



RENFREWSHIRE LOCAL DEVELOPMENT PLAN - MAIN ISSUES REPORT

REPRESENTATION SUMMARY - AUGUST 2017

Renfrewshire Main Issues Report 2017 Consultation – Summary of Representations

This document provides a summary of the representations received to the Renfrewshire Main Issues Report (2017) highlighting key points raised by each representation. The full representations will be taken into account whilst preparing the Proposed Renfrewshire Local Development Plan.

Respondent and Reference Number	Summary of Representation
<p>001 Chris Lavelle Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Integrate innovative solutions to the Local Development Plan, including electric cars, local food production, carbon reduction, improved access to local energy and community ownership of facilities.</p> <p>2. City Deal Opportunity to connect Renfrew/ Braehead/ Erskine to the rail network due to over reliance on the road network and over emphasis on road building. Lack of access to the White Cart.</p> <p>3. Housing Land Requirements Demand on the Green Belt should be deterred. Emphasis on improving infrastructure of brownfield sites and possible tax relief for regeneration.</p> <p>4. Affordable Housing Affordable Housing should be pursued to alleviate house prices. Encourage people to move to Paisley and Johnstone. Refrain from expanding villages.</p> <p>5. Bishopton Lack of improvements on existing infrastructure. Poor pavements in Bishopton with no access to walk, cycle or wheelchair safely. Little opportunity to develop commercial space and the centre of Bishopton due to the low density nature of the developments and is easier for people to drive elsewhere.</p> <p>6. Paisley South What is being done to promote the Local Biodiversity Action Plan in each community? Is someone able to promote education and need to reduce carbon footprint?</p>

Respondent and Reference Number	Summary of Representation
002 SportScotland	<p>SportScotland reiterate the provisions of Scottish Planning Policy in relation to the loss of outdoor sports facilities. They wish to be kept informed of the progress on the Ferguslie Park proposals.</p> <p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan2061 – Corsebar Road, Paisley SportScotland and Tennis Scotland would need to be consulted. Need to consider the requirement for any compensatory provision to enable SportScotland’s full response.</p>
003 Scottish Natural Heritage	<p>1. Local Development Plan Objectives and Policy Coverage Green Network and Open Space The spatial representation of the green network and associated policy should be updated. Open space should be identified on the proposals maps.</p> <p>Natural Heritage Encourage the Council to undertake a review of local biodiversity sites. Suggest good practice example of Natural Environment Supplementary Guidance</p> <p>2. City Deal Agree with the preferred approach. SNH encourage the framework to include details on the landscape and natural heritage assets</p> <p>3. Housing Land Requirements SNH welcome Renfrewshire’s objective of concentrating delivery in existing built up areas with a focus on available brownfield land. Further assurance sought from the Council on the intended approach, and on the location of the areas where the Council will investigate the development potential of existing landscaped / wooded areas where trees have reached maturity and require to be removed (Page 39 of the Main Issues Report).</p> <p>5. Bishopton Support approach</p> <p>6. Paisley South Welcome master planned approach.</p> <p>7. Infrastructure Provision/ Developers Contributions Agrees that the Council is best placed to determine if a specific developer contribution policy is required for the next Local Development Plan.</p>

Respondent and Reference Number	Summary of Representation
	<p>10. Onshore Wind SNH agrees with the preferred option.</p> <p>11. Spatial Strategy Welcome focus on existing spatial strategy.</p>
<p>004 John McDonald Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Proposed sites in Houston are unsuitable as they are unable to be properly served by already surcharged foul sewers. Incapacity and dilapidation issues of the Gryffe Valley Trunk Sewer renders all proposed sites as unsuitable.</p> <p>3. Housing Land Requirements Proposed sites in Houston are unsuitable as they are unable to be properly served by already surcharged foul sewers. Incapacity and dilapidation issues of the Gryffe Valley Trunk Sewer renders all proposed sites as unsuitable. Commented On: All Houston sites.</p>
<p>005 Jeannie Mackenzie Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Welcomes the statement on environmental policy. Concerned that ‘enhancement of the natural environment’ may be misconstrued and used to use more green space and natural countryside.</p> <p>2. City Deal Not in favour of a further bridge due to increased traffic and emissions in Braehead area. Funding should be used for a bridge solely for cyclists, pedestrians and buses.</p> <p>3. Housing Land Requirements Concerned that housing need not existing at the levels suggested. Compulsorily purchase proposed to upgrade or demolish and rebuild unoccupied housing for social rented accommodation. Private developments should meet higher design standards with renewable energy built in, and Improve accessibility for elderly/disabled.</p> <p>4. Affordable Housing Strongly welcome. Should be 50% social housing; built and owned by housing associations.</p> <p>5. Bishopton Supports Strategy</p>

Respondent and Reference Number	Summary of Representation
	<p>6. Paisley South Yes, development on previously used sites with a 50/50 social/ private split.</p> <p>7. Infrastructure Provision/ Developers Contributions Developers should be forced to make a specified contribution to infrastructure and provide electric car charging points.</p> <p>8. Housing for key specific groups Supports Strategy</p> <p>9. Heat Networks Supports Strategy</p> <p>10. Onshore Wind Should consider small scale renewable developments. Private housing developers should have to incorporate renewable technology into new build development proposals.</p> <p>11. Spatial Strategy Stronger statement required on not using greenbelt. Particular concern is the villages in the west of Renfrewshire.</p> <p>12. Other Issues Clear statement on protection of Green Belt required. Issues with the roads and traffic in West Renfrewshire which will become more problematic with further development.</p>
006 Health and Safety Executive	No comments at this stage.
007 Gail McClory Local Resident	<p>1. Local Development Plan Objectives and Policy Coverage Concerned about Green Belt usage around Houston and Bridge of Weir.</p> <p>2. City Deal Supports Strategy</p> <p>3. Housing Land Requirements House building should be restricted to brown field land only.</p>

Respondent and Reference Number	Summary of Representation
	<p>4. Affordable Housing Affordable housing in Houston and Bridge of Weir is too expensive.</p> <p>5. Bishopton Supports Strategy</p> <p>6. Paisley South Supports Strategy as long as there is no Green Belt land used.</p> <p>7. Infrastructure Provision/ Developers Contributions Supports Strategy</p> <p>8. Housing for key specific groups As long as these sites do not impinge on static housing. Water, sanitation and regular refuse collection would also be helpful to travellers.</p> <p>9. Heat Networks Good idea. Extend it throughout Renfrewshire if possible.</p> <p>10. Onshore Wind Supports Strategy</p> <p>11. Spatial Strategy Pleased Renfrewshire Council takes into consideration the impact of building on greenbelt in rural Renfrewshire and still refuses to give planning permission to greenbelt sites for house building and this should continue.</p>
<p>008 Houston Community Council</p>	<p>1. Local Development Plan Objectives and Policy Coverage Houston Community Council disagrees with this statement for the reasons set out below:</p> <p>2. City Deal Supports Strategy</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements House building should be restricted to brown field land only. The Local Development Plan requires a more detailed and specific 'needs rather than number based approach. Decisions on the release of land for housing should be based on the requirements of the people the area, rather than the demand of developers.</p> <p>4. Affordable Housing New housing within West Renfrewshire is not required. With regard to Affordable Housing Houston Community Council believe that:</p> <ol style="list-style-type: none"> 1. The Local Development Plan priority for affordable housing should be targeted to brown field sites and in Paisley, Johnstone, Renfrew and Bishopton ROF. 2. The West Renfrewshire market sub area already has a considerable range of housing to suit all incomes. 3. The population objectives for Renfrewshire of 5% growth by 2023 are inaccurate. Accordingly the housing projections are also incorrect as is a strategy based upon 25% affordable housing. In exchange for 75% inappropriate, non- affordable homes) for the West Renfrewshire housing market.. 4. Insufficient consideration has been given to the infrastructure capacity of West Renfrewshire in terms of schooling, flood risk and the roads network, particularly the A737/M8 corridor. 5. There should be a moratorium on further greenbelt development until the impacts of existing approvals are clear. 6. There should be support for residential development in West Renfrewshire that meets the needs of specific groups such as the elderly. <p>5. Bishopton</p> <p>Houston Community Council supports a master planning approach.</p> <p>Houston Community Council considers there may be an opportunity to create a link road through the development to Georgetown Road. This could</p> <ol style="list-style-type: none"> 1. Potentially reinstate the bridge link via Moss Road to Linwood, and 2. May also provide additional connectivity to Bishopton Station and a safe/ shorter cycle route to the Erskine Bridge and Loch Lomond Cycle track.

Respondent and Reference Number	Summary of Representation
	<p data-bbox="600 264 779 288">6. Paisley South</p> <p data-bbox="600 336 2018 459">Houston Community Council agrees with a master plan, place based approach which will create an attractive, green gateway and reduce visual impacts. Houston Community Council is concerned there will be a leakage of footfall from the Renfrewshire economy and new residents will gravitate to Barrhead Town Centre. Accordingly detailed consideration should be given to how the new development integrates with central Paisley in terms of transport, walking and cycling options.</p> <p data-bbox="600 504 1189 528">7. Infrastructure Provision/ Developers Contributions</p> <p data-bbox="600 576 2029 730">Houston Community Council believes the Local Development Plan needs to include a developer contribution policy and the terms of this need to be extended and ambitious. Developers should give greater thought to how new development contributes to place making and fully integrates within the wider environment. Impacts on infrastructure and the existing balance of community's needs greater, independent scrutiny. Under the current POAN /application process the balance of power remains firmly in the hands of developers rather than communities.</p> <p data-bbox="600 775 909 799">P52 Capacity Considerations</p> <p data-bbox="600 847 2045 938">Houston Community Council notes the capacity considerations on Gryffe High School and believes Houston Primary School should also be added to this table. The Plan does not include information on water and sewerage infrastructure despite the established SEPA Flood Risk 1:100 year for the Gryffe Valley.</p> <p data-bbox="600 983 1951 1038">Houston Community Council believes there are significant peak time capacity issues for the A737 and M8 which require to be addressed.</p> <p data-bbox="600 1083 958 1107">8. Housing for key specific group</p> <p data-bbox="600 1118 1973 1174">In comparison to the issue of gypsy travellers, the coverage of housing for older people, lone person households and accessible housing requires greater priority.</p> <p data-bbox="600 1219 792 1243">9. Heat Networks</p> <p data-bbox="600 1254 1973 1369">Houston Community Council welcomes the focus of the Plan on renewable energy. Greater emphasis required on delivering sustainable transport and zero carbon new household formation. The Gryffe, Cart Valley may present an opportunity for water source heat pumps and this could provide an important income stream for local communities to fund a range of sustainable development projects.</p>

Respondent and Reference Number	Summary of Representation
	<p>10. Onshore Wind Broadly supportive of onshore wind production in appropriate locations, however believe in Renfrewshire a great deal can also be achieved by 'retrofitting' a wide range of sustainable environmental measures to the existing housing communities before wind generation is necessary.</p> <p>11. Spatial Strategy Houston Community Council broadly welcome the spatial strategy. It considers however that further erosion of the green belt in the West Renfrewshire market area should be resisted as it will have limited impact on meeting established housing need and tackling social exclusion. Concerned about</p> <ul style="list-style-type: none"> • The Council's desire in the Main Issues Report to increase the population by 5% by 2023 is unrealistic. • The Council's Local Development Plan approach, particularly in terms of retail and employment being excessively car based where it should be about meeting the needs of the smaller households, genuine affordability, aging population and safe, walkable communities. <p>12. Other Issues</p> <ol style="list-style-type: none"> 1. There is extremely limited coverage of cycling and capitalising on the areas established cycle infrastructure. 2. The plan needs to define the Green Network more clearly and how this can be further developed 3. The Plan needs to explore ways of developing a more 'localist' economic development approach, more home working opportunities. 4. The Plan needs to examine the requirements of the emerging older population. 5. The plan needs to consider the tourism potential of Renfrewshire's historic villages. This is a considerable opportunity for active recreation, food and drink and day visits.
009 James and Myra Hamilton Local Residents	<p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2042 - Site Commented On: Craigton Farm Bishopton Object to the proposal to build 150 houses in Craigton Farm, Bishopton in order to protect the character of the village and Green Belt land.</p>

Respondent and Reference Number	Summary of Representation
	<p>Endorse the Council's commitment to protect green belt land in general and more specifically the Craigton farm land for the following reasons:</p> <ul style="list-style-type: none"> • Overall appearance of land in and around Bishopton, • Protection of the remaining green belt areas of land and distinct boundaries between Bishopton and Erskine. • Farming should be allowed to continue on this land. • Road safety remains an issue as traffic flow through Bishopton has increased significantly. • Safe entry to and exit from the proposed development would be difficult. • Local amenities - the Health Centre is already under immense pressure. • Rail travel at peak times is already extremely busy with standing room only. • The school roll continues to increase.
0010 Leith Planning Ltd.	<p>1. Local Development Plan Objectives and Policy Coverage Concerned that objectives for Renfrewshire do not fully address the problems identified by young people within Lochwinnoch, therefore the plan is not truly sustainable.</p> <p>Support investment in Renfrewshire's assets; however, smaller communities, such as Lochwinnoch, should not be overlooked.</p> <p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2065 - Site Commented On: Land Off Johnshill, Lochwinnoch The Renfrewshire Housing Land Audit 2016 is not presently 'fit for purpose', therefore cannot support the preferred option presented in the Main Issues Report. Would like to work with the Council to address 'legacy' infrastructure constraints and demographic related problems in Lochwinnoch. Promote the inclusion of site LDP 2065 for inclusion in the next Renfrewshire Local Development Plan.</p> <p>4. Affordable Housing Support the Council's approach to 'affordable housing'; however, require flexibility to be incorporated within the policy so that development can fund solutions to 'legacy' infrastructure constraints and demographic related problems.</p> <p>7. Infrastructure Provision/ Developers Contributions Infrastructure provision and developer contributions must be treated in a holistic way and used as a mechanism to address 'legacy' infrastructure constraints and demographic related problems, such as those within Lochwinnoch.</p>

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific groups Housing for older people not mentioned. An aging population is one of the most significant issues facing Renfrewshire. There should be an enabling policy aimed at promoting housing for older people.</p> <p>11. Spatial Strategy The Spatial Strategy is not sustainable as it does not:</p> <ul style="list-style-type: none"> • provide a strategy for West Renfrewshire, or • recognise the impact of demographics on communities such as Lochwinnoch <p>12. Other Issues The Local Development Plan does not accord with the 3rd National Planning Framework. It does not deliver the requirements of Paragraph 1.2 as the plan does not address the needs of West Renfrewshire and young people in communities such as Lochwinnoch; nor does it deal with the substantive issue of an aging population.</p>
0011 – Network Rail, Statutory Consultee	<p>1. Local Development Plan Objectives and Policy Coverage Network Rail supports the policy of allowing development outside the settlement Envelopes for operational reasons as set out in the policy.</p> <p>2. City Deal Network Rail broadly supports the Main Issues Report on the need for investment in infrastructure to support the City Deal.</p> <p>Network Rail is keen to seek continued support for safeguarding and improving the safety and capacity of the existing and future railway network in tandem with new development.</p> <p>Given the proposed growth strategy of the Main Issues Report is closely related to the existing rail network with future development linked to in particular Paisley and the airport, there will be an increase in demand for rail service. This increased service provision may result in the requirement for upgraded rail infrastructure or to upgrade facilities at stations. Accordingly Network Rail considers that the Main Issues Report requirement that development must be accountable for resultant requirements to railway infrastructure and facilities.</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions Whilst we support the general requirement for developer contributions for infrastructure provision, we request that the Local Development Plan provides a specific policy (or includes specific reference within a wider policy) requiring developer contributions to be grouped and pooled across sites as an Infrastructure Levy for qualitative improvements towards rail infrastructure and/or station capacity facilities and level crossings where required as a direct consequence or generated requirement from a proposed development. Network Rail should be clearly excluded from having to make developer contributions as a publically owned company.</p>
<p>0012 Marie Whyte Local Resident</p>	<p>3. Housing Land Requirements Concerned about potential development sites around Houston, Brookfield and Bridge of Weir because of:</p> <ul style="list-style-type: none"> • Detrimental impact of over development on communities an environment; • Requirement for greenspace in new development, and; • Pressure on amenities and infrastructure.
<p>0013 Neil Lamont Local Resident</p>	<p>3. Housing Land Requirements Opposed to any more development of housing within Houston and the Bridge of Weir area due to impact on infrastructure.</p>
<p>0014 Donald Robb Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Strongly agree; green belt should be preserved.</p> <p>2. City Deal This is a sensible move</p> <p>3. Housing Land Requirements Supports Strategy</p> <p>4. Affordable Housing Supports Strategy</p> <p>5. Bishopton Supports Strategy</p> <p>7. Infrastructure Provision/ Developers Contributions This is a sensible approach</p>

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific groups Supports Strategy</p>
<p>0015 Debbie Connell Local Resident</p>	<p>3. Housing Land Requirements Concerned about the number of housing developments that are awaiting planning reviews in Bridge of Weir and about the impact that additional development will have on infrastructure.</p>
<p>0016 Emma Smith Local Resident</p>	<p>3. Housing Land Requirements No more green belt land should be released for building new houses – there is enough brownfield land. Concerned that the infrastructure of Bridge of Weir cannot cope with further green belt development.</p>
<p>0017 Gillian Donaghy Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agree with Strategy</p> <p>3. Housing Land Requirements Agree with Strategy</p>
<p>0018 Nick Sharpe Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2042, Craigton Farm, Bishopton - Local Development Plan 2023, Good Shepherd, Bishopton Supports the conclusions in background paper 2 regarding the above site</p> <p>5. Bishopton Agrees that expanding the current development at Dargavel village is the correct strategy</p> <p>9. Heat Networks Agrees with the preferred option.</p> <p>10. Onshore Wind The Council should support new wind turbine developments in the right locations and support the development of other renewable energy technologies.</p>

Respondent and Reference Number	Summary of Representation
<p>0019 W Ewing Mitchell Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2042, Craigton Farm, Bishopton - Local Development Plan 2023, Good Shepherd, Bishopton</p> <p>Neither site should be developed. All new housing in Bishopton should be on the former ROF site.</p> <p>5. Bishopton Concerned about the impact on local services and infrastructure as the section 75 legal agreement for Dargavel village has not yet been implemented. Promised community investment is needed now as Bishopton village can no longer sustain and support the additional services required by the new housing estates.</p> <p>12. Other Issues Investment in a regional sports facility in Ferguslie Park is not required.</p>
<p>0020 Andrew Swain Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Main Issues Report shows the Strategic Economic Investment Location within Bishopton Community Growth Area however the recent BAE consultation on the revision of the master plan alluded to the removal of all the industrial land currently included due to lack of interest. This removal must be resisted.</p> <p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2042, Craigton Farm, Bishopton - Local Development Plan 2023, Good Shepherd, Bishopton - Other Sites Commented On: Ingliston Drive (0752), Station Road (0979),</p> <ul style="list-style-type: none"> • Sites should not be considered for development until all the sites within the Dargavel master plan have been developed. Sites should therefore be reassessed as ‘established sites’ to be developed post 2023. • Local Development Plan 2023 Good Shepherd, Old Greenock Road (8-10 dwellings) should not be considered as a pipeline site. • Local Development Plan 2042 Craigton Farm (100-150 dwellings) is not suitable for release from the green belt. <p>5. Bishopton Questions the capacity of Site RFRF0911Y Site H20 (Dargavel Village) as the size of the site seems incapable of accommodating 300 units.</p> <p>7. Infrastructure Provision/ Developers Contributions In respect of Bishopton Community Growth Area all existing infrastructure requirements should be incorporated into enforceable planning conditions. The offsite community benefits/ payments currently to be realised can be maintained through the existing Section 75 agreement.</p>

Respondent and Reference Number	Summary of Representation
<p>0021 Kenneth Nicholson Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Supports strategy, but concerned about green belt release in Bridge of Weir and Brookfield. Concerned about the plans for supermarket and the impact that this would have on the village. Suggests the railway should be reinstated to Bridge of Weir.</p> <p>2. City Deal Supports preferred option</p> <p>3. Housing Land Requirements Supports the preferred option, however, still has reservations about the number of green belt housing sites proposed around Bridge of Weir and Brookfield due to the erosion of greenspace and increased traffic.</p> <p>4. Affordable Housing Supports preferred option</p> <p>5. Bishopton Supports preferred option, but, what impact will this have on the local area and what is being done to manage traffic implications on Johnstone and Paisley joining the M8</p> <p>6. Paisley South Supports preferred option</p> <p>7. Infrastructure Provision/ Developers Contributions Feels like the minimum is being done. Traffic going into Johnstone has increased and suggests bringing back the train to Bridge of Weir.</p> <p>8. Housing for key specific groups Prefer not to in the area</p> <p>9. Heat Networks Supports preferred option</p> <p>10. Onshore Wind Supports preferred option</p>

Respondent and Reference Number	Summary of Representation
	<p>11. Spatial Strategy Supports preferred option</p> <p>12. Other Issues</p> <ul style="list-style-type: none"> • How will brownfield site areas be incentivised or enforced? • What are the significant transport and traffic management strategies being considered?
0022 National Grid	No comments to make in response to this consultation
0023 Rodger Laidlaw Local Resident	<p>1. Local Development Plan Objectives and Policy Coverage Agree with Local Development Plan objectives and Policy Coverage</p> <p>3. Housing Land Requirements Agrees with Preferred Strategy</p> <p>4. Affordable Housing States that affordable Housing should always be available, as long as it is on brownfield sites and not green field sites.</p> <p>5. Bishopton Development in Bishopton is progressing:</p> <ul style="list-style-type: none"> • House builders seem to build where they can maximise profit, so • Affordable homes are less likely. • ROF is large, therefore it could accommodate all types of properties. • Planners could have a bigger influence what goes where. <p>Supports that it is deemed inappropriate to build on the Greenfield sites on the perimeter of the old village.</p> <p>10. Onshore Wind Agrees With Preferred Strategy</p>
0024 Fiona Downie Local Resident	<p>1. Local Development Plan Objectives and Policy Coverage Relieved to see that the Council supports the protection of green belt land for mental and physical wellbeing. With 2300+ houses being built at Dargavel village it is difficult to see a need for even more.</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Concerned about green belt development in Bridge of Weir because of:</p> <ul style="list-style-type: none"> • Lack of adequate infrastructure • Schools are already full, • Lack of parking in village car park, and • Local roads are in poor conditions with existing traffic levels.
<p>0025 Rhian Houslay Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Supports protection of green belt land in Renfrewshire. If there is a crisis then there are brownfield sites that could be used. The greenbelt is essential for the wellbeing of everyone.</p>
<p>0026 Susan Farr Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Supports the local development plan and hopes the Council continue to vigorously oppose development of green belt sites.</p>
<p>0027 Chivas Brothers</p>	<p>1. Local Development Plan Objectives and Policy Coverage Local Development Plan must acknowledge that economic factors are dynamic and subject to constant change. Measures to encourage economic development are supported while measures to safeguard existing economic development require a degree of flexibility to reflect changing market conditions. Retention of Policy E3 and Table 1 in relation to Transition areas is welcomed, however, amendments in terms of the areas covered by the policy are required. It is suggested that it is appropriate to include the Chivas Brothers bottling plant within the Policy E3 boundary rather than as a local industrial area as there is the phased relocation of this operation. Chivas would welcome the opportunity to work with the Council in considering the appropriate scale and nature of any future redevelopment of the site.</p> <p>2. City Deal Support inclusion of a City Deal policy. Careful consideration will be required of:</p> <ul style="list-style-type: none"> • Content and scope of policy • Precise boundaries of Glasgow Airport Investment Area. <p>11. Spatial Strategy Content of proposed spatial strategy and key development priorities as set out in Figure 9 is noted. Diagram suggests that the Chivas site at Renfrew Road could lie within the boundaries of the City Deal Glasgow Airport Investment Area. With the closure of the Chivas Plant within the lifetime of the plan Chivas see the removal of current Policy E1 allocation and extension of the Policy E3 Transition area allocation to include the Chivas site.</p>

Respondent and Reference Number	Summary of Representation
0028 RSPB	<p>1. Local Development Plan Objectives and Policy Coverage Agree that the objectives and policy coverage are appropriate. In particular they welcome the objective to enhance the natural environment and the recognition of the wide ranging benefits this can provide.</p> <p>2. City Deal The RSPB are pleased to see mention of the potential sites in the Main Issues Report but want to emphasise the importance of fully incorporating any potential development proposals as part of the proposed Local Development Plan so they are not brought forward outside the planning process. The RSPB stress that environmental considerations must be taken into account and the new crossing of the River Clyde must not impact on the Inner Clyde Special Protection Area / Site of Special Scientific Interest and the Glasgow Airport Investment Area must not adversely impact on the integrity of the Black Cart Special Protection Area. The RSPB welcome the reference to the need to update the green network framework and strongly support the allocation of resources towards this in association with City Deal.</p> <p>3. Housing Land Requirements New housing and other developments should make provision for wildlife within the built environment, for example planting of native tree species and incorporating nesting sites for species which use buildings. New housing development should be targeted to where environment impacts are minimised and community need exists.</p> <p>5. Bishopston Broadly support preferred option, however parts of the site are now of significant importance for wildlife and must be safeguarded. The RSPB wish to see requirements for new developments to incorporate opportunities to enhance biodiversity, for example through the integration of nesting sites into buildings. The RSPB would welcome specific targets to be set for carbon emission reductions, as well as other sustainability issues such as water, waste etc for these developments.</p> <p>6. Paisley South Support preferred option. Reiterate the need to protect Shaw Wood from any potential negative impacts of development.</p> <p>7. Infrastructure Provision/ Developers Contributions The RSPB welcome the development of a policy that allows contributions from new developments to include offsite biodiversity enhancements to help strengthen and develop the green network. Falkirk Council (Policy GN01 Falkirk Green Network) is an example of a proposed plan that has included a policy to allow developer contributions for biodiversity enhancement.</p>

Respondent and Reference Number	Summary of Representation
	<p>9. Heat Networks The RSPB welcome the position taken on the delivery of heat networks and maximising the recovery of waste heat. The RSPB wish to see policies which are supportive of energy storage and refer us to their Energy Vision.</p> <p>12. Other Issues In the previous Main Issues Report the RSPB welcomed the proposal to examine the temporary or permanent greening of vacant and derelict land. These sites can often be rich in wildlife, particularly invertebrates and with minimal management can become both important habitats and an asset to the community. They wish to see this incorporated into the new Local Development Plan.</p> <p>The RSPB wish to see the option of managed realignment along the Clyde estuary mentioned as a possible tool for sustainable flood alleviation.</p> <p>The RSPB wish to see there to be a requirement for financial guarantees for all major infrastructure projects, such as windfarms, to ensure that obligations placed on the developers are able to be fully delivered.</p>
<p>0029 Quarrelton Area Tenants and Residents Association</p>	<p>4. Affordable Housing North Road/ Gibson Crescent Johnstone should potentially be developed for the erection of 40 affordable housing units on vacant ground. Preference is that houses are erected rather than flats and 20 units are more appropriate. Sufficient off road parking should be supplied as well as screening.</p>
<p>0030 Juliet Robb Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Parking • Access • Traffic congestion/noise • Loss of flora and fauna • Loss of trees <p>Pressure on local services, including; schools, GP surgery and public transport. Brownfield sites should be first in line for development.</p>

Respondent and Reference Number	Summary of Representation
<p>0031 Michael and Lynne Carr Local Residents</p>	<p>3. Housing Land Requirements</p> <p>No further applications for Green Belt sites should be considered or approved until all brownfield sites in Renfrewshire have been developed or are under construction.</p> <p>Consider that it is completely unacceptable to add further greenbelt sites until the current 10 Local Development Plan approved greenbelt sites are under construction. The only possible exceptions to this where they have no objections are:</p> <p>Support for Main Issues Report Sits: Local Development Plan 2023, Good Shepherd Centre Bishopton; Local Development Plan 2028 Johnshill, Lochwinnoch & Local Development Plan 2031 Barbush North</p> <ul style="list-style-type: none"> • LPD2023, where the benefactor is a local charity; • LPD2028, small scale development in existing garden; • LPD2031, large site adjacent to Former Johnstone Hospital site, which they believe should also be developed. <p>Mir Site Local Development Plan 2064, Thriplee Road Bridge of Weir</p> <p>Object to this site for the following reasons:</p> <ul style="list-style-type: none"> • The applicant does not own the land at the end of Thriplee Road that would allow access to the field; • The site is contrary to Local Development Plan policy ENV1 Green Belt; • The development would not fit well with the village in particular connectivity with the adjoining residential areas; • There are biodiversity interests in the field given the variety of trees, shrubs and grasses, as well as wildlife that are present; • As a green field site, its development would result in sealing of previously undeveloped land; • Part of the site is in the Ranfurly Conservation area and adjacent to listed buildings; • The site is not in close proximity to the village centre or public transport therefore vehicular movement is likely to increase.
<p>0032 Coal Authority</p>	<p>Renfrewshire Council area contains coal resources which are capable of extraction by surface mining operations and these resources cover an area of 13.5% of Renfrewshire. Within the Renfrewshire Council area there are approximately 206 recorded mine entries and 5 coal mining related hazards.</p> <p>The Coal Authority would expect any site allocations proposed in the new Local Plan to be considered against the GIS data layers provided by the Coal Authority in relation to surface coal resource and the defined Development High Risk Area.</p> <p>Main Issue Omission – Minerals</p> <p>Reference should be made to a review of areas of search for minerals. Although we note that no areas of search for coal are identified in the existing plan this should be reviewed as part of the new Local Plan process.</p>

Respondent and Reference Number	Summary of Representation
	<p>Main Issues Omission – Unstable Land There is no mention in the Main Issues Report of land instability that will arise from mining legacy in Renfrewshire.</p> <p>A policy should be included in the new Local Development Plan which deals with the issue of land instability and the risks that this poses to proposed developments.</p>
<p>0033 Ainsley Miller Local Resident</p>	<p>6. Paisley South Disapprove of building new homes in the Paisley South area, however if housing is required in the area then building on the existing site at the University of the West Scotland campus would be the preferred option since there are already buildings there.</p> <p>The land behind old tennis courts on South Avenue is extremely marshy and boggy and drainage would be an extreme issue. The war memorial at the old tennis court site is overgrown and requires attention.</p> <p>There are a number of animals in the woods including voles, bats, deer, foxes, hawks, kestrels and pheasants. The council should encourage people to look after the wildlife by giving advice and getting children interested in the local wildlife of their area.</p> <p>Instead of investing in this project money should go towards regenerating Paisley Town Centre.</p>
<p>0034 James McDonald Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2042 and Local Development Plan 2023 Local Development Plan 2042 (Craigton Farm) and Local Development Plan 2023 (Good Shepherd) should not become part of the future strategy because of:</p> <ul style="list-style-type: none"> • impact on school numbers, • poor public transport links, and • that the needs of low income/ older person/ impaired physical ability households would be better met in Erskine. <p>5. Bishopton Support the preferred strategy.</p>

Respondent and Reference Number	Summary of Representation
<p>0035 Barbara Barr Local Resident</p>	<p>3.Housing Land Requirements - Main Issues Report Site: Local Development Plan 2039, Kilbarchan Road, Bridge of Weir Does not support the development of any development of the Green Belt around Bridge of Weir and in particular this site because of:</p> <ul style="list-style-type: none"> • lack of infrastructure, • loss of green space amenity, • loss of animal habitats (including reed buntings, woodpeckers, collared doves, sparrow hawks, herons, buzzards) • danger of flooding, and • the close proximity of this site to the tannery complex means that there are inherent pollution (Noise and smell) and safety issues.
<p>0036 Christie and Son Land Owner/ Develoer</p>	<p>12 Other Issues Consider that to deliver the Spatial Strategy, and making the most of the opportunities that will derive from the City Deal projects, the Council is requested to review the current landscape and biodiversity designations shown for areas that will have development potential in the Meadowside Street Blythswood area of Renfrew.</p>
<p>0037 Linda Campbell Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Supports preferred strategy</p> <p>2. City Deal Supports preferred strategy</p> <p>3. Housing Land Requirements Supports preferred strategy without the need for the release of green belt land</p> <p>4. Affordable Housing Agrees that affordable housing should be targeted in areas where there is the infrastructure to support tenants and homeowners.</p> <p>5. Bishopton Supports preferred strategy</p> <p>6. Paisley South Supports preferred strategy so long as consultation takes place</p> <p>7. Infrastructure Provision/ Developers Contributions Believes that the Local Development Plan has been thought through with contributions from those who matter. The planning application process should allow input from developers.</p>

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific groups States that Renfrewshire should consult on the need and specific requirements for traveller sites and whether they would actually be used.</p> <p>9. Heat Networks Supports preferred strategy</p> <p>10. Onshore Wind Supports preferred strategy</p> <p>11. Spatial Strategy Agrees that the focus should remain the same with other priorities added as required.</p> <p>12. Other Issues Thinks that the report is well laid out and written in an accessible way that the majority of Renfrewshire residents will understand.</p>
<p>0038 Jenny Jackson Local resident</p>	<p>3.Housing Land Requirements Requests that we continue to protect Renfrewshire’s greenbelt from developers to protect biodiversity. They are alarmed that yet more houses are going be built, particularly in Bridge of Weir because of pressure on:</p> <ul style="list-style-type: none"> • The schools • Doctors, and • Roads, <p>Villages like Bridge of Weir are gradually been eroded by urban sprawl. If houses must be built, then they should be built carefully and with consideration for the future.</p>
<p>0039 Edward MacCarron Local Resident</p>	<p>3.Housing Land Requirements Agrees and supports the Council’s preferred strategy as set out in the Main Issues Report.</p>
<p>0040 Elizabeth Dixon Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Don’t agree if they involve the destruction of irreplaceable green belt land. Use brownfield sites.</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Should avoid development on irreplaceable green belt land and use brown field sites.</p> <p>4. Affordable Housing Agree with Strategy</p> <p>5. Bishopton Agree with Strategy</p> <p>6. Paisley South Considers that it is criminal to use irreplaceable green belt land of which there is only a finite amount left.</p> <ul style="list-style-type: none"> • This is a small green space that is unique, • It is full of wildlife such as deer and birds, • It is used by a variety of people, • Traffic will be increased considerably due to development which is untenable. <p>7. Infrastructure Provision/ Developers Contributions Agree with Strategy</p> <p>8. Housing for key specific groups Agree with Strategy</p> <p>10. Onshore Wind Agree with Strategy</p>
<p>0041 Lochwinnoch Golf Club Landowner</p>	<p>2. City Deal Agree with Strategy</p> <p>3. Housing Land Requirements Agree with Strategy</p> <p>4. Affordable Housing Agree with Strategy</p>

Respondent and Reference Number	Summary of Representation
	<p>5. Bishopton Agree with Strategy</p> <p>6. Paisley South Agree with Strategy</p> <p>7. Infrastructure Provision/ Developers Contributions Don't agree with preferred strategy</p> <p>8. Housing for key specific groups Yes there is a need to consult on need for gypsy/ traveller sites</p> <p>9. Heat Networks Agree with Strategy</p> <p>10. Onshore Wind Agree with Strategy</p> <p>11. Spatial Strategy Agree with Strategy</p>
<p>0042 Finlaystone Country Estate Landowner</p>	<p>3. Housing Land Requirements The Respondent has requested a minor amendment to the green belt boundary on Marypark Road, Langbank. The site is bounded by a historic, dilapidated metal fence and by a natural rock escarpment to the rear. The natural boundary of the site appears to be the rock escarpment, however, the current boundary follows a metal fence which divides an existing flat piece of land in 2. It is proposed that the entire flat area of land, beyond the boundary denoted by the metal fence, which will impinge on an area of the greenbelt could be developed. However, it is the respondent's view that the boundary denoted by the metal fence is arbitrary and the natural boundary is formed by the rock escarpment.</p>
<p>0043 Jeff Pollock Local Resident</p>	<p>3. Housing Land Requirements Does not support Green Belt release around Bridge of Weir because:</p> <ul style="list-style-type: none"> • The current balance between housing / amenities and surrounding green sites is perfect for a village community; • The village does not need a reduction of greenery; • Extra road congestion will occur; and, • Continuation of the village style living standards and wellbeing will not be retained with the gradual increase in population.

Respondent and Reference Number	Summary of Representation
0044 Bishopton Community Council	<p>1. Local Development Plan Objectives and Policy Coverage Bishopton Community Council states that the proposal to remove all the industrial / commercial land from the ROF site and re-assigned as housing must be resisted and some industrial land should be mandated in any revised master plan.</p> <p>The increase in the number of houses in Bishopton must be accompanied by an equivalent increase and improvement in local services including schooling, medical, transport and roads. To date there has been no increases in services and trigger points for many of the Section 75 improvements have come and gone.</p> <p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2042 and Local Development Plan 2023 - Ingliston Drive (ref0752) - Station Road (ref0979) Bishopton Community Council state that the sites at Ingliston Drive (ref0752) and Station Road (ref0979) should not be considered until all of the development at Dargavel is complete.</p> <p>The sites at Craighton Farm (2042) and the Good Shepherd Centre (2023) should not be released until all brownfield land has been used and no alternatives are available. The Good Shepherd Centre site</p> <ul style="list-style-type: none"> • out with the natural boundaries of Bishopton; • would require the removal of Chestnut trees covered by a Tree Preservation Order; and • Access would also be directly onto the A8 which has safety concerns. <p>Bishopton has surely had enough new housing developments as any expansion beyond the existing village will destroy Bishopton and neighbouring villages</p> <p>5. Bishopton An additional 1500 houses in Dargavel village will bring the number of new homes in Dargavel to 4000 will triple the size of Bishopton over the development period. Bishopton has seen enough expansion. Any expansion beyond the existing village will destroy Langbank, Bishopton and Inchinnan. The loss of the villages will be detrimental to the attraction of Renfrewshire.</p> <p>7. Infrastructure Provision/ Developers Contributions The original planning consent for the ROF Masterplan had a number of Section 75 conditions and the trigger point for many has passed without action. All agreements must be rigorously enforced and the Section 75 agreement should be fully implemented to address the 'deficit in infrastructure' before any further planning consents are given.</p>

Respondent and Reference Number	Summary of Representation
<p>0045 Mr Ian Kerr Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2064, Thriplee Road Bridge of Weir</p> <p>Objects to the change of green belt land. Cannot see how the village can sustain any further development without problems relating to:</p> <ul style="list-style-type: none"> • current overcrowding on roads, • parking in the village and, • local schools are also full. <p>If some development is required then there a number of empty sites available.</p>
<p>0046 Mr and Mrs J Blair Anderson Local Residents</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2064, Thriplee Road Bridge of Weir</p> <p>Displeasure that there home was included within the site boundary Local Development Plan 2064 and that there was no agreement to use their property in this manner and have requested the boundary be amended to exclude the property. Site boundary has been updated in line with comments Support the Council's observations that the site requires significant further detailed examination before being considered for release for development.</p>
<p>0047 Ms Hughes Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2039, Kilbarchan Road, Bridge of Weir</p> <p>Does not support new house building on the green belt land behind Hazelwood Road. Has concerns regarding</p> <ul style="list-style-type: none"> • heavy construction traffic and subsequent increase in traffic from housing development; • noise; • loss of wildlife • odour from the tannery • loss of green space if development proceeded and • capacity issues with the doctor surgery and at the primary and secondary school.
<p>0048 Mr McLeod Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2039, Kilbarchan Road, Bridge of Weir</p> <p>Registered his objection to the planned building of new houses on site Local Development Plan2039 for the following reasons.</p> <ul style="list-style-type: none"> • There are already other brownfield sites available, • Total lack of infrastructure (roads, schools, doctors etc), • Problems of increased pollution, • The need to retain green spaces for health and wellbeing, local wildlife (currently deer and pheasants), and • Protection of the environment for future generations.

Respondent and Reference Number	Summary of Representation
<p>0049 Margaret Thomson Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2064, Thriplee Road Bridge of Weir</p> <p>Strongly objects to any change in designation of the land at Thriplee Road, Bridge of Weir as there are enough houses in the area and the local amenities will not support further building.</p>
<p>0050 Fraser McGhee Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2064, Thriplee Road Bridge of Weir</p> <p>Is objecting to the proposal to reclassify the current green belt land at Thriplee Road Bridge of Weir (Local Development Plan 2064) for the following reasons:</p> <ul style="list-style-type: none"> • Capacity issues at the local primary and secondary schools and at the local medical centre. • Lack of parking. • Issues with the volume of traffic and narrowness of the roads. • Lack of public transport available. • The physical geography means existing housing will be overlooked by new development. <p>The Council should protect the precious green field locations and be focusing its attention on brown field opportunities to help create sustainable communities.</p>
<p>0051 Robert Glover Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2064, Thriplee Road Bridge of Weir</p> <p>Strongly objects to Local Development Plan 2064 being considered for housing development.</p> <ul style="list-style-type: none"> • Brown field sites should be exhausted before this land is considered for release. • It is a potential degradation of both the site and adjoining residential areas. • Access routes to and from the proposed area are totally unsuitable for the volume of houses proposed. Development would cause disruption and noise to the existing population, • Safety is a consideration. • Bridge of Weir Main Street is already heavily congested and new housing at Brookfield will just add to the high traffic levels. • The local schools are under pressure with capacity issues and there is no public transport provision. <p>Proposal should not be looked at in isolation but a holistic view taken considering environment, roads, traffic, schools and other public services.</p>

Respondent and Reference Number	Summary of Representation
<p>0052 Peter MacDonald Local resident</p>	<p>3. Housing Land Requirements</p> <p>Agrees with the approach to housing land requirements with particular emphasis on the sites identified as suitable in the Housing Land Audit 2016 and limiting any land released for housing to that in the current Local Development Plan. Would strongly object to any proposals which result in loss of greenbelt land in the villages.</p> <p>11. Spatial Strategy Agrees that the Local Development Plan should focus on the existing Spatial Strategy.</p>
<p>0053 Bill McGowan Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2064, Thriplee Road Bridge of Weir</p> <p>Strongly objects to the proposal to reclassify the Green Belt land adjacent to Golf Road, Thriplee Road and Lomond Crescent because:</p> <ul style="list-style-type: none"> • There must be more than sufficient brownfield sites around the area • The local roads are unsuitable for additional traffic and there are capacity issues especially at key junctions. • The services in the village are already over stretched including the schools, medical services and parking. • There is also limited public transport in the area.
<p>0054 Charles A Smith Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2038, West of Lawmarnock Road, Bridge of Weir</p> <p>Objects to the proposed plans particularly in the extension to St Andrews Drive and Barrassie Drive on the basis that this will severely impact:</p> <ul style="list-style-type: none"> • Schools, • Doctors and dentist surgery, • Local transport, and • Local parking.
<p>0055 Morag Smith Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: Local Development Plan 2038, West of Lawmarnock Road, Bridge of Weir</p> <p>Objects to the proposed plans particularly in the extension to St Andrews Drive and Barrassie Drive on the basis that this will severely impact:</p> <ul style="list-style-type: none"> • Schools, • Doctors and dentist surgery, • Local transport, and • Local parking.

Respondent and Reference Number	Summary of Representation
<p>0056 Douglas Irving Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2039 Kilbarchan Road - 2036 Kilbarchan Road/Crosslee Road - 2038 West of Lawmarnock Road 2036 Kilmacolm Road, Gryffe Castle - 2007 Land to the South of Kilmacolm Road</p> <p>Expresses concerns over the recent housing site assessments carried out on green belt land on the periphery of Bridge of Weir at the above locations. Development of these sites would reduce the green belt and rural quality of the village. Support for Renfrewshire's current policy of refusing to build on green belt land. There are several brownfield sites within Bridge of Weir (Mill of Gryffe Road, and former coach works and formal petrol station) which should be developed first.</p> <p>Main Issues Report Site: 2039 Kilbarchan Road Concerns about the development of this site relate to:</p> <ul style="list-style-type: none"> • Proximity to the tannery • Additional traffic • This is a valuable green space, and • An important area for nature conservation.
<p>0057 – Douglas and Julie Murray, local residents</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan 2039 – Kilbarchan Road, Bridge of Weir</p> <p>Wishes to register their support to the Council in refusing permission for 200 houses on what is left of the green belt at Shillingworth, Bridge Of Weir due to:</p> <ul style="list-style-type: none"> • Impact on wild flora and fauna • Loss of greenbelt • Impact on resident families
<p>0058 George MacDougall Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 Main Issues Report - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>The respondent objects strongly to Renfrewshire Council's proposal to re classify Green Belt sites.</p> <ul style="list-style-type: none"> • The site is important for biodiversity. • The development of the site would result in the region of an extra one hundred vehicles on our already overcrowded roads and greater pressure on limited parking in the village. • There would be approximately one hundred children trying to find spaces in our local schools. • There would also be Two Hundred new patients for our already very busy Doctors Surgery.

Respondent and Reference Number	Summary of Representation
<p>0059 James MacKenzie Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 Main Issues Report - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent Any development of green belt should occur once any brownfield sites are redeveloped.</p> <p>The following should also be taken into consideration:</p> <ul style="list-style-type: none"> • The site is greenbelt and partially Conservation Area. • Landscape: The site is highly visible site on the edge of Bridge Of Weir and its development would have a significant impact on the amenity of the area. The housing density being considered is far higher than in the existing settlement and would not be a good match. • Access: There is no existing access from Thriplee Road. The access from Horsewood Road is narrow and not suitable for traffic from more houses. The existing junction with Horsewood Road and Torr Road is not suitable for more traffic. • Traffic: The proposed site boundary has been amended to exclude a house on Lomond Crescent. If the house is demolished to provide access, the remaining residents would live on a road which is a thoroughfare. Alternatively, does this now mean that no access will be requested via the house in Lomond Crescent? • None of the local residents support this development. • Lack of amenity open space • Housing land supply met at other sites: With the new housing being built at Shillingworth, Dargavel and Brookfield there should be no shortage of new housing in the area • Road Safety: Development would bring a large amount of traffic into what is currently a quiet cul-de-sac which could have implications for road safety • Damage to local roads: The roads around the area have only recently been adopted by the Council. They are in a dreadful condition and not suitable for any further traffic. • Lack of local infrastructure: The local schools are at capacity and there are currently no plans to address this. There is no mention of the requirement for a developer contribution to remedy this problem.
<p>0060 Drs L and J Crawford Local Residents</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 Main Issues Report - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent Respondent objects strongly to the possible change of green belt land at Local Development Plan 2064. The issues which concern us are:</p> <ul style="list-style-type: none"> • Access: The proposed access road is entirely unsuitable especially access from Lomond Crescent. The junction of Prieston Road and Torr road to the main roads are already busy enough. • Capacity at doctor's surgery and local schools • Current infrastructure is inadequate - parking, roads and meagre public transport is not meant to support more residents. • Why are green belts being converted before existing brownfield sites are built on?

Respondent and Reference Number	Summary of Representation
<p>0061 Bridge of Weir Community Council</p>	<p>Bridge of Weir Community Council in general supports the Main Issues Report, including their assessment of housing supply needs and the housing figures contained in the supplementary housing land supply guidance – March 2017.</p> <p>Overall, the report gives little sense of direction for the villages and lacks the focus that a locality place plan could give, e.g. there is no indication of how local assets might be utilised to encourage economic and tourism benefits to the West Renfrewshire villages. They welcome the strategy of prioritising redevelopment and regeneration of brown field sites, however, concerned that the Main Issues Report does not explain how it would be applied to the villages.</p> <p>Housing supply is of prime importance to village residents, not least because of local concerns. These concerns generally apply to the following:</p> <ul style="list-style-type: none"> • Release of greenbelt tends to have an adverse effect on the overall place setting of the village and generally benefits developers and land owners who may not have the best interests of the village at heart of their proposals. • The effect of additional pressure on existing schooling capacity is a major concern for residents. • The pressure on local GP services. • Local residents value the rural nature of their village and are fearful of the effect that inappropriate development will have. <p>Finally, they believe that the Planning Appeal system is unfairly weighted in favour of the developer. The developer can lodge a Proposal of Application Notice with scant detail of their plans, follow this up with a fairly meaningless public consultation and if refused, can then appeal to the DPEA. At this time, there is still no real detail of their plans. However, by employing planning consultants to argue their case, may win the appeal and proceed. It is very unusual for the Scottish Government to intervene at this stage. However if the Reporter ratifies the planning decision to refuse, the Scottish Government can overturn this, allowing the development to proceed. Hence the future of our green belt is ultimately in the hands of our MSP's.</p>
<p>0062 Jeff East (James Glasgow Ltd.) Landowner/ Developer</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 Main Issues Report - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>James (Glasgow) Ltd, would like the site located South of Torr Road and North of Golf Course Road in Bridge of Weir to be considered as suitable for residential development under the current review of the Local Development Plan. New site boundary has been submitted.</p>
<p>0063 Ian Graham Local Resident</p>	<p>3. Housing Land Requirements</p> <p>The respondent supports the preservation and maintenance of the existing Green Belt within Renfrewshire. Should any re-designation be required; it should be done only after the most exceptionally careful consideration & in the most exceptional circumstances.</p>

Respondent and Reference Number	Summary of Representation
	<p>It is reluctantly accepted that there could possibly be a facility which permits the future re-designation of Green Belts if it is demonstrable that the County's projected housing needs clearly cannot be met from areas already established for future housing developments or other areas (such as existing brownfield sites). Such a decision should be made within an objectively established housing land audit process. This should be undertaken completely independently of any commercial interests.</p>
<p>0064 John Michael Brown Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2038 Main Issues Report West of Lawmarnock Road</p> <p>Respondent is opposed to the proposal to alter the current Local Development Plan to permit a change of use for the land covered by Local Development Plan 2038 (Land to the west of Lawmarnock Road) for development of housing. Bridge of Weir is already under severe pressure in terms of:</p> <ul style="list-style-type: none"> • Infrastructure, • Schools, • Roads, • Medical services, and • Cannot reasonably take on more large developments, such as that proposed.
<p>0065 Pat Walker Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>The respondent would like to object most strongly to the reclassification and development of the Green Belt land adjacent to Golf Road, Thriplee Road and Lomond Crescent for housing.</p> <ul style="list-style-type: none"> • Access to this development via Thriplee Road or Lomond Crescent is completely unacceptable. The increase in traffic along these quiet roads would be horrendous • Brownfield sites should first be considered before Green Belt land is released for a purpose like this. • The roads in the village of Bridge of Weir are already overcrowded. The proposed additional housing would create many problems in other roads leading down to the main road. • There is already pressure on the local schools and medical facilities. • There are few shops and • Very inadequate parking.

Respondent and Reference Number	Summary of Representation
<p>0066 Marion McDonald Roy MBE Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2077 Main Issues Report – Elderslie Golf Course Green Belt areas should NEVER be re-scheduled for alternative uses in such circumstances. The following concerns are raised:</p> <ul style="list-style-type: none"> • The area is becoming mature woodland (evidenced by well-established bluebell fields and the biodiversity commonly seen in the area). • Inadequate Sustainable Urban Drainage infrastructure in the area. • A history of flooding on the B789 (at the end of Newton Avenue and under the corner railway bridge). • Possibility of uncharted mine workings on site. • Potential archaeological interest as there was a graveyard at the top of Newton Avenue which has now become overgrown. • Road safety and increased traffic on Newton Avenue and at the junction of Newton Avenue and the B789.
<p>0067 Lorraine Fleming Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2007 Land to the South of Kilmacolm Road - 2030 – South of Kilmacolm Road - 2035 – Whitelint Gate 2036 Kilmacolm Road, Gryffe Castle - 2038 West of Lawmarnock Road - 2039 Kilbarchan Road/Crosslee Road - 2064 Main Issues Report - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>Objects in the strongest possible terms about the proposal for reclassification of Green Belt at numerous locations in the Bridge of Weir area. The intention being that these zones would then become available for housing development. My concerns are twofold:</p> <ul style="list-style-type: none"> • The erosion of Greenbelt areas and developments intruding into those zones. • Problems with increased traffic and road safety <p>It is not acceptable to consider reclassifying greenbelt without at the same time providing & guaranteeing the resources to supply extra school places, improved roads systems, electronic-IT access etc.</p>
<p>0068 Mr & Mrs Sime Local Resident</p>	<p>3. Housing Land Requirements - Problem of new build houses not selling; developers having to reduce their prices, why then are more houses being built in Bridge of Weir? Respondent does not want to live next to a building site that remains so due to slowing rate of construction caused by reduction in sales.</p> <p>12. Other Issues Concerned about the impact of development in the green belt for the following reasons:</p> <ul style="list-style-type: none"> • Impact on the Rural Nature of West Renfrewshire • The heritage and uniqueness of Bridge of Weir • GP & Dental Services unable to cope with additional patient numbers

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Education Services – schools already at capacity • New Home Sales – potential for unsold derelict sites causing blight to neighbouring properties. • Infrastructure Impacts – Roads in particular are at capacity
<p>0069 Linda Henderson Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2077 Main Issues Report - Elderslie Golf Course</p> <p>Concerned about the development of this site for housing because:</p> <ul style="list-style-type: none"> • Site - the site is not flat, but undulating. • Key Agency comments - Flood risk- there are a number of natural springs in the rock which dissipate naturally at present. The golf course already has experience of increased flooding since the development on Newton Drive where the tennis courts used to be, and the concomitant increase in hard standing. The creation of more hard standing and non-absorbent areas at the top of the hill can only increase the risk of flooding • The gutters on Newton Avenue are already subsiding. <p>Pre Main Issues Report . Investment in this sporting leisure facility is supported, but the respondent queries this particular mode of attaining funds. If a new purpose appropriate clubhouse were built over the existing parking, the current clubhouse site would be ideal for a development for retirement/sheltered housing.</p>
<p>0070 Meg Robertson and Liz Dunn Local Residents</p>	<p>3. Housing Land Requirements - (Bridge of Weir)</p> <p>Concerned about:</p> <ul style="list-style-type: none"> • The erosion of green belt land; • Increased pollution which would arise from the presence of several hundred more cars • The identification of the need for the protection of green spaces which has been proved to be essential to the wellbeing and mental health of the population; • Pressure on the existing infrastructure including schools ,nurseries and the GP surgery; • Increased congestion on existing country roads which already have inadequate provision for safe walking routes to the village; • Recreational areas which are included in these plans and which were provided for the neighbourhood children to have a safe play space; • The effect on the wild life which populates this area. <p>We are concerned that policies which are affecting the green belt areas appear to be changing without much public information and we would be interested to know how you would be able to address these issues</p>

Respondent and Reference Number	Summary of Representation
<p>0071 Florence Dimarco Local Resident</p>	<p>3. Housing Land Requirements All housing land requirement should be met through brownfield land allocation. Any green belt land allocated since 2011 that has not been developed should be returned to green belt. The Council should protect the green belt.</p> <p>6. Paisley South Support for the preferred option and application of the master planning approach which should be rigorously enforced.</p> <p>On the UWS site, construction should be confined to the existing buildings site perimeter and not encroach on to the field to the north of the campus to the rear of Braefoot Crescent because of the following concerns:</p> <ul style="list-style-type: none"> • This would result in loss of privacy and light. • There are potential concerns about ground condition and drainage issues at this location • Ownership of the footpath off Stoneybrae needs to be established. • All trees should be retained to reduce runoff. • The field should be green belt to support the biodiversity of the Dykebar and UWS sites and land out with these sites should be returned to green belt as soon as possible.
<p>0072 Sharon Fyfe Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent In general, any development of green belt should only occur once any brownfield sites are developed – in particular, the old Bull’s garage.</p> <p>Consideration of Local Development Plan 2064 for development is strongly opposed. The following should also be taken into consideration:</p> <ul style="list-style-type: none"> • The site is greenbelt and partially conservation area; • Landscape: The site is highly visible site on the edge of Bridge Of Weir and its development would have a significant impact on the amenity of the area. The housing density being considered is far higher than in the existing settlement and would not be a good match; • Access: There is no existing access from Thriplee Road. The access from Horsewood Road is narrow and not suitable for traffic from more houses. The existing junction with Horsewood Road and Torr Road is not suitable for more traffic; • Traffic: The proposed site boundary has been amended to exclude a house on Lomond Crescent. If the house is demolished to provide access, the remaining residents would live on a road which is a thoroughfare. Alternatively, does this now mean that no access will be requested via the house in Lomond Crescent? • None of the local residents support this development; • Lack of amenity open space;

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Housing land supply met at other sites: With the new housing being built at Shillingworth, Dargavel and Brookfield there should be no shortage of new housing in the area; • Road Safety: Development would bring a large amount of traffic into what is currently a quiet cul-de-sac which could have implications for road safety; • Damage to local roads: The roads around the area have only recently been adopted by the Council. They are in a dreadful condition and not suitable for any further traffic; • Lack of local infrastructure: The local schools are at capacity and there are currently no plans to address this. There is no mention the requirement for a developer contribution to remedy this problem.
0073 Professor and Mrs Mike J Grimble Local Residents	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>The respondents have concerns relating to traffic impact associated with the building of new homes in Bridge of Weir.</p> <ul style="list-style-type: none"> • In the village at the top of Prieston Road, by either route down into the village via Prieston Road or Horsewood Road and on Barrcraig Road, • Through the village is incredibly busy at peak times with no car parking spaces available.
0074 Jim Leask Local Resident	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>The respondent wishes to state the following objections:</p> <ul style="list-style-type: none"> • Traffic: The proposed route of access through Thriplee Road would be overwhelmed by the traffic generated by the amount of houses planned. The existing local and trunk road network is already under pressure and with new housing already being built in the area further impact will be felt at the Deafhillock roundabout and on the St James interchange. • Local Services: including schools and medical facilities are already under pressure and these will be exacerbated by additional housing already in progress.
0075 Kathleen Leask Local Resident	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>The respondent wishes to state the following objections:</p> <ul style="list-style-type: none"> • Traffic: The proposed route of access through Thriplee Road would be overwhelmed by the traffic generated by the amount of houses planned. The existing local and trunk road network is already under pressure and with new housing already being built in the area further impact will be felt at the Deafhillock roundabout and on the St James interchange.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Local Services: including schools and medical facilities are already under pressure and these will be exacerbated by additional housing already in progress. • Village Parking. The parking in Bridge of Weir is inadequate at present.
<p>0076 Samantha Mackinnon Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>The respondent objects to the proposed re-designation of green belt land and future development of the above site because:</p> <ul style="list-style-type: none"> • Increased traffic - The surrounding estate and route to the area earmarked for redevelopment is unsuitable for any volume of increased traffic. Traffic within the village is increasing and there are safety issues. • Lack of facilities - Bridge of Weir cannot keep absorbing houses that it doesn't have facilities to support. The schools and other services such as the GP practices are already oversubscribed. • Biodiversity - The land itself is a haven for local wildlife.
<p>0077 John Lindsay and Brenda Lindsay Local Residents</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>This land should not be redesignated for future potential private housing and the current status of Green Belt should be retained because:</p> <ul style="list-style-type: none"> • Being already Green Belt, the building of residential homes is excluded. • Other brownfield sites in the local area that could be considered before Green Belt is released. • Traffic Considerations: - The proposed access routes to the site via Thriplee Road and / or Lomond Crescent are unsuitable for the volume of houses planned. Parking allocations in new developments can also be limited, resulting in access issues due to on-street parking. • Secondary Road Implications: Increased congestion, local streets are difficult to access due to parked cars and construction traffic would all result in increased traffic and reduced road safety. • Local Village Services are under considerable pressure already – schools, doctors, shops and parking • Poor public transport links to Bridge of Weir • Concerns about whether the Developer could complete such a project within the timescale envisaged. • There are issues associated with the control of access to the development site from Lomond Crescent.

Respondent and Reference Number	Summary of Representation
<p>0078 Alison Bannerman Local Resident</p>	<p>3. Housing Land Requirements - Main Issues Report Site: 2064 - fields adjacent to Golf Road, Thriplee Road, Torr Road and Lomond Crescent</p> <p>Concerned about this development because:</p> <ul style="list-style-type: none"> • This is a green belt site and its development will set a precedent for subsequent development of green belt sites. • Further traffic congestion. • Local schools and the doctor's surgery are at capacity and • Bridge of Weir is poorly served by public transport. <p>The respondent is concerned about the whether the Local Development Plan is focused on the redevelopment of brownfield land and that the mix of rented and affordable housing envisaged is not delivered in the village.</p>
<p>0079 – Glasgow City Council, neighbouring LA</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>Glasgow City Council welcomes the continued designation of Braehead as a Commercial Centre with Strategic Centre status. We note the renewed emphasis on delivery of the Braehead Masterplan to support development of place, regeneration outcomes and delivery of town centre character. The Masterplan includes a Key Action relating to the development of a range of uses to enhance the existing offer, further developing town centre character and use. However it does not set out the type of uses required to achieve this and it is our view that it would be appropriate to do so in the next Local Development Plan.</p> <p>3. Housing Land Requirements</p> <p>It is noted that the Housing Land Requirements set out in the Main Issues Report are in excess of the SDP figures as amended in the Examination (with 15% generosity added to all tenures). Although the ambition to grow Renfrewshire's population is understood, care should be taken to ensure that any slowdown in completion rates does not lead to pressure for housing development in less sustainable locations.</p>
<p>0080 – Avant Homes (Scotland) Limited, land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>We agree with the objectives in general however:</p> <ul style="list-style-type: none"> • We request that further consideration be given to the need to allocate new housing sites across Renfrewshire which are effective and capable of delivery within the plan period to ensure that the replacement Local Development Plan provides a generous supply of effective housing land. • The replacement Local Development Plan should continue to meet the housing need and demand by delivering a range and choice of housing as well as increasing the supply of new housing, as supported by the Scottish Planning Policy and Strategic Development Plan. • A balance should be made between the release of both brownfield and Greenfield land in marketable areas.

Respondent and Reference Number	Summary of Representation
	<p>2. City Deal Yes, we would agree that the benefits of City Deal should be delivered across Renfrewshire, wording should be included to confirm support for a range and choice of housing and increase in the supply of housing to meet the demand that will arise across Renfrewshire from the City Deal projects.</p> <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • We do not agree with the preferred strategy set out in the Main Issues Report, and would recommend that the suggested alternative strategy should be pursued instead. • We consider that the alternative option (page 42 on the Main Issues Report) should be progressed as it would increase the generosity level which is added to the private sector total to 20% in line with the advice set out in the Scottish Planning Policy, and would provide a wider range and choice of private housing sites across Renfrewshire. • We would also note that the Clydeplan Strategic Development Plan Examination Report has been issued and recommends that a 15% generosity allowance should be applied to both the affordable sector and private sector housing supply targets. • There is a continuing shortfall in the effective housing land supply in Renfrewshire and the Council is not maintaining the required 5 years supply of effective housing land at all times (see separate comments made regarding the Council’s Draft Housing Land Supply Supplementary Guidance 2017) • To address the continuing shortfall a more ambitious and generous approach should be adopted, and this would include increasing the applied generosity level to 20%. This would result in an amended Housing Land Requirement of 600 units per annum for the private sector (i.e. an increase of 20%). • In order to meet the stated objectives in the emerging Local Development Plan, it is essential that sufficient levels of effective housing sites that can be delivered in the plan period are identified. Otherwise, the stated goal of population growth will not be achieved. <p>Main Issues Report site – Local Development Plan 2070 – Goldenlea Farm, Houston In order to address the shortfall in the effective housing land supply, the 22.0 Ha site at Goldenlea Farm should be removed from the green belt and allocated for residential development. A copy of the submission made at the earlier Call for Sites stage has been provided along with a copy of the Landscape and Visual Impact Assessment; Development Framework and the Access Strategy Report which provides further background information on the site, and confirm its many opportunities and advantages.</p> <ul style="list-style-type: none"> • The Council’s Site Assessment stated that it is both deliverable and effective. • It also confirmed that there are no significant constraints to the site’s development and it is an accessible location lying adjacent to existing residential areas and public transport routes. • The Site Assessment also noted that the site it is well contained on all sides and relates to the existing village. • We consider that the quality of the site has been overstated in the site assessment and the majority of the site is not prime agricultural land due to topography, aspect and soil quality.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • The Goldenlea Farm site represents a natural extension to the existing settlement and is well located in terms of existing community facilities and services, including Primary and Secondary School provision, and is within walking distance of the town centre. • The site is generally south facing and benefits from well-defined boundaries to the west and south, and an existing access onto the B790. Whilst access road improvements will be required, these can be provided and there are a range of access options available. • The scale of development proposed would be in keeping with the scale and character of the surrounding residential areas immediately to the east and, as confirmed in the accompanying Landscape and Visual Impact Assessment can be absorbed into the landscape. • The form of development being proposed on the Goldenlea Farm site would effectively complement established housing areas located to the east. It would round off the existing settlement and can be viewed as a natural and logical expansion of this part of Houston. • The development of the site would allow an appropriate level of development in a desirable, attractive and accessible location, whilst ensuring that there is no adverse impact on sensitive landscape or environmental designations or existing residential amenity. • The development of the site will integrate with the surrounding development and will enhance the settlement identity on the western edge of Houston through creating an attractive and robust edge to this site. • In addition to the delivery of private housing, the site has the capacity to deliver an appropriate level of affordable housing across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes. • Affordable housing can be delivered by Avant Homes working in partnership with local housing associations and agencies. There are no known technical, flooding, contamination or infrastructure constraints present. • The development of this site provides an opportunity to redefine the existing settlement boundary and enhance the setting of Houston. • The development would also support the existing community through significant investment in new housing, transport and education infrastructure, whilst also retaining the settlement's distinctiveness and character. • The proposed development would provide local job opportunities as part of the construction phase, <p>Additional Documents submitted in support of this representation:</p> <ul style="list-style-type: none"> • Site Location Plan • Call for Sites Submission • Landscape and Visual Impact Assessment • Development Framework • Access Strategy Report

Respondent and Reference Number	Summary of Representation
	<p>4. Affordable Housing Avant Homes supports the Alternative 2 Option, and would suggest that the Council should develop an affordable policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demands through a mix of housing.</p> <p>5. Bishopton We would agree that a master-planned approach should continue at Bishopton, but would note that any additional housing allocations must be capable of delivery within the plan period to count towards the effective housing land supply in accordance with the requirements of PAN 2/2010 Affordable Housing and Housing Land Audits. Any further land release at Bishopton should therefore be capable of delivering within the plan period to assist the Council maintain a five year effective housing land supply at all times. If this is not demonstrated, further land releases will be required to be allocated in addition to Bishopton.</p> <p>6. Paisley South As above, we would agree that a master-planned approach should be progressed for Paisley South, but would note that any additional housing allocations at Paisley South must be capable of delivery within the plan period to count towards the effective housing land supply. If this is not demonstrated, further land releases will be required to be allocated in addition to Paisley South.</p> <p>7. Infrastructure Provision/Developer Contribution We agree with the preferred approach to continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development in line with the advice set out in the SPP.</p> <p>11. Spatial Strategy As noted in response to Questions 1 and 3 above, we would request that further consideration should be given to the allocation of new housing sites across Renfrewshire which are effective and capable of delivery within the plan period to ensure that the replacement Local Development Plan provides a generous supply of effective housing land.</p> <p>We would therefore suggest that an alternative option should be progressed, and this should include identifying additional locations in marketable areas that can accommodate a sufficient scale of new homes to ensure that Renfrewshire's housing need and demand can be met in full. The focus should be on marketable housing locations within West Renfrewshire, including Houston, which are supported by existing or planned physical infrastructure and services, and are capable of delivering private housing within the plan period.</p>

Respondent and Reference Number	Summary of Representation
0081 – Mr & Mrs Russell, local residents	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport • Flood risk • Impact on wild flora and fauna
0082 – Donna McClymont, local resident	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Development would impact on the feel of the village • Loss of amenity • Access • No demand for housing in Bridge of Weir • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport
0083 – Lisa Charre, local resident	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2034 – West of Caplethill Road, Paisley and general Paisley South development</p> <p>Objection to the consideration to develop greenbelt land at the ‘back of Braefoot Crescent, Paisley’ on the grounds of:</p> <ul style="list-style-type: none"> • Impact on special requirements of resident families • Impact on wild flora and fauna • Traffic congestion/noise <p>6. Paisley South</p> <p>Objections to the use of greenbelt land for development at Paisley South. Brownfield sites have become available elsewhere (former CIBA site) so Paisley South should be removed from the development plan.</p>

Respondent and Reference Number	Summary of Representation
<p>0084 – Glen Collie, local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2077 – Golf Course at Newton Avenue, Elderslie</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of mature woodland • Flood risk • Impact on resident families • Impact on wild flora and fauna • Access <p>The respondent provides additional information relating to the accuracy of site assessment and the Strategic Environmental Assessment. In particular:</p> <ul style="list-style-type: none"> • The extent and maturity of the woodland on site • Topography • The location and historical value associated with the respondent’s property and the adjacent area <p>In view of these he requests a new site visit and accurate report to be made. In light of this it is considered that the site would be removed from the Local Development Plan.</p>
<p>0085 – Andrew & Liz Bryce, local residents</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2039 – Kilbarchan Road, Bridge of Weir</p> <p>Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Pollution
<p>0086 – Mrs C. Robinson, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Traffic congestion/noise • Access • Parking • Pressure on local services, including; schools, GP surgery and public transport

Respondent and Reference Number	Summary of Representation
0087 – K. MacKenzie, local resident	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • No demand for housing in Bridge of Weir • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport • Pollution
0088 – Mr & Mrs Lindsay, local residents	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>This land should not be redesignated for future potential private housing and the current status of Green Belt should be retained because:</p> <ul style="list-style-type: none"> • Being already Green Belt, the building of residential homes is excluded. • Other brownfield sites in the local area that could be considered before Green Belt is released. • Traffic Considerations: - The proposed access routes to the site via Thriplee Road and / or Lomond Crescent are unsuitable for the volume of houses planned. Parking allocations in new developments can also be limited, resulting in access issues due to on-street parking. • Secondary Road Implications: Increased congestion, • Local Village Services are under considerable pressure already – schools, doctors, shops and parking • Poor public transport links to Bridge of Weir • Concerns about whether the Developer could complete such a project within the timescale envisaged. • There are issues associated with the control of access to the development site from Lomond Crescent.
0089 – Mr J Ure land owner	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan2060 – Marybank Road, Langbank</p> <p>Proposes that this site should be considered for release from the greenbelt.</p> <ul style="list-style-type: none"> • Disagrees with the exclusion of sites out with established settlement boundaries from the housing land supply. • Does not believe current land supply meets the identified shortfall in Renfrewshire. • Disagrees with the site assessment of Local Development Plan2060 to have ‘too many constraints to be effective within the lifetime of the plan.’ <p>The respondent has provided information in response to the site assessment that was completed. In particular, an Access Feasibility study has been carried out which the respondent believes addresses the concerns that were raised in relation to the site. It is requested that further consideration be given to the release of this site.</p>

Respondent and Reference Number	Summary of Representation
<p>0090 – AWG Property Ltd and CEMEX Ltd, land owners</p>	<p>1. Local Development Plan Objectives and Policy Coverage Proposed objectives and policy are restricting the benefit of development to a small number of areas and not allowing the villages and towns to grow and create sustainable communities.</p> <p>2.City Deal No specific view, however, do not support a small number of large scale housing developments being identified which would restrict opportunities across the wider Council area.</p> <p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan2037 – Barrhill Crescent, Kilbarchan</p> <ul style="list-style-type: none"> • Supports the assessment of the site and its inclusion as a ‘pipeline site’ • Does not believe current land supply meets the identified shortfall in Renfrewshire. <p>4. Affordable Housing Existing approach is satisfactory</p> <p>6. Bishopton No specific view, however, do not support a small number of large scale housing developments being adopted and restrict opportunities across the wider Council area.</p> <p>7. Infrastructure Provision/ Developers Contributions No specific council wide policy required.</p> <p>8.Supporting the Delivery of Heat Networks May be appropriate in some areas, but this would not be an appropriate strategy to adopt as its implementation will be limited.</p>
<p>0091 – Owen McGhee, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road The green belt brings the country into the centre of the villages and towns and makes them a better place to live and once destroyed you cannot replace it. Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Impact on wild flora and fauna • Impact on wildlife including deer and birds • Development would impact on the feel of the village • Impact on resident families • Flood risk

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Traffic congestion/noise • Access • Parking capacity issues both on street and within car parks • Pressure on local services, including; schools, GP surgery and public transport
<p>0092 – Ivana & Josef Tatek, local residents</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2038 – West of Lawmarnock Road, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Development would impact on the feel of the village • Pressure on local services, including; schools, GP surgery and public transport • Loss of greenbelt
<p>0093 – Jennifer Nethery, local resident</p>	<p>Questions 1 – 11 Agree with preferred strategy</p> <p>12.Additional Comments There are sufficient brownfield sites within Bridge of Weir to meet the land supply target without the release of any greenbelt site.</p>
<p>0094 – Margaret Wharton, local resident</p>	<p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • There are sufficient brownfield sites within Bridge of Weir to meet the land supply target without the release of any greenbelt site.
<p>0095 – BAE Systems, land owner and developer</p>	<p>5. Bishopton</p> <ul style="list-style-type: none"> • Supports the preferred strategy for Bishopton Community Growth Area <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • Supports the Spatial Strategy for Renfrewshire
<p>0096 – Russell Gibb, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Disagrees with the need for more housing development <p>2. City Deal</p> <ul style="list-style-type: none"> • Supports greater emphasis on improved transport links

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Objects to housing development across Renfrewshire’s villages on the grounds of:</p> <ul style="list-style-type: none"> • Impact on wild flora and fauna • Loss of agriculture • Flood risk and sewage capacity • Pressure on local services, including; schools, GP surgery and public transport • Development would impact on the feel of the village(s) and risk of coalescence and loss of distinctiveness • The village benefits from natural boundaries that would be diminished by further housing development • The importance of the North and South Mounds in the landscape and their historical value. <p>4. Affordable Housing Too many unaffordable housing sites being developed when the focus should be on providing greater housing density on brown field sites.</p> <p>5. Bishopton Brownfield should always be developed instead of Greenfield. Renfrewshire Council has to address the major transportation issues during the development of Bishopton, not after.</p> <p>6. Paisley South Renfrewshire Council has to address the major transportation issues during the development of Paisley South, not after.</p> <p>7. Infrastructure/Developer Contributions No. Developers make significant profits and should be required to contribute to the area in which they are developing.</p> <p>8. Heat Networks There has to be a push towards low carbon district heating</p> <p>11. Local Development Plan Spatial Strategy Yes, but it has to be sustainable which the Council is currently failing on.</p> <p>12. Other Issues</p> <ul style="list-style-type: none"> • Need cycle paths to promote safe cycling to work • Long term sustainable transportation • Re-invigoration of the High Street instead of continued support for massive shopping developments that strip communities

Respondent and Reference Number	Summary of Representation
	<p>of vital provision and which contribute to increased air pollution.</p> <ul style="list-style-type: none"> • Restriction on diesel commercial vehicles • Provision of adequate local schooling • Consideration for public transport links, reopening of closed rail stations and introducing bus lanes. • Protection of Greenspace.
<p>0097 – Anne Marie Haughan, local resident</p>	<p>3. Housing Land Requirements Site Commented On - Local Development Plan 2045 - Barochan Rd / Fulton Dr, Houston Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Impact on resident families • Impact on wild flora and fauna • Flood risk
<p>0098 – Arthur Sales, local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan 2023 - Good Shepherd, Bishopton Supports the preferred strategy.</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of loss of greenbelt</p> <p>Site Commented On - Local Development Plan 2042 - Craigton Farm, Bishopton Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Risk of coalescence between Bishopton and Linburn, Erskine. Development would impact on the feel of the village and result in loss of identity. • Impact on the landscape • Loss of greenbelt • Traffic congestion/noise <p>5. Bishopton</p> <ul style="list-style-type: none"> • Supports the preferred option for Bishopton Community Growth Area • Believes there is an urgent need for local schooling and health services to be delivered in the Dargavel Village development.

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions Supports the need for a developer contribution policy</p> <p>11. Spatial Strategy Supports the Spatial Strategy for Renfrewshire</p>
<p>0099 – Jane Logan, local resident</p>	<p>3. Housing Land Requirements Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Impact on wild flora and fauna • Traffic congestion/noise • Access • Pressure on local services, including; schools, GP surgery and public transport
<p>0100 – Iain Steven, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agrees with some sections of the objectives and policy coverage.</p> <p>Development should not be focused within a small number of communities instead housing development should be spread evenly across all of Renfrewshire’s villages and towns.</p> <p>2. City Deal Policy Supports the preferred strategy for a City Deal Policy, however, the respondent is concerned that as the proposed developments were conceived before Brexit was initiated, that national and local policy should be re-evaluated to reflect the changing political and economic context. Without this, there could potentially be unnecessary expenditure on developments that are not required.</p> <p>3. Housing Land Requirements There requires to be a much clearer policy to demonstrate Renfrewshire will maintain a balanced and distributed population of households, which reflect an equitable approach to the overall development requirement. The increase in Households should be shared between Communities.</p>

Respondent and Reference Number	Summary of Representation
	<p>4. Affordable Housing Affordable housing as defined and described must be across all the categories intended.</p> <p>As this Main Issues Report provides a clear categorising for identifying the differences across the affordable housing spectra, it fails to address or include suitable increases in support in the community for tenants and residents of, Social housing, rent-to-buy, shared equity, private affordable housing, private rented affordable housing, etc.</p> <p>This section should therefore assess the level of improved social amenities necessary to support an increase in housing, particularly in this categorisation. There is nowhere in the Main Issues Report which identifies a plan or policy to remedy the isolation which some of the West Renfrewshire village and suburban communities experience. The removal of or limitation or restriction of library and community facilities and activities, school and nursery placements, the increasing ageing population, largely being left to voluntary organisations.</p> <p>5. Bishopton Supports the preferred option for Bishopton Community Growth Area</p> <p>6. Paisley South Residents should be included in the development of any masterplan with innovative methods of community participation and all efforts must be taken to ensure that amenity is not diminished.</p> <p>7. Infrastructure Provision/ Developers Contributions Every housing development should require the developer to physically contribute to every aspect of infrastructure. The developer should be required to contribute on a pro-rata basis.</p> <p>8. Housing for key specific groups Supports the preferred approach to consult on the need for housing for specific groups however this should not be on a privately owned basis, or limited to Gypsy/Traveller groups alone.</p> <p>9. Heat Networks Support for Heat Networks in urban, densely populated areas.</p>

Respondent and Reference Number	Summary of Representation
	<p>10. Onshore Wind Agrees partially with preferred option. Continued increase in development and feed in to the national grid from Wind Developments, the increasing reliance on wind, solar, small CHP, tidal, small hydro, without being balanced with “Grid Inertia”- Grid Inertia is currently only achievable from large generation – is actually reducing the future sustainability, stability and viability of the electrical national grid infrastructure.</p> <p>Local Councils should look to how they can contribute to delivering sustainable energy locally, at community level. Individual properties, community and localised energy efficiency and conservation works are more appropriate, to restrict and reduce overall grid peak demand. Local energy conservation and storage, used in small “island” community set-ups is more appropriate than exporting to the national grid.</p> <p>11. Spatial Strategy Do not agree with the Spatial Strategy for Renfrewshire. It has been identified that industry, commerce, transportation do not mix with residential, no matter how good a neighbour the Industry may wish to be.</p> <p>12. Other Issues Brownfield and derelict land sites are not being developed. There are many derelict sites around Renfrewshire, which are held by individuals or property consortiums. This is an issue that should be addressed first, which is to encourage or seek central government enforcement that these privately owned, derelict, previously used lands, are given over first for development. There has been aggressive action from developers, using proposals and appeals to force the surrender of public amenity land, parks, play areas and Green Belt, which requires to be halted. The views and wishes of the people of Renfrewshire have not been adequately heard and the Local Development Plan Main Issues Report provides an opportunity for the Council to re-engage with the public.</p>
<p>0101 – Laura McKay, local resident</p>	<p>2. City Deal Broadly agree with the preferred option, however do not want to see job or industry creation at the expense of retaining greenbelt/green spaces</p> <p>3. Housing Land Requirements Sites Commented On –</p>

Respondent and Reference Number	Summary of Representation
	<p>Local Development Plan 2003 - Rhubarb Farm, land between Craigends Rd and Ardgriffe Crescent, Houston; Local Development Plan 2007 - Land to the South of Kilmacolm Rd and Strathgriffe Crescent, Bridge of Weir; Local Development Plan 2024/2025 - Land adjacent to Woodend House, Houston Road, Houston;</p> <p>Local Development Plan 2030 - South of Kilmacolm Road, Bridge of Weir; Local Development Plan 2035 - Whitelint Gate, Bridge of Weir; Local Development Plan 2036 - Kilbarchan Road/Crosslee Road, Bridge of Weir; Local Development Plan 2038 - West of Lawmarnock Rd, Bridge of Weir; Local Development Plan 2039 - Kilbarchan Road, Bridge of Weir; Local Development Plan 2040 - Land off Old Bridge of Weir Road, Houston; Local Development Plan 2045 - Barochan Rd/Fulton Dr, Houston; Local Development Plan 2055 - Milliken Rd, Kilbarchan; Local Development Plan 2064 - Thriplee Rd, Bridge of Weir; Local Development Plan 2070 - Goldenlea Farm, Bridge of Weir Rd, Houston.</p> <p>Objection to current or future recommendation to release any of the above referenced sites from the greenbelt for housing development on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Impact on wild flora and fauna • Traffic congestion/noise • Access • Loss of amenity • Parking • Flood risk • Sewage and drainage system • Pressure on local services, including; schools, GP surgery and public transport • Pollution <p>4. Affordable Housing Agree with the principal of affordable housing but not at the expense of the greenbelt</p> <p>8. Housing for key specific groups It is necessary to provide an area where Gypsy/Traveller communities can stay and appropriate service provision is imperative.</p> <p>10. Onshore Wind Renewable energy should be a priority in reducing Renfrewshire's carbon emissions.</p>

Respondent and Reference Number	Summary of Representation
<p>0102 – Wallace Land Investments, land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage It is essential that the new Local Development Plan identifies new sites to meet the all tenure housing land requirement and ensure that a five year effective housing land supply is maintained at all times. The new Local Development Plan must recognise this by not placing an over-reliance on brownfield sites, and instead support an appropriate balance of both brownfield and greenfield land in varied and marketable locations. This is supported by the recent Report of Examination for the emerging SDP. SPP also establishes that in developing the spatial strategy, planning authorities should identify the most sustainable locations for longer-term development and, where necessary review the boundaries of any green belt.</p> <p>2. City Deal Policy We have no objection to the approach suggested within the Main Issues Report relative to City Deal.</p> <p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan2048 - Branscroft, Kilbarchan We object to both the Preferred and Alternative Options under Housing Land Requirements. In light of the required revisions to the all tenure Housing Land Requirement in light of the examination of Clydeplan Strategic Development Plan, the Respondent is firmly of the view that additional land must be allocated in the new Local Development Plan on sites that are effective in accord with PAN 2/2010 <i>Affordable Housing and Housing Land Audits</i>.</p> <p>The above referenced site is a wholly suitable, appropriate, sustainable and effective housing site, which should be supported for release for housing development as an immediate priority.</p> <ul style="list-style-type: none"> • The site can make a meaningful contribution towards the established and accepted need to provide additional housing land capable of early delivery of new housing. • The site is situated next to existing residential use, and represents a logical development in Kilbarchan • The site is within easy walking and cycling distance of Kilbarchan Primary School, local shops, other local services and bus stops. There are good transport links to major employment centres such as Glasgow Airport, Paisley, Johnstone and Glasgow city centre. • The site is well served by existing infrastructure. • There is sufficient capacity within the catchment secondary schools to accommodate the development. • Housing development at Branscroft will help deliver a range and choice of new housing within Kilbarchan. • The appeal site can deliver new houses here by 2019. • The Branscroft proposal also meets the Scottish Planning Policy sustainability criteria, and represents development that will contribute to sustainable development. • Developer interest is confirmed <p>Various technical reports are submitted in support of the proposed site</p>

Respondent and Reference Number	Summary of Representation
	<p>4. Affordable Housing Alternative option 2 for an affordable policy targeted at North and West Renfrewshire where levels of affordable housing are negotiated on a case by case basis is the preferred option. Affordable housing should be provided over a range of tenure. Whilst we acknowledge that there is a threshold below which delivery of affordable housing becomes impractical and unviable, we are of the opinion that the threshold should apply to developments lower than ‘major’/50 units or more, as suggested in the Main Issues Report.</p> <p>5. Bishopton and 6. Paisley South We object to the continued focus of the spatial strategy on limited locations, including Bishopton and Paisley South, any revised masterplan for Bishopton and Paisley South must be prepared in advance of the Proposed Local Development Plan in order that it can provide certainty of the site capacity, requirements and timeline, which can then inform the wider content of the Plan.</p> <p>7. Infrastructure Provision/ Developers Contributions We support the Preferred Option to continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.</p> <p>11. Local Development Plan Spatial Strategy This representation has been informed and is supported by a comprehensive suite of technical supporting information, and when taken together, the Indicative Development Framework indicates how the site would be developed and the technical reports demonstrate that the Branscroft site is suitable, effective and deliverable.</p> <p>The information that is provided and which is to be read alongside this written representation are:</p> <ul style="list-style-type: none"> • Location Plan • Indicative Development Framework • Indicative Development Framework Overview • Landscape and Visual Assessment • Transport Assessment and Addendum • Drainage and Ground Conditions Report • Ecological Survey Report • Flood Risk Assessment • Tree Survey • Noise Assessment • Air Quality and Dust Emissions Assessment

Respondent and Reference Number	Summary of Representation
<p>0103 – Sheena White, local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2038 – West of Lawmarnock Road, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • No demand for new housing in Bridge of Weir • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport • Impact on resident families
<p>0104 – Alan Smith, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Greenfield sites should only be developed once all brown field development sites are exhausted. Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Impact on wild flora and fauna • Traffic congestion/noise • Access • Pressure on local services, including; schools, GP surgery and public transport • Pollution
<p>0105 – JH Group, land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agree with the objectives and overall goals of the Main Issues Report , however a more generous land supply is required in order to meet those targets</p> <p>3. Housing Land Requirements - Proposed Additional Site - Local Development Plan2029 - North & South of Midton Rd, Johnstone (Revised boundary) There should be more generous land supply. The previous recommended sites in the current Local Development Plan did not supply enough effective sites and these issues were then addressed by the reporter allowing unallocated sites to come forward to address the shortfall. Land at Midton Road Johnstone could be allocated to address any shortfall.</p> <p>4. Affordable Housing Support for an affordable housing policy in line with Scottish Government policy of 25%</p>

Respondent and Reference Number	Summary of Representation
	<p>5. Bishopton Not all focus should be place on one area, a range of choice and locations are required.</p> <p>6.Paisley South Agree with preferred Strategy</p> <p>7. Infrastructure Provision/ Developers Contributions Doesn't agree with Strategy but no comments are provided</p> <p>8. Housing for key specific groups Doesn't agree with Strategy but no comments are provided</p> <p>9. Heat Networks Agree with preferred Strategy</p> <p>10. Onshore Wind Energy Battery Storage systems and biomass</p> <p>11. Spatial Strategy More focus on Johnstone Regeneration.</p>
<p>0106 – Stewart Craig, local resident</p>	<p>12. Other Issues Consider road access into Houston prior to housing developments in the village.</p>
<p>0107 – Resident's Action Initiative for Royal Alexandra Infirmary, community interest group</p>	<p>1. Local Development Plan Objectives and Policy Coverage Little coverage is given to regenerating Renfrewshire's derelict listed buildings within the objectives and policy coverage.</p> <p>3. Housing Land Requirements The old RAI site has the space for at least fifty new properties; it has been left derelict for over ten years.</p> <p>6. Paisley South Disagree with the development of rural land (greenbelt) whilst brownfield sites including the RAI are underutilised.</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions Majority of infrastructure already exists at the derelict Royal Alexandra Infirmary buildings therefore new/ additional needs would most likely be minimal.</p> <p>12. Other Issues As a residents group, the respondents have been campaigning for over three years now for something to be done about the redevelopment of neighbouring derelict buildings, however, as yet nothing of significance has been done to date by either the Developer or Renfrewshire Council to promote development of the site. It is disappointing to see that this document contains little to no mention of the numerous listed structures across Renfrewshire which are in a deteriorating state, whilst promoting the use of previously untouched land. This is somewhat infuriating; ruining areas of beautiful farmland to build low-quality housing whilst allowing existing structures to deteriorate to ruins in urban areas.</p>
<p>0108 – Sydney C. McCance, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agree with Strategy</p> <p>2.City Deal Agree with Strategy</p> <p>3. Housing Land Requirements - Proposed Additional Site - Local Development Plan2029 - North & South of Midton Rd, Johnstone (Revised boundary) Agree with Strategy</p> <p>4. Affordable Housing Agree with Strategy</p> <p>5. Bishopton Agree with Strategy</p> <p>6.Paisley South Agree with Strategy</p> <p>7. Infrastructure Provision/ Developers Contributions No</p>

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific groups No</p> <p>9. Heat Networks Agree with Strategy</p> <p>10. Onshore Wind Agree with Strategy</p> <p>11. Spatial Strategy Agree with Strategy</p> <p>12. Other Issues Address the number of derelict buildings, such as the Royal Alexandra Infirmary being allowed to fall into disrepair when planning permission has been granted for regeneration/re-development.</p>
<p>0109 – Graham Downes, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage There is a lot about developing new, rural sites, but very little about the redevelopment of listed buildings. The Local Development Plan should be weighted to ensure disused and derelict buildings are used to greater effect. Vacant, derelict buildings are unsightly and attract issues surrounding anti-social behaviour. Re-purposing or demolishing existing buildings will also help to save greenbelt land from being used when it does not need to be.</p>
<p>0111 – Professor Kenneth MacKenzie, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road, Bridge of Weir Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Traffic congestion/noise • Access • Pressure on local services, including; schools, GP surgery and public transport
<p>0112 – Mrs Veronica Innes, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Support the objective of the Local Development Plan to promote the use of brownfield sites for development as a priority over the removal of sites from the greenbelt.</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Object to the use of greenbelt land for housing development across all areas of Renfrewshire on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Pollution • Pressure on local services, including; schools, GP surgery and public transport • Flood risk and sewage capacity
<p>0113 - Mr Thomas Jessop, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road, Bridge of Weir Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Traffic congestion/noise • Access • Pressure on local services, including; schools, GP surgery and public transport •
<p>0114 – Mr Alan Stewart, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Support the objective of the Local Development Plan to promote the use of brownfield sites for development as a priority over the removal of sites from the greenbelt.</p> <p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road, Bridge of Weir Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Traffic congestion/noise • Access • Pressure on local services, including; schools, GP surgery and public transport • Impact on wild flora and fauna • Flood risk • Development would impact on the feel of the village
<p>0115 – Marjory Love, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agree with Strategy</p> <p>3. Housing Land Requirements Support the preferred option.</p>

Respondent and Reference Number	Summary of Representation
	<p>4. Affordable Housing Supports the preferred option. However currently in the Brookfield/Kilbarchan/Bridge of Weir areas there are planning applications/appeals pending for development of sites in green belt, none of which appear to include affordable housing.</p> <p>7. Infrastructure Provision/ Developers Contributions Support the preferred option</p> <p>8. Housing for key specific groups Agree with the preferred consultative approach</p> <p>11. Spatial Strategy Support the existing Spatial Strategy for Renfrewshire</p>
<p>0116 – Grace Moore, local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage In the main the outlined objectives and policy coverage is acceptable as broad high level goals.</p> <p>2. City Deal I do agree with the preparation of an additional policy. Community involvement in the development of this policy is also desirable.</p> <p>3. Housing Land Requirements A greater emphasis on sites for affordable housing development would be welcomed.</p> <p>4. Affordable Housing More detail would be required on the place and volume of affordable housing and the impact on local infrastructure. Villages have a distinct identity and affordable housing developments would need to blend with this identity. Sensitive consultation on affordable housing development would be required within the local community.</p> <p>5. Bishopton The current approach seems to be working but this needs to be reassessed at regular intervals during the development process.</p> <p>6. Paisley South The current approach seems acceptable.</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions Unclear about what constitutes a developer. Current service providers should be included at all stages.</p> <p>8. Housing for key specific groups This is a complex issue. The above mentioned groups are often described as “hard to reach”. Nevertheless they need to be fully consulted as to their needs and “desire line”. Organisational memory needs to be consulted as part of this process.</p> <p>9. Heat Networks Members of the public probably need more education on this issue. It sounds sensible but I have no idea if it is workable. I would like to see evidence that goes beyond theory and into practice as well as seeing information on affordability.</p> <p>12. Other Issues There are many unresolved issues at a local level that need to be addressed before embarking on “new developments”. Parking in the village and throughout Renfrewshire is a challenge at peak times, particularly at the RAH in Paisley. Is there sufficient capacity within the National Health Service to meet the increased population that would come from more housing developments? I would like to see these issues addressed in the Local Development Plan.</p>
<p>0117 – Lithgow Ltd, land owner/developer</p>	<p>3. Housing Land Requirements In broad terms we have no objections to the proposed strategy but in the context of the housing shortage, additional housing sites should be identified.</p> <p>Main Issues Report Site - Local Development Plan2079 - Drum Farm, Langbank The current distribution of housing land allocations does not support the smaller villages in Renfrewshire. In particular, Langbank is not identified for any new housing. This does not allow the village to naturally develop over time and provide new housing opportunities for younger people and families. No new affordable housing has been provided in the village, meaning young people need to move from the village to obtain accommodation. This is not good for the future health of the village and local services are already suffering, resulting in the local shop closing last year. More population is required in the village to ensure its future and local services can be viable. In this regard we consider the site at Drum Farm, Langbank to be a suitable alternative option as an additional housing site to meet the areas housing requirements. The site would consolidate the east and west parts of the village. It could deliver between 50 to 100 units that could contribute to the housing land requirement for Renfrewshire</p>

Respondent and Reference Number	Summary of Representation
	<p>5. Bishopton and 6. Paisley South We have reservations on the reliance of large sites in Paisley and Bishopton to deliver the bulk of the housing land requirement. Additional housing at Bishopton may provide additional housing numbers but this will be over a longer term and will not assist the current short term shortfalls.</p>
<p>0118 – Linda and Jim Nicolson, Local residents</p>	<p>3. Housing Land Requirements - Site Commented On Local Development Plan 2038 – West of Lawmarnock Road, Bridge of Weir and Local Development Plan 2069 – Kilmacolm Road, adjacent to Gryffe Castle, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • The size of the proposed developments • Loss of greenbelt • Development would have an impact on the feel of the village
<p>0119 – Residents Action Initiative, community interest group</p>	<p>1. Local Development Plan Objectives and Policy Coverage It is very generic and could be copied from any other similar region in Scotland or England. It does not give enough actual real examples of the plan for Renfrewshire.</p> <p>2. City Deal I think this is a good option as I have long believed that Renfrewshire should better exploit the fact that there is an international airport on its door step.</p> <p>3. Housing Land Requirements I do not agree with the Paisley South Expansion plan and developing on green belt land. The council should look to brown field sites that could be developed, for example some of the fantastic old buildings that are left to rot and sites similar to former Cadbury’s factory.</p> <p>4. Affordable Housing More affordable housing is required in Renfrewshire</p> <p>5. Bishopton Support the preferred option</p>

Respondent and Reference Number	Summary of Representation
	<p>6. Paisley South There should definitely not be the large scale development of more green belt land in Paisley South, while there is so much brown field land not being developed on.</p> <p>7. Infrastructure Provision/ Developers Contributions A specific contribution policy is required</p> <p>8. Housing for key specific groups Gypsy and traveller sites must always be done after consulting with local residents.</p> <p>9. Heat Networks Agree with Strategy</p> <p>10. Onshore Wind Agree with Strategy</p> <p>11. Spatial Strategy Agree with Strategy</p> <p>12. Other Issues How will the Council develop more brownfield sites in the Renfrewshire area? In particular, how will Renfrewshire Council prevent listed buildings being left to rot by absentee owners?</p>
<p>0120 – Donald McClymont, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Development would impact on the feel of the village • Access • No demand for housing in Bridge of Weir • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport

Respondent and Reference Number	Summary of Representation
<p>0121 – Ken Ramsay, local resident</p>	<p>3. Housing Land Requirement -Site Commented On - Local Development Plan2077 – Golf Course at Newton Avenue, Elderslie Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Inaccuracies in the site description • Loss of mature woodland • Flood risk • Local amenity • Traffic congestion/noise • Access • Impact on wild flora and fauna
<p>0123 – Mrs Carole Reed, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Parking • Access • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport
<p>0124 – Abigail McIntyre, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Parking • Access • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport
<p>0125 - Carol McKay, local resident</p>	<p>3. Housing Land Requirements Object to the inclusion of greenbelt sites within Bridge of Weir as sites of future housing development on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • No demand for new housing in Bridge of Weir • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport • Impact on wild flora and fauna

Respondent and Reference Number	Summary of Representation
<p>0126 – James Milner-Smith, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Parking • Access • Traffic congestion/noise • Site is within a conservation area • Pressure on local services, including; schools, GP surgery and public transport
<p>0127 – Grant Miller, local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2039 – Kilbarchan Road, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Pressure on local services, including; schools, GP surgery and public transport • Impact on wild flora and fauna • Environmental protection
<p>0128 – MacLean & Speirs, land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agree with the five objectives of the emerging Local Development Plan as proposed in the Main Issues Report. As part of the emerging Local Development Plan, further sites will be required to meet the all tenure housing land requirement as set out in the Clydeplan Strategic Development Plan to ensure that a five year effective land supply at all times.</p> <p>2. City Deal Agree with strategy</p> <p>3. Housing Land Requirements It is noted that the Council is proposing a Housing Land requirement lower than set out in the Report of Examination.</p> <p>Main Issues Report Site – Local Development Plan2026 – East Fulton Farm, Darluith Road, Linwood The Examination Report for the adopted Local Development Plan concluded that further housing land releases above and beyond those allocated will be required to meet the housing land requirement in full and that this should be met through Supplementary Guidance.</p>

Respondent and Reference Number	Summary of Representation
	<p>The Call for Sites exercise has confirmed the suitability and effectiveness of the site Local Development Plan 2026, East Fulton Farm, Darluith Road, for housing and the case made for it has followed closely the requirements set out in Supplementary Guidance. Under these circumstances, it is my opinion that the case has been clearly made for immediate inclusion of the site in the proposed plan rather than for it to be viewed as a 'pipeline' option.</p> <p>4. Affordable Housing Agree with preferred strategy</p> <p>7. Infrastructure Provision/ Developers Contributions Support the Preferred Option to continue with current Renfrewshire Local Development policies.</p> <p>9. Heat Networks Agree with preferred option</p> <p>11. Spatial Strategy Agree with the underlying principles but need to confirm additional Housing Action programme sites to reflect the 15% generosity requirement set out in Clydeplan Strategic Development Plan. Local Development Plan 2026 – East Fulton Farm, Darluith Road, Linwood should be identified on Figure 9 and allocated in the next Local Development Plan.</p>
<p>0129 - Scottish Leather Group, Ltd, business owner</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • It is essential to retain the economy as one of the five main themes, as identified in the current Local Development Plan (page 28). • The requirement for additional land for housing is in no doubt very real but the prosperity of Renfrewshire depends as much on its existing industries as well as what might be developed/attracted in the future. <p>2. City Deal Agreed with the preferred option</p> <p>3. Housing Land Requirements Agree with the preferred strategy for housing. Concerns over the sites identified in Bridge of Weir in background paper 2 (Housing Site Assessments) on the following grounds:</p> <ul style="list-style-type: none"> • Odour from the plant. • Noise from the plant. • Change of land use will impact on the air emission limits for the incineration facility and stakeholders may potentially incur

Respondent and Reference Number	Summary of Representation
	<p>costs to reconfigure the facility.</p> <ul style="list-style-type: none"> • Development could incur on future COMAH regulation exclusion zone. <p>7. Infrastructure Provision/ Developers Contributions The Council should also prioritise responses to existing local deficiencies, especially where these constrain the potential of existing industries/employers. In the case of the Scottish Leather Group, a number of issues which individually and collectively limit the capacity for expansion of the Bridge of Weir plant are particularly significant, namely:-</p> <ul style="list-style-type: none"> • Mains water - there is insufficient pressure or volume in the mains network to the Kilbarchan Road area for supply of factories or other domestic customers at the same time. • Sewage – The current sewer funded by the factories is not sufficient sized to support further discharge from the factory. • Power – There is an infrastructure constraint to factory expansion. • Flood risk <p>11. Spatial Strategy Generally in agreement with the broad strategy set out in Figure 9.</p> <p>12. Other Issues The bulk of the responses to Questions 3 and 7, have focused on matters not being considered by the Main Issues Report.</p>
<p>0130 – Persimmon Homes West Scotland, land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • In principle we agree that the objectives are appropriate for inclusion in the next Local Development Plan. • Findings from the Report of Examination for the emerging SDP on housing-related matters indicate that housing land requirements will increase which requires to be addressed through the release of Greenfield land. The development of many brownfield sites remains unviable. • Greenfield sites promoted by house builders offer more certainty that they will be developed and can address the shortfall in housing delivery in Renfrewshire. • In allocating land it is important that housing delivery must not be reliant on a small number of non-house builder landowners who then control the market. <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • The additional housing proposed over and above the requirement identified in the Glasgow and Clyde Valley Housing Need and Demand Assessment is welcomed. However the housing land requirement between 2012-2024 and 2024-2029 does not appear to be met in full. • The housing land requirement detailed in table 4 must include the requirement from 2012 and not start in 2018. This

Respondent and Reference Number	Summary of Representation
	<p>ensures that it is in sync with both the Report of Examination of Clydeplan Strategic Development Plan and Scottish Planning Policy. The housing land requirement between 2012-2024 and 2024-2029 must be met in full</p> <ul style="list-style-type: none"> • An assessment of Renfrewshire’s Housing Land Supply has been provided which identifies a shortfall in Renfrewshire’s established land supply of 1,641 units between 2012-2024 and 1,269 units between 2024-2029. • The Council should give additional weight to sites promoted by house builders and agree the 2017 Housing Land Audit with Homes for Scotland sooner rather than later. The 2017 Housing Land Audit will be material in identifying sites for housing in the next Local Development Plan. <p>Main Issues Report Site - Local Development Plan2040 - Land off Bridge of Weir Rd, Houston (revised layout)</p> <ul style="list-style-type: none"> • Persimmon Homes West Scotland response to the Main Issues Report site assessment of Local Development Plan2040 – land off Bridge of Weir Road, Houston has been included to supplement the consultation response and support the allocation of this site in the next Local Development Plan. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • In principle, it is appropriate to set an affordable housing requirement for the North and West housing market areas where they do not include the 15% most deprived data zones. • We support alternative Option 2 which allows for negotiation on a case by case basis. • It is understood from the Main Issues Report that the affordable housing requirement will only be required for housing proposals classed as major developments (50 units and above). In principle this is acceptable. <p>5. Bishopton</p> <ul style="list-style-type: none"> • An increase in the overall number of homes proposed at Bishopton from 2,500 to 4,000 may restrict supply. The entire site is therefore unlikely to be effective. • The allocation of large parcels of land at Bishopton for housing will be at the expense of housing opportunities in nearby settlements. <p>6. Paisley South</p> <ul style="list-style-type: none"> • The principle of providing a masterplan lead approach is accepted • However, it is unlikely that an agreed masterplan will come forward for the site in the short-term or that the site can be considered effective. Given the time that will be involved it is suggested that further sites in the housing market area are allocated to meet local demand. • The Council needs to ensure that Paisley South is properly planned and not developed in a piecemeal manner.

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions</p> <ul style="list-style-type: none"> • A specific developer contribution policy is not required. • Developers would however benefit from understanding the extent of the infrastructure constraints. The Council should produce an infrastructure update paper in support of the Local Development Plan review which identifies both infrastructure constraints and capacity, for example details of school capacity and projected numbers based on proposed housing would allow a developer to make an allowance for a developer contribution, if required. <p>9. Heat Networks</p> <ul style="list-style-type: none"> • Recent changes to the Building Regulations mean that housing developments will include solar panels or similar. The cost of installing solar panels is substantially less than the cost involved in creating a combined heat and power plant, or similar. • The reduction in Feed in Tariff Payments and Renewable Heat Incentive compromise the viability of the business case for such installations especially in circumstances where infrastructure would have to be retro-fit to serve neighbouring properties. <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • We do not agree with the proposed spatial strategy. Additional housing locations require to be identified to ensure that there is a sufficient range of housing sites allocated on brown and green field sites in marketable areas.
<p>0131 – Dickie & Moore Ltd, land owner/developer</p>	<p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • Dickie & Moore Ltd support the release of additional land for residential development to ensure that housing need and demand is met by delivering a range and choice of housing as well as increasing the supply of new housing. Support the alternative option to provide an additional level of generosity to the housing supply targets. <p>Main Issues Report Site Local Development Plan2077 – Elderslie Golf Course, Newton Avenue, Elderslie</p> <ul style="list-style-type: none"> • Promotional document for Local Development Plan2077 – Elderslie Golf Course, Newton Avenue, Elderslie has been included to supplement the consultation response and promote the allocation of the above site in the next Local Development Plan. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • We agree that affordable housing should only be targeted at specific sub-market areas, reflecting the levels of affordability and demand in those areas. • It is considered entirely appropriate that affordable housing is not a policy requirement within the Johnstone and Elderslie housing market sub areas.

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions</p> <ul style="list-style-type: none"> • There is not considered to be a requirement for a specific developer contribution policy within the Local Development Plan.
<p>0132 – Simon Christian, Local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • I agree that the local development plan objectives and policy coverage are appropriate for the next Renfrewshire Local development Plan. <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • I totally agree with the Councils preferred strategy that there is more than enough land already available for new housing without the need to give up or sacrifice existing greenbelt land. <p>This is supported particularly in regards to potential developments in Bridge of Weir on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Impact on wild flora and fauna • Pressure on local services, including; schools, GP surgery and public transport • Parking • Traffic congestion/noise <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • Agree with preferred option <p>5. Bishopton</p> <ul style="list-style-type: none"> • Agree with preferred option <p>6. Paisley South</p> <ul style="list-style-type: none"> • Agree with preferred option <p>7. Infrastructure Provision/ Developers Contributions</p> <ul style="list-style-type: none"> • There is a requirement for a specific developer contribution as addressed in Question 3 there is pressure on local services in areas of potential future development.

Respondent and Reference Number	Summary of Representation
<p>0133 – Robert Gale, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Brownfield sites in Bridge of Weir are still to be developed • Parking • Access • Traffic congestion/noise • Site is within a conservation area • Pressure on local services, including; schools, GP surgery and public transport • Impact on resident families • Development would impact on the feel of the village
<p>0134 – Mr & Mrs P.A. Bryson, local residents</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>The Main Issues Report is an interesting and informative document.</p> <p>3. Housing Land Requirements</p> <p>We welcome and support the Council’s objective in meeting the Housing Supply Targets in the next Renfrewshire Local Development Plan with a focus on firstly using available brownfield land and previously used sites before considering releasing any land from the greenbelt.</p> <p>We support the assessment of the Craigton Farm and Chestnut Avenue sites to be not suitable for release from the greenbelt as future housing sites on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Development would impact on the feel of the village <p>5. Bishopton</p> <p>There are some concerns about the capacity of current infrastructure, including:</p> <ul style="list-style-type: none"> • Bishopton train station - an increased number of people are now using Bishopton train station and train service, especially at peak times with reports of passengers standing for the full duration of journeys to / from Glasgow. • Village parking: The station car parks are now regularly very busy, especially during the “working week. Resulting in increased random parking in the residential streets adjacent to the station and in the community centre car park • Increased traffic: The traffic on the roads in and around Bishopton has increased as a result of the Dargavel site to-date. Increased traffic around the walking routes for children going to Bishopton Primary school from Dargavel village.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Health Centre: Bishopton health centre has been extended over the years by the addition of “portacabin” type buildings. The planning and provision of a new health centre should be meaningfully expedited. • A new primary school: A new primary school is proposed for Dargavel and as stated during BAE Systems’ public consultation at the end of last year, the building of the new school will be brought forward. The size, timing etc. of the new school should be discussed with all parties involved. • When will house building at Bishopton be complete: Any further housing development in Bishopton to the existing extensive building programme at Dargavel, which will provide housing for the area and beyond for the foreseeable future, will jeopardise the progress of this and put further undue pressure on resources such a train services, roads and education. • As a rural village community we should strive to maintain the existence of the greenbelt around Bishopton. The existence of the “green corridor” between Erskine and Bishopton is important with respect to the sense of community and identity of both communities.
0135 – Intu Properties Plc, Land Owner / Developer	1. Local Development Plan Objectives and Policy Coverage <ul style="list-style-type: none"> • Intu welcomes the intention to retain policies C1 and C2 with minor amendments to both, to reflect the ‘town centres first policy’ approach. • Intu welcomes the preparation of new policy that continues to support Braehead’s future development and evolution. • Intu is committed to implementing development pursuant to the Planning Permission in Principle and the masterplan that forms part of the permission.
0136 – Paul Ferguson, Local resident	3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of: <ul style="list-style-type: none"> • Loss of greenbelt • Brownfield sites in Bridge of Weir are still to be developed • Traffic congestion/noise • Pressure on local services, including; schools, GP surgery and public transport
0137 – Taylor Wimpey Land owner/developer	1. Local Development Plan Objectives and Policy Coverage Whilst the Main Issues Report states that Renfrewshire Council expects the emerging Local Development Plan to meet housing need and demand by delivering a range and choice of housing we would question the likelihood of this occurring based on the continued reliance on the same spatial strategy as the adopted Local Development Plan, which has not served to address the established and accepted shortfall in housing land. The new Local Development Plan must identify new sites beyond those locations that have been preferred by the Council over recent Plan cycles in order to meet the all tenure housing land requirement and ensure that a five year effective housing land supply is maintained at all times The need for greenfield releases is supported by the recent Report of Examination for the emerging SDP where findings on housing-related matters establishes that greenfield land will be needed to meet the housing land requirements.

Respondent and Reference Number	Summary of Representation
	<p>2. City Deal We have no objection to the approach suggested within the Main Issues Report relative to City Deal.</p> <p>3. Housing Land Requirements We object to both the Preferred and Alternative Options under Housing Land Requirements. Whilst the Main Issues Report does suggest a series of 'Potential Pipeline Sites' where a housing land shortfall is identified, it also makes it clear that these sites are not being promoted by the Council as new Plan allocations. Regardless, the rationale for these particular sites being identified as 'Pipeline' sites in preference to others is unclear.</p> <p>The Examination of Clydeplan Strategic Development Plan identifies that a 15% generosity need to be added to all tenures. The Local Development Plan is required to demonstrate that the Housing Land requirement can be met in full by the new Local Development Plan Supplementary Guidance Housing Supply Targets. The Local Development Plan must include a policy mechanism to maintain a 5 year Housing Land Supply at all times.</p> <p>Main Issues Report Site - Local Development Plan 2002 - Calder Street, Lochwinnoch (new boundary)</p> <ul style="list-style-type: none"> • The site is ideally suited to residential development and can deliver 150 houses over the Plan period. • The existing boundaries of the site do not constitute a long term defensible green belt edge. • The site is not highly visible or prominent. • We believe the site can be accessed and developed in a suitable and viable manner. • There is strong market demand for housing in Lochwinnoch • The site is well serviced by existing infrastructure. • The site meets the SPP sustainability criteria. <p>4. Affordable Housing We support Alternative Option 2, an affordable policy targeted at North and West Renfrewshire, negotiated on a case by case basis. We also support the threshold below which delivery of affordable housing becomes impractical should be set to apply to developments lower than 50 units.</p> <p>5. Bishopton and 6. Paisley South We object to the continued focus of the spatial strategy on limited locations, including Bishopton and Paisley South. Any further land release at Bishopton and Paisley South needs to be capable of delivering within the 10 year plan period to assist the Council maintain a five year effective housing land supply at all times. If this is not demonstrated, the further land at Bishopton and Paisley South cannot be relied upon, this further supports the need for additional land releases to be made.</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions We support the Preferred Option to continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.</p> <p>11. Spatial Strategy The land at Calder Street, Lochwinnoch is ideally suited to provide a northern extension to the existing settlement. The site can accommodate approximately 150 houses and can deliver housing units over the plan period. Supporting information is provided to support the allocation of this site in the next Local Development Plan.</p>
<p>0138 – Taylor Wimpey Land owner/Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage As addressed in Representation 0137</p> <p>2. City Deal As addressed in Representation 0137</p> <p>3. Housing Land Requirements We object to both the Preferred and Alternative Options under Housing Land Requirements. Whilst the Main Issues Report does suggest a series of ‘Potential Pipeline Sites’ where a housing land shortfall is identified, it also makes it clear that these sites are not being promoted by the Council as new Plan allocations. Regardless, the rationale for these particular sites being identified as ‘Pipeline’ sites in preference to others is unclear. There is an existing and emerging shortfall in housing land, and this requires to be addressed by the new Local Development Plan.</p> <p>The Examination of Clydeplan Strategic Development Plan identifies that a 15% generosity need to be added to the all tenure Housing Supply Target. The Local Development Plan is required to demonstrate that the Housing Land requirement can be met in full by the new Local Development Plan. The Local Development Plan must include a policy mechanism to maintain a 5 year Housing Land Supply at all times.</p> <p>Main Issues Report Site - Local Development Plan2003 - Rhubarb Farm, land between Craigends Rd and Ardgriffe Cres, Houston</p> <ul style="list-style-type: none"> • The site is ideally suited to residential development and can deliver 200 - 300 houses over the Plan period. • The boundaries of the site along Ardgriffe Crescent suggest an intention to accommodate housing throughout its length and on both sides. • The Taylor Wimpey site can potentially deliver the missing parts of the footpath network. • The site is relatively flat and not constrained by any physical characteristics • There is strong market demand for housing in Houston. • The site is well serviced by existing infrastructure.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • The site meets the SPP sustainability criteria. <p>4. Affordable Housing As addressed in Representation 0137</p> <p>5. Bishopton and 6. Paisley South As addressed in Representation 0137</p> <p>7. Infrastructure Provision/ Developers Contributions As addressed in Representation 0137</p> <p>11. Spatial Strategy The land at Rhubarb Farm, land between Craighends Rd and Ardgyffe Cres, Houston is ideally suited to provide a northern extension to the existing settlement. The site can accommodate approximately 150 houses and can deliver housing units over the plan period. Supporting information is provided to support the allocation of this site in the next Local Development Plan.</p>
<p>0139 - Taylor Wimpey Land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage As addressed in Representation 0137</p> <p>2. City Deal As addressed in Representation 0137</p> <p>3. Housing Land Requirements We object to both the Preferred and Alternative Options under Housing Land Requirements. Whilst the Main Issues Report does suggest a series of 'Potential Pipeline Sites' where a housing land shortfall is identified, it also makes it clear that these sites are not being promoted by the Council as new Plan allocations. Regardless, the rationale for these particular sites being identified as 'Pipeline' sites in preference to others is unclear. There is an existing and emerging shortfall in housing land, and this requires to be addressed by the new Local Development Plan.</p> <p>The Examination of Clydeplan Strategic Development Plan identifies that a 15% generosity need to be added to the all tenure Housing Supply Target. The Local Development Plan is required to demonstrate that the Housing Land requirement can be met in full by the new Local Development Plan. The Local Development Plan must include a policy mechanism to maintain a 5 year Housing Land Supply at all times.</p>

Respondent and Reference Number	Summary of Representation
	<p>Main Issues Report Site - Local Development Plan2039 - Kilbarchan Road, Bridge of Weir (New Boundaries)</p> <ul style="list-style-type: none"> • The site is ideally suited to residential development and can deliver approximately up to 50 houses over the period of the Plan. • The boundaries of the site do not constitute a long term defensible green belt edge. • The site is not highly visible or prominent. • The site is not constrained by any physical characteristics • There is strong market demand for housing in Bridge of Weir. • The site is well serviced by existing infrastructure. • The site meets the SPP sustainability criteria. <p>They note that the Main Issues Report identifies a site at Bridge of Weir (West of Thriplee Road) as being a ‘Potential Pipeline Site’. This explicitly confirms that the Council consider there to be a potential need for more housing land to be allocated at Bridge of Weir, and moreover that the existing infrastructure and facilities can accommodate additional development.</p> <p>4. Affordable Housing As addressed in Representation 0137</p> <p>5. Bishopton and 6. Paisley South As addressed in Representation 0137</p> <p>7. Infrastructure Provision/ Developers Contributions As addressed in Representation 0137</p> <p>11. Spatial Strategy The land at Kilbarchan Road, Bridge of Weir is ideally suited to provide a northern extension to the existing settlement. The site can accommodate approximately 150 houses and can deliver housing units over the plan period. Supporting information is provided to support the allocation of this site in the next Local Development Plan.</p>
0140 - Taylor Wimpey Land owner/developer	<p>1. Local Development Plan Objectives and Policy Coverage As addressed in Representation 0137</p> <p>2. City Deal As addressed in Representation 0137</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements</p> <p>They object to both the Preferred and Alternative Options under Housing Land Requirements. Whilst the Main Issues Report does suggest a series of ‘Potential Pipeline Sites’ where a housing land shortfall is identified, it also makes it clear that these sites are not being promoted by the Council as new Plan allocations. Regardless, the rationale for these particular sites being identified as ‘Pipeline’ sites in preference to others is unclear. There is an existing and emerging shortfall in housing land, and this requires to be addressed by the new Local Development Plan.</p> <p>The Examination of Clydeplan Strategic Development Plan identifies that a 15% generosity need to be added to the all tenure Housing Supply Target. The Local Development Plan is required to demonstrate that the Housing Land requirement can be met in full by the new Local Development Plan. The Local Development Plan must include a policy mechanism to maintain a 5 year Housing Land Supply at all times.</p> <p>Main Issues Report Site - Local Development Plan2050 - South of Merchiston and North of A737, Johnstone (New Boundary)</p> <ul style="list-style-type: none"> • The site is ideally suited to residential development and can deliver 250-500 houses over the period of the Plan. • The site is between Brookfield and Johnstone, the land is not conterminous with either of these settlements and development here will not constitute or lead to coalescence. • The site is not highly visible or prominent, and existing tree belts can be retained and enhanced to further ensure that the development sits discretely within the landscape setting that exists here. • There is strong market demand for housing in the Brookfield / Johnstone area. • The site is well serviced by existing infrastructure. • The site meets the SPP sustainability criteria. • Flooding will need to be investigated further, but it is anticipated that the actual affects will be relatively local to the southern edge, can be factored into the layout and detailed design proposals • The site also accommodates Milliken Tower, which is a Category ‘C’ listed building. The delivery of housing development at White House (north of Johnstone A737/south of Brookfield/) provides a potential opportunity to cross-fund stabilisation works to support the integrity of the listed building. <p>4. Affordable Housing As addressed in Representation 0137</p> <p>5. Bishopton and 6. Paisley South As addressed in Representation 0137</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions As addressed in Representation 0137</p> <p>11. Spatial Strategy The land at South of Merchiston and North of A737, Johnstone is ideally suited to provide a northern extension to the existing settlement. The site can accommodate approximately 150 houses and can deliver housing units over the plan period. Supporting information is provided to support the allocation of this site in the next Local Development Plan.</p>
<p>0141 – Network Space/The Buchanan Trust, land owners/developers</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Whilst the Main Issues Report states that Renfrewshire Council expects the emerging Local Development Plan to meet housing need and demand by delivering a range and choice of housing we would question the likelihood of this occurring based on the continued reliance on the same spatial strategy as the adopted Local Development Plan, and which has not served to address the established and accepted shortfall in housing land. • The new Local Development Plan must identify new sites beyond those locations that have been preferred by the Council over recent Plan cycles in order to meet the all tenure housing land requirement and ensure that a five year effective housing land supply is maintained at all times • The need for greenfield releases is supported by the recent Report of Examination for the emerging Strategic Development Plan where findings on housing-related matters establishes that greenfield land will be needed to meet the housing land requirements. <p>2. City Deal We have no objection to the approach suggested within the Main Issues Report relative to City Deal.</p> <p>3. Housing Land Requirements We object to both the Preferred and Alternative Options under Housing Land Requirements. Whilst the Main Issues Report does suggest a series of ‘Potential Pipeline Sites’ where a housing land shortfall is identified, it also makes it clear that these sites are not being promoted by the Council as new Plan allocations. Regardless, the rationale for these particular sites being identified as ‘Pipeline’ sites in preference to others is unclear. There is an existing and emerging shortfall in housing land, and this requires to be addressed by the new Local Development Plan.</p> <p>The Examination of Clydeplan Strategic Development Plan identifies that a 15% generosity need to be added to the all tenure Housing Supply Target. The Local Development Plan is required to demonstrate that the Housing Land requirement can be met in full by the new Local Development Plan. The Local Development Plan must include a policy mechanism to maintain a 5 year Housing Land Supply at all times.</p>

Respondent and Reference Number	Summary of Representation
	<p>Proposed Additional Site - Inchinnan Village</p> <ul style="list-style-type: none"> • The land owned by Network Space and the Buchanan Trust represents a sustainable and effective site which can deliver new housing development, including affordable housing over the period of the Plan. • The site is located within North Renfrewshire and can contribute towards the affordable housing requirement for this area. • The site sits between 2 established built up areas; Inchinnan and the Inchinnan Business Park. • There is a pocket of residential area adjacent to the Business Park, this is detached and isolated from shops and other services. Development of the site can help to improve connectivity and integration of this area with the main settlement of Inchinnan, and there is also potential scope to incorporate shops and/or other community facilities which the residents of these existing properties would be able to access. • The site is sustainably located in terms of access to public transport, schools and local facilities (existing and potential). • There is market demand for housing development in Erskine/Inchinnan. <p>A Masterplan study has been supplied in support of this potential new site.</p> <p>4. Affordable Housing We support Alternative Option 2, an affordable policy targeted at North and West Renfrewshire, negotiated on a case by case basis. We also support the threshold below which delivery of affordable housing becomes impractical should be set to apply to developments lower than 50 units.</p> <p>5. Bishopton and 6. Paisley South We object to the continued focus of the spatial strategy on limited locations, including Bishopton and Paisley South. Any further land release at Bishopton and Paisley South needs to be capable of delivering within the 10 year plan period to assist the Council maintain a five year effective housing land supply at all times. If this is not demonstrated, the further land at Bishopton and Paisley South cannot be relied upon, this further supports the need for additional land releases to be made.</p> <p>7. Infrastructure Provision/ Developers Contributions We support the Preferred Option to continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.</p> <p>11. Spatial Strategy We do not support the spatial strategy as it is narrowly focused and does not provide range and choice of housing locations and new housing allocations will be required in order to deliver affordable housing as suggested in other parts of the Main Issues Report. The land at Inchinnan Village is ideally suited to provide a northern extension to the existing settlement. The site can accommodate approximately 150 houses and can deliver housing units over the plan period. Supporting information is provided to support the</p>

Respondent and Reference Number	Summary of Representation
	allocation of this site in the next Local Development Plan.
0142 – Homes for Scotland, industry professional representative group	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Homes for Scotland welcomes the five objectives of the emerging Local Development Plan (Local Development Plan) as proposed in the Main Issues Report (Main Issues Report) and, in particular, the importance of <i>Place</i> as a Local Development Plan objective. • In relation to the objective ‘...development locations supported by existing or planned physical infrastructure and services... ‘ Homes for Scotland note: <ul style="list-style-type: none"> • the Main Issues Report monitoring Statement does not evaluate if the findings of the Examination Report and/or the Land Supply SG has been applied to the adopted Local Development Plan. • Homes for Scotland is unaware whether further housing land releases have been granted planning permission to meet the shortfall in housing land supply since the Housing Land Supply SG was adopted in December 2015 • They conclude that the adopted Local Development Plan has not adequately met its housing need and demand to date and therefore this remaining issue is required to be resolved through the preparation of the emerging Local Development Plan. • Homes for Scotland acknowledges the objective to create strong communities and attractive places focusing on the use of brownfield sites however has concerns that the economic viability of these sites means they do not represent feasible development opportunities in their entirety. Homes for Scotland would therefore urge the Council to strike an appropriate balance between the release of both brownfield and Greenfield land through new Local Development Plan allocations. • This view is supported by the Report of Examination for the emerging Strategic Development Plan and Scottish Planning Policy which will require 15% generosity to be added to Housing Supply Targets over the plan period. Renfrewshire’s Housing Land requirement will have to be met in the next Local Development Plan. <p>2. City Deal</p> <p>Homes for Scotland welcome the preferred option to establish a policy which enables the benefits and opportunities of City Deal investment to be delivered as well as supporting the implementation of potential developments across Renfrewshire.</p> <p>3. Housing Land Requirements</p> <p>Homes for Scotland objects to both the preferred and alternative options as set out in the Main Issues Report , on the grounds:</p> <ul style="list-style-type: none"> • The Council are setting out a housing land requirement for the private sector housing which is lower than the requirement set out in the Report of Examination for the emerging Clydeplan. 15% generosity requires to be added to the all tenure Housing Supply Targets. • No new land allocations are proposed by the Council in the emerging Local Development Plan to meet the increased housing land requirement with 15% generosity applied. • The Council must demonstrate how the housing land requirement will be met in full over both Strategic Development Plan

Respondent and Reference Number	Summary of Representation
	<p>periods – 2012 to 2024 and 2024 to 2029. However, the Main Issues Report has only assessed whether the emerging plan could meet the housing land requirement from 2018 to 2028. Accordingly, the emerging Local Development Plan needs to make provision for 6,960 private sector homes from 2012 to 2024 and 1,450 private sector homes from 2024 to 2029.</p> <ul style="list-style-type: none"> • Homes for Scotland welcomes and supports the increase in the affordable sector housing supply target from 150 homes per annum to 200 homes per annum. 15% generosity should be added to the 200 per annum LHS target. • Homes For Scotland propose a different methodology for calculating the 5 year all tenure effective land supply • Homes for Scotland notes that the Council has adopted the finalised 2016 Housing Land Audit for the purposes of the Main Issues Report, however the finalised 2016 Housing Land Audit has not been agreed with the house building sector through Homes for Scotland. • Homes for Scotland propose to meet with the Council following the publication of the agreed 2017 Housing Land Audit to establish the scale of new allocations required for the emerging Local Development Plan. <p>4. Affordable Housing Homes for Scotland supports the Alternative 2 option for an affordable policy targeted at North and West Renfrewshire negotiated on a case by case basis. Affordable housing provision should be provided across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes. This is in accord with Scottish Planning Policy. A maximum provision of 25% affordable housing should be provided on site where demonstrated to be appropriate.</p> <p>5. Bishopton and 6. Paisley South</p> <ul style="list-style-type: none"> • Homes for Scotland requests that the masterplans are prepared in advance of the Proposed Local Development Plan, to inform the allocation of these sites in the Local Development Plan and provide certainty to the proposed development strategy. Commentary on the revised masterplan will be made through the Proposed Local Development Plan consultation process. • Homes for Scotland also requests that these sites are allocated subject to determination of whether they are effective in accord with PAN 2/2010 <i>Affordable Housing and Housing Land Audits</i>. Paisley South and Bishopton needs to be capable of delivering within the 10 year plan period to assist the Council maintain a five year effective housing land supply at all times. If this is not demonstrated, further land releases will be required to be allocated in addition to Paisley South and Bishopton. <p>7. Infrastructure Provision/ Developers Contributions Homes for Scotland support the preferred option to continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.</p>

Respondent and Reference Number	Summary of Representation
	<p>11. Spatial Strategy Homes for Scotland do not support the preferred option, an alternative Option would be to identify additional housing sites in marketable areas that can accommodate homes to ensure that the housing need and demand can be met in full. Please see points addressed in Question 3</p>
<p>0143 – Scottish Water, land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Whilst the Main Issues Report states that Renfrewshire Council expects the emerging Local Development Plan to meet housing need and demand by delivering a range and choice of housing we would question the likelihood of this occurring based on the continued reliance on the same spatial strategy as the adopted Local Development Plan, which has not served to address the established and accepted shortfall in housing land. • The new Local Development Plan must identify new sites beyond those locations that have been preferred by the Council over recent Plan cycles in order to meet the all tenure housing land requirement and ensure that a five year effective housing land supply is maintained at all times • The need for greenfield releases is supported by the recent Report of Examination for the emerging SDP where findings on housing-related matters establishes that greenfield land will be needed to meet the housing land requirements. <p>2. City Deal We have no objection to the approach suggested within the Main Issues Report relative to City Deal.</p> <p>3. Housing Land Requirements Object to both the Preferred and Alternative Options under Housing Land Requirements. Whilst the Main Issues Report does suggest a series of 'Potential Pipeline Sites' where a housing land shortfall is identified, it also makes it clear that these sites are not being promoted by the Council as new Plan allocations. Regardless, the rationale for these particular sites being identified as 'Pipeline' sites in preference to others is unclear. There is an existing and emerging shortfall in housing land, and this requires to be addressed by the new Local Development Plan.</p> <p>The Examination of Clydeplan Strategic Development Plan identifies that a 15% generosity need to be added to the all tenure Housing Supply Target. The Local Development Plan is required to demonstrate that the Housing Land requirement can be met in full by the new Local Development Plan. The Local Development Plan must include a policy mechanism to maintain a 5 year Housing Land Supply at all times.</p> <p>Main Issues Report Site - Local Development Plan 2016 - Gleniffer Road, Paisley</p> <ul style="list-style-type: none"> • The Scottish Water land at Gleniffer Road, Paisley is suitable for residential development as a logical southern extension to the existing settlement. • The existing form of the southern edge of the settlement boundary does not constitute long term defensible green belt

Respondent and Reference Number	Summary of Representation
	<p>edge.</p> <ul style="list-style-type: none"> • Despite the sites prominent position on a hillside it is not highly visible from local viewpoints. • The site is not constrained from development by any physical characteristics. • There is strong market demand for housing on this site. • The site meets the SPP sustainability criteria. <p>The Main Issues Report identifies a site at Paisley as being a ‘Potential Pipeline Site’. This explicitly confirms that the Council consider there to be a potential need for more housing land to be allocated at Paisley, and moreover that the existing infrastructure and facilities can accommodate additional development.</p> <p>4. Affordable Housing We support Alternative Option 2, an affordable policy targeted at North and West Renfrewshire, negotiated on a case by case basis. Support is given to the threshold below which delivery of affordable housing becomes impractical should be set to apply to developments lower than 50 units.</p> <p>5. Bishopton and 6. Paisley South Object to the continued focus of the spatial strategy on limited locations, including Bishopton and Paisley South. Any further land release at Bishopton and Paisley South needs to be capable of delivering within the 10 year plan period to assist the Council maintain a five year effective housing land supply at all times. If this is not demonstrated, the further land at Bishopton and Paisley South cannot be relied upon, this further supports the need for additional land releases to be made.</p> <p>7. Infrastructure Provision/ Developers Contributions We support the Preferred Option to continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.</p> <p>11. Spatial Strategy The land at Gleniffer Road, Paisley is ideally suited to provide a northern extension to the existing settlement. The site can accommodate approximately 150 houses and can deliver housing units over the plan period. Supporting information is provided to support the allocation of this site in the next Local Development Plan.</p>
<p>0144 – Wallace Land Investments Land owner/developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage Wallace Land Investments (Wallace) support an appropriate balance between the release of both brownfield and greenfield land in order to address any shortfall in housing land supply and provide greater certainty to planning decisions.</p>

Respondent and Reference Number	Summary of Representation
	<p>Wallace Land supports the identification of additional locations in marketable areas that can accommodate homes to ensure that the full range of housing need and demand can be met. It is important that these further locations can be supported by existing or planned physical infrastructure and services. They conclude that the adopted Local Development Plan has not adequately met its housing need and demand to date and therefore this remaining issue is required to be resolved through the preparation of the emerging Local Development Plan.</p> <p>Wallace propose there is an appropriate balance to be struck between the release of both brownfield and greenfield land through new Local Development Plan allocations and Renfrewshire Council needs to consider addressing any shortfall in housing land supply by allocating further greenfield land so that greater certainty can be given to planning decisions based on an adopted Local Development Plan.</p> <p>3. Housing Land Requirements</p> <p>Wallace objects to both the Preferred Strategy and Alternative Strategy within the Main Issues Report (Main Issues Report) and supports a more flexible approach to meeting the shortfall in Renfrewshire’s housing land supply. There is a current unresolved shortfall in housing land across Renfrewshire Council area and, as such, the established need is not currently being met. The policy framework presented in the Main Issues Report should be updated to reflect the Report of Examination for Clydeplan Strategic Development Plan once approved.</p> <p>Wallace Land objects to both the preferred and alternative options as set out in the Main Issues Report , on the grounds:</p> <ul style="list-style-type: none"> • The Council are setting out a housing land requirement for the private sector housing which is lower than the requirement set out in the Report of Examination for the emerging Clydeplan. 15% generosity requires to be added to the all tenure Housing Supply Targets. • No new land allocations are proposed by the Council in the emerging Local Development Plan to meet the increased housing land requirement with 15% generosity applied. • The Council must demonstrate how the housing land requirement will be met in full over both Strategic Development Plan periods – 2012 to 2024 and 2024 to 2029. However, the Main Issues Report has only assessed whether the emerging plan could meet the housing land requirement from 2018 to 2028. Accordingly, the emerging Local Development Plan needs to make provision for 6,960 private sector homes from 2012 to 2024 and 1,450 private sector homes from 2024 to 2029. <p>Main Issues Report Site - Local Development Plan 2045 - Barochan Rd / Fulton Dr, Houston</p> <ul style="list-style-type: none"> • The Wallace site at Barrochan Road Houston, which is subject of this representation, is being presented to the Council as a wholly suitable, appropriate, sustainable and effective housing site, which should be supported for release for housing development as an immediate priority. • The site is immediately effective and can deliver up to 300 homes.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> Wallace Land Investments have provided a Vision Framework document in support of their representation. <p>Supporting Evidence Included with representation (Vision Framework and Flood Risk Assessment)</p> <p>4. Affordable Housing Wallace supports the Alternative 2 Option, an affordable policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demands through a mix of housing. Affordable housing provision should be provided across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes. This approach is in accordance with SPP. A maximum provision of 25% affordable housing should be provided on site where this is demonstrated to be appropriate. In addition, Wallace Land supports a protocol to ensure a consistent approach of dealing with affordable housing on a case by case basis.</p> <p>5. Bishopton Wallace objects to the allocation of an additional 1,500 new homes within the existing Community Growth Area (CGA) and supports a more flexible approach to meeting the housing land supply, enabling more sites to come forward in a range of locations (greenfield and brownfield). The Preferred Option will result in a lack of range and choice.</p> <p>6. Paisley South Wallace Land objects to further land release at UWS Campus and Dykebar Hospital in advance of the preparation of a masterplan. The Preferred Option is premature as it lacks certainty as to whether proposed development strategy can be delivered.</p> <p>7. Infrastructure Provision/ Developers Contributions Wallace Land supports the inclusion of the proposed 'Infrastructure Considerations Map' and the Preferred Option to continue what is currently set out in the Adopted Renfrewshire Local Development Plan, as opposed to a specific developer contribution policy.</p> <p>11. Spatial Strategy Wallace supports an alternative option to the Spatial Strategy in order to meet the housing land requirement. Settlements other than those set out in the Spatial Strategy, such as Houston, should be considered for further development. The 'Vision Framework' document sets out that the land to the east of Houston is immediately effective and can deliver up to 300 homes therefore meeting the housing shortfall.</p>

Respondent and Reference Number	Summary of Representation
<p>0145 – Gladman Developments Ltd Land Owner/Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage Gladman welcomes the five objectives set out in the Main Issues Report that are to be carried through the emerging Local Development Plan, in particular, the importance of ‘place’ as a Local Development Plan objective. Renfrewshire Council expects the emerging Local Development Plan will continue to meet the housing needs and demands by delivering a range and choice of housing as well as increasing the supply of new housing. However, there are no amendments to the objective as per the adopted Local Development Plan. In order to meet objective, Gladman believes that Renfrewshire Council should identify additional sites in marketable areas that can accommodate new housing, ensuring that the housing needs and demand aspirations are met in full, with a generosity allowance to add flexibility.</p> <p>The emerging Local Development Plan should seek to address the remaining shortfall in effective housing land by allocating additional sites for housing development. Gladman therefore encourages Renfrewshire Council to have a mix of brownfield and greenfield sites in their Local Development Plan allocations. Allowing for a mix in type of housing sites can allow Renfrewshire Council to meet its housing requirement, whilst ensuring flexibility in order to maintain a 5 year supply of effective housing land at all times.</p> <p>2. City Deal In order to adopt a more positive approach to investment generated through the City Deal, settlement growth should be distributed in a more even manner in contrast to the preferred spatial strategy.</p> <p>3. Housing Land Requirements Gladman acknowledges the aspiration of the Council to increase the Housing Land Requirement to a higher quantity than identified in the HNDA, however the issue still remains regarding the significant shortfall in housing land. The Main Issues Report clearly states that the Council does not feel that at present any new land allocations are required.</p> <p>Gladman is concerned that with the lack of new allocations proposed, the increased requirement and the significant shortfall in housing land carried from the adopted Local Development Plan, Renfrewshire Council will adopt a Local Development Plan that will be failing from the outset.</p> <p>The Main Issues Report does not reflect the modifications regarding the increased generosity identified in the examination of the Clydeplan Strategic Development Plan.; therefore this should be taken into account when producing the Proposed Renfrewshire Local Development Plan2. Renfrewshire Council is failing to take paragraph 119 of Scottish Planning Policy into consideration. The alternative option within the Main Issues Report is more consistent and fitting with paragraph 119 of Scottish Planning Policy.</p> <p>The continuing reliance on ‘regeneration of brownfield and previously used sites to regenerate and enhance existing places’ does not give Renfrewshire Council a flexible land supply.</p>

Respondent and Reference Number	Summary of Representation
	<p>An alternative strategy should be pursued.</p> <p>Gladman is promoting Local Development Plan 2069 - land north of Kilmacolm Road, Bridge of Weir for residential development that is effective, free from constraints and meets the tests in PAN 2/2010.</p> <p>Supporting Information has been include with the Representation (Design Statement, Drainage Strategy Plan, Extended Phase 1 Habitat Plan, Landscape and Visual Appraisal and Transport Statement)</p> <ul style="list-style-type: none"> • The proposed development site measures 4.3Ha, and permission is sought for up to approximately 80 new homes. • Creates a logical extension to the existing settlement form, which has built up over time along, and extending from, the key artery of Kilmacolm Road; • Reflects its position on the periphery of the settlement edge by introducing a robust defensible green belt boundary • Supplements green infrastructure with internal landscaping to soften the built form • Has no direct effect on Gryffe Castle and its setting • Could successfully integrate with the surrounding area by relating to density and housing mix. • There is the availability of sufficient infrastructure to support the development, with amenities within a safe, walkable distance. <p>4. Affordable Housing</p> <p>Gladman remains flexible with regards to affordable housing delivery mechanisms and would encourage the Council to recognise the potential to meet the affordable housing need by allocating a generous supply of housing land over and above the private sector requirement to then off set the affordable requirement by way of an affordable housing policy. The level of provision should be flexible to ensure sites remain viable but the 25% provision advised in national planning policy is a reasonable benchmark.</p> <p>5. Bishopton</p> <p>Allocating a further 1,500 units on top of the already planned 2,500 units raises concerns;</p> <ul style="list-style-type: none"> • over the deliverability of the site over the short term and; • if the effectiveness of the site would be suitable as determined in accord with PAN 2/2010 Affordable Housing and Housing Land Audits. <p>6. Paisley South</p> <p>Is a masterplan for this area:</p> <ul style="list-style-type: none"> • deliverable over the short term and; • effective as determined in accord with PAN 2/2010 Affordable Housing and Housing Land Audits. <p>7. Infrastructure Provision/ Developers Contributions</p>

Respondent and Reference Number	Summary of Representation
	<p>Gladman supports the Preferred Option set out within the Main Issues Report that continues what is currently set out in the adopted Renfrewshire Local Development Plan.</p> <p>11. Spatial Strategy Gladman is concerned that Renfrewshire Council does not propose to significantly alter the Spatial Strategy and intend to carry forward the existing Local Development Plan Spatial Strategy throughout Local Development Plan2. Given that the adopted Local Development Plan failed to provide sufficient effective housing land, adopting a similar approach in Local Development Plan2 will result in the same issues being replicated. The emphasis should be on pro-growth and support new development in line with the presumption in favour of sustainable development.</p>
<p>0146 – James Macaulay, Local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agree with the Strategy.</p> <p>3. Housing Land Requirements Site Commented On – Local Development Plan 2039 – Kilbarchan Road, Bridge of Weir Agree with the conclusion that the site is not suitable for release from the greenbelt as a future housing site on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Brownfield sites in Bridge of Weir are still to be developed • Parking • Access • Traffic congestion/noise • Development would impact on the economic growth of the largest employer in the area. • Pressure on local services, including; schools, GP surgery and public transport • Impact on resident families • Development would impact on the feel of the village <p>4. Affordable Housing Agrees with the preferred option of an affordable housing policy</p> <p>5. Bishopton Agrees with the preferred strategy to build upon the potential of a sustainable place such as Dargaval Village at Bishopton.</p> <p>11. Spatial Strategy Agrees that the Local Development Plan should focus on the existing Spatial Strategy and the Key Development Priorities as set out in figure 9 of the Main Issues Report.</p>

Respondent and Reference Number	Summary of Representation
<p>0147 – Gladman Developments Ltd Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage See comments for Representation 0145</p> <p>Main Issues Report Site - Local Development Plan2043 - Sandholes Rd, Brookfield: Gladman is promoting a site west of Sandholes Road, Brookfield (Local Development Plan2043) for residential development that is effective, free from constraints and meets the tests in PAN 2/2010. The supporting documents accompanying this representation demonstrates how a high quality housing development is capable of being delivered on the site, in a sustainable location without causing harm to the character of the area or green belt objectives.</p> <ul style="list-style-type: none"> • The Site area under control of the applicant is approximately 8 ha, indicative capacity 90 units • Development would be visually contained development in keeping with the development pattern of the village • Good public transport, cycle and road connections to wider amenities • New public open space, enhancing the recreational and biodiversity functions at the edge of Brookfield • High degree of permeability, with good pedestrian access to the existing village. <p>The supporting documents provided include; design statement, drainage strategy and flood risk assessment, habitat survey, landscape and visual appraisal and transport statement.</p> <p>4. Affordable Housing See comments for Representation 0145</p> <p>5. Bishopton See comments for Representation 0145</p> <p>6. Paisley South See comments for Representation 0145</p> <p>7. Infrastructure Provision/ Developers Contributions See comments for Representation 0145</p> <p>11. Spatial Strategy See comments for Representation 0145</p>

Respondent and Reference Number	Summary of Representation
<p>0148 – Stewart Milne Homes (Central Scotland) Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>SMH support an appropriate balance between the release of both brownfield and greenfield land in order to address any shortfall in housing land supply and provide greater certainty to planning decisions.</p> <p>They support the identification of additional locations in marketable areas that can accommodate homes to ensure that the full range of housing need and demand can be met. It is important that these further locations can be supported by existing or planned physical infrastructure and services. They conclude that the adopted Local Development Plan has not adequately met its housing need and demand to date and therefore this remaining issue is required to be resolved through the preparation of the emerging Local Development Plan.</p> <p>SMH propose there is an appropriate balance to be struck between the release of both brownfield and greenfield land through new Local Development Plan allocations and Renfrewshire Council needs to consider addressing any shortfall in housing land supply by allocating further greenfield land so that greater certainty can be given to planning decisions based on an adopted Local Development Plan.</p> <p>3. Housing Land Requirements</p> <p>SMH objects to both the Preferred Strategy and Alternative Strategy within the Main Issues Report (Main Issues Report) and supports a more flexible approach to meeting the shortfall in Renfrewshire’s housing land supply. There is a current unresolved shortfall in housing land across Renfrewshire Council area and, as such, the established need is not currently being met. The policy framework presented in the Main Issues Report should be updated to reflect the Report of Examination for Clydeplan SDP once approved.</p> <p>Stewart Milne Homes objects to both the preferred and alternative options as set out in the Main Issues Report , on the grounds:</p> <ul style="list-style-type: none"> • The Council are setting out a housing land requirement for the private sector housing which is lower than the requirement set out in the Report of Examination for the emerging Clydeplan. 15% generosity requires to be added to the all tenure Housing Supply Targets. • No new land allocations are proposed by the Council in the emerging Local Development Plan to meet the increased housing land requirement with 15% generosity applied. • The Council must demonstrate how the housing land requirement will be met in full over both Strategic Development Plan periods – 2012 to 2024 and 2024 to 2029. However, the Main Issues Report has only assessed whether the emerging plan could meet the housing land requirement from 2018 to 2028. Accordingly, the emerging Local Development Plan needs to make provision for 6,960 private sector homes from 2012 to 2024 and 1,450 private sector homes from 2024 to 2029.

Respondent and Reference Number	Summary of Representation
	<p>Main Issues Report Site - Local Development Plan2039 - Kilbarchan Rd, Bridge of Weir</p> <p>SMH have provided a supplementary site assessment response document in support of the allocation of Local Development Plan site 2039 in the next Local development Plan.</p> <ul style="list-style-type: none"> • The site extends to 16ha • The site provides a deliverable and effective opportunity to provide additional residential development in a sustainable and sympathetic manner • Technical investigations and assessments of the site have not identified any insurmountable constraints to residential development and the site can be commenced within the 5 year plan period • The scale of development is appropriate to the settlement, and is considered a logical location in which to provide additional housing in Bridge of Weir <p>4. Affordable Housing</p> <p>SMH supports the Alternative 2 Option, an affordable policy targeted at North and West Renfrewshire housing sub-market areas where the levels of affordable housing are negotiated on a case by case basis. Affordable housing provision should be provided across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes. This approach is in accordance with SPP. A maximum provision of 25% affordable housing should be provided on site where this is demonstrated to be appropriate. In addition, SMH supports a protocol to ensure a consistent approach of dealing with affordable housing on a case by case basis.</p> <p>7. Infrastructure Provision/ Developers Contributions</p> <p>SMH supports the inclusion of the proposed 'Infrastructure Considerations Map' and the Preferred Option, as opposed to a specific developer contribution policy.</p>
<p>0149 – Gladman Developments Ltd Land Owner/Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage See comments for Representation 0145</p> <p>2. City Deal See comments for Representation 0145</p> <p>3. Housing Land Requirements See comments for Representation 0145</p>

Respondent and Reference Number	Summary of Representation
	<p>Supporting Information (Development Framework) was submitted with the representation for Barrochan Road, Crosslee</p> <p>Proposed Additional Site – Barrochan Road, Crosslee (New Site) Due to the significant shortfall in effective housing land supply, Gladman propose to include the site at Barrochan Road, Crosslee, as a housing land allocation. Although the site was not submitted during the call for sites process of Local Development Plan2, Gladman can demonstrate its effectiveness and suitability in order to meet the housing land requirements in the short term. The attached ‘Development Framework’ document sets out the site’s suitability for housing. The site is located adjacent to Barrochan Road and is close to Crosslee Centre. This will promote the use of public transport and pedestrian connections to the town centre.</p> <p>4. Affordable Housing See comments for Representation 0145</p> <p>5. Bishopton See comments for Representation 0145</p> <p>6. Paisley South See comments for Representation 0145</p> <p>7. Infrastructure Provision/ Developers Contributions See comments for Representation 0145</p> <p>11. Spatial Strategy See comments for Representation 0145</p>
<p>0150 – Mr Paul Allison Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Access and condition of roads • Traffic congestion/noise • Pressure on local services, including; schools, health and council facilities • Plot is visible and would change the nature of the village if developed

Respondent and Reference Number	Summary of Representation
<p>0151 –Miller Homes Land Owner / Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • The Council has not demonstrated that there are sufficient effective brownfield sites to meet the housing land requirement in full over both periods of the emerging Clydeplan SDP. • The Council’s emerging strategy should be amended to acknowledge the role that Greenfield housing sites will inevitably have to play to meet the housing land requirement of the emerging Clydeplan Strategic Development Plan (SDP) • The report of examination of Clydeplan Strategic Development Plan confirms that the test for a five year effective housing land supply has to be met in 3 ways: <ul style="list-style-type: none"> ▪ By Local authority Area (All tenure) ▪ By Housing sub market area (Private only) ▪ By Local Authority Area (Private only) • Policy P2 - Housing Land Supply should be amended to reflect the Reporter’s modification and reflect the criteria for the release of green field housing sites set out in the emerging Clydeplan Strategic Development Plan. • If the Council does not amend its development strategy, it is likely that the Council will not be maintaining a five year effective housing land supply at the point of adoption <p>2. City Deal</p> <ul style="list-style-type: none"> • The proposed policy is welcomed and supported in principle. The policy should not focus on individual projects as the as the City Deal will have various widespread benefits over Renfrewshire. Benefits would include unlocking and supporting the delivery of new homes for local communicates. • City Deal may result in additional opportunities for housing which are not allocated in Local Development Plan2 when adopted <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • The Housing Land Supply Assessment supporting this representation confirms that there is a significant shortfall in the scale of new housing allocations required in the emerging Local Development Plan 2 to meet the housing land requirement in full over both periods of the emerging Clydeplan Strategic Development Plan. The scale of the all tenure housing shortfall is 1641 units during the period 2012-2024 and 1269 units during the period 2024-2029. • The proposed development strategy will not maintain a five year effective housing land supply at all times • There is insufficient information available to understand whether or not an additional 1,500 homes as Bishopton Community Growth Area will contribute towards the housing land requirement in full over both periods • There is insufficient information regarding the development of Council owned land for housing, it is not clear what these sites are and whether they would be effective

Respondent and Reference Number	Summary of Representation
	<p>Site commented on Caplethill Road, Paisley (Ref Local Development Plan 2041)</p> <ul style="list-style-type: none"> • The proposal is for around 225 new homes, including affordable housing to meet Council requirements if required. • The proposal will help unlock and deliver homes in the Paisley South Expansion Area by providing a key access point from Caplethill Road to the South. • Allocation of Caplethill Road, Paisley for residential would present a sustainable and logical expansion to the existing settlement and support the delivery of the Paisley South Expansion Area. <p>Supporting Information Provided to address the planning and Strategic Environmental Assessment and support the allocation of this site in the next Local Development Plan. (Housing Land Supply Assessment, Development Framework Report, Planning and SEA review and Statement of Site Effectiveness.</p> <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • Miller Homes recommend that the emerging Local Development Plan 2 does not include an affordable housing policy. • Alternative 2 would include an affordable policy targeted at North and West Renfrewshire, where the levels of affordable housing are negotiated on a case by case basis. Alternative 2 would be preferable to the Council's Preferred Option if such a policy is to be included. A maximum provision of 25% affordable housing should be provided on site where demonstrated to be appropriate. <p>5. Bishopton</p> <ul style="list-style-type: none"> • There is a lack of information at this stage to understand whether all these additional homes would be effective in accordance with PAN 2/2010 • A revised masterplan should be prepared in advance of the proposed Local Development Plan 2 and published for consultation • Given the scale of the site it is unlikely that additional allocations would be built out within the period of the emerging Local Development Plan 2 • The Council should recognise that there is a demand for housing all over Renfrewshire not just in Bishopton <p>6. Paisley South</p> <ul style="list-style-type: none"> • The Council has significantly scaled back its ambitions based on its position that the established housing land supply is sufficient to meet the housing land requirement of the emerging Clydeplan Strategic Development Plan in full. The Council should allocate the entirety of the Paisley South Expansion Area as originally intended under the Adopted Local Development Plan. Miller Homes recommends the proposal for Caplethill Road, Paisley (Ref: Local Development Plan 2041) is included as an allocation for residential development in the Proposed Local Development Plan 2, forming a logical extension to the Paisley South Expansion Area. This proposal will enable the delivery of this key Council allocation. A masterplan should be prepared in advance of the Proposed Local Development Plan 2 and published for consultation to

Respondent and Reference Number	Summary of Representation
	<p>inform the scale of housing allocations required and its impact on the development strategy.</p> <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • The Council’s Preferred Option in relation to its spatial strategy is not supported, as it would fail to maintain a five year effective housing land supply at all times and meet the housing land requirement of the emerging Clydeplan SDP in full over both periods. • It is recommended that the Council adopts a spatial strategy in the emerging Local Development Plan 2 which is capable of identifying additional locations in marketable areas for new homes. This would help ensure that the housing need and demand can be met in full over the Plan period. • See comments for Question 1 and 3 <p>12. Additional Comments</p> <p>The Council’s Planning & SEA Assessments have been reviewed and updated to take account of the proposal for Caplethill Road, Paisley (Ref: Local Development Plan 2041) and mitigation measures. The update is presented in the supporting <i>Planning & Strategic Environmental Assessment Review</i>. Commentary in the Review highlights areas of agreement between the Council’s assessment and the review. It also highlights areas of disagreement and explains the justification for the differences in scoring, taking account of the proposal. Further new allocations will be required as part of the Proposed Local Development Plan 2, as demonstrated by the supporting <i>Housing Land Supply Assessment</i>. Allocation of Caplethill Road, Paisley (Ref: Proposed Local Development Plan 2041) for residential development in the emerging Proposed Local Development Plan 2 would present a sustainable and logical expansion to the existing settlement and support the delivery of the Paisley South Expansion Area.</p>
<p>0152 – Cala Homes Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • The Council has not demonstrated that there are sufficient effective brownfield sites to meet the housing land requirement in full over both periods of the emerging Clydeplan SDP. • The Council’s emerging strategy should be amended to acknowledge the role that Greenfield housing sites will inevitably have to play to meet the housing land requirement of the emerging Clydeplan Strategic Development Plan (SDP) • The report of examination of Clydeplan Strategic Development Plan confirms that the test for a five year effective housing land supply has to be met in 3 ways: <ul style="list-style-type: none"> ▪ By Local authority Area (All tenure) ▪ By Housing sub market area (Private only) ▪ By Local Authority Area (Private only) • Policy P2 - Housing Land Supply should be amended to reflect the Reporter’s modification and reflect the criteria for the release of green field housing sites set out in the emerging Clydeplan Strategic Development Plan. • If the Council does not amend its development strategy, it is likely that the Council will not be maintaining a five year

Respondent and Reference Number	Summary of Representation
	<p>effective housing land supply at the point of adoption</p> <p>2. City Deal</p> <ul style="list-style-type: none"> The policy should not focus on individual projects as the as the City Deal will have various widespread benefits over Renfrewshire. Benefits would include unlocking and supporting the delivery of new homes for local communicates. City Deal may result in additional opportunities for housing which are not allocated in Local Development Plan2 when adopted <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> The Housing Land Supply Assessment supporting this representation confirms that there is a significant shortfall in the scale of new housing allocations required in the emerging Local Development Plan 2 to meet the housing land requirement in full over both periods of the emerging Clydeplan Strategic Development Plan. The scale of the all tenure housing shortfall is 1641 units during the period 2012-2024 and 1269 units during the period 2024-2029. The proposed development strategy will not maintain a five year effective housing land supply at all times There is insufficient information available to understand whether or not an additional 1,500 homes as Bishopton Community Growth Area will contribute towards the housing land requirement in full over both periods There is insufficient information regarding the development of Council owned land for housing, it is not clear what these sites are and whether they would be effective <p>Site commented on Kilmacolm Road, Houston (Ref Local Development Plan2052)</p> <ul style="list-style-type: none"> CALA Homes (West) controls 5.6ha of land at Kilmacolm Road, to the north of Houston. The site can accommodate around 100 homes Proposal could establish a robust and defensible boundary to the north west of Houston Allocation of Kilmacolm Road, Houston (Ref: Local Development Plan2052) for residential development in the emerging Local Development Plan 2 will present a sustainable and logical expansion to the existing settlement The site is in a sustainable location and all of the new homes will be within a walkable distance of existing services and amenities. There is access to nearby public transport with bus routes located within easy walking distance. <p>Supporting Information Provided to address the planning and Strategic Environmental Assessment and support the allocation of this site in the next Local Development Plan. (Housing Land Supply Assessment, Development Framework Report, Planning and SEA review and Statement of Site Effectiveness.</p> <p>4. Affordable Housing</p> <ul style="list-style-type: none"> The adopted Local Development Plan does not have a policy requirement for the delivery of affordable housing as part of private housing developments

Respondent and Reference Number	Summary of Representation
	<p>5. Bishopton</p> <ul style="list-style-type: none"> • There is a lack of information at this stage to understand whether all these additional homes would be effective in accordance with PAN 2/2010 • A revised masterplan should be prepared in advance of the proposed Local Development Plan2 and published for consultation • Given the scale of the site it is unlikely that additional allocations would be built out within the period of the emerging Local Development Plan 2 • The Council should recognise that there is a demand for housing all over Renfrewshire not just in Bishopton <p>6. Paisley South</p> <ul style="list-style-type: none"> • The Council has significantly scaled back its ambitions based on its position that the established housing land supply is sufficient to meet the housing land requirement of the emerging Clydeplan Strategic Development Plan in full. The Council should allocate the entirety of the Paisley South Expansion Area as originally intended under the Adopted Local Development Plan. A masterplan should be prepared in advance of the Proposed Local Development Plan 2 and published for consultation to inform the scale of housing allocations required and its impact on the development strategy. <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • The Council's Preferred Option in relation to its spatial strategy is not supported, as it would fail to maintain a five year effective housing land supply at all times and meet the housing land requirement of the emerging Clydeplan SDP in full over both periods. • It is recommended that the Council adopts a spatial strategy in the emerging Local Development Plan 2 which is capable of identifying additional locations in marketable areas for new homes. This would help ensure that the housing need and demand can be met in full over the Plan period. • See comments for Question 1 and 3 <p>12. Additional Comments</p> <p>The Council's Planning & SEA Assessments have been reviewed and updated to take account of the proposal for Kilmacolm Road, Houston (Ref: Local Development Plan 2052) and mitigation measures. The update is presented in the supporting <i>Planning & Strategic Environmental Assessment Review</i>. Commentary in the Review highlights areas of agreement between the Council's assessment and the review. It also highlights areas of disagreement and explains the justification for the differences in scoring, taking account of the proposal. Further new allocations will be required as part of the Proposed Local Development Plan 2, as demonstrated by the supporting <i>Housing Land Supply Assessment</i>. Allocation of Kilmacolm Road, Houston (Ref: Proposed Local Development Plan 2052) for residential development in the emerging Proposed Local Development Plan 2.</p>

Respondent and Reference Number	Summary of Representation
0153 – Kenneth Gray Local Resident	3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of loss of greenbelt and basic infrastructure
0154 – Peter Davidson Local Resident	3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of: <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise and inadequate parking • Reduction in public transport • Pressure on local services, including; schools, health and council facilities • Pressure on infrastructure including water and sewage
0155 – Sidney Kennedy Local Resident	3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of: <ul style="list-style-type: none"> • Loss of greenbelt • Traffic congestion/noise • Access issues • Pressure on local services, including; schools, health and parking • Feel very strongly that the ground is either Green Belt or not, reference to a 'Pipeline site' is inappropriate as each application should be dealt with on an individual basis at the time of submission
0156 – Gary & Liz Montgomery Local Residents	3. Housing Land Requirements - Site Commented On – Local Development Plan2038 – West of Lawmarnock Road, Bridge of Weir Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of: <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise • Pressure on local services, including; schools and health facilities
0157 – Stuart & Sarah Rawson Local Residents	3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of: <ul style="list-style-type: none"> • Loss of greenbelt, brownfield sites should be considered first • Unsuitable access

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Traffic congestion/noise and disruption during construction • Pressure on local services, including; schools and health facilities and parking • Poor public transport
<p>0158 – Susan Allison Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan 2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a 'potential pipeline site' on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Impact on wildlife • Access issues • Traffic congestion/noise • Pressure on local services, including; schools, health and parking facilities
<p>0159 – Linwood Community Council</p>	<p>2. City Deal</p> <ul style="list-style-type: none"> • Investment benefits should be spread throughout Renfrewshire, not just concentrated on certain areas • Increase in traffic resulting from the popularity of Glasgow Airport should be addressed • Need alternative means of travelling to the airport which would include dedicated bus routes from areas other than Glasgow or Gilmour Street <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • Linwood Community Council believes that it is correct that brownfield sites are prioritised for housing development. • Accessible housing should be reintroduced to town centres • Very reluctant to see any further encroachment on greenbelt land by social or private housing developers <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • Affordable housing should be evenly distributed throughout all of Renfrewshire <p>7. Infrastructure Provision/Developer Contributions</p> <ul style="list-style-type: none"> • Linwood Community Council feels very strongly that there is a definite requirement for a specific developer contribution to be incorporated into the next Renfrewshire Local Development Plan. We feel that such a contribution should be made in the community affected by the development, not spread throughout Renfrewshire. We believe such a contribution should be proportionate to the amount of disruption which has occurred within the area in which the development has taken place, and should benefit the whole community, not just the residents of any new development.

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific housing groups</p> <ul style="list-style-type: none"> Concerned and dismayed at the dismissal of the need for a housing policy for the elderly or those in need of accessible housing displayed in the Local Development Plan <p>12. Additional Comments</p> <p>Linwood Community Council has concerns about the impact on the environment in this area of several factors.</p> <ul style="list-style-type: none"> Roads which were built 50 years ago are handling huge increases in traffic, as commuters make their way from the By-Pass to the commuter villages of Brookfield, Houston, Bridge of Weir by travelling through Linwood. Object to Renfrewshire Council's plan to increase the population of Renfrewshire by 5% within the next few years on the grounds that it is unrealistic in terms of sustainable population growth, and also hugely detrimental to the environment in our area. The prospect of a further retail development at the Paton's Mill site at Johnstone, when considered with the impact of the Merchiston and old Johnstone Hospital developments can only have a further detrimental impact on the traffic flow and also the air quality in Linwood. Feel that the success of the Phoenix retail park, whilst welcome in itself, also needs to be addressed. The road access (entry and exit) is completely inadequate, and results, in peak times, in huge traffic queues which are not only inconvenient but also detrimental to the environment. The queues which occur in the area between the Linwood Toll roundabout and Linclive affect those trying to access the by-pass as commuters. We would encourage a change in the road layout at the Phoenix to include separate entry and exit lanes, and public transport access to the main shopping area, thus cutting down on the need for shoppers to take their cars. Cycle lanes would also be beneficial. We are concerned at the amount of funding being poured into Paisley as a result of the 2021 bid. The 2021 bid is not yet decided and as such, should not be included in the Local Development Plan as chances of success are speculative. Concerned about the decline and deterioration in historic buildings outside Paisley town centre which have been abandoned and left to fall down, yet buildings in the High Street regeneration area will benefit from a substantial cash injection. Fail to see the need for a Sports Village at Ferguslie Park. There are several sports hubs within a very short distance of Ferguslie, and there will soon be a 3g pitch available at Linwood's Mossedge development. The funding required to build a sports village could, in our opinion, be much more wisely spent elsewhere. We would like to see an overhaul of public transport available in the area. Elderly and mobility impaired members of our

Respondent and Reference Number	Summary of Representation
	<p>community find their access to the On-x centre is compromised by the lack of public transport to the door.</p> <ul style="list-style-type: none"> • Concerned about the lack of safe pavements and dropped kerbs in the area. We are faced with the situation of members of our community taking buses for short journeys around Linwood as the roads are too busy, with inadequate safe crossing measures. This obviously has an environmental impact, and also has impact on the health of individuals as they find walking locally too risky. • Like to see prompt action taken with regard to cleaning up the Linwood Lade as outlined in the Linwood Town Strategy document. This would then provide a place accessible to all where the beauty of our local environment and biodiversity can be fully appreciated and enjoyed.
<p>0160 – Ken Mann Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Generally agrees with the proposed strategy.</p> <p>2. City Deal</p> <ul style="list-style-type: none"> • Tapping in to City Deal makes a good deal of sense given the connectivity benefits for peripheral communities in Renfrewshire. <p>3. Housing Land Requirements Site Commented On Lawmarnock Road, Bridge of Weir Local Development Plan2038</p> <ul style="list-style-type: none"> • Completely opposed to the potential for up to 320 houses to be built over at West of Lawmarnock Road, Bridge of Weir • agree entirely with the Council’s summarised view that it is difficult to see how it could fulfil a role of integration • Issues with road capacity, negative visual amenity, sense of community, vehicular emissions • Sense of place would be negatively affected through integration issues. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • As long as balance exists in maintaining the mix in rural settings while preserving the natural character and general size of communities <p>5. Bishopton</p> <ul style="list-style-type: none"> • Not aware that Dargavel integrates with Bishopton, nor that it will deliver any community spirit of its own in the medium term

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific housing groups</p> <ul style="list-style-type: none"> • Not aware integration between the genuine gypsy/traveller communities and existing traditional communities has any history of success anywhere in the UK • Oppose any such provision in Renfrewshire • Non-genuine gypsy/traveller groups seem to have a lifestyle incompatible with traditional communities and will be difficult to deal with through existing legal and legislative provision <p>9. Supporting the Delivery of Heat Networks Agree with preferred Strategy</p> <p>10. Renewables</p> <ul style="list-style-type: none"> • In rural settings such developments tend to harm visual amenity for, in my opinion, too low a likely return in major energy generation within Renfrewshire. It looks like a 'tick-box' exercise to appease Government (Scottish and UK) target makers. <p>12. Additional Comments Opposes the potential for 320 houses to be built West of Lawmarnock Road, Bridge of Weir for the reasons set out above.</p>
<p>0161 – Ian and Patricia Brodie Local Residents</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan 2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a 'potential pipeline site' on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise • Junction capacity issues • Pressure on local services, including; schools, nurseries, and GP Surgeries • There are alternative brownfield sites
<p>0162 –Paterson Partners/Barratt Homes Land Owner/ Developer</p>	<p>Site Commented On – Local Development Plan 2035 – Whitelint Gate, Bridge of Weir</p> <p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Reference is made to the limited supply of housing releases in this area, including affordable housing • Established shortfall in Renfrewshire Council's effective housing land supply. Refers to an assessment of Renfrewshire's Housing Land Supply complete by Geddes Consulting which established a shortfall in Renfrewshire's all tenure housing supply across the plan period. Renfrewshire Council requires to amend its existing housing supply figures in line with the recommendations in the Geddes Report. This requires substantial further housing releases. • Representation is made against the restrictive housing policies in the Main Issues Report and the lack of housing releases in Bridge of Weir

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Whitelint Gate is an effective suitable site for some 200 houses and a retail store. <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • Council's policy on housing land supply is flawed. It has been accepted that there is a significant recognised shortfall in housing in the Renfrewshire [and North/West villages] Local Housing Areas. • The Council's premise that existing large sites, such as Bishopton and SW Johnstone, along with additional suggested sites, will address the shortfall is flawed. • Objection is made to Table 6, page 40 of the Main Issues Report. It is considered that the Council's proposed method of calculating housing supply and the proposed release of sites address this short fall is flawed. • The Council's housing policy should identify a number and choice of sites which are classed as effective and which comply with SPP para 33 and para 125. • Assessment of Renfrewshire's Housing Land Supply has been completed by Geddes Consulting which identifies a significant housing shortfall across the Local Development Plan period. <p>Local Development Plan2035 – Whitelint Gate, Bridge of Weir</p> <ul style="list-style-type: none"> • The Whitelint Gate site is promoted for some 200 houses, including affordable housing, as well as a retail store. • Part of the Whitelint Gate site is Brownfield. This part of the site is presently subject to a planning appeal for 49 houses and a separate appeal for a retail store. The residual Greenbelt/Greenfield area would be a natural extension of the Brownfield site. This extension site would benefit from existing access, infrastructure and services. • The extension area is subject to a Landscape Planting Scheme, which will provide a long term defensible boundary • The site is considered sustainable with access and egress to and from the site, along with pedestrian and cycling improvements, linked with the adjacent Sustrans Cycle Route. • The site has been subject to a ground investigation and it was confirmed that the site can be effectively developed. • The site does not flood and the associated attached documents confirm that the site can be effectively drained and serviced. <p>Attached documents submitted in support of the allocation of this site in the next Local Development Plan:</p> <ul style="list-style-type: none"> • Housing and Land Supply by Geddes Consulting-May 2017. • Transport Statement by WYG Ltd-May 2017. • Habitat Survey by Wild Surveys Ltd-May 2017. • Landscape Statement by Ian White Assoc- February 2015. • Stage 1 Ground Investigation Report by Johnson Poole & Bloomer-August 2005. • Contamination and Gas Emissions Summary Report by Johnson Poole & Bloomer-Feb 2017. • Desk Study by Johnson Poole & Bloomer-Jan 2015.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Master Plan Indicative Layout [inc the two appeal sites PPA-350-2022 & 350-2023] • Air Quality Assessment by Itpenenergised Ltd –May 2017. • Flood Risk Statement and Drainage Strategy by DBA Ltd–November 2016. • Services Assessment by SEPA/SW - August 2016. • Retail Impact Assessment by Fergusson Planning Ltd – May 2016. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • Contrary to National Policy not to include an affordable housing policy for North and West Renfrewshire • The Council should prioritise, focussing upon various methods of delivery of affordable housing. This can include key workers units, shared ownership, commuted payments, through to social rented. • The provision of 25% affordable housing in the West Renfrewshire villages can only be provided as part of larger private sector housing developments. The difficulty with this proposed policy is that Renfrewshire Council has not identified any such private housing releases in the West Renfrewshire Villages to support new affordable homes <p>5. Bishopton and Paisley South</p> <ul style="list-style-type: none"> • Council’s strategy to focus on Bishopton and Paisley South is flawed • The housing numbers cannot be delivered during the plan period, which will impact upon the delivery of houses throughout Renfrewshire • Suggest that Renfrewshire Council accepts that focussing solely on places such as Dargaval, will be problematic and will merely be setting the scene for future housing delivery problems and all that entails. The preferred strategy would be to also identify a range of housing sites, including greenbelt/greenfield land to address housing shortfall. <p>7. Infrastructure Provision/Developer Contributions</p> <ul style="list-style-type: none"> • Most Councils have such policies <p>8. Housing for key specific Housing groups</p> <ul style="list-style-type: none"> • No comment on gypsy sites • There should be a policy on key workers sites as these sites deliver much needed forms of houses, which positively contribute to the economy of the area <p>9. Supporting the delivery of Heat Networks</p> <ul style="list-style-type: none"> • The delivery of heat networks is a good idea, however in practice it is difficult to provide due to effective sources of raw materials and antipathy of house builders.

Respondent and Reference Number	Summary of Representation
	<p>11. Spatial Strategy</p> <ul style="list-style-type: none"> The Spatial Development Strategy/Key Development Priorities and their interpretation as part of planning applications are inconsistent. The use of brownfield and sustainable sites as a priority is understood, however, in the case of Whitelint Gate, an alternative view has been taken. <p>12. Additional Comments</p> <p>A number of technical documents have been submitted to support the allocation of land at Whitelint Gate for 200 houses including affordable as well as a Retail Store.</p>
<p>0163 – Andrew Curley Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> Little reference made to protecting built heritage, specifically in the villages within Renfrewshire Little reference regarding improving transport links to the Renfrewshire villages More co-operation with neighbouring local authorities particularly with Inverclyde (as they will have a significant impact on Bridge of Weir) State that very little was referenced around improving transport links to the Renfrewshire villages, it would be great if we could have a railway back which would give a massive economic boost to Paisley and west Renfrewshire. <p>2. City Deal Policy</p> <ul style="list-style-type: none"> Agree with Strategy <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> Development should be in the right place, not just development at any cost No point in building 200 houses in Bridge of Weir, if infrastructure can't cope <p>4. Affordable Housing</p> <ul style="list-style-type: none"> It is important that a community is as balanced as it can be, it however needs to be in locations that are suitable and economically justifiable in line with Housing Grant available to Rented Social Landlords from the Scottish Government. Focus should be given to mid-market rent properties, <p>5. Bishopton</p> <ul style="list-style-type: none"> Consider expansion of Langbank given its excellent transport links and reasonably accessible outlying areas <p>6. Paisley South</p> <ul style="list-style-type: none"> Agree with Strategy

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developer Contributions</p> <ul style="list-style-type: none"> • Yes – would save a lot of time as unwanted speculative developments would be curtailed <p>10. Renewables</p> <ul style="list-style-type: none"> • Agree with Strategy <p>12. Other Issues</p> <ul style="list-style-type: none"> • Villages in great danger of losing their identity • Not in favour of further release of greenbelt land
<p>0164 –Cala Homes (West) Land Owner/ Developer</p>	<p>3. Housing Land Requirements</p> <p>Site commented on South of Woodend House, Houston Road, Houston (Local Development Plan 2024)</p> <ul style="list-style-type: none"> • Cala has commenced contractual discussions with Acorn Property Group and the landowner regarding the development of the site • Cala view that the Council will need to allocate additional sites to meet its housing land requirement and maintain a 5 year housing land supply • Cala would prefer the site to be allocated rather than the council decide to instigate any other mechanism for bringing sites forward such as supplementary planning guidance • Additional supporting information is provided in relation to the assessment of site Local Development Plan 2024 in support of its allocation in the next Renfrewshire Local Development Plan.
<p>0165 – Lochwinnoch Community Council</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Generally agree but requires more consultation with Local Communities • Provides details of Lochwinnoch Community Council response to the Scottish Government consultation on the Future of the Scottish Planning System <p>2. City Deal</p> <ul style="list-style-type: none"> • Agree with additional policy however it will have significant effect on the rural areas of North and West Renfrewshire increasing the prospect of the villages becoming even more commuter orientated and increased pressure for development sites. To preserve the quality of life in West Renfrewshire, either the need to extend the transport infrastructure facilities has to be addressed as part of City Deal or additional housing growth in rural villages should be constrained.

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • Greater protection is needed for greenbelt • Help needed for local communities agreeing “where and how much”. There is unquestionably a commercial desire to build additional houses in the villages of West Renfrewshire, but what is needed and acceptable required to be more clearly stated in the Local Development Plan. • Five of the sites assessed within Lochwinnoch (Local Development Plan 2002, 2028, 2032, 2065, 2066) are considered. Nothing should be permitted that individually or cumulatively causes significant environmental impact on the natural environment. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • Lochwinnoch Community Council would like to co-operate in reviewing in future planning development of affordable housing in the village in preparation of the 2017 Local Development Plan. Development may have to be restricted where communities have reached full capacity, or are in danger of outgrowing infrastructure services. <p>5. Bishopton</p> <ul style="list-style-type: none"> • Yes agree. This is outside the scope of Lochwinnoch Community Council and for decisions by Renfrewshire Council and the local community at Bishopton and Dargavel <p>6. Paisley South</p> <ul style="list-style-type: none"> • Yes agree. This is outside the scope of Lochwinnoch Community Council and for decisions by Renfrewshire Council and the local community of Paisley South <p>7. Infrastructure Provision/Developer Contributions</p> <ul style="list-style-type: none"> • A specific developer contribution policy is not required for most housing development and the current policy of developers expected to make good any infrastructure deficits associated with smaller developments should be continued so that the burden of building new services is born by developers rather than existing communities. • Some flexibility to reduce developer contributions should be available where affordable or social housing is to be encouraged. <p>8. Housing for key specific Housing groups</p> <ul style="list-style-type: none"> • There may be some need for provision of special sites for key groups. If these are temporary they need to be under licence of the Local Authority on approved sites with adequate services to meet public health standards • Where there are needs for social housing for elderly, physically disadvantaged or disable persons, provision need to be reflected in the Local Development Plan or the supplementary guidance

Respondent and Reference Number	Summary of Representation
	<p>9. Delivery of heat networks</p> <ul style="list-style-type: none"> • Yes where opportunities exist. There is likely to be limited scope for economically viable Heat Networks to supply community projects except from large industrial sites, but where there are opportunities then Renfrewshire Council should encourage exploitation as part of strategy to support sustainable energy efficiency <p>10. Wind Turbine (Renewable Energy) Development</p> <ul style="list-style-type: none"> • Stronger strategy policy is needed and include alternative sources <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • Agree with Strategy <p>12. Other Issues</p> <ul style="list-style-type: none"> • Lochwinnoch Community council supports Renfrewshire Council in its policy emerging from the Scottish Government reviews of the planning process and the preparation the Community and neighbourhood plans, to improve the level of consultation and agreement with local communities
<p>0166 – Stella Craig Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise • Pressure on local services, including; schools, health and council facilities
<p>0167 –Springfield Properties Ltd Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Springfield Properties in general supports the five objectives outlined in the Main Issues Report • The place objectives and how they translate into meeting housing needs is of particular interest • Policies should be in place within the Local Development Plan as to housing delivery including identification of new sites, should a 5 year effective housing land supply not be met • Springfield Properties supports the representations being made by Homes for Scotland particularly in reference to housing land supply and figures and the shortfall • In order to meet the shortage of much needed housing especially affordable housing, there has to be a more balanced approach to the release of green field sites.

Respondent and Reference Number	Summary of Representation
	<p>2. City Deal</p> <ul style="list-style-type: none"> • Springfield Properties supports the Council’s preferred option. This policy should support the increased supply of new housing in the Council area • Springfield Properties supports the representations being made by Homes for Scotland <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • Springfield Properties supports the representations set out by Homes for Scotland and objects to both the preferred and alternative options • In order to meet the shortage of much needed housing, especially affordable housing, then there has to be a more balanced approach to the release of Greenfield sites. • The Local Development Plan needs to make provision for 6960 private homes from 2012 to 2024 and 1450 private homes from 2024 to 2029. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • Springfield Properties supports the alternative 2 option with an affordable policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demands through a mix of housing. <p>5. Bishopton</p> <ul style="list-style-type: none"> • Supports the preferred option to prepare a revised masterplan and to allocate additional housing supply to Dargavel Village, Bishopton • The plan should not rely solely on Dargavel village to deliver all of the housing needs in the area • Springfield Properties would seek to include Craigton Farm, Bishopton (Ref Local Development Plan 2042) with provision for affordable homes • Information is provided in support of the allocation of Craigton Farm, Bishopton (Ref Local Development Plan 2042) in the next Renfrewshire Local Development Plan. <p>7. Infrastructure Provision/ Developer Contributions</p> <ul style="list-style-type: none"> • Developers should only be required to make contributions where any planning obligation meets the policy tests set out in Circular 3/2012. Any such contributions should be identified and clearly set out as part of the Proposed Plan.

Respondent and Reference Number	Summary of Representation
	<p>9. Delivery of heat networks</p> <ul style="list-style-type: none"> • Springfield Properties have continued to focus on sustainability, carbon reduction and customer energy saving through highly efficient building fabric specification, technology and renewable energy sources. • Springfield Properties fabric specification surpasses the current Scottish Building Standards <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • Springfield Properties supports the representations made by Homes for Scotland and does not support the preferred option • The Council should identify additional housing sites in marketable locations that can accommodate homes to fully meet the housing need and demand
<p>0168 – Philip Neaves, Felsham Planning and Development on behalf of UWS</p>	<p>6. Paisley South</p> <ul style="list-style-type: none"> • The University supports the alternative approach but it is willing to consider being part of a wider master plan provided its options are not compromised <p>Supporting Documents are provided to support the allocation of the following sites in the next Local Development Plan</p> <ul style="list-style-type: none"> • Thornly Park, UWS Campus • South Avenue <p>In addition to the information provided in the supporting documents, the following comments have been received:</p> <p>Thornly Park</p> <p>UWS are to prepare a master plan. This is likely to take 6 – 9 months and will require reports to address in principle key technical questions:</p> <ul style="list-style-type: none"> • Site capacity and development zones within the site • Traffic and accessibility • Connections with the surrounding area • Landscape • Ecology • Trees • Drainage • Flooding • Services and utilities capacity • Loss of existing uses

Respondent and Reference Number	Summary of Representation
	<p>Consultation with Councillors and community will take place as the master plan is prepared.</p> <p>South Avenue</p> <p>Issues to be address would include:</p> <ol style="list-style-type: none"> 1. Adequacy of the access 2. Site capacity 3. Traffic capacity 4. Flooding 5. Relationship with neighbouring land 6. Need to identify acceptable finished floor levels if flooding is an issue 7. Technical issues, to include: <ul style="list-style-type: none"> • Trees • Screening of neighbours • Drainage • Utilities capacity
<p>0169 – The Woodland Trust</p>	<p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • According to the ancient woodland inventory, ancient woodland is present of each of these sites Local Development Plan2029, Local Development Plan2047, Local Development Plan2054, Local Development Plan2057, Local Development Plan2060, Local Development Plan2071, Local Development Plan2077 • The current Adopted Local Development Plan Policy ENV2 protects ancient woodland and this policy will be contravened in the new Local Development Plan should the housing development be allowed to proceed on the above sites identified in the Main Issues Report
<p>0170 –Daly Planning and Design on behalf of Amin Hussain Land Owner/ Developer</p>	<p>Site commented on Linclive Interchange, Linwood (Ref. Local Development Plan2072) – Leisure Use</p> <ul style="list-style-type: none"> • It is suggested that the assessment of the site in the Main Issues Report fails to sufficiently address the issues • Suggestions of flooding, however no record of the development site flooding. • There is no evidence to support the claim that there would be an increase in vehicular traffic and therefore there would be no adverse impact on local air quality by the introduction of leisure use. • The level across the development site and at the proposed road access is such that it is above any likely flood level and is unlikely to impact on the Candren Bowl SINC

Respondent and Reference Number	Summary of Representation
<p>0171 – SEPA Statutory Consultee</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • SEPA welcomes the carrying forward of the existing Local Development Plan objectives and policy coverage • SEPA welcomes the reference to the importance of the quality of the environment in the vision statement for Renfrewshire’s places. This section recognises the importance of preserving as well as enhancing the natural environment, managing pressures and delivering the aspirations of communities. While this is a high level view, it does accord with many of SEPA’s Local Development Plan expectations. <p>2. City Deal</p> <ul style="list-style-type: none"> • SEPA recognises the importance of the City Deal projects as the delivery mechanism for strengthening and growing Renfrewshire’s economy and will work with Renfrewshire Council in their capacity as a statutory consultee in the planning process and as the environmental regulator. • It is important that the three City Deals projects in Renfrewshire accord with the principles of sustainable development and with the Plan policies. • It would make sense to replace the existing Glasgow Airport Investment Zone with a policy which encompasses all city deal projects in the Renfrewshire area • The proposed new policy ensures that all the city deal projects are subject to the revised Local Development Plan and all other Local Development Plan policies <p>5. Bishopton</p> <ul style="list-style-type: none"> • SEPA agree with the preferred strategy. It is assumed that delivering the objectives of the Local Development Plan will be easier to achieve through one planned allocation rather than through numerous ad hoc applications. The use of brownfield sites over Greenfield sites is preferred. <p>9. Delivery of heat networks</p> <ul style="list-style-type: none"> • SEPA support the preferred option and the use of a heat network opportunities map. Maximising the use of existing waste heat sources should always be explored and heat mapping used to co-locate developments with a high heat demand with sources of heat supply and SEPA welcome the positive approach made by Renfrewshire Council in the Main Issues Report. <p>10. Renewables</p> <ul style="list-style-type: none"> • SEPA would have no objection to the identification of additional development criteria provided they are appropriate and consider environmental impacts

Respondent and Reference Number	Summary of Representation
	<p>11. Spatial Strategy</p> <ul style="list-style-type: none"> SEPA welcomes the continued focus on the spatial strategy. The inclusion of the blue network in the spatial strategy would enhance the Local Development Plan in terms of its ability to protect and enhance the water environment in line with RBMP objectives and in line with Renfrewshire Council’s responsibilities as a responsible authority under this regime. <p>12. Other issues</p> <ul style="list-style-type: none"> SEPA would request that the cemetery provision in Renfrewshire is assessed and any requirement for new cemeteries or cemetery extensions are specifically identified as potential site allocations
<p>0172 – Maureen McClements Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> Partly within a conservation area Loss of greenbelt Access Traffic congestion/noise Little demand for properties Pressure on local services, including; schools, health and council facilities Visible site Impact on wide variety of wildlife
<p>0173 – Sue Sinclair Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> Loss of greenbelt Access Traffic congestion/noise Pressure on local services, including; schools, health and council facilities
<p>0174 – Cala Homes Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> The Council has not demonstrated that there are sufficient effective brownfield sites to meet the housing land requirement in full over both periods of the emerging Clydeplan SDP. The Council’s emerging strategy should be amended to acknowledge the role that Greenfield housing sites will inevitably have to play to meet the housing land requirement of the emerging Clydeplan Strategic Development Plan (SDP)

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • The report of examination of Clydeplan Strategic Development Plan confirms that the test for a five year effective housing land supply has to be met in 3 ways: <ul style="list-style-type: none"> ▪ By Local authority Area (All tenure) ▪ By Housing sub market area (Private only) ▪ By Local Authority Area (Private only) • Policy P2 - Housing Land Supply should be amended to reflect the Reporter’s modification and reflect the criteria for the release of green field housing sites set out in the emerging Clydeplan Strategic Development Plan. • If the Council does not amend its development strategy, it is likely that the Council will not be maintaining a five year effective housing land supply at the point of adoption <p>2. City Deal</p> <ul style="list-style-type: none"> • The policy should not focus on individual projects as the as the City Deal will have various widespread benefits over Renfrewshire. Benefits would include unlocking and supporting the delivery of new homes for local communicates. • City Deal may result in additional opportunities for housing which are not allocated in Local Development Plan2 when adopted <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • The Housing Land Supply Assessment supporting this representation confirms that there is a significant shortfall in the scale of new housing allocations required in the emerging Local Development Plan2 to meet the housing land requirement in full over both periods of the emerging Clydeplan Strategic Development Plan. The scale of the all tenure housing shortfall is 1641 units during the period 2012-2024 and 1269 units during the period 2024-2029. • The proposed development strategy will not maintain a five year effective housing land supply at all times • There is insufficient information available to understand whether or not an additional 1,500 homes as Bishopton Community Growth Area will contribute towards the housing land requirement in full over both periods • There is insufficient information regarding the development of Council owned land for housing, it is not clear what these sites are and whether they would be effective • They recommend that the Council re-assess all sites submitted for housing development as part of the emerging Local Development Plan 2, and allocate sufficient new housing land to meet the housing land requirement in full over both periods and Cala recommends the proposal of including Northbar as an allocation for residential development

Respondent and Reference Number	Summary of Representation
	<p>Site Commented On Local Development Plan2046 Northbar Phase 2, Erskine</p> <p>Supporting information provided on Northbar in terms of: Statement of Site Effectiveness, Planning and SEA Assessment Review, Housing Land Supply Assessment and Development Framework Report to support the allocation of this site in the next Local Development Plan.</p> <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • They recommend that the emerging Local Development Plan 2 does not include an affordable housing policy. • Alternative 2 would include an affordable policy targeted at North and West Renfrewshire, where the levels of affordable housing are negotiated on a case by case basis. Alternative 2 would be preferable to the Council's Preferred Option if such a policy is to be included. A maximum provision of 25% affordable housing should be provided on site where demonstrated to be appropriate. <p>5. Bishopton</p> <ul style="list-style-type: none"> • There is a lack of information at this stage to understand whether all these additional homes would be effective in accordance with PAN 2/2010 • A revised masterplan should be prepared in advance of the proposed Local Development Plan2 and published for consultation • Given the scale of the site it is unlikely that additional allocations would be built out within the period of the emerging Local Development Plan 2 • The Council should recognise that there is a demand for housing all over Renfrewshire not just in Bishopton <p>6. Paisley South</p> <ul style="list-style-type: none"> • The Council has significantly scaled back its ambitions based on its position that the established housing land supply is sufficient to meet the housing land requirement of the emerging Clydeplan SDP in full. The Council should allocate the entirety of the Paisley South Expansion Area as originally indicated in the Adopted Local Development Plan. A masterplan should be prepared in advance of the Proposed Local Development Plan 2 and published for consultation to inform the scale of housing allocations required and its impact on the development strategy. <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • The Council's Preferred Option in relation to its spatial strategy is not supported, as it would fail to maintain a five year effective housing land supply at all times and meet the housing land requirement of the emerging Clydeplan SDP in full over both periods.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • It is recommended that the Council adopts a spatial strategy in the emerging Local Development Plan 2 which is capable of identifying additional locations in marketable areas for new homes. This would help ensure that the housing need and demand can be met in full over the plan period. • See comments for question 1 and 3 <p>12. Other Issues</p> <p>The Council's Planning & SEA Assessments have been reviewed and updated to take account of the proposal for Northbar Phase 2, Erskine (Ref: Local Development Plan 2052) and mitigation measures. The update is presented in the supporting <i>Planning & Strategic Environmental Assessment Review</i>. Commentary in the Review highlights areas of agreement between the Council's assessment and the review. It also highlights areas of disagreement and explains the justification for the differences in scoring, taking account of the proposal. Further new allocations will be required as part of the Proposed Local Development Plan 2, as demonstrated by the supporting <i>Housing Land Supply Assessment</i>. Allocation of Northbar Phase 2, Erskine (Ref: Proposed Local Development Plan 2052) for residential development in the emerging Proposed Local Development Plan 2.</p>
<p>0175 – Adrian Smith, Muir Smith Evans on behalf of Stewart Milne Homes</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Stewart Milne Homes (SMH) supports the representation submitted by Homes for Scotland (Representation 142) on the issue of Renfrewshire's Housing Land Supply. • SMH would expect the new Local Development Plan to identify additional locations in marketable areas that can accommodate new homes to ensure that the full range of housing need and demand can be met. • In relation to "Places", SMH fully supports the Homes for Scotland position that the Local Development Plan policy objectives must acknowledge the need for a balance between the redevelopment of brownfield sites and the controlled release of appropriate Greenfield sites for development. <p>2. City Deal</p> <ul style="list-style-type: none"> • SMH supports the presentation submitted by Homes for Scotland on this issue • The new Local Development Plan should include a specific policy in relation to City Deal projects, in the way the benefits of the anticipated investment to all sectors of the economy, including housing, is acknowledged. <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • SMH supports the representations submitted by Homes for Scotland on this issue. • SMH objects to both the preferred and the alternative options • It is the view of SMH that the housing supply targets and the consequent land requirements are not robust and require further examination.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • SMH is of the view that the calculation of the housing land requirements underpinning the Local Development Plan will confirm an ongoing shortfall in the land supply and a need to identify additional new housing sites for allocation. This could include some of the identified “Potential Pipeline Sites” in Local Development Plan Background Paper 2 and should certainly include the sites promoted by SMH West of Burnfoot Road in Lochwinnoch (Local Development Plan2032) and at Auchenlodment Road, Elderslie (Local Development Plan2053). • In addition, SMH has made updated, detailed representations in relation to potential housing sites West of Barochan Road in Houston (Local Development Plan2033), at Kilbarchan Road in Bridge of Weir (Local Development Plan2039) and East of Shuttle Street in Kilbarchan (Local Development Plan2001). All are effective and capable of contributing to the 5 year land supply. A sound case has been made for allocating all three sites for housing in addition to the SMH sites at Lochwinnoch and Elderslie. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • SMH supports the representations submitted by Homes for Scotland on this issue • SMH is of the view that Alternative 2 Option is to be preferred, i.e. a policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demand through a mix of housing opportunities. <p>5. Bishopton</p> <ul style="list-style-type: none"> • SMH supports the representations submitted by Homes for Scotland on this issue • Detailed masterplan proposals must be produced and made subject of consultation ahead of the Local Development Plan Proposed Plan • There must be clarity on the revised site capacity before the Local Development Plan housing land supply is finalised <p>6. Paisley South</p> <ul style="list-style-type: none"> • SMH supports the representations submitted by Homes for Scotland on this issue • Detailed masterplan proposals must be produced and made subject of consultation ahead of the Local Development Plan Proposed Plan • There must be clarity on the revised site capacity before the Local Development Plan housing land supply is finalised <p>7. Infrastructure Provision/Developer Contributions</p> <ul style="list-style-type: none"> • SMH supports the representations submitted by Homes for Scotland on this issue supporting the preferred option which would continue the Council’s current approach

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • SMH believes that this is the best way of ensuring that developer contributions comply with all five of the policy tests set out in Scottish Government Circular 3/2012 namely: <ul style="list-style-type: none"> ○ Necessity; ○ Planning purpose; ○ Relationship to the Proposed Development; ○ Scale and Kind; and ○ Reasonableness. <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • SMH supports the representations submitted by Homes for Scotland on this issue and favours an alternative option which identifies additional development locations in marketable areas that can accommodate homes to ensure that the housing need and demand can be met in full. SMH has made detailed submissions in relation to 5 housing sites across Renfrewshire all of which can be supported by existing or planned physical infrastructure and services. There is no sound reason why the above 2 “Potential Pipeline Sites” should not be allocated for housing. The SMH submissions in relation to the remaining 3 sites demonstrate that they are to be preferred over the other “Potential Pipeline Sites” in Local Development Plan Background Paper 2 and so should also be allocated for housing in the new Local Development Plan.
<p>0176 – Kerry Kilborn Local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan 2038 – West of Lawmarnock Road, Bridge of Weir</p> <p>Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Development would impact on the feel of the village • Access • Impact on resident families • Traffic congestion/noise • Lack of public transport • Pollution • Pressure on local services, including; schools, GP surgery and public transport
<p>0177 – Stewart Milne Homes, Land owner/developer</p>	<p>Representation 175 contains Stewart Milne Homes response to questions Questions 1 to 7 and Question 11 of the Main Issues Report. Representation 0177 relates specifically to the land west of Barochan Road, Houston.</p> <p>Supporting Document included for Land West of Barochan Road, Houston.</p>

Respondent and Reference Number	Summary of Representation
	<p>3.Housing Land Requirements</p> <p>SMH state that there is a current shortfall in the effective housing land supply and that the new Local Development Plan requires to identify additional housing sites in order to meet the council’s obligations in this regard. The allocation of further housing sites is also essential if the council is to meet its stated aims of increasing Renfrewshire’s population by 5% and maximising the economic benefits of the planned City Deal investments.</p> <p>Main Issues Report site Local Development Plan2033 – Land West of Barochan Road, Houston</p> <ul style="list-style-type: none"> • SMH firmly believe the site assessment in background paper 2 should recommend the site to be a ‘potential pipeline site’. • SMH has reviewed the council’s latest assessment of the site and has updated its own appraisal of the site’s potential for housing development • SMH concludes that site Local Development Plan2033 is effective and appropriate for housing. It should be allocated as an addition to the housing land supply in the forthcoming Local Development Plan. • SMH have carried out a review of the council’s other site assessments in relation to potential housing sites around Houston and state that they have demonstrated that site Local Development Plan2033 is to be preferred over the council’s preferred potential sites at Woodend House. <p>SMH have provided comments on other sites in Houston in background paper 2</p> <p>Rhubarb Farm, Land between Craigends Road and Ardgyrffe Crescent, Houston (Local Development Plan2003) South of Woodend House, Houston Road, Houston (Local Development Plan2024) West of Woodend House, Houston Road, Houston (Local Development Plan2025) Land off Old Bridge of Weir Road, Houston (Local Development Plan2040) Barochan Road/ Fulton Drive, Houston (Local Development Plan2045) Kilmacolm Road, Houston (Local Development Plan2052) Goldenlea Farm, Bridge of Weir Road, Houston (Local Development Plan2070)</p> <p>The conclusions that the Council have drawn in respect of sites 2003, 2040, 2045, 2052 and 2070 are considered to be reasonable given their location and size relative to the setting and settlement pattern of Houston. SMH note that 2024 and 2025 have been identified as Potential Pipeline Sites and 2052 has not been included as a potential pipeline site. SMH provide justification why sites 2024 and 2025 should not be taken forward as pipeline sites and state that when the sites are considered together they have the potential to alter the wooded setting at the eastern approach to Houston and that the woodlands associated with Houston House and Woodend House are an important feature on the approach to Houston from the east and create an attractive woodland setting for the village. SMH consider that the Council’s response to 2052 is a reasonable conclusion.</p>

Respondent and Reference Number	Summary of Representation
<p>0178 - Stewart Milne Homes, Land owner/developer</p>	<p>Representation 175 contains Stewart Milne Homes response to Questions 1 to 7 and Question 11 of the Main Issues Report. Representation 0178 relates specifically to Land West of Burnfoot Road, Lochwinnoch.</p> <p>Supporting Document included for Land West of Burnfoot Road, Lochwinnoch</p> <p>3.Housing Land Requirements</p> <p>SMH state that here is a current shortfall in the effective housing land supply and that the new Local Development Plan requires to identify additional housing sites in order to meet the council’s obligations in this regard. The allocation of further housing sites is also essential if the council is to meet its stated aims of increasing Renfrewshire’s population by 5% and maximising the economic benefits of the planned City Deal investments</p> <p>Main Issues Report site Local Development Plan2032 – West of Burnfoot Road, Lochwinnoch</p> <ul style="list-style-type: none"> • SMH strongly supports the identification of site Local Development Plan2032 as a ‘potential pipeline site’. • SMH has reviewed the council’s latest assessment of the site and has updated its own appraisal of the site’s potential for housing development • SMH concludes that site Local Development Plan2032 is effective and appropriate for housing. It should be allocated as an addition to the housing land supply in the forthcoming Local Development Plan. <p>SMH have provided these comments on other sites in Lochwinnoch in background paper 2</p> <p>They have no objections to the Council’s findings on sites Local Development Plan2028 and Local Development Plan2066 which are also identified as potential pipeline sites as they are both small, infill and/or redevelopment sites.</p> <p>Site Local Development Plan2002 at Calder Street, if developed, would result in a major northerly extension to the village. They support the council’s conclusion that there would be significant engineering and access issues associated with developing the site and that the implications in terms of education provisions would be far greater than those associated with the SMH proposals. Site Local Development Plan2065 to the east of Johnshill has also been found by the council to be inappropriate for housing development and again they support the Council’s view that it should not be considered further as a possible addition to the housing land supplies through the Local Development Plan.</p>

Respondent and Reference Number	Summary of Representation
<p>0179 – Robert and Susan Paton, Local residents</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise <p>Finally, why if the housing demand is for affordable homes, if not social housing, are the Council releasing green belt for expensive, low density, housing development?</p>
<p>0180 – Joanna Nethery, Local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agrees with strategy</p> <p>2. City Deal Agrees with strategy</p> <p>3. Housing Land Requirements Agrees with strategy</p> <p>Bridge of Weir, Renfrewshire is well on its way to meeting the 2019 target of increasing housing stock by 10% which for Bridge of Weir would be 204 houses. There are sufficient brown field sites within the village to reach this target without impinging upon the existing green belt.</p> <p>4. Affordable Housing Agrees with strategy</p> <p>5. Bishopton Agree with Strategy</p> <p>6. Paisley South Agree with Strategy</p> <p>7. Infrastructure Provision/ Developers Contributions Agrees with strategy</p>

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific group Agrees with strategy</p> <p>9. Heat Networks Agrees with strategy</p> <p>10. Onshore Wind Agrees with strategy</p> <p>11. Spatial Strategy Agree with Strategy</p>
<p>0181 – Nicola Jolly, Local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2038 – West of Lawmarnock Road, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Development would impact on the feel of the village • Access and increase in traffic • Impact on resident families • Pressure on local services, including; schools, GP surgery and public transport
<p>0182 – Matt Doswell, Local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2038 – West of Lawmarnock Road, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Impact on wild flora and fauna • Pollution • Traffic congestion/noise • Access • Impact on resident families • Pressure on local services, including; schools, GP surgery and public transport

Respondent and Reference Number	Summary of Representation
<p>0183 – Anna Doswell Local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2038 – West of Lawmarnock Road, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Impact on wild flora and fauna • Pollution • Traffic congestion/noise • Access • Impact on resident families • Pressure on local services, including; schools, GP surgery and public transport
<p>0184 – Stewart Milne Homes, Land owner/developer</p>	<p>3. Housing Land Requirements - Main Issues Report Site - Local Development Plan2001 - Land to the east of shuttle street, Kilbarchan</p> <ul style="list-style-type: none"> • The site can accommodate 152 houses • The site meets Scottish Planning Policy sustainability criteria • There are no known physical constraints on the delivery of housing development on the site • The site is within a well-established housing market area • Various technical documents are submitted to support the allocation of this site in the next Renfrewshire Local development Plan <p>Supporting Planning Statement Included that concludes that the proposed site could successfully accommodate a sensitively designed housing development. The site is physically well located in relation to the village’s existing facilities, particularly the local primary school and, is accessible by a range of means of transport including bus, walking and cycling. The planning statement looks to address the issues raised in the Council’s assessment of the site and also provides comments on other sites promoted in the Kilbarchan area.</p>
<p>0185 – Douglas McNicol, Local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Strongly supports the commitment to conserve and enhance Renfrewshire's biodiversity, flora and fauna, and to protect and enhance the Green Belt, thereby enhancing the landscape and preserving the distinct and diverse communities of Renfrewshire.</p>
<p>0186 – Scott Simpson, Local resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agree with Strategy</p> <p>2. City Deal Agree with Strategy</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Agree with Strategy</p> <p>4. Affordable Housing Agree with Strategy</p> <p>5. Bishopton Agree with Strategy</p> <p>6. Paisley South Agree with Strategy</p> <p>7. Infrastructure Provision/ Developers Contributions Unsure</p> <p>8. Housing for key specific group Agree with Strategy</p> <p>9. Heat Networks Agree with Strategy</p> <p>10. Onshore Wind Agree with Strategy</p> <p>11. Spatial Strategy Agree with Strategy</p>
<p>0187 – Brian Jolly, Local resident</p>	<p>3. Housing Land Requirements - Site Commented On - Local Development Plan2038 – West of Lawmarnock Road, Bridge of Weir Supports the assessment of the above referenced site to be ‘not suitable for release from the green belt as a future housing site’ on the grounds of:</p> <ul style="list-style-type: none"> • Development would impact on the feel of the village • Access • Impact on resident families • Pressure on local services, including; schools, GP surgery and public transport

Respondent and Reference Number	Summary of Representation
	<p>N.B - If this land is incorporated into the local plan, then we will continue our interest in forming a suitably compliant Community Body with many of the residents of St Andrews Drive and Barassie Drive and seek to purchase this land under our right to buy as part of the Land Reform (Scotland) Act 2003.</p>
<p>0188 – Ferguslie Cricket Club, Community sports club</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>3. Housing Land Requirements - Site Commented On - Local Development Plan2061 - Former Tennis Courts, Paisley</p> <ul style="list-style-type: none"> • FCC notes that site Local Development Plan2061 is not identified in the Main Issues Report as a residential site, and as such objects the preferred option to deliver a 5 year effecting housing land supply without allocating new residential sites, of which Local Development Plan2061 should be considered. • The preferred housing land supply delivery option relies heavily on sites that may not viably be brought forward as housing sites within the period of the plan. This will not guarantee a five year effective land supply is maintained. • Identifying smaller sites will help to promote housing development within Renfrewshire. <p>The site is worthy of positive consideration on the following grounds in line with Paragraph 55 of Planning Advice note 2/2010:</p> <ul style="list-style-type: none"> • The site is considered to be brownfield land • The site is free from any physical constraints and no flood risk has been identified • The site is within what is considered to be a highly marketable area of Paisley • The site is well serviced by existing infrastructure • In all regards the site can be considered to be an effective site which is deliverable within the period of the plan. This site should be included within the emerging Local Development Plan.
<p>0189 – John Smith, Scotplan</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>There are a number of matters that require to be re-thought/revised for inclusion in the emerging Local Development Plan, comments are highlighted below.</p> <p>8. Housing for key specific groups</p> <p>Providing a policy for Gypsy / Travelling People should not be seen as a Main Issue:</p> <ul style="list-style-type: none"> • There are more pressing and constructive matters that should be being considered in relation to Housing for key specific housing groups and other policy matters. • A more supportive planning process for self-build housing could address housing issues for those groups with specific demands.

Respondent and Reference Number	Summary of Representation
	<p>9. Heat Networks</p> <ul style="list-style-type: none"> • The Heat Network Opportunity is a good start to identify locations for the focus of renewable heat production, however it must be linked to sustainable heat generation processes that can make use of renewable power where it can be harnessed, used, stored or distributed. • In addition this issue should be seen to address the security of 365 days a year provision through the encouragement of integrated complementary processes eg Photovoltaic (Summer), wind (Winter), biomass (trees grown, cropped and stored, preferably locally). <p>10. Onshore Wind</p> <p>The preferred option based on radar restrictions is an excuse for further restrictive policy rather than an approach to encourage renewable developments in line with Scottish Government policy. What is required is a policy that supports renewable energy of all type, and in appropriate locations, but supplemented with policy to encourage and if necessary assist Glasgow Airport implementing new renewable technology (including radar technology) to encourage delivery of such renewable development benefits to Renfrewshire.</p> <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> • The Spatial Strategy is well tried and tested and unlikely to be easily changed or reconsidered, however is it the best or optimum solution for Renfrewshire. • Spatial Strategy does not offer flexibility for innovative ideas that can make more sustainable use of our agricultural land which in many locations is under productive. • Focusing on people travelling to work/commerce/education affords little regard to the digital economy. • The Development Plan Spatial Strategy is therefore potentially contrary to the aspirations and vision of Scottish Planning Policy, Clydeplan Strategic Development Plan, Renfrewshire’s Community Plan and Council Plan along with other plans, policies and strategies. • The Council have not thought laterally about how the current issues regarding tourism could be addressed and have resorted to the normal "find reasons for refusal" approach. • In addition globally, there is a lot of discussion going on about "off-grid living ", which could produce a more sustainable solution to many issues raised in relation to these questions. • Developments on a small scale should be accommodated and not automatically rejected as not in compliance with policy.

Respondent and Reference Number	Summary of Representation
	<p>12. Other Issues</p> <ul style="list-style-type: none"> • We acknowledge and accept the Council’s assessment of the opportunities in Renfrewshire but are concerned that the policy approach is likely to end with a series of restrictive controlling policies, particularly concluding where development should NOT occur, rather than a positive encouraging framework to allow developers to come forward with innovative and imaginative ideas as to how such opportunities can be converted into developments. <p>Visit Scotland have provided an additional report for Planning Policy and Tourism which should be considered to provide Policy in support of new facilities in the most appropriate locations throughout Renfrewshire.</p>
<p>0190 – Margo Simpson, local resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Development would impact on the feel of the village • Access and lack of public transport • Traffic congestion/noise
<p>0191 - Margaret Martin, local resident</p>	<p>3. Housing Land Requirements</p> <p>Object to the sites located within Bridge of Weir that have been assessed as part of the background papers for the Main Issues Report on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Pollution • Pressure on local services, including; schools, GP surgery and public transport • Traffic congestion/noise • Lack of parking • Development would impact on the feel of the village
<p>0192 – Kenneth Ives, local resident</p>	<p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • Strongly support the policy to prioritise development on brownfield sites, however request that greenbelt should not be used as development sites. • Concerned mature woodland is being considered as potential development sites which will impact on wild flora and fauna and the natural boundary lines of communities. • Notes that areas of greenbelt in and around Kilbarchan, some of which have been under attack by developers, are still designated as greenbelt and fully supports this position • Support low carbon development solutions and a reduction in development to support this.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • The Housing Land requirement figures are suitable. • Considers a “generosity” figure of 10% as very high. 20% is unacceptable. • Unoccupied (empty older homes) have not been included in the Housing Land Audit 2016. • The Council’s ambition to increase Renfrewshire’s population by 5% is overly ambitious and should be downgraded to 1%. <p>4. Affordable Housing Agree with the preferred option</p> <p>8. Housing for key specific housing groups Agree with alternative option 1</p> <p>12. Other issues</p> <ul style="list-style-type: none"> • I am interested in renewable technologies and believe the Main Issues Report has shown an attempt to produce and use energy in a sustainable way however, no attempt is being made to build in a more sustainable way. • It is not good enough to say more energy efficient houses are being built. The building process itself has to be addressed so as to be called sustainable; we cannot continue to build over the whole of Scotland. I am disappointed that no consideration has been given to this in the proposed Local Development Plan
<p>0193 – Elaine Ives, Local Resident</p>	<p>3. Housing Land Requirements The preferred strategy is the correct one</p> <ul style="list-style-type: none"> • There should be a focus on affordability • Delivery through use of brownfield sites not greenbelt • Areas of mature woodland should be retained • In light of average completions over the last few years a Housing Strategy Supply Target of 700 houses per year is very generous. <p>4. Affordable Housing Considers that it is appropriate to deliver affordable housing for North and West Renfrewshire; however the type of affordable housing should be given greater consideration. Houses which are sold privately are not truly “affordable” after the initial sale and even if bought for the private rental market quickly become unaffordable. Preference should be given to social rented housing, co-ownership schemes etc.</p>

Respondent and Reference Number	Summary of Representation
<p>0194 – CALA Homes(West), Lynch Homes and Persimmon Homes Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • The Council has not demonstrated that there are sufficient effective brownfield sites to meet the housing land requirement in full over both periods of the emerging Clydeplan SDP. • The Council’s emerging strategy should be amended to acknowledge the role that Greenfield housing sites will inevitably have to play to meet the housing land requirement of the emerging Clydeplan Strategic Development Plan (SDP) • The report of examination of Clydeplan Strategic Development Plan confirms that the test for a five year effective housing land supply has to be met in 3 ways: <ul style="list-style-type: none"> ▪ By Local authority Area (All tenure) ▪ By Housing sub market area (Private only) ▪ By Local Authority Area (Private only) • Policy P2 - Housing Land Supply should be amended to reflect the Reporter’s modification and reflect the criteria for the release of green field housing sites set out in the emerging Clydeplan Strategic Development Plan. • If the Council does not amend its development strategy, it is likely that the Council will not be maintaining a five year effective housing land supply at the point of adoption <p>2.City Deal</p> <ul style="list-style-type: none"> • The policy should not focus on individual projects as the as the City Deal will have various widespread benefits over Renfrewshire. Benefits would include unlocking and supporting the delivery of new homes for local communities. • City Deal may result in additional opportunities for housing which are not allocated in Local Development Plan2 when adopted <p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • The Housing Land Supply Assessment supporting this representation confirms that there is a significant shortfall in the scale of new housing allocations required in the emerging Local Development Plan 2 to meet the housing land requirement in full over both periods of the emerging Clydeplan Strategic Development Plan. The scale of the all tenure housing shortfall is 1641 units during the period 2012-2024 and 1269 units during the period 2024-2029. • The proposed development strategy will not maintain a five year effective housing land supply at all times • There is insufficient information available to understand whether or not an additional 1,500 homes as Bishopton Community Growth Area will contribute towards the housing land requirement in full over both periods • There is insufficient information regarding the development of Council owned land for housing, it is not clear what these sites are and whether they would be effective

Respondent and Reference Number	Summary of Representation
	<p>This representation supports the proposal for Local Development Plan 2047 – Southbar, Erskine and the following supplementary documents have been supplied:</p> <ul style="list-style-type: none"> ○ 11016-MPDF-P001-B Indicative Development Framework; ○ Development Framework Report; ○ Planning & SEA Assessment Review; and ○ Statement of Site Effectiveness. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> ● The adopted Local Development Plan does not have a policy requirement for the delivery of affordable housing as part of private housing developments. <p>5. Bishopton</p> <ul style="list-style-type: none"> ● There is a lack of information at this stage to understand whether all these additional homes would be effective in accordance with PAN 2/2010 ● A revised masterplan should be prepared in advance of the proposed Local Development Plan2 and published for consultation ● Given the scale of the site it is unlikely that additional allocations would be built out within the period of the emerging Local Development Plan 2 ● The Council should recognise that there is a demand for housing all over Renfrewshire not just in Bishopton <p>6. Paisley South</p> <ul style="list-style-type: none"> ● The Council has significantly scaled back its ambitions based on its position that the established housing land supply is sufficient to meet the housing land requirement of the emerging Clydeplan Strategic Development Plan in full. The Council should allocate the entirety of the Paisley South Expansion Area as originally intended under the Adopted Local Development Plan. A masterplan should be prepared in advance of the Proposed Local Development Plan 2 and published for consultation to inform the scale of housing allocations required and its impact on the development strategy. ● <p>11. Spatial Strategy</p> <ul style="list-style-type: none"> ● The Council’s Preferred Option in relation to its spatial strategy is not supported, as it would fail to maintain a five year effective housing land supply at all times and meet the housing land requirement of the emerging Clydeplan SDP in full over both periods. ● It is recommended that the Council adopts a spatial strategy in the emerging Local Development Plan 2 which is capable of identifying additional locations in marketable areas for new homes. This would help ensure that the housing need and demand can be met in full over the Plan period.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • See comments for Question 1 and 3 <p>12. Additional Comments</p> <p>The Council’s Planning & SEA Assessments have been reviewed and updated to take account of the proposal for Southbar, Erskine (Ref: Local Development Plan 2047) and mitigation measures. The update is presented in the supporting <i>Planning & Strategic Environmental Assessment Review</i>. Commentary in the Review highlights areas of agreement between the Council’s assessment and the review. It also highlights areas of disagreement and explains the justification for the differences in scoring, taking account of the proposal. Further new allocations will be required as part of the Proposed Local Development Plan 2, as demonstrated by the supporting <i>Housing Land Supply Assessment</i>. Allocation of Southbar, Erskine (Ref: Local Development Plan 2047) for residential development in the emerging Proposed Local Development Plan 2.</p>
<p>0195 – SP Energy Networks, Service Provider</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>The Main Issues Report does not adequately represent elements of NPF3 in local and national contexts. There is no mention of NPF3’s national development number 4, relating to the high voltage electricity transmission network throughout Scotland, specifically development consisting of;</p> <ul style="list-style-type: none"> • New and/or upgraded onshore electricity transmission cabling of or in excess of 132 kilovolts, and supporting pylons; • New and/or upgraded onshore substations directly linked to electricity transmission cabling of or in excess of 132 kilovolts; • New and/or upgraded onshore converter stations directly linked to onshore and/or offshore electricity transmission cable(s) of or in excess of 132 kilovolts; and/or • New and/or upgraded offshore electricity transmission cabling of or exceeding 132 kilovolts. <p>By failing to take account of national development number 4 the Main Issues Report fails in the requirement conveyed upon it by Section 16(2)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended). SPEN considers the Main Issues Report to be deficient as a result of Renfrewshire Council’s failure to fully take account of NPF3. It is considered by SPEN to be essential that the Proposed Plan is underpinned by a comprehensive national policy analysis.</p> <p>2.City Deal</p> <p>In the event of additional policies being included within the Proposed Plan, the delivery of infrastructure necessary to support investment pursuant to the City Deal, including new and upgraded electricity transmission and distribution infrastructure, must be facilitated through appropriately worded Local Development Plan policy. Any policy emerging from this representation should cross reference policy relating to SPEN’s responses to Questions 7 and 10.</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/Developer Contributions</p> <p>The issue of infrastructure provision is wider than simply a consideration of developer contributions-specific policy. Whilst welcoming the recognition of the significance of infrastructure and infrastructure provision through its definition as a main issue within the Main Issues Report, in SPEN's view, the Main Issues Report's definition of "infrastructure" and "infrastructure provision" within Main Issue 6 is limited to infrastructure directly relating to residential development.</p> <p>The Local Development Plan should recognise the full scope of infrastructure necessary to deliver not just Local Development Plan policy, but overarching Clydeplan, Scottish Planning Policy and NPF3 objectives. The lack of reference to the delivery of new and upgraded electricity transmission and distribution infrastructure could be a result of the absence of reference to NPF3's national development number 4, as highlighted by SPEN's response to Question 1.</p> <p>SPEN contends that the delivery of nationally significant infrastructure is worthy of specific mention within the factors informing the definition of the main issues and in fact, is a "main issue" in its own right. SPEN anticipates specific policy references to nationally significant infrastructure within the Proposed Plan. In the case of national development number 4, policy is necessary to facilitate the delivery of such development and to safeguard planning permissions and other consents pursuant to the national development designation against conflicting development which might jeopardise its delivery. Any policy emerging from this representation should cross reference policy relating to SPEN's responses to Questions 2 and 10.</p> <p>10. Onshore Wind</p> <p>Submissions made in respect of Q1 and Q7 are relevant also to Main Issue 8: Renewables that being the section of the Main Issues Report most relevant to the subject of electricity transmission infrastructure and national development number 4. There remain areas across the West of Scotland where renewable energy developments may occur in the future, where new grid connections are required. As such, and given the significance of a grid connection to a renewable energy development, SPEN anticipated significant reference to grid-related infrastructure within the renewable energy chapter of the Main Issues Report (i.e. this Section 2.11) and considers that its omission significantly undermines the Main Issues Report as it relates to both industries.</p> <p>SPEN considers that the importance of upgrading, reinforcing and improving transmission and distribution infrastructure merits policy recognition within the Proposed Plan. Similarly, it is essential that development which is consistent with national development number 4 is safeguarded from conflicting development proposals which would jeopardise its delivery. Policy-based safeguards should cover development proposals pursuant to national development number 4 from initial route-testing stages (including SPEN's potential modernisation of the existing 132kV Erskine to Devo Moor transmission line, and associated developments) and should include development proposals subject to extant planning permission(s) or other consents.</p>

Respondent and Reference Number	Summary of Representation
	<p>The Proposals Map should also identify routes with cross reference to relevant policy safeguarding against conflicting developments, which should also be referenced on an updated version of Figure 8. As such, SPEN would encourage Renfrewshire Council to make more specific reference to such infrastructure via a dedicated Chapter and policies within the Proposed Plan, with cross references to the renewable energy section as appropriate.</p> <p>11. Spatial Strategy Figure 9 should identify strategic electricity transmission and distribution infrastructure developments which fall within the scope of NPF3's national development number 4.</p>
<p>0196 – Colin W Mcalister Hall, Local Resident</p>	<p>3.Housing Land Requirements Opposes the housing development proposals for sites with Bridge of Weir on the following grounds:</p> <ul style="list-style-type: none"> • Development would impact on the feel of the village • Pressure on local services, including; schools, GP surgery and public transport • Traffic congestion/noise • Development on brownfield sites or regeneration of existing residential sites should be the only sites in Bridge of Weir open to consideration. <p>4. Affordable Housing Alternative 2 appears to be a much more pragmatic and sensible approach than the 'blanket' approach of the stated 'Preferred Option'</p> <p>7. Infrastructure Provision/Developer Contributions The impact of each development should be separately assessed and costs/contributions established and paid by the Developer before any development commences.</p>
<p>0197 – Scottish Enterprise, Economic Development body</p>	<p>12. Other issues</p> <ul style="list-style-type: none"> • Scottish Enterprise requests that the adopted Local Development Plan Policy E1 (Renfrewshire's Economic Investment Locations) and 'New Development Supplementary Guidance' be revisited in the emerging Local Development Plan and made more flexible in allowing for a wider range of possible employment uses, provided these generate at least the same employment opportunities as Use Classes 4, 5 and 6. • There is a need to provide a robust but flexible framework in regards to industrial land for investment decisions to enable all sectors to maximise growth opportunities and for Renfrewshire to be a focus for economic activity. This will aid Renfrewshire's ability to rapidly respond to new and emerging economic markets as they arise.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • Scottish Enterprise considers that there is a need for a greater degree of flexibility to be provided to meet the needs of uses such as tyre and exhaust centres, trade wholesalers, vehicle hire, plant hire and taxi vehicle depots, which are composite uses, combining a retail element with a predominately business, industrial or storage use, but which do not readily fit within classes 4, 5 & 6. Vehicles sales showrooms are a sui generis use and often can generate comparable employment densities too. • Renfrewshire makes allowance for the majority of these uses to be accommodated within identified 'transition areas' within Policy E.4 of the Local Development Plan and in Figure 9 (page 11). Scottish Enterprise requests that consideration be given to making minor amendments to Policy E.1 to allow similar dispensation. • Other alternative uses also covered by Uses Classes 2, 3, 7, 8, 10, 11 and other sui-generis uses will often generate similar or near-similar average potential levels of employment density to Classes 4, 5 & 6. Many of these businesses represent the growing service market, but again are uses that often have difficulties in finding appropriate locations. • The type of potential employment uses covers a very broad range of uses. • In situations where it can be clearly demonstrated that existing employment land use allocations no longer meet future employment requirements, business and community needs, it suggested that the Council may grant planning permission for other, non-Class 4, 5 & 6 uses. In considering proposals for such uses in such employment areas (i.e. Economic Investment Locations), the Council could either through making a minor adjustment to the wording of Local Development Plan Policy E1 itself or the New Development SG, and add the following caveat.... • <i>"The Council will seek to pay particular attention to the resultant employment density of the proposed development, the impact on the vitality and viability of the Renfrewshire's network of strategic, core town, local service and commercial centres, the effect on local transport infrastructure and the general impact on the environment of the area."</i> • In applying floorspace densities, the recognised key source for benchmark data used by Scottish Enterprise and Skills Development Scotland and other UK public agencies and local authorities in undertaking development appraisals and in allowing for a comparison of employment opportunities to be made - is the Employment Densities Guide, 2nd Edition, 2010 (OffPAT and Homes and Communities Agency – UK Govt). This independently produced report provides average employment density ratios, expressed in terms of the square metres of floorspace needed to accommodate one FTE job, for a variety of end uses (including, offices, industrial classifications, retail and leisure).
0198 – Paisley West and Central Community Council	<p>2. City Deal The Community Council is in favour of City Deal investment reaching beyond the immediate vicinity and into the greater area of Renfrewshire.</p> <ul style="list-style-type: none"> • It is unfortunate that the proposed Paisley harbour gateway link to the airport is on hold at the moment. With very limited hotel accommodation in central Paisley, and little prospect of this situation changing, major hotels are located on the periphery (Renfrew/Airport) and there is a need to improve access to encourage tourists to use facilities and visit attractions within the town.

Respondent and Reference Number	Summary of Representation
	<ul style="list-style-type: none"> • It is difficult to see any major benefit to Paisley and Greater Renfrewshire from the Glasgow Airport tram/train link <p>3. Housing Land Requirement</p> <p>The Community Council is in favour of continued development of brownfield sites over green space.</p> <ul style="list-style-type: none"> • Dargaval village has scope for expansion whilst south-west Johnstone has a number of sites awaiting surface water management strategy. • The Community Council is very keen on regeneration, particularly on the more difficult stalled sites. • The West End of Paisley is a prime example of an area crying out for redevelopment. The Masterplan recently announced for the Well Street/Underwood Lane area is welcomed, though public consultation is necessary before moving forward. The indication that this particular project will be multi-stage over a considerable number of years is frustrating given that it is eight years since the Area Development Framework was published. • A number of other sites in the West End should be redeveloped for housing (Millarston Drive). • Major housing projects have been proposed for a number of Greenfield sites in Renfrewshire against the wish of local communities. <p>4. Affordable Housing</p> <ul style="list-style-type: none"> • The Community Council is in favour of affordable housing provided over a range of tenures and houses types/sizes. • The Community Council recognises an affordability problem in West and North Renfrewshire however sees merit in all major housing projects containing an element of affordable housing. <p>5. Bishopton</p> <ul style="list-style-type: none"> • The only problem foreseen is the likely impact on peak hour traffic on the M8 if the village grows to 4000 homes and the majority of residents are travelling outside the area by car to work. <p>6. Paisley South</p> <ul style="list-style-type: none"> • The Community Council is aware of a proposal of application notice by Miller Homes for a large tract of land to the east of the UWS site and is alarmed at the prospect of housing developments that could result in coalescence of Paisley and Barrhead. <p>7. Infrastructure Provision/Developer Contribution</p> <p>The community council is not in favour of infrastructure being provided at cost to Renfrewshire Council where development proposals are not sustainable with existing infrastructure.</p>

Respondent and Reference Number	Summary of Representation
	<p>8.Housing for specific groups</p> <ul style="list-style-type: none"> • The community council is keen to promote independent living in later life, provided that adequate support is available as required. • There is a burgeoning need for care-assist or sheltered housing, and care home. An aged population face not only challenges to physical mobility but also susceptibility to mental conditions such as dementia. • The community council accepts the need for site provision for the Gypsy/Traveller population but cannot comment on the demand in Renfrewshire. • The provision of small, privately owned sites appears to be a solution to the threat of vandalism as it would be expected that the owner would live in close proximity and ensure security when the site was unoccupied. <p>10. Onshore Wind</p> <p>The community council is supportive of renewable and low carbon energy developments.</p> <ul style="list-style-type: none"> • Heat networks potentially offer a means of transforming heat generation and heat use but there are reservations with regard to establishing networks where existing infrastructure exists. • For new developments the idea of a district heating system is more appealing. The network can be installed as infrastructure is created. • The community council accepts that limited opportunities exist for wind farm development and is conscious of the visual impact that such developments could have in Renfrewshire, particularly in areas of natural beauty. • The development of solar farms has been the subject of a Planning Advice Note approved in 2016 but no detail is given in the Main Issues Report and in particular within the Potential Heat Network map. • Use of brownfield is encouraged for solar farm development, the visual impact must be minimised, vegetation within the site must be controlled, glint and glare must be assessed and airport safety must be ensured. • It would appear from these considerations that many of the restrictions applicable to wind farm development also apply to solar farm development, principle amongst these relating to safe airport operation. <p>12. Other issues</p> <p>The Community Council have also provided comments on the following Council documents as part of their representation:</p> <ul style="list-style-type: none"> • The Paisley Town Centre Action Plan 2016-2026 • Paisley Town Centre Asset Strategy • Renfrewshire Strategic Economic Framework 2016-2018 • Strategic Housing Investment Plan

Respondent and Reference Number	Summary of Representation
<p>0199 – Historic Environment Scotland Statutory Consultee</p>	<p>1. Local Development Plan Objectives and Policy Coverage Historic Environment Scotland are content with the revised objectives and policy coverage in relation to the historic environment, and welcome that protection and enhancement of the historic environment, and recognition of the benefits and opportunities it offers, continues to be an important element of Renfrewshire’s Local Development Plan objectives.</p> <p>3. Housing Land Requirement Historic Environment Scotland welcome the proposed focus on redevelopment and regeneration of brownfield and previously used sites to regenerate and enhance existing places. Such sites often provide opportunity to deliver benefits for the historic environment, and also for the historic environment to contribute positively to the quality of placemaking.</p> <p>5. Bishopton Historic Environment Scotland are content with the proposed option, and support the intention to take a plan-led approach by requiring a revised masterplan, which will allow for early engagement and consultation.</p> <p>6.Paisley South Historic Environment Scotland supports the proposed option for a masterplanned approach, which will allow for early engagement and consultation.</p> <p>11. Spatial Strategy Historic Environment Scotland understand that the preferred option is to bring forward allocated sites from the adopted Local Development Plan, and are content with this proposal.</p>
<p>0200 – James Allan, Local Resident</p>	<p>3. Housing Land Requirements Supports the Council’s Preferred Strategy that no more housing land requires to be allocated in the next Local Development Plan to meet Renfrewshire’s Housing Land Requirements.</p> <p>Site Commented On - Local Development Plan 2038 - West of Lawmarnock Rd, Bridge of Weir Oppose the development of the above site for residential use. Development of this site would have a detrimental impact on local schooling, as well as an increase in traffic and strain on local amenities, GP’s etc.</p>
<p>0201 –J29 (Scotland) Ltd (Keppie, Chris Mitchell) Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage J29 (Scotland) Ltd supports the revised Local Development Plan objectives and policy coverage as outlined within the Main Issues Report, in particular, objective relating to “Development locations supported by existing or planned infrastructure and services” and new objectives for City Deal investment.</p>

Respondent and Reference Number	Summary of Representation
	<p>2. City Deal Does not object to the Preferred Option, however, suggest that a combination of both the ‘Preferred’ and ‘Alternative’ Options is more suitable, focusing on the Renfrewshire’s three City Deal projects. This would allow alternative options / areas to be considered should these projects fail to come forward, or in the manner originally envisaged. Agree with the need to be flexible in seeking to maximise the opportunities from City Deal investments.</p> <p>3. Housing Land Requirements Proposed Additional Site – Land within Candren Transition Area, Paisley</p> <p>Agrees with the broad principles set out within the Preferred Option, however, the housing strategy in the Local Development Plan should not be based solely on the Housing Land Audit 2016 (HLA). The land owned by J29 (Scotland) within the Candren Transition Area should be identified to meet the Housing Land Requirements in the next Local Development Plan. The owners wish to bring this mixed-use development opportunity forward again.</p> <p>7. Infrastructure Provision/ Developers Contributions Agree with the Preferred Strategy</p> <p>Should contributions be required these should be on a case by case basis and in accordance with the policy tests as set out within Circular 3/2012: Planning Obligations and Good Neighbour Agreements.</p> <p>11. Spatial Strategy Agree that the Local Development Plan should focus on the existing Spatial Strategy and the Key Development Priorities as set out in Figure 9 of the Main Issues Report.</p> <p>It is noted that Figure 9 does not appear to identify Housing Action Programme Site P4 (Middleton Road, Ferguslie Park). The Local Development Plan should therefore retain this Housing Action Programme Site P4 and illustrate as such within Figure 9 of the Local Development Plan.</p>
0202 – Tracey Levick, Local Resident	<p>3. Housing Land Requirements Concerned about the pressure being put on the local greenbelt and the effect that this is having on our local community and the status of Bridge of Weir as a village.</p>

Respondent and Reference Number	Summary of Representation
	<p>Building on greenbelt I have been lead to believe is meant to be done only in exceptionally circumstances. Indeed there are understandable concerns as to the pressure it will have on the roads, local schools and doctors. Building houses on the edge of the community will not create positive links with the local community and just add to the growing traffic concerns residents in bridge of weir have.</p> <p>Site Commented On Local Development Plan 2038 - West of Lawmarnock Rd, Bridge of Weir</p> <p>There is a huge diversity of animals, flora and fauna on these fields with a number of footpaths showing that the fields are incredibly well used by the local community to connect with the countryside. Would like to be part of the process to make sure the interests of local people in their community are taken in to account and to protect the greenbelt area from excessive and unnecessary builds.</p>
<p>0203 - Colcastor A S.À.R.L. (c/o Ellandi LLP) submitted on behalf of owners of the Paisley Centre Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>Support for overarching objectives of the emerging Local Development Plan which include a commitment to the regeneration and growth of Renfrewshire’s Centres, in line with the Town Centres First approach advocated by SPP;</p> <p>In principle support for the continuation of Policies C1 and C2 and the continued recognition of Paisley as a Strategic Town Centre;</p> <p>Request that greater emphasis is placed upon the importance of retail and leisure uses in Paisley Town Centre – the challenges and opportunities associated with Paisley Town Centre (set out at Figure 11 of the adopted Local Development Plan) suggest that the contraction of retailing in Paisley is something that should be allowed for – this is of concern as these uses will form a vital part of ensuring that the Town Centre’s ambitions in can be realised;</p> <p>2. City Deal</p> <p>Support for the preferred option to include a policy which enables the benefits and opportunities of City Deal investment to be delivered as well as supporting the implementation of potential developments across Renfrewshire (where appropriate and in accordance with the provisions of the Scottish Planning Policy and the adopted and emerging Scottish Development Plan) - particularly keen to understand how the Council intend to harness the opportunities presented by the Glasgow Airport Access project to the benefit of Paisley Town Centre</p> <p>3. Housing Land Requirements</p> <p>Support for Paisley Town Centre helping to meet Renfrewshire’s housing need and demand (as advocated by the Paisley Town Centre Action Plan (Page 11) - an emphasis on in-centre living will also contribute to the Council’s objectives to enhance the vitality and viability of its centres</p>

Respondent and Reference Number	Summary of Representation
	<p>11. Spatial Strategy Request that the regeneration of Paisley Town Centre be identified as a Key Development Priority in order to ensure this important issue continues to be addressed and to ensure that the recommendations of the Town Centre Action Plan are given priority.</p> <p>12. Other Issues Request that the Council’s decision to designate Braehead as a Strategic Centre and not a Strategic Commercial Centre be identified as a Main Issue. Concern that Braehead is being allowed to develop into a town centre ‘by stealth’.</p>
<p>0204 – Phillipa Simms Local Resident</p>	<p>3. Housing Land Requirements Objects to the consideration of Greenbelt land for housing or other development until all brownfield sites and other opportunity sites within established settlements have been developed out.</p> <p>Objects to the Council investigating ‘the development potential of existing landscaped / wooded areas where trees have reached maturity and require to be removed’ as such areas have a significant, positive impact on the environment and landscape settings. Trees should only be removed if they are diseased or pose a safety hazard and in such cases the opportunity should be taken to replace them for future generations.</p> <p>Objects to the inclusion of the various pipeline sites in Background Paper 2 that are still ‘subject to’ appropriate and detailed environmental, infrastructure and traffic impact assessments; this work should be carried out in advance to confirm suitability for potential future housing supply.</p> <p>Site Commented On Local Development Plan2064 – Land to the West of Thriplee Road, Bridge of Weir The site lies on the peripheral western edge of Bridge of Weir settlement within an established green belt area which contributes to the landscape setting of the adjoining built up area. Any development in this location would be detrimental to the landscape setting of the village.</p> <p>There is only sufficient capacity within the road infrastructure to meet the existing demand and further development would create safety risks for road users and pedestrians.</p> <p>The assessment of this site states that, ‘the applicant has indicated that all of the constraints to developing on site such as drainage, access and infrastructure can be dealt with’. Although it states that these will be dealt with as part of the application, the site should not be included within the list of pipeline sites until such claims have been verified.</p> <p>The scale of development as proposed would have a detrimental impact on this naturally landscaped site.</p>

Respondent and Reference Number	Summary of Representation
<p>0205 – Stewart Milne Group (Savills) Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <ul style="list-style-type: none"> • Stewart Milne Group agree with the focus on the objectives identified • Stewart Milne Group welcomes further review of housing land supply, additional housing sites and expansion area policies, particularly in the context of Clydeplan examination with a generosity factor of 15% to be added to all tenure Housing Supply Targets. <p>3. Housing Land Requirements</p> <p>SMH state that there is a current shortfall in the effective housing land supply and that the new Local Development Plan requires to identify additional housing sites in order to meet the council’s obligations in this regard. The allocation of further housing sites is also essential if the council is to meet its stated aims of increasing Renfrewshire’s population by 5% and maximising the economic benefits of the planned City Deal investments.</p> <p>SMH promotes a proposed housing site at Auchenlodment Road in Elderslie for inclusion in the Proposed Local Development Plan. In support of the proposed site allocation, a number of specialist environmental and technical studies have been carried out to consider the development potential at the site, to identify potential constraints and to consider potential mitigation measures that may be required to enable development to proceed. Summaries of the key matters raised by each discipline are contained within the report, which concludes with commentary about the overall acceptability of the site in land use terms for housing as well as commentary about the site effectiveness, with reference to Planning Advice Note (PAN) 2/2010.</p> <p>Main Issues Report site Local Development Plan 2053 – Auchenlodment Road, Elderslie</p> <p>SMH has reviewed the council’s latest assessment of the site and has updated its own appraisal of the site’s potential for housing development.</p> <p>SMH concludes that site Local Development Plan2053 is effective and appropriate for housing. It should be allocated as an addition to the housing land supply in the forthcoming Local Development Plan.</p> <p>7. Infrastructure Provision/Developer Contributions</p> <p>Stewart Milne Group agrees with the Council’s approach that a specific developer contribution policy is not required</p> <p>11. Spatial Strategy</p> <p>Stewart Milne Group agrees with the proposal for the revised Local Development Plan to remain focussed on the promotion of sustainable economic growth.</p>

Respondent and Reference Number	Summary of Representation
	<p>Identifying sites which can be readily developed, within a sustainable pattern is the key to meeting both the continued focus on regenerating and enhancing communities, as well as strengthening the focus on the delivery of new homes across Renfrewshire. Local development plan policy should reflect this in order for the required process to be in place to allow greenfield sites to be identified within the context of the Council's strategic regeneration priorities.</p> <p>The site at Auchenlodment Road is readily developable for residential use and is shown to be effective. The supporting submission contains detailed information as to the various technical and environmental specialisms pertinent to the consideration of the suitability of the site. No insurmountable barriers to the development of the site were identified through survey work to date relating to transport and access, ground conditions and utilities, ecology, flooding, landscape or cultural heritage. The site at Auchenlodment Road should be allocated for residential development in the next Renfrewshire Local development Plan.</p>
<p>0206 –Inverclyde Council (Alan Williamson)</p>	<p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • Inverclyde Council supports the preferred option of meeting housing land requirements in line SDP <p>5. Bishopton</p> <ul style="list-style-type: none"> • Inverclyde council has concerns about the preferred option of increasing the capacity of the Bishopton Community Growth Area from 2500 to 4000 • It is understood from Renfrewshire Council's Housing Land Requirements background report that no new land allocations are required in order for Renfrewshire Council to meet its Housing Land Requirement. The allocation of additional land at Bishopton is therefore not required at this time. The increase in capacity is significant, and Inverclyde Council would expect development of this scale to be brought forward, if required, through the Strategic Development Plan process. • Inverclyde Council would appreciate discussions with Renfrewshire Council concerning the requirement and justification for the increase capacity of the Bishopton Community Growth Area
<p>0207 – Jan & Kenneth Gibb Local Residents</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a 'potential pipeline site' on the grounds of:</p> <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise • Pressure on local services, including; schools, health and council facilities

Respondent and Reference Number	Summary of Representation
<p>0208 – Brian Reid Local Resident</p>	<p>3. Housing Land Requirements - Site commented on Local Development Plan 2077 – Elderslie Golf Course at Newton Avenue, Elderslie</p> <p>Objection to the inclusion of the above referenced site</p> <ul style="list-style-type: none"> • Loss of greenbelt • Access • Traffic congestion/noise • Impact on local wildlife • Long term wellbeing of local residents • biodiversity
<p>0209 – Barratt Homes West Scotland Land Owner/ Developer</p>	<p>3. Housing Land Requirements - Site commented on Local Development Plan 2034 – West of Caplethill Road, Cross Stobbs, Paisley</p> <p>An analysis of Renfrewshire Housing Land Supply which sets out a shortfall in meeting Renfrewshire’s Housing Land Requirements over the plan period. The preferred strategy set out in the Main Issues Report is to meet the Housing Land Requirement with sites already identified in the 2016 Housing Land Audit, with the potential addition of a further 1,500 homes at Bishopton Community Growth Area. Barratt Homes West are not in agreement with this and consider that the overall shortfall has been underestimated and question the viability and deliverability of many of the allocated sites within the plan period as required by SPP. They consider that the alternative option to provide an additional 10% generosity over and above that added to the housing supply target in the Proposed Clydeplan SDP could provide greater flexibility.</p> <p>Supporting Information provided for Local Development Plan 2034 includes an Extended Phase 1 Habitat Survey, concept framework, accessibility framework, and Land at Caplethill Road Representation. The supporting information highlights that Barratt Homes is committed to the delivery of land at Caplethill Road, Paisley for residential development and provides information to support the allocation of the site for residential development in the next Renfrewshire Local Development Plan.</p> <p>The report also provides a response to the Council’s assessment of the site to demonstrate that the site can be considered effective and free from constraints.</p> <p>Site Local Development Plan 2034 is effective and free of constraints and can make a meaningful contribution to the delivery of housing in the short term. The site is within the full control of Barratt Homes West Scotland, who has demonstrated continued commitment to its delivery and has the appropriate resources and financing available. The site is not subject to any physical constraints or issues that could preclude development.</p>

Respondent and Reference Number	Summary of Representation
<p>0210 –NHS Greater Glasgow and Clyde (Montagu Evans) Key Agency</p>	<p>5. Paisley South</p> <p>Two submissions have been made regarding Paisley South (Surplus Land At Dykebar Hospital and Land at Grahamston Road And Hurllet Road)</p> <p>Submission one Surplus land at Dykebar</p> <ul style="list-style-type: none"> • Supports the preferred option of a master planned approach • Work by a technical project team to review the site opportunities and constraints identifies that there are no significant impediments to development of the surplus land, and that it is capable of accommodating c.620 dwellings • Request that the emerging Local Development Plan policy position more accurately reflects the masterplanned approach that has already been undertaken, and in particular that the quantum of development identified through this process is appropriate to the site. <p>Submission two Land At Grahamston Road And Hurllet Road (Endowment Land)</p> <ul style="list-style-type: none"> • Proposes new site to the east of Dykebar Hospital for the release of land at Grahamston Road and Hurllet Road from greenbelt. • Consider that the site should be identified as white land in any emerging Local Development Plan, with the possible allocation of part of the site as a development opportunity which could accommodate a new education campus to serve Paisley South. • Suggest that the Renfrewshire Council owned former travellers site located to the north east of the Endowment Land could also be accommodated within this release. • Indicate that the land could be used for retail/ housing/ education and infrastructure
<p>0211 –Transport Scotland (David Torrance) Statutory Consultee</p>	<p>3. Housing Land Requirements</p> <ul style="list-style-type: none"> • The information and conclusions set out in the Transport Background Paper 4 is premature • The implications of the preferred and alternative strategies have not been identified and the potential cumulative impact is not know at this time • Transport Scotland will continue to work with the council on the progression of the transport appraisal to fully inform the Proposed Plan.
<p>0212 – NHS Greater Glasgow and Clyde (Gordon Love) Key Agency</p>	<p>6. Paisley South</p> <p>NHS GGC wholly support the preferred option and have made a separate submission under representation 210 regarding Paisley South.</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/Developer Contributions</p> <ul style="list-style-type: none"> • The current supplementary guidance does not account for developer obligations towards health or NHS requirements • NHS consider that they should be given statutory consultee status in the planning process • NHS GGC are aware of other health boards in Scotland who are part of the development plan and development management process and have agreements to receive developer contributions as a result of residential development and are seeking a similar agreement to be part of any developer contribution policy with Renfrewshire Council
<p>0213 - Barratt West Scotland and David Wilson Homes Land Owner/ Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>In general support the Local Development Plan objectives and policy coverage set out through the Main Issues Report. However have concerns on the over reliance on brownfield sites to guarantee the delivery of the housing numbers to maintain a 5 year supply and would encourage the adoption of a more ambitious approach to ensure that a range of homes are delivered across Renfrewshire. It is therefore vital that sites are identified in areas of strong market demand to ensure that sites are brought forward within the lifetime of the plan, and that units are delivered within appropriate timescales. Sustainable greenfield sites on the edges of an established settlement offer deliverable housing land in close proximity to existing services and facilities and will therefore provide a greater range of housing choices.</p> <p>3. Housing Land Requirements</p> <p>Within this Main Issues Report, the Council has only applied a generosity allowance of 10% which is contrary to the requirements of the emerging SDP; although it is acknowledged that the Main Issues Report was published prior to the Report of Examination being available. Therefore, the Council will require to reassess its housing land allocations to ensure that both the overall requirement, and a five year effective housing land supply, are being met. The Examination Report confirms that a 15% generosity should now be applied to both the affordable sector and private sector housing supply targets to identify the housing land requirement. For the private sector, the Main Issues Report will be expected to provide for 6,950 homes 2012-2024 and 1,450 homes 2024-2029, totalling 8,400 private homes.</p> <p>An analysis of Renfrewshire Housing Land Supply which sets out a shortfall in meeting Renfrewshire’s Housing Land Requirements over the plan period. The preferred strategy set out in the Main Issues Report is to meet the Housing Land Requirement with sites already identified in the 2016 Housing Land Audit, with the potential addition of a further 1,500 homes at Bishopton Community Growth Area. Barratt Homes West are not in agreement with this and consider that the overall shortfall has been underestimated and question the viability and deliverability of many of the allocated sites within the plan period as required by Scottish Planning Policy.</p>

Respondent and Reference Number	Summary of Representation
	<p>The planning appeals and shortfall based on the agreed 2015 Housing Land Audit highlights the importance in the housing land supply figures and allocation assumptions in the Main Issues Report being revisited and that the Council now has an opportunity to be more generous in terms of selecting further new housing sites.</p> <p>Main Issues Report Site Local Development Plan2036 – Land at Kilbarchan Road, Bridge of Weir The land at Kilbarchan Road can be delivered within a two year period based on the size of the proposed development and the promoters current build out rates.</p> <p>Supporting Document Kilbarchan Road, Bridge of Weir concludes that the Site Local Development Plan2036 is considered to be the most suitable direction for housing growth in Bridge of Weir, as this area follows the historic settlement pattern on the southern edge of the valley, and is away from the areas of high landscape and visual sensitivity to the south and west of the settlement. Allocating such sites does not threaten the strategy of delivering Paisley South and other key development priorities, but will provide further housing choice within a sustainable and desirable location. Development of the Site represents an appropriate and deliverable addition to the existing settlement and will contribute to the Council maintaining its 5 year effective housing land supply.</p> <p>A planning statement has been provided which sets the planning context for the site and a response to Renfrewshire’s Main Issues Report. It also includes design and technical information to support the allocation of the above land as an effective site, which is free from constraints and able to be developed in the next 2 years.</p> <p>4. Affordable Housing Agreement with the preferred option for a targeted affordable housing policy in the North and West Renfrewshire sub market housing areas. In order to ensure the delivery of affordable housing, it is essential that sites for private housing are allocated that will allow affordable provision to be delivered.</p> <p>Allocation of sites such as land at Kilbarchan Road will allow for the delivery of a range of housing tenures in an area of high demand. This will help the creation of sustainable and successful communities with a mixture of tenure opportunities.</p> <p>7. Infrastructure Provision/ Developers Contributions Do not consider that a specific developer contribution policy is required within the Renfrewshire Local Development Plan. However, certainty is required at an early stage to ensure the viability of development and confirm any required contributions at an early stage. Early dialogue will be required with Council officers regarding developer contributions, and there must be the opportunity to demonstrate a justification for any reduction where required.</p>

Respondent and Reference Number	Summary of Representation
	<p>11. Spatial Strategy</p> <p>The spatial strategy doesn't go far enough in ensuring that sustainable economic development is delivered, and will fail to ensure that the six objectives set out to meet the housing need and demand are met. The Paisley South Expansion Area is identified to meet future housing land requirements. This large area of land comprises a number of sites and landowners and large areas of brownfield land. Due to the complexities and uncertainties associated with bringing development on this site forward, we consider there is a risk of delivery being slower than expected and affecting the provision of sufficient effective housing land.</p> <p>Appreciate the requirement for large sites to be identified to deliver homes. However, given the lead in times for sites such as Paisley South, smaller sites are clearly needed in order to deliver housing on the ground in the early stages of the plan. By allocating land at Kilbarchan Road, Bridge of Weir, a modest and sustainable development will be delivered adjacent to an existing settlement early in the plan period. Allocating such sites does not threaten the strategy of delivering Paisley South and other key development priorities, but will provide a further range of housing within a sustainable and desirable location.</p>
<p>0214 – David Cuthbert Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan 2039 – Kilbarchan Road</p> <p>In agreement with the overall outcome not to release this green belt land and strongly objects to the release of this green belt for housing development. Is in full agreement with the key findings and reinforces the following points:</p> <ul style="list-style-type: none"> • Negative impact on nature, flora and fauna – Including deer and other wildlife regularly foraging and living in the field, as well as the impact on the recognised SINC • Lack of infrastructure condensing already problematic traffic congestion • Additional pressure on schools, doctors and other village infrastructure • Increased pollution due to ever increasing car ownership and usage • Lack of access and integration • Health and well being • Brownfield sites should be used first
<p>0215 – Scottish Water Statutory Consultee</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>Scottish Water agrees with the revised Local Development Plan and will continue to work with Renfrewshire council to support its delivery.</p> <p>2. City Deal</p> <p>Scottish Water supports the option of an additional policy and will continue to work closely with Renfrewshire council on any aspect of the policy which relates to Scottish Water infrastructure.</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Scottish Water has no comment to make specifically on the policy but will continue to work with Renfrewshire council to support the delivery of housing across the Renfrewshire area.</p> <p>4. Affordable Housing Scottish Water has no comment to make specifically on the policy but will continue to work with Renfrewshire council to support the delivery of housing across the Renfrewshire area.</p> <p>6. Paisley South Scottish Water will work closely with Renfrewshire council should this preferred option to expand Paisley South be taken forward. Scottish Water also supports the masterplan approach that has been stated in the report, however, the site will be required to undertake water and drainage impact assessments to fully understand the impact of such an expansion on our infrastructure and to establish any potential mitigation works.</p> <p>8. Housing for key specific groups No comment but please note that should any new sites be identified, early engagement with Scottish Water is recommended to understand from the outset any such additional demand to our network.</p>
<p>0216 - Matthew & Sarah Howell Local Residents</p>	<p>3. Housing Land Requirements Objects to the development of this site – Local Development Plan2038 – West of Lawmarnock Road on the grounds:</p> <ul style="list-style-type: none"> • New housing would be isolated • Access and junction issues • Traffic congestion especially at junction onto A737 • School capacity Issues • Impact on health and wellbeing of local residents as area is used for recreational purposes • Lack of demand for houses • Environmental Concerns
<p>0217 – Paul Houghton Land Owner/ Developer</p>	<p>3. Housing Land Requirements</p> <p>Proposed Additional Site Representation is to introduce land at Leechland House, Glenpatrick Road, Elderslie, PA5 9UN, as a potential housing site. A plan for the site will be forwarded in due course.</p>

Respondent and Reference Number	Summary of Representation
0219 - South Paisley Residents Association	<p>6. Paisley South Strongly objects to the plans to build on the greenbelt and countryside outlined in Policy 6 – the area between Dykebar Hospital, South Avenue and the University Sports Ground for the following reasons.</p> <ul style="list-style-type: none"> • It is a haven for wildlife • Overburdened roads • There are more suitable brownfield sites elsewhere in Renfrewshire • Green space and woodland for children to play
0220 - William Ian Gillies Local Resident	<p>3. Housing Land Requirements - Site Commented on Local Development Plan 2040, Land off Old Bridge of Weir Road, Houston. Agrees with the assessment and the reasons underpinning the conclusion that the site is not considered suitable for release. For information he attached two letters to the Council in relation to tree planting undertaken in 2014. It was obvious to the community that the plantings were carried out in order to influence the Council's position on releasing this area of greenbelt for housing development. That said, he recognises that the attempt to influence was unsuccessful and commend the Council accordingly.</p>
0221 – Elderslie Estates Land Owner/ Developer	<p>3. Housing Land Requirements Elderslie Estates objects to both the Preferred Strategy and the Alternative Option as set out in the Main Issues Report. As there is a requirement for the Main Issues Report and emerging Local Development Plan to take proper account of:</p> <ul style="list-style-type: none"> • Scottish Planning Policy: para. 50 requires a review of sustainable locations for longer term development and review green belt boundaries; • Adopted Clydeplan (SDP) 2012 : Clydeplan 2016 is awaiting approval by Scottish Ministers and development plans need to be aligned; • The Adopted Local Development Plan and its Report of Examination : the identified housing shortfall has still not been resolved, and the 15% generosity allowance has not been addressed; • The agreed Housing Land Audit : the Main Issues Report is based on the 2016 HLA which has not been agreed with Homes for Scotland; <p>There is therefore a high probability that insufficient housing land is being identified for inclusion in the emerging Local Development Plan, even assuming that the majority of 'pipeline sites', should they be proved to be effective, are allocated in the emerging Local Development Plan. Accordingly the Council should give further consideration to the merits of allocating Site Local Development Plan 2030 South of Kilmacolm Road, Bridge of Weir for housing</p>

Respondent and Reference Number	Summary of Representation
	<p>Main Issues Report Site Local Development Plan 2030 Elderslie Estates requests the reassessment of Site Local Development Plan 2030 South of Kilmacolm Road</p> <p>Background Paper 2 accepts that this part of Bridge of Weir is a good location in terms of accessibility to facilities and services, and convenient for local bus routes, footpaths and cycleway (see Local Development Plan 2007 assessment). The site and its surroundings are set in undulating landscape. Its development, when viewed from both Kilmacolm Road and Torr Road, would be seen against a background of the existing settlement and would be relatively unobtrusive. It is noted in the site assessment of Local Development Plan 2007 (land adjoining to the east), that platforming, junction improvements, bridges over the cycle track all have the potential of rendering that site uneconomic and unviable. It is suggested that the Council investigate the possibility of some form of joint development of that site with Site Local Development Plan 2030 which may help resolve the viability issues affecting Site Local Development Plan 2007. Development in this part of Bridge of Weir is one of the most sustainable options for its evolving settlement strategy.</p>
<p>0222 - Kathleen J Macalister Hall Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agrees with the strategy</p> <p>2. City Deal Agrees with the strategy</p> <p>3. Housing Land Requirements Agrees with the strategy</p> <p>Bridge of Weir is a very well-balanced and long-established community. The existing educational, physical and transport infrastructures cannot accommodate the scale of additional housing proposals being presented by the numerous private development proposals. The character and nature of the village would be adversely impacted. Traffic congestion at peak times is already beyond acceptable levels, and this will further degrade once the large development at the former Merchiston Hospital site is completed. Development on brownfield sites or regeneration of existing residential sites should be the only sites in Bridge of Weir open to consideration.</p> <p>4. Affordable Housing 'Alternative 2' appears to be a much more pragmatic and sensible approach than the 'blanket' approach of the stated 'Preferred Option'</p>

Respondent and Reference Number	Summary of Representation
	<p>5. Bishopton Agrees with the strategy</p> <p>6. Paisley South Agrees with the strategy</p> <p>7. Infrastructure Provision/ Developers Contributions No. The impact of each development should be separately assessed and costs/contributions established and paid by the Developer before any development commences.</p> <p>8. Housing for key specific groups Agrees with the strategy</p> <p>9. Heat Networks Agrees with the strategy</p> <p>10. Onshore Wind Agrees with the strategy</p> <p>11. Spatial Strategy Agrees with the strategy</p>
<p>0223 - Cara & Thomas Brown and Dick & Pat Madden Local Residents</p>	<p>Supports Representation Number 0084 – Mr Glen Collie in relation to Site Local Development Plan2077 Elderslie Golf Course</p>
<p>0224 - Frederic & Lisa Charre Local Residents</p>	<p>6. Paisley South Don't agree with the preferred strategy. This is green belt land. The alternative strategy should be pursued i.e. for developers to come forward in an ad-hoc manner and apply for parcels of development land for a variety of houses that is considered to meet the needs and demands of the current housing market.</p>

Respondent and Reference Number	Summary of Representation
<p>0225 – Erskine Land Owner Developer</p>	<p>3. Housing Land Requirements - Main Issues Report Site Local Development Plan 2054 – Erskine Hospital It is considered that the site can accommodate a sensitively designed residential development within a sustainable environment.</p> <p>Acknowledge that as part of the Council’s conclusions into the site assessment of Local Development Plan 2054 that the site is deliverable and effective and that the Council considers that the site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit. The site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.</p> <p>As part of the Examination into the Clydeplan Strategic Development Plan the Reporter concluded that local development plans should include a 15% generosity allowance. On that basis if the Council pursues with Option 1 then they need to increase their allowance by a further 5% to meet the requirements of Clydeplan. This would result in the Council identifying further sites for development and it is considered that the site should be included within the Proposed Plan as a housing site.</p> <p>A development programme and an indicative layout has been provided which demonstrates that the deliverability and effectiveness of the site that can be brought forward in the short to medium term for up to 200/250 residential units. The identification of this site is welcomed, however, it is considered, that this site should be allocated in the next Local Development Plan to meet Renfrewshire’s Housing Land Requirement over the plan period.</p> <p>8. Housing for key specific groups The residential use proposed at the site can provide a range and choice of housing which will increase the supply of new housing within Renfrewshire, whilst supporting the housing needs of specific groups.</p>
<p>0226 – Catherine Noble Local Resident</p>	<p>2. City Deal Concerned about the geese that utilise the areas around the airport for feeding being lost or affected by developments, they have more right to use this land than humans and would like assurances that minimal impact is made on them.</p> <p>4. Affordable Housing Yes it is appropriate but there should be conditions of sale to ensure that it is genuine local residents who are being allowed to purchase these properties at affordable prices.</p> <p>5. Bishopton Likes the idea of new villages, but also strongly values protecting existing ones. Renfrewshire Council promised that Green Belt would protect villages from future developments to help preserve their identities and communities. If building new villages, it is essential that developers have to include provision for at very least a primary school, corner shop and a health centre, to just allow houses to be built is foolhardy and puts serious strain on existing sources.</p>

Respondent and Reference Number	Summary of Representation
	<p>8. Housing for key specific groups Have no objections to a traveller's site as long as it remains a traveller's site and doesn't turn into a permanent settlement over time. Help should be provided and easily accessible to those who wish to settle in an area and give-up/move-on from a travelling life.</p> <p>10. Onshore Wind Prefers hydroelectric over solar, but solar over wind, wind turbines are not cost-effective even long term and their installation causes a significant leap in an area's carbon footprint.</p> <p>12. Other Issues Main concerns are loss of niche environments for insects (butterflies, moths, bees, etc.), hedgehogs, migratory birds, local plant species, foxes, badgers and migratory deer. While I appreciate that there is a need to develop I would very much prefer to see empty/derelict buildings either refurbished or demolished and the site reused before greenbelt or farmland is touched.</p>
<p>0227 – Chris and Stuart Currie, local residents</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a 'potential pipeline site' on the grounds of:</p> <ul style="list-style-type: none"> • Land is currently green belt • Brownfield sites should be considered first • Roads are already congested and capacity issues at key junctions • School capacity issues • A small village cannot cope with all the proposed and potential house building • Lack of public transport
<p>0228 - Neil Thomson Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Agrees with the Main Issues Report. However takes issue with some of the proposals. Where it is proposed that developers have put in for planning amounting to about 1090 new dwellings within the village, these are all being put on to green belt sites. This level of development runs counter to the plan which was developed in 2014</p> <p>2. City Deal Agrees that there may need to be an additional policy in place to plan for any increase in population, types of people coming into the area i.e. management, supervisory level, technical and worker level. The provision for this upgrade must be spread evenly throughout the local area which is going to benefit from the development</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Main objection is proposals for Bridge of Weir to develop 1090 dwellings when there is only a requirement for 204 as stated in the Local Development Plan. At present the infrastructure is at capacity and there are no plans to upgrade any of the roads, schools, nurseries etc.</p> <p>4. Affordable Housing Considers that it is appropriate to deliver affordable housing and it should be spread around the county as a whole or be dependent on the amount of work or location of the main centres of employment.</p> <p>5. Bishopton It is entirely acceptable to build at Dargavel, in doing so it will be necessary to create proper infrastructure. This will be inclusive of schools, medical provision, proper access and egress from the site and access to the main roads.</p> <p>7. Infrastructure Provision/ Developers Contributions There is a great need to have developer contribution when planning is put forward. This would look at provision of schooling, medical and dental facilities, sewage and water provision, roads and pavements, nursery provision, availability of retail shopping etc. Developers must have some responsibility to help pay for upgrades to these facilities when they are required</p> <p>8. Housing for key specific groups There needs to be provision for accommodation for travelling people whoever they are. There has to be good control over these provisions. It may be there has to be an element of choice when these sites are set up.</p> <p>10. Onshore Wind I believe there are enough on shore wind developments and we should be looking more at off shore developments. Consideration should be given to fracking as we have the facilities to process this product and it would be a great asset to our economy.</p>
<p>0229 – Keith and Jennifer Watt Local Residents</p>	<p>3. Housing Land Requirements Strongly agree with the preferred housing strategy outlined in the Local Development Plan. There is more than enough land already available for new housing, without the need to release green belt sites.</p>
<p>0230 - Paul Hudman Local Resident</p>	<p>1. Local Development Plan Objectives and Policy Coverage Broadly agree with the Local Development Plan objectives and policy set out in the Main Issues Report.</p>

Respondent and Reference Number	Summary of Representation
	<p>3. Housing Land Requirements Agrees with the Council's preferred housing strategy in that there is sufficient land already available for new housing without the need to sacrifice existing greenbelt land having huge environmental and aesthetic damage to the county.</p> <p>Sites Commented On: Bridge of Weir Area The local infrastructure is struggling to cope with existing demand. Local infrastructure, such as the Bridge of Weir car park is already often at capacity leading to unsafe parking. Likewise despite the recent extension of the car park at Johnstone station this parking is again already at capacity before 9am on weekday mornings. Gryffe High School is oversubscribed.</p>
<p>0231 – Kilbarchan Community Council</p>	<p>1. Local Development Plan Objectives and Policy Coverage Largely support the policies but do not support the development potential of existing landscaped/wooded areas that have reached maturity. These areas are a vital component of our villages and require management to retain their ecological and landscape value. There should also be more attention given to Climate Change and notably Climate Change Adaptation to help resolve issues such as flooding.</p> <p>3. Housing Land Requirements Renfrewshire has two Community Growth Areas, at Bishopton and South West Johnstone and they strongly support the continuation of directing development to these Community Growth Areas. Also strongly support the overarching objective in meeting Housing Supply Targets in the next Local Development Plan by focusing on available brownfield land to meet the majority of housing requirements. The Community Council do not support development within greenbelt land as these areas are crucial for biodiversity and the landscape setting of Kilbarchan and the other villages of West Renfrewshire.</p> <p>4. Affordable Housing Targeting affordable housing in West Renfrewshire must not be to the detriment of landscape setting and historical setting. The preferred option in the Main Issues Report of up to 25% affordable housing delivered on major residential developments supports large residential developments in West and North Renfrewshire.</p> <p>5. Bishopton It is crucial that a master plan be produced for this area to ensure new development is suitable for the existing landscape character and the landscape setting.</p>

Respondent and Reference Number	Summary of Representation
	<p>7. Infrastructure Provision/ Developers Contributions Support the option where developers must be transparent about infrastructure, services and facilities deficits associated with new developments and these should also follow an Ecosystems Approach which is a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.</p> <p>9. Heat Networks Support the preparation of an “opportunity map” for the Local Development Plan and Supplementary Guidance to assist with the delivery of this strategy.</p> <p>10. Onshore Wind Support the additional development criteria to ensure the importance of landscape character, amenity and habitat as well as recognising the protected sites and the Regional Parks within Renfrewshire. The value of peatland to carbon sequestration should be a clear consideration for decision making also.</p>
<p>0232 – Allan Thompson Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan 2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • The land is currently green belt • Access is unsuitable and unsatisfactory • Roads are not suitable for further volumes of traffic • Local schools are at capacity • Poor transportation links and consequently greater car volumes • To urbanise the area is wholly unsatisfactory
<p>0233 - Blythwood Estate Land owner/Developer</p>	<p>3. Housing Land Requirements - Main Issues Report Site 3 Local Development Plan 2046 – Northbar Phase 2 Additional information is provided to reaffirm the effectiveness of the Northbar site to support its allocation as an effective and deliverable site in the next Renfrewshire Local Development Plan.</p> <ul style="list-style-type: none"> • Ownership: the site is in the ownership of Blythwood Estate who can be expected to release it for development. • Physical Constraints: The site has been shown as being free from physical constraints and this has been recognised in the Council’s own Housing Site Assessment and in comments received from Agencies that were consulted on the ‘Suggestions for land use change’ • Contamination: There is no known contamination on site • Deficit Funding: There is funding available to deliver housing on the site • Marketability: The site is already under option to CALA homes • Infrastructure: Infrastructure is available in the immediate vicinity of the site and discussions are ongoing with surrounding landowners to consider future infrastructure requirements

Respondent and Reference Number	Summary of Representation
	<p>Given the likely abolition of Clydeplan in due course, it is considered that the prescriptions of the SDP should perhaps be accorded less weight than previously, and would encourage Renfrewshire Council to respond to this likely change by allocating a greater range of housing land, more in keeping with its 'reasonable alternative' strategy of allocating a 20% generosity level to set Renfrewshire's Housing Land Requirements.</p>
<p>0234 - Squarestone Growth LLP Local Business</p>	<p>11. Spatial Strategy Welcomes the removal of wider Strategic Economic Investment Location policy from the wider Barbrae area of Linwood which includes the St James Business Park. However, given the high-level nature of the Main Issues Report, there is no confirmation of what the site, at St James Business Park, should now be allocated as in the next Renfrewshire Local Development Plan. Consider that the site should be removed from any business / industry allocation to allow for a wider range of commercial uses</p>
<p>0235 – Andy Watson Local Resident</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan 2064 – Land to the West of Thriplee Road Objection to the inclusion of the above referenced site as a 'potential pipeline site' on the grounds of:</p> <ul style="list-style-type: none"> • Brownfield sites should be considered first before green belt land is released • Access/ traffic routes are unsuitable • Roads are overcrowded and issues at key junctions • Lack of services in the village • Capacity issues at the local schools • Poor public transport
<p>0236 – Duncan Macintosh Local Resident</p>	<p>3. Housing Land Requirements The report needs to be widened to provide a strategy and proposals for the existing housing stock, its upgrading and adaptation to the needs of the current population with a background paper providing the evidence base.</p> <p>For the regeneration of existing town centres, sustained investment is needed in upgrading older housing, notably tenements in and close to centres, and to convert vacant older buildings such as former offices over shops to housing. Restoring and upgrading tenements is as important as preserving landmark buildings to preserve the historic character of our town centres.</p> <p>A concentration of new homes 'in existing built up areas, with a focus on available brownfield land to meeting the majority of housing requirements is most welcome'.</p> <p>5. Bishopton Strongly agree with the strategy</p>

Respondent and Reference Number	Summary of Representation
	<p>6. Paisley South Strongly agree with the strategy</p> <p>9. Heat Networks Strongly support the delivery of heat networks</p> <p>10. Onshore Wind Strongly supports wind turbine developments with the proviso that council and community ownership of wind farms should be preferred.</p> <p>12. Other Issues</p> <p>Air transport. Any promotion of low carbon technologies which the Plan can promote is most welcome. However, excepting the rail link to Glasgow Airport, there is no possibility of significantly reducing the carbon emissions of air transport.</p> <p>Cycling. The existing cycling network is essentially recreational, and very little of it is suitable for commuting after dark. Ensuring people and places are well connected requires provision of a coherent on-road network of cycle lanes, with cycle lanes along urban main roads and as segregated routes beside rural main roads.</p>
<p>0237 - Anna and Donald McKenzie Local Residents</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan 2064 – Land to the West of Thriplee Road</p> <p>Objection to the inclusion of the above referenced site as a ‘potential pipeline site’ on the grounds of:</p> <ul style="list-style-type: none"> • Unnecessary loss of green belt land • Impact on and loss of habitats for rare species of birds (Green Wood pecker, greater spotted woodpecker) • Complex land ownership • Dangerous access issues • School capacity issues • Can’t support more people without major investment in public service infrastructure • Impact on general character
<p>0238 – Strathclyde Partnership for Transport, Statutory Consultee</p>	<p>1. Local Development Plan Objectives and Policy Coverage</p> <p>Generally support however note the removal of Policy I3 – Potential Transport Improvements and although it is acknowledged that some of the projects have been delivered and others will form part of City Deal, Strathclyde Partnership for Transport are of the view the policy should be amended.</p>

Respondent and Reference Number	Summary of Representation
	<p>2. City Deal Agree with the policy but reference should be made to the wider strategic transport and land use planning context set out in the Regional Transport Strategy and Strategic Development Plan. Smaller scale and more local improvements should not be overlooked.</p> <p>3. Housing Land Requirements Yes – this will direct development to the most sustainable locations in line with the spatial strategy</p> <p>4. Affordable Housing Yes – this will help deliver mixed communities</p> <p>5. Bishopton Yes – this will allow in an integrated approach to the provision of additional housing and allow an overarching view to be taken of the infrastructure/facilities/services/amenity demands that will be created. This should also include sustainable access/public transport provision</p> <p>6. Paisley South Agree as a masterplanned approach will ensure that development occurs in an integrated manner and recognises the infrastructure /service demands that the development creates</p> <p>7. Infrastructure Provision/ Developers Contributions A policy requiring developers to address any infrastructure, services and facilities deficits associated with new development provides the flexibility to respond to changing circumstances that a fixed, costed schedule does not. This policy should clearly include provision in relation to deficits in public transport services and infrastructure, active travel links and other measures to encourage sustainable travel behaviour.</p>
<p>0239 – Elderslie Estates, Epic and Hallam Land Management, Land Owner/Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage Question the likelihood of meeting housing need and demand as the Main Issues Report has not served to address the established shortfall in housing land and state that it is essential that the new Local Development Plan identifies new sites and not place an overreliance on brownfield sites. This is supported by the recent Report of Examination for the emerging SDP where findings on housing related matters establishes that greenfield land will be needed to meet the housing land requirements. Scottish Planning Policy also establishes that in developing the spatial strategy, planning authorities should identify the most sustainable locations for longer term development and where necessary review the boundaries of any greenbelt.</p>

Respondent and Reference Number	Summary of Representation
	<p>2. City Deal No objections to the approach suggested.</p> <p>3. Housing Land Requirements Object to both the Preferred and Alternative Options.</p> <p>Once approved the housing supply targets set by the SDP will confirm that a 15% generosity requires to be applied to both the affordable and private sector housing supply targets. The housing land supply needs to be reassessed against the housing land requirement in full over the Strategic Development Plan periods 2012-2024 and 2024-2029 to establish whether the Housing Land Requirement will be met from the supply of housing land in the 2016 Housing Land Audit.</p> <p>As the pipeline sites have no status or weight, they cannot be relied upon to deliver housing development. Given the existing and emerging shortfall in housing land requires to be addressed in the new Local Development Plan, land must be allocated to maintain a 5 year effective housing land supply.</p> <p>Main Issues Report Site Local Development Plan 2053 – Mackiesmill, Elderslie Consider that the land should be allocated as a residential development site which can deliver up to 200 new homes. In promoting the land at Mackiesmill a number of consultant studies relative to transport, landscape impact, ecology, services, education, ground conditions, drainage, flooding and urban drainage. These studies seek to demonstrate that the land at Mackiesmill is an effective residential development opportunity, which should be allocated in the next Renfrewshire Local Development Plan. The Scottish Ministers are currently considering a planning appeal on the site.</p> <p>4. Affordable Housing No objection to a policy that seeks to target areas of affordable housing need however, Alternative 2 is supported where levels are negotiated on a case by case basis. Threshold should apply to developments major/ 50 units or more.</p> <p>5. Bishopton Object to the continued focus of the spatial strategy on limited locations and any further land release at Bishopton needs to be capable of delivering within the 10 year plan period to assist the Council in maintaining a five year effective housing land supply. If the effectiveness of this land cannot be demonstrated this further supports additional land releases to be made, particularly in North and West Renfrewshire where there is a need to deliver additional land for affordable housing.</p>

Respondent and Reference Number	Summary of Representation
	<p>6. Paisley South Object to the continued focus of the spatial strategy on limited locations including Paisley South and any revised master plan must be prepared in advance of the proposed Local Development Plan to provide certainty. Any land allocated at Paisley South needs to be capable of delivering within the 10 year plan period to assist the Council in maintaining a five year effective supply.</p> <p>7. Infrastructure Provision/ Developers Contributions Support the preferred option to continue the current approach.</p> <p>11. Spatial Strategy It is essential that the Council identifies new housing sites to ensure a five year effective housing land supply is maintained at all times.</p>
<p>0240 - Mactaggart & Mickel Homes Ltd, Land owner/Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage In Section 1 – ‘Opportunities in Renfrewshire’ it is stated that ‘meeting the housing need and demand for Renfrewshire, will remain a key element in the Local Development Plan’. They consider that the Finalised Local Development Plan should go further and it should be a stated aim to meet the Housing Demand and Need Requirement ‘in full’. This should be identified as a key aim of the plan.</p> <p>2. City Deal Yes a policy should be included</p> <p>3. Housing Land Requirements Mactaggart & Mickel Homes assert that the proposed Local Development Plan should state that it is the Council’s intention that the Local Development Plan will plan for, and meet in full, its housing need and demand. If brownfield sites cannot deliver the housing need and demand within the plan period, then Renfrewshire Council need to consider greenfield sites as opportunities for residential development.</p> <p>There remains, from the previous Local Development Plan, a shortfall in housing need which is to be met in the next Local Development Plan. The current ‘planning by appeal’ approach undertaken by Renfrewshire Council undermines the plan-led system as it causes uncertainty for residents and developers as to where new development is to be located and it should be the aim of Renfrewshire Council to encourage a mixture of greenfield and brownfield development in order to meet, in full, its housing need and demand. Mactaggart & Mickel Homes therefore object to both the preferred and alternative strategy in the Main Issues Report .</p>

Respondent and Reference Number	Summary of Representation
	<p>The Council has set a housing land requirement for private sector homes at a lower level than required by the Report of Examination into Clydeplan, with which the emerging Local Development Plan will need to comply. A 15% generosity level requires to be added to Housing Supply Targets for both private and affordable housing to set Renfrewshire’s Housing Land Requirement’s for the period 2012-2024 and 2024-2029.</p> <p>Pipeline sites should either be included as proposed allocations, or not, as the approach is confusing as to the status of the sites.</p> <p>The proposed Local Development Plan should utilise the most up-to-date agreed housing land audit as the basis upon which sites are deemed effective. This would give the development industry greater confidence in the plan making process.</p> <p>Main Issues Report Site Local Development Plan2051 – Land to the North and South of Beith Road, Howwood. Do not agree with the comments of Renfrewshire Council in the Housing Sites Assessment and have submitted supporting information to demonstrate how the site can be developed sensitively and in a sustainable manner. The supporting information includes</p> <ul style="list-style-type: none"> • Landscape & Visual Appraisal • Indicative Spatial Masterplan Report • Strategic Landscape Framework <p>The land to the North and South of Beith Road, Howwood should be allocated in the next Renfrewshire Local Development Plan as deliverable and effective residential land.</p> <p>4. Affordable Housing Consider that ‘Alternative 2’ is the best option as it will allow developers to negotiate on a case by case basis the level of affordable housing that can be provided on a site.</p> <p>5. Bishopton Object to the increase in housing numbers at Bishopton as they are not convinced that the site will meet the tests of effectiveness as deliverable within the plan period. If not, additional land requires to be identified in the next Renfrewshire Local Development Plan to meet Renfrewshire’s Housing Land Requirements.</p> <p>7. Infrastructure Provision/ Developers Contributions They do not consider that there is an explicit need to require developer contribution in Renfrewshire.</p>

Respondent and Reference Number	Summary of Representation
	<p>12. Other Issues Please see response to Question 3, Housing Land Requirements, which promoted allocation of Local Development Plan site 2051, land to the North and South of Beith Road, Howwood in the next Renfrewshire Local Development Plan.</p>
<p>0241 - Mr Satterthwaite and Mr Cotter, Local residents</p>	<p>3. Housing Land Requirements - Site Commented On – Local Development Plan2064 – Land to the West of Thriplee Road and Local Development Plan2038 - West of Lawmarnock Road, Bridge of Weir Objection to the above sites and other proposed greenbelt developments in Bridge of Weir:</p> <ul style="list-style-type: none"> • Current planning consents to development in greenbelt under the current Renfrewshire Local Development Plan did not bring forward development as expected. • Local infrastructure cannot cope • Traffic congestion • No clear or demonstrable need for housing within Bridge of Weir Village • Housing density proposed is not in keeping with the existing area • Local Development Plan2064 is in part Conservation Area with Listed Building above and new development is not in keeping with the area • Local Development Plan2064 land is steeply sloping and is fissured.
<p>0242 - Mactaggart & Mickel Homes Ltd, Landowner/Developer</p>	<p>1. Local Development Plan Objectives and Policy Coverage Please see response reference 0240</p> <p>2. City Deal Please see response reference 0240</p> <p>3. Housing Land Requirements Please see response reference 0240</p> <p>Proposed Additional Site – Howwood West (Previous SLUC Site reference 5054 - 4, 5 and 6) Mactaggart & Mickel are promoting land at the western part of Howwood for development and a high level Landscape and Visual Appraisal document has been included as supporting information to support the allocation of this land as an effective and deliverable site in the next Renfrewshire Local Development Plan.</p> <p>4. Affordable Housing Please see response reference 0240</p>

Respondent and Reference Number	Summary of Representation
	<p data-bbox="598 268 990 323">5. Bishopton Please see response reference 0240</p> <p data-bbox="598 363 1191 419">7. Infrastructure Provision/ Developers Contributions Please see response reference 0240</p> <p data-bbox="598 459 1960 555">12. Other Issues Please see response to Question 3, Housing Land Requirements, which promoted allocation of the proposed additional site at Howwood West in the next Renfrewshire Local Development Plan.</p>