

Renfrewshire Local Development Plan

# Development Plan Scheme 2016





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# 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.

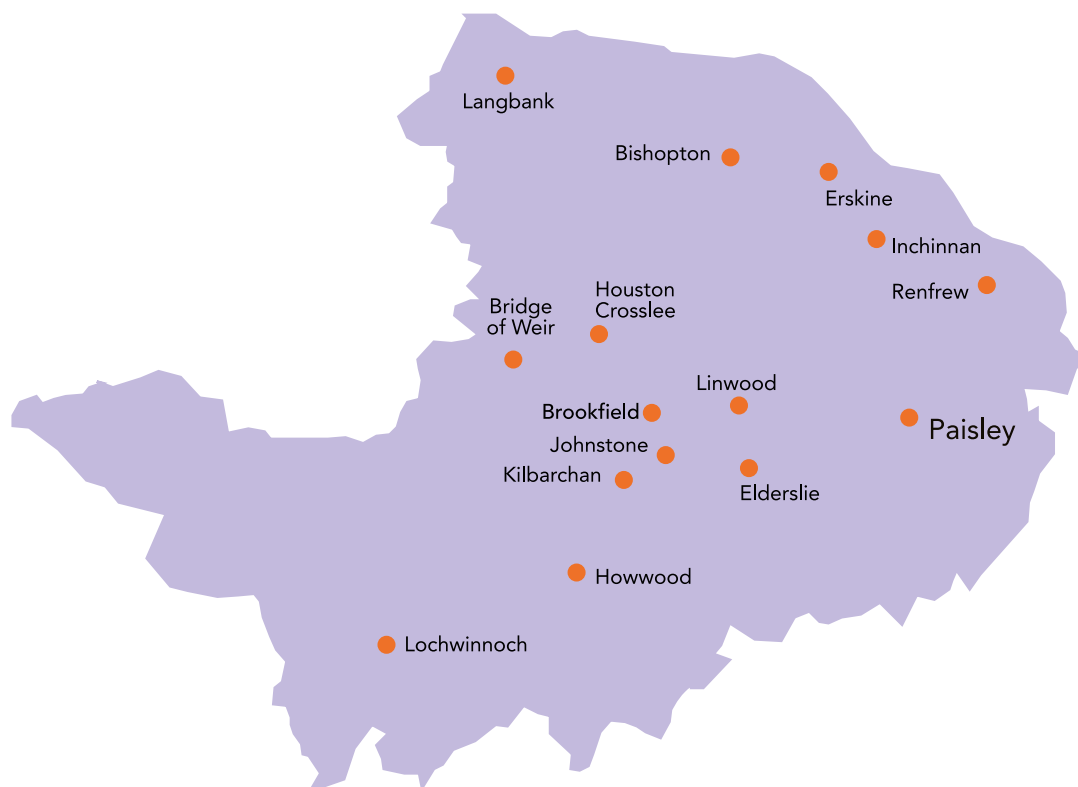
A Development Plan Scheme sets out Renfrewshire Council's programme for preparing and reviewing its Local Development Plan, what is likely to be involved at each stage of the Local Development Plan process, identify any changes or updates to the programme and includes a participation statement outlining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

## The Development Plan System

The Development Plan system in Renfrewshire consists of five core statutory documents:

- The National Planning Framework for Scotland—Scottish Government's strategy for spatial development with Scotland, currently NPF3;
- The Strategic Development Plan—The Glasgow and the Clyde Valley Strategic Development Plan 2012;
- The Local Development Plan—The Renfrewshire Local Development Plan 2014;
- Supplementary Guidance—New Development Supplementary Guidance 2014; and
- Supplementary Guidance—Housing Land Supply Supplementary Guidance 2015

The 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.



Map of Renfrewshire

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## Strategic Development Plan

The Glasgow and Clyde Valley Strategic Development Plan was approved with modifications by the Scottish Ministers on the 29th May 2012.

The Strategic Development Plan sets out the long term development strategy for the City Region to 2035, indicating the levels of new development that is required and provides a strategic context for Local Development Plans to identify the appropriate locations for development in their local area. The Strategic Development Plan focuses on growing the economy of the city region in a low carbon and sustainable manner, setting out a framework to encourage investment.

The preparation of the second Strategic Development Plan is currently being undertaken. The Proposed Plan is currently subject to an examination and the Plan is expected to be published in 2017.

Map of the 8 Local Authorities within the GCVSDPA area



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## Local Development Plan

The Renfrewshire Local Development Plan was adopted on 28th August 2014.

The Renfrewshire Local Development Plan sets out the spatial strategy that will facilitate investment and guide the future use of land in Renfrewshire. The Local Development Plan contains policies that provide a framework for decision making on planning applications to ensure that development and changes in land use are appropriate.

**Spatial Strategy**—Guides development throughout Renfrewshire in line with the vision of Renfrewshire's Community Plan and Single Outcome Agreement.

**Proposals Map**—The Local Development Plan strategy and policies illustrated on maps.

**New Development Supplementary Guidance**—Sits alongside the Local Development Plan and provides more detailed guidance on certain policies or specific proposals. The New Development Supplementary Guidance supports, complements and forms part of the Local Development Plan.

**Housing Land Supply Supplementary Guidance**—Sets a framework for the assessment of housing development on sites allocated in the Renfrewshire Local Development Plan, in circumstances where the five year effective land supply is not maintained.

**Action Programme**—The Action Programme sets out a list of actions required to implement the policies and proposals in the Local Development Plan, indicating who will be involved in implementing these actions and the timescales. The Action Programme requires to be reviewed and updated at least every two years.



## Main stages of the Local Development Plan preparation

**Main Issues Report (MIR)**—Sets out the Council's general proposals for development along with reasonable alternatives to these proposals. This stage in the Local Development Plan process offers a significant opportunity for consultation and engagement.

**Proposed Plan**—Following analysis and consideration of the comments raised through the Main Issues Report consultation, the Proposed Plan represents the Council's view of what will be included within the final adopted Local Development Plan. It contains all relevant strategies, policies and development proposals as well as proposals maps and other illustrative diagrams to explain proposals.

**Examination of the Proposed Plan**—The Local Development Plan 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 Reporter(s) appointed to act on behalf of the Scottish Government. The Reporter(s) will weigh up the issues whilst considering input from a variety of sources before reaching a conclusion and a recommendation.

**Adoption of the Local Development Plan**—Once through examination and any modifications are made to the plan, the Council can adopt the Local Development Plan where upon adoption it becomes a legal document used for the assessment of planning proposals.



## Strategic Environmental Assessment

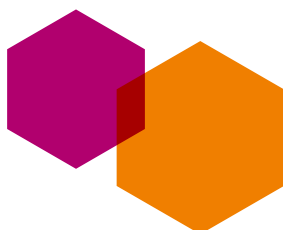
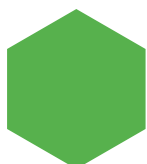
The Environmental Assessment (Scotland) Act 2005 requires all plans, programmes and strategies prepared by councils and other public bodies to be subject to a Strategic Environmental Assessment, and this includes the Local Development Plan. The purpose of Strategic Environmental Assessment is to assess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

### Stages of Strategic Environmental Assessment

**Environmental Baseline Report** —A state of the environment report that establishes current baseline data necessary to characterise the environment.

**Strategic Environmental Assessment Scoping** — A scoping report outlines the proposed extent, level of detail and issues that require to be covered within the Strategic Environmental Assessment environmental report.

**Environmental Report** – Identifies and describes the relevant aspects of the environment and provides an evaluation of the likely significant effects of implementing the plan's policies, proposals or alternatives. The Environmental Report is published alongside the Local Development Plan.





## Other Assessments

Other assessments required as part of the Local Development Plan include:

**Habitats Regulations Appraisal** – An assessment of the implications of the plan's policies or proposals on Special Protection Areas or Special Areas of Conservation.

**Equality Impact Assessment** – 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.

## Timetable for review of Local Development Plan

The Renfrewshire Local Development Plan must be updated at least every 5 years. An up to date Local Development Plan provides certainty, decisions can be made with confidence as development plans lead and guide change.

There is a statutory requirement to keep the Local Development Plan up to date to ensure that it reflects and responds to emerging pressures and issues.

The programme for the review of the Renfrewshire Local Development Plan is set out overleaf. It details the key tasks and milestones in the preparation of Local Development Plan 2 which must be adopted by August 2019.

## Renfrewshire Local Development Plan Timetable

STAGE	RENFREWSHIRE LOCAL DEVELOPMENT PLAN	STRATEGIC ENVIRONMENTAL ASSESSMENT	TIMESCALE
1	Publish Local Development Plan Scheme		Annually
2	Monitor existing plan policies and changes in characteristics of the Renfrewshire area; research topics; consult appropriate parties in preparation of Monitoring Statement that will inform the Main Issues Report.  Engage with key agencies, stakeholders, residents, the business community, land owners, developers to ask what are the main issues emerging in Renfrewshire.	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.	January 2017
4	Prepare and publish the Proposed Local Development Plan taking into account the comments received on the Main Issues Report.  Consultation on the Proposed Local Development Plan over a 12 week period.	Publish an updated Environmental Report alongside the Proposed Local Development Plan taking account of the comments received.  Consult over a 12 week period.	August 2017
5	Consider representations to Proposed Local Development Plan and requirement for modifications		November 2017
6	Submit the Proposed Local Development Plan with a report of conformity with the Participation Statement; and a proposed Action Programme (start of Examination process)		December 2017
7	Examination		6-9 Months
8	Report on the Examination / Council to consider Reporter's findings and recommendations		June - Sept 2018
9	Publish Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt	Publish Environmental Report	June – Sept 2018
10	Adoption	Publish post - adoption Strategic Environmental Assessment statement, illustrating how the environmental report has influenced the Local Development Plan	October 2018



# 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 Local Development Plan, and will have due regard to the provisions of the Scottish Government's Planning Advice Note 3/2010 on 'Community Engagement'.

It is important that people get involved in the Local Development Plan process. The planning system has the potential to shape communities and the environment of our 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 after the principle of the development of a site has already been identified and adopted through the development plan process.

Although participation in the Local Development Plan 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 key 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 Local Development Plan as well as those who choose to object.



## Participation of the Local Development Plan

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

STAGE 1: DEVELOPMENT PLAN SCHEME (ANNUALLY)	
WHO WHERE INVOLVED	Scottish Ministers
METHOD OF PARTICIPATION	The Development Plan Scheme is available in public libraries, and on the Council's website

STAGE 2: PRE MAIN ISSUES REPORT	
WHO WERE INVOLVED	Members of the public, community groups, statutory organisations, key agencies, private and public sector, infrastructure providers, Scottish Government, landowners and local businesses.
METHOD OF PARTICIPATION	<p><b>Council update and reporting:</b> Report to Planning and Property Policy Board.</p> <p><b>Social Media Engagement:</b> Updates on the Local Development Plan webpage, Local Development Plan mailing list set up, twitter and facebook feeds.</p> <p><b>Suggestions for Land Use Change:</b> A Suggestions for Land Use Change exercise was carried out in 2015. This allowed any interested party to identify particular sites for consideration of potential inclusion in the next Local Development Plan.</p> <p><b>One to One Meetings:</b> A number of one to one meetings were held over an 8 week period with a wide range of stakeholders including key agencies, local businesses, land owners and developers. Discussions centred around emerging main issues, specific interests, resources, placemaking, future development sites, infrastructure requirements and timescales.</p> <p><b>Focus engagement:</b> Planning officers met a range of community groups, Community Council's and Development Trusts to gather the views and ideas from the local community.</p> <p><b>Consultation Events:</b> A Developers Day was held in October 2015 to provide updates on the Development Plan and the Council's framework for investment to a range of stakeholders.</p> <p>Planning officers attended the Council's annual Community Planning Conference, Local Housing Strategy consultation events and the Housing Providers Forum. These provided an opportunity to engage with a wider audience and raise awareness of the review of the Local Development Plan.</p> <p>Town Centre Strategies and Action Plan Consultation and Erskine Town Centre Charrette. Consultation on the community's ideas and priorities for improvements to their town centres. This engagement will help inform final Town Centre Strategies and the next Local Development Plan.</p>



### STAGE 3: PUBLICATION OF MAIN ISSUES REPORT, MONITORING STATEMENT AND ENVIRONMENTAL REPORT

<b>WHO WILL BE INVOLVED</b>	Members of the public, community groups, Scottish Government, statutory organisations, key agencies, private and public sector, infrastructure providers, landowners, housing associations, neighbouring local authorities and local businesses
<b>METHOD OF PARTICIPATION</b>	<p><b>Council update &amp; reporting:</b> Report to Planning and Property Policy Board.</p> <p><b>Statutory procedures:</b> Publish advertisement in press.</p> <p>Main Issues Report and Environmental Report deposited at Renfrewshire House and all local libraries.</p> <p><b>Social Media Engagement:</b> Web based consultation system set up with an electronic copy of Main Issues Report and Environmental Report along with an electronic consultation form on the web as an alternative to the Local Development Plan consultation system, twitter and Facebook feeds.</p> <p>Notification of Main Issues Report publication sent to neighbouring authorities, key agencies and Community Councils.</p> <p>Notify everyone on consultation database.</p> <p><b>Meetings:</b> Meetings with various groups, members of the public, Community Councils, Community Planning Partners, Key Agencies, landowners, developers and local businesses, Council staff and different services and local interest groups.</p> <p><b>Focused Engagement:</b> Presentations to interested groups.</p>
	<p><b>Developer Day:</b> Presentations to invited developers, land owners and other interested groups to provide updates on the Development Plan and the Council's framework for investment in Renfrewshire.</p>



## STAGE 4: PROPOSED PLAN AND ENVIRONMENTAL REPORT

<p><b>WHO WILL BE INVOLVED</b></p>	<p>Owners / occupiers / lessees of land or neighbouring land identified in the Proposed Local Development Plan for development.</p> <p>Everyone who commented on Main issues Report.</p> <p>All other interested parties as outlined in Stage 3.</p>
<p><b>METHOD OF PARTICIPATION</b></p>	<p><b>Council update &amp; reporting:</b> Report to Planning and Property Policy Board.</p> <p><b>Statutory procedures:</b> Deposit Proposed Local Development Plan at libraries.</p> <p>Advert in local press.</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 Main Issues Report.</p> <p><b>Social Media Engagement:</b> Update webpage, attach electronic version of Proposed Local Development Plan and updated Environmental Report, twitter and Facebook feeds.</p> <p>Notify everyone on consultation database.</p> <p><b>Meetings:</b> Meetings with various groups, local interest groups, Community Councils, Council staff and different services, Community Planning Partners, members of the public, Key Agencies, landowners, developers and local businesses.</p>
	<p><b>Focused Engagement:</b> Presentations to Local Area Committees, Community Planning Partnership Groups, Councillors and other interested groups</p>



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

When the Council is satisfied that the Proposed Local Development 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 Local Development Plan in light of the Reporter's recommendations unless there is sufficient justification not to accept them. Any significant amendments made to the Local Development Plan will be subject to Strategic Environmental Assessment. The modified Local Development Plan will be published and forwarded to the Scottish Ministers.

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



# Contacts

## Renfrewshire Council

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## Clydeplan

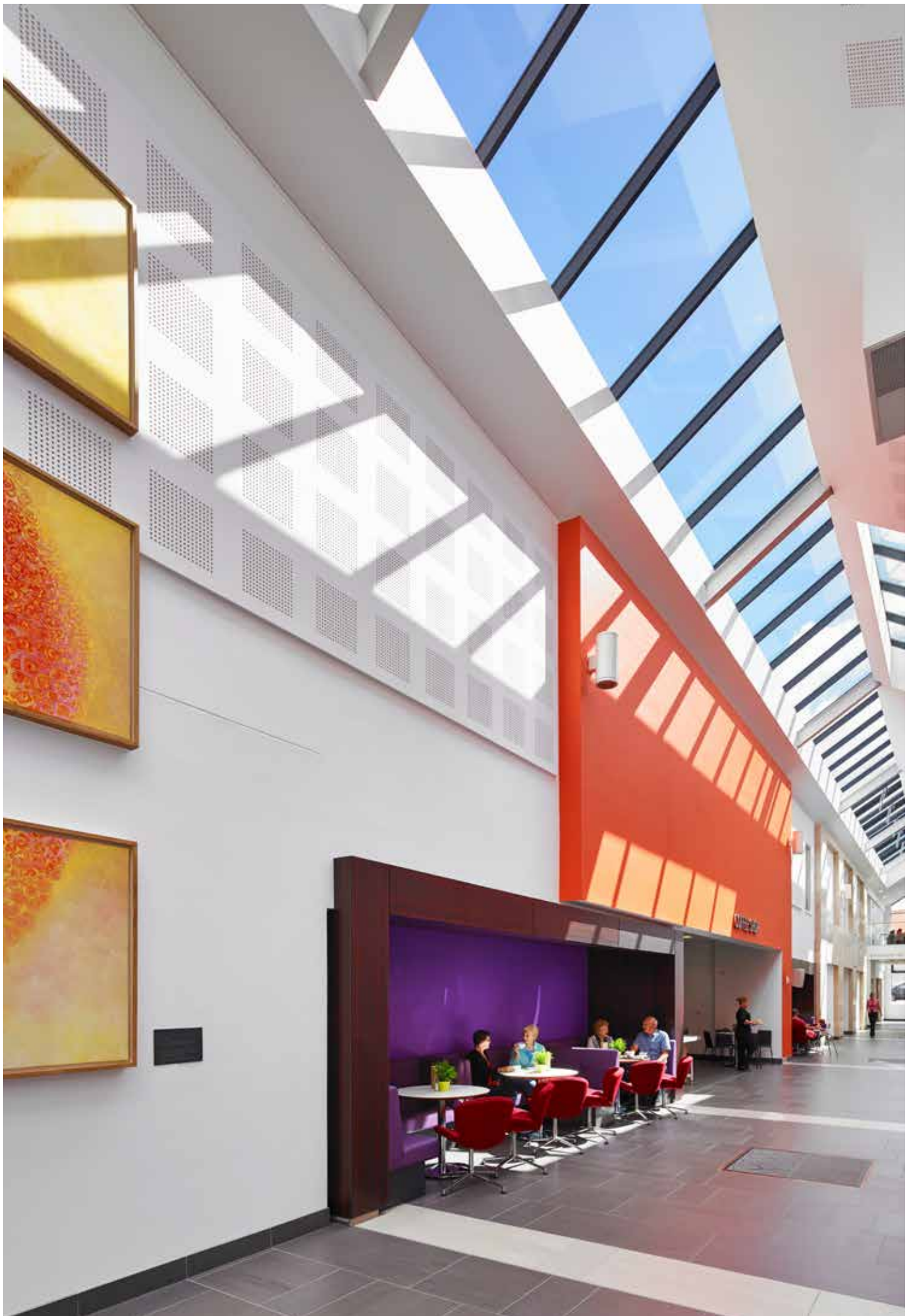
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*All photos taken by Renfrewshire Council*





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