considered acceptable. Town centres should not be dominated by retail with more community facilities available and uses that will attract evening activity. Importantly people should feel safe in our town centres. Renfrewshire Council should also make more of tourism as a means to improve the vibrancy of our town centres. The above issues were largely raised in relation to Paisley town centre, there was a general feeling within the group that other centres perform reasonably well.

TABLE 2

FACILITATOR:- Susan Jones

SCRIBE:- Angela Gray

Housing – It is important that Renfrewshire has the right type of sites to attract developers and address housing need. Brownfield sites should be developed first to save money on new infrastructure, schools etc, however, it is important that Renfrewshire’s housing sites are deliverable. There is a lack of deliverable sites within Renfrewshire and as such quality land should be released for new housing development. It is also important that housing within Renfrewshire is fit for purpose, the existing supply does not address the needs of the population e.g. young professionals and single people.

Transport – It is important that there are viable alternatives to car travel such as cycling and trains within the existing infrastructure and these methods should be accessible. Public transport needs to be made more attractive to potential users. It’s important that bus companies work in partnership to deliver an efficient service and subsidies should be provided for rail fares.

Health and Environment – The quality of the environment is an issue. Facilities influence where people live, it is important that a range of facilities are accessible and that facilities are maintained to provide a safe and good quality environment. It is important that green space is accessible and integrated into new developments. There should be a focus on redevelopment rather than expansion of the urban boundary. Planning policy needs to be more flexible and the government needs to invest more in the redevelopment of brownfield land.

Economic Growth – Education is fundamental to attracting business to Renfrewshire. It is also important that business incentives are in place to attract new and retain existing businesses within Renfrewshire. The correct environment needs to be provided whereby business can flourish, the provision of high quality infrastructure and transport links are vital.

Retailing and Town Centres – It is important that each town has its own identity and it is important that there is more promotion of our towns, informing people of what is going on and what the towns have to offer. With greater pressure from other centres and changing shopping habits (internet shopping/influence of large supermarkets) Renfrewshire Council must think ‘outside the box’ to allow our town centres to compete. Investigating the potential of transforming Paisley town centre into an outlet centre is a good idea.

TABLE 3

FACILITATOR:- Iain Stewart

SCRIBE:- Kate Cuthbert

Housing – The Council could be more flexible and consider green belt or open space sites for housing developments. However, there needs to be a mix of locations for new development – urban and some greenbelt. It is also important to ensure that the housing supply is mixed with a mix of tenures and size of property to meet the housing needs of the population.

Transport – New developments should be located on or near public transport routes. Public transport provision needs to be improved in rural Renfrewshire. The quality of the bus

service needs to be addressed through greater bus regulation. Maintenance of pathways and cycling routes and safety on these routes are problems that discourage people from walking and cycling more often.

Health and Environment – It is important to provide local jobs to tackle the concentrations of deprivation within Renfrewshire. Access to healthcare, education and leisure facilities needs to be better managed and we need the right type of facilities in suitable locations. Local people should be more closely involved and consulted to help plan services.

Economic Growth - There is a need to build on the tourism value of Paisley and advertise the positive aspects of Renfrewshire. There is also a need to develop clearly defined areas of different types of industry which seek to attract a broader base of industries e.g. green/new technology jobs. These 'cleaner or less polluting' industrial uses should be integrated throughout Renfrewshire and should not be located on large isolated sites. The quality of the environment/attractiveness of the site is crucial to attracting new businesses into an area, Renfrewshire Council should take this opportunity to show how to develop good industrial estates with attractive landscaped areas.

Retailing and Town Centres – It is important that there is a diversity of uses within Paisley town centre. People should be encouraged to live within Paisley town centre and leisure activities should be located within the centre to improve the vibrancy of the centre. There is no need to change the role and function of any other town centre within Renfrewshire. However, it is important to ensure that all of the town centres offer a safe, clean and attractive environment to encourage new businesses to invest and people to live and spend time in the centres.

TABLE 4

FACILITATOR:- Catherine Lambert

SCRIBE:- Steve Edwards

Housing – New housing developments should be focused on existing centres and closely linked to important services like high quality schools. It is important not to neglect opportunities for conversion of vacant industrial/ business properties and under occupied residential properties, further encroachment onto greenfield sites should be avoided. Housing provision needs to match population trends and predictions.

Transport – New infrastructure should be developed to support the public transport network. The level of traffic on our roads poses a threat to pedestrians and cyclists and acts as a deterrent. It is therefore important that routes for pedestrians and cyclists are separated from the road network to encourage people to reduce their car usage.

Health and Environment – Key to tackling Renfrewshire's fundamental health problems is a revival of the local economy with more jobs being created. It is also important that more places are created where people will want to raise their families. New developments should integrate housing with suitable social infrastructure and facilities and policy should ensure that these developments deliver environmental improvements and do not cut people off from

the natural environment. There is also a need to investigate the potential of using natural land to reduce flood risk downstream in urban areas while creating new habitats at the same time.

Economic Growth – The legacy of brownfield sites and vacant properties makes Renfrewshire look depressed. Greater effort needs to go into making Renfrewshire a more attractive business location with emphasis being placed on Renfrewshire’s good quality transport links. The previous policy focus has been centred too much on retail function and town centres, there is a need to shift the policy emphasis to other novel sectors to support economic growth.

Retailing and Town Centres – Poor quality shops dominate town centres too much. Town/village centres need to be vibrant, multifunctional and safe. These centres should have both a daytime and evening economy which will require more people living in the centres and a greater diversity in terms of the uses available.

TABLE 5

FACILITATOR:- Kevin Dalrymple

SCRIBE:- Campbell Purves

Housing – Some of the existing brownfield sites are not commercially viable and too much focus is being placed on the community growth areas to address housing needs within Renfrewshire. The Council needs to build greater flexibility into housing policies to provide more opportunities for housing development. New housing developments must be located in sustainable locations with access to jobs, community facilities and transport. While greater flexibility is required within the plan, the Council needs to address how brownfield sites are marketed and how these sites can be made more attractive to developers. There is a lack of affordable housing in the villages.

Transport – Access to and availability of good public transport provision within villages prevents people from becoming more sustainable. There is a lack of services and facilities within many of the villages which mean the local population have to travel to neighbouring towns to access these services. The problem is compounded by the fact that there isn’t an accessible or frequent public transport service which means most of the trips are by car. Accessibility of public transport and public transport links to Glasgow Airport should be key considerations when identifying new development sites.

Health and Environment – This theme was not discussed.

Economic Growth – Local Development Plan policy should be less restrictive and there should be a more flexible approach to land zoning to help stimulate economic growth. Renfrewshire council should place greater emphasis on promoting and marketing the vacant sites. Importantly the aesthetics of sites encourage investment. New developments should be located in sustainable locations and should be linked to Glasgow Airport.

Retailing and Town Centres – Town and village centres need to provide facilities and services that serve the demands of the local population. Traditional centres can't compete with Braehead and other similar centres, therefore there is a need for greater diversity, range of uses, with less focus on retail. It is important to create a sense of individuality in Paisley town centre with greater focus being placed on heritage tourism. Linwood town centre has been left to decline for too long, regeneration is vital to the appearance and wellbeing of the town.

TABLE 6

FACILITATOR:- Judith Chalmers

SCRIBE:- Janice Moakler

Housing – It is important to deliver sustainable growth of all settlements rather than large growth of specific sites e.g. community growth areas. New developments should make use of existing infrastructure and housing policy should focus on the re-development of brownfield sites. New settlements tend to lack character, however, good planning and design promotes better well being.

Transport – New developments should be integrated with the public transport network located close to facilities to encourage people to walk and cycle. For this to be realised and for people to use the car less it is important that a safe environment is provided for pedestrians and cyclists. More should be done to promote the airport within Renfrewshire and it is important that existing settlements and new developments are accessible to the airport to realise its potential within Renfrewshire.

Health and Environment – There is a need for high quality job opportunities to be provided in Renfrewshire to help address deprivation. The population must have access to good schools, quality transport links and an attractive environment. The Council should seek to ensure renewable energy and waste management schemes are integrated into new developments.

Economic Growth – Existing employment locations are reasonably successful, however, care must be taken to ensure that Renfrewshire is not the poor relation of Glasgow in terms of economic growth. Renfrewshire needs to maximise the potential offered by Glasgow Airport in delivering economic growth. Renfrewshire is in a great location to benefit from tourism in Glasgow, however, it is important that we improve the tourism offer in Renfrewshire to realise this potential.

Retailing and Town Centres – Traditional town centres cannot compete with centres such as Braehead and Silverburn in terms of retail. Town centres such as Paisley need greater diversity in terms of the uses available with more people being encouraged to live in the town centre. However, if the vision is to increase the amount of people living in Paisley town centre, it is important that parking provision and the reputation of the town centre is improved. More needs to be done to realise the potential of Paisley as a university town.

TABLE 7

FACILITATOR:- Linda Porteous

SCRIBE:- Andrew McIlwraith

Housing - Consideration should be given to releasing greenbelt sites to stimulate new development and growth within Renfrewshire. Importantly, any greenbelt release should only take place where existing services have enough capacity to support these developments. LDP policy needs to be more flexible whereby mixed use developments would be considered acceptable on brownfield sites and all other housing sites. There is also a need to reduce extra demands that are currently being placed on developments e.g. the need to meet affordable housing targets in new developments will sterilise sites.

Transport - It is important to improve sustainability through locating new developments close to existing public transport hubs/infrastructure. People will only choose to use the car less if public transport is accessible and it integrates new developments and existing settlements with key services, neighbouring towns/villages and Glasgow.

Health and Environment – More employment opportunities need to be provided in the right locations to encourage and enable people to live and work in Renfrewshire. People need to have access to quality health services, recreational facilities and an attractive green network. Local waste management and renewable energy schemes should be integrated into new developments and should be promoted within existing settlements.

Economic Growth – The Council needs to adopt a more flexible approach in terms of industrial and business planning policy. A wider range of land uses should be allowed in industrial/commercial areas to stimulate growth and support the overall development of these areas. New developments should be integrated with the transport network and greater emphasis should be placed on promoting locations close to the airport. Glasgow Airport should be a big draw for companies looking to located in Scotland but more needs to be done to promote development opportunities in Renfrewshire.

Retailing and Town Centres – The Council should adopt a flexible policy approach to each of Renfrewshire's town and village centres to reflect the particular circumstances in each centre. It is also important that LDP policy allows town centres to loosen their emphasis on retail to include a wider range of uses. Paisley cannot compete with Braehead and other centres in terms of retail, furthermore, the lack of quality parking space is also a problem for the town centre which encourages people to go elsewhere. Paisley town centre needs a new purpose and identity.

TABLE 8

FACILITATOR:- David Bryce

SCRIBE:- Florence Duncan-Antoine

Housing –Renfrewshire's housing supply needs to respond to the changing market conditions. Importantly, the right type of housing needs to be provided in the right locations to meet the needs of the population. New housing developments should take place around existing schools that have sufficient capacity and should be integrated with existing

amenities and community facilities. Renfrewshire Council should consider sustainable greenbelt locations for new housing developments to provide a flexible and effective supply of sites. There is also a need for an affordable housing policy which will help deliver more affordable housing within Renfrewshire's villages.

Transport – It is important to be creative when designing new developments. There is a need to consider options such as car free sites to promote more sustainable methods of travel. New developments need to be designed and located whereby they can be accessed by means other than the car. Importantly new developments need to create access for non motorised vehicles and must be integrated with existing settlements and the public transport network.

Health and Environment – There is a need to improve the quality and access to recreational facilities and green space within Renfrewshire.

Economic Growth - This theme was not discussed

Retailing and Town Centres – There is a need for greater flexibility in town centre policy which will facilitate a move away from the traditional retail dominated uses within town centres. Town centre boundaries should be brought closer together (particularly Paisley) and a mix of retail, amenities and residential should be focused within the revised town centre. This will create more vibrant town centres which will be more attractive places to live and work. While Braehead is not the same as existing town centres within Renfrewshire it is important to recognise that it is an asset and isn't competition for the other town centres. Importantly other town centres such as Paisley need to change to reflect their role within Renfrewshire in meeting the needs of the population.

TABLE 9

FACILITATOR:- Elaine Troup

SCRIBE:- Keren Ferguson

Housing – The Council needs to supply a range of housing sites that can be delivered in the next 5-10 years. The LDP needs to provide a policy framework that will allow each settlement to expand in the future. The housing supply must address the needs of the current housing market. New developments should incorporate a range of house types and tenures. Importantly there is a need for more affordable housing in Renfrewshire.

Transport – New developments should incorporate a range of uses and should be accessible to the green network to reduce the need for people to travel by car. It is important for these developments to be located close to a number of different transport nodes linking to key business areas, town centres and community facilities.

Health and Environment – Key to tackling deprivation in Renfrewshire is creating jobs within the authority area and providing better access to employment opportunities. The most deprived within society should not be concentrated in the same areas within Renfrewshire; mixed tenure developments should be promoted. People need to feel safe within their local

community, it is important to provide an accessible and safe environment. It is also important to incorporate renewable energy schemes into new developments to provide for a more sustainable environment within Renfrewshire.

Economic Growth – The Council need to create a policy framework within the LDP that encourages small businesses to setup in town centres. Importantly, these businesses must have access to a sufficient supply of parking spaces at an affordable price. Industrial and business policies should also be relaxed within the LDP which will allow existing companies more flexibility to expand and it will enable a greater diversity of companies to locate in existing business locations.

Retailing and Town Centres – Existing town centres such as Paisley need to provide more than shops. It is important for town centres to offer a range of uses and amenities to encourage more people to live in and visit these centres. Paisley needs to provide something unique e.g. an outlet centre. In addition more needs to be made of the university and the potential offered by turning Paisley into a university town. This will require accommodation to be provided within the town centre for students and a greater diversity of uses within the centre to create an evening economy.

TABLE 10

FACILITATOR:- Jamie Mackie

SCRIBE:- Gary Kenyon

Housing – The housing supply needs to be more flexible with a greater mix of housing provided to address the housing needs of the population. In particular there is a gap in the supply of affordable housing in Renfrewshire. The scale of housing sites is also an issue; housing sites should be smaller and more deliverable. There is an opportunity to encourage more people to live in town centres with vacant buildings being converted to residential and more student accommodation being provided in Paisley town centre to support the university.

Transport – There is a need for greater interaction between modes of transport and greater integration between existing settlements and new developments and the public transport network. It is important to improve the quality and safety of walking and cycling routes to encourage more people to reduce their car usage. People need to feel that there is a viable alternative to the car.

Health and Environment – Town centres need to offer a diversity of uses to encourage new business to set-up and more people to live and work in these centres. There are considerable social and physical regeneration issues that the LDP needs to address. Importantly people need to have access to jobs, appropriate housing, public transport and local amenities/community facilities.

Economic Growth - The LDP needs to provide a flexible policy framework which will allow other compatible land uses to be located in business/industrial areas to stimulate growth and improve the viability of these areas. It is important that there is a range of available sites of

various sizes to meet the varying needs within the market and allow existing companies to expand. These sites must also be accessible to transport links.

Retailing and Town Centres – It is important that town centres offer a diversity of uses with a stronger civic function and an increase in the amount of community uses available to provide for a daytime and evening activity. This will require a more flexible policy approach and an emphasis on encouraging more people to live in town centres. Improving the quality of the public realm within town centres is also an important issue.

Appendix 5 - 'Suggestions for Land Use Change – Assessment of Sites' Checklist

SUGGESTIONS FOR LAND USE CHANGE – ASSESSMENT OF SITES

Please take a few minutes to score each of the following considerations in terms of their importance in the assessment of sites for land use change (*Please circle the number in the scale to identify where the consideration should rank in terms of importance*).

1 Not a Consideration - 5 Very Important Consideration

Preserving Renfrewshire's green network (green belt, open spaces etc)	1	2	3	4	5
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Re-development of brownfield land	1	2	3	4	5
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Availability and deliverability of the site within 5 years	1	2	3	4	5
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Availability of public transport	1	2	3	4	5
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Impact on character of existing settlements (landscape & townscape character)	1	2	3	4	5
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Impact on local amenity and integration with the natural environment	1	2	3	4	5
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Accessibility to town centres, local services and green network on foot	1	2	3	4	5
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Protection of natural resources	1	2	3	4	5
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The capability of incorporating renewable energy sources or energy conservation measures into the proposal	1	2	3	4	5
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Impact on local services and community facilities	1	2	3	4	5
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Flooding and drainage	1	2	3	4	5
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Access to high quality electronic communications infrastructure	1	2	3	4	5
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What are the 3 most important considerations in the assessment of a site for land use change within Renfrewshire? Please list below, Number 1 being the most important (you may include considerations not listed above).

- 1 _____
- 2 _____
- 3 _____

Appendix 6 - Delegates that Attended the Stakeholder Conference

Organisation

Ryden
/
Bishopton Community Council
Kilbarchan Community Council
Glasgow City Council
SEPA
Stewart Milne Homes
Geddes Consulting
Renfrewshire Council
DPP
/
Airlink Group
Hawkhead & Lochfield Community Council
Persimmon Homes West Scotland
Scottish Government
/
Mathew Paul
Erskine Community Council
Park Mains Learning Community
/
Paisley South Housing Association Ltd
Renfrewshire Council
Design Practice
Bryce Associates
/
McInally Associates
Fields In Trust Scotland
/
Ranfurly Castle Golf club
Renfrewshire Council
RSPB
Park Lane
Lochwinnoch Community Council
Renfrewshire Council
East Dunbartonshire Council
Glasgow Airport
/
Renfrewshire Council
Scottish Natural Heritage
Erskine Youth Council

Name

Ged Hailey
Mr Bill Brown
Mr David Woodrow
Mr Andros Stakis
Mr James McGill
Ms June Dawson
Mr Stephen Partington
Ms Ruth White
Kasia Owczarek
Chris Miller
Mr James Clark
Mr Jamie Cumming

Mr Joseph Theodore
Mr Ken Haldane
Ms Alison Hurd
William Ritchie
Mathew Paul
Mr Hugh Cameron
Mr Stuart McCartney
Mrs Joan Clark
Ms Kathleen McCutcheon
Ms Roisin Robertson
Philip McCulloch
David Bryce
Mr Hugh Sherry
Mr David Love
Mr Colin Rennie
Mr Neil McAlister
Blair Anderson
Mr Thomas Stirling
Mr Toby Wilson
Mr Owen Wilton
Mr Chris Gould
Mr Ken Goldie
Mr Richard Todd
Mr Ross Nimmo
Ms Helen McFall
Mr Jamie Gardyne
Arthur Keller
Emma McInnes

Renfrewshire Council
Barratt
The Profili Partnership
/
GVA
Public Service Panel Focus Group
Pollock Property Advisors
Public Service Panel Focus Group
Transport Scotland
Renfrewshire CHP
Miller Developments
Bridge of Weir Community Council
Jones Lang LaSalle
GVA
Bridge of Weir Community Council
Renfrewshire Council
Clyde Muirshiel Regional Park
Keppie Planning & Development
Public Service Panel Focus Group
Savills Plc
SPT
Barratt
Colliers International
Renfrewshire Council
Scottish Water
Keppie Planning & Development
/
Public Service Panel Focus Group
University of West of Scotland
Montagu Evans
Colliers International
Renfrewshire Council
SEPA
Turley Associates
Public Service Panel Focus Group

Mr Frank Hughes
Mr Fraser Bissert
Ms Patricia Profili
Ms Jillian Moffat
Ms Tracy Adams
Mr James Aird
Mr Norman Pollock
Mr William Hodge
Ms Amy Tigg
Ms Heather Cunningham
Ms Nikola Miller
Sandra Liddell
Shahid Ali
Alasdair Morrison
Helen Martin
Mr Calum Kennedy
Mr Charles Woodward
Mr Gordon MacCallum
Mr Neil Kelly
Mr Patrick Dunne
Ms Elizabeth MacKay
Mr Alexander Forsyth
Mr Anthony Aitken
Mr Stuart Graham
Ms Annelies McMillan
Ms Lynsey Fraser
Ms Lina Burns
Ms Linda Smith
Mr Alasdair Tweedie
Mr Colin Campbell
Mr Neil Gray
Ms Colette Saez
Ms Julie Gerc
Ms Gayle Hume
Ms Marjorie Leithead