# Development Plan Scheme 2021



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# **Development Plan Scheme**

The provisions of the Planning (Scotland) Act 2019 require Renfrewshire Council as a Local Planning Authority to prepare a Development Plan Scheme (DPS), at least annually.

A Development Plan Scheme sets out Renfrewshire Council's programme for preparing and reviewing its Local Development Plan. It outlines what is likely to be involved at each stage of the Local Development Plan process and identifies any changes or updates to the programme.

The Development Plan Scheme also includes a participation statement outlining when, how, and with whom, consultation will take place over the coming year.

### The Current Development Plan System

The Development Plan system in Renfrewshire consists of:

- The Strategic Development Plan Clydeplan 2017;
- The Local Development Plan —
   The Renfrewshire Local Development Plan
   2014 (being replaced by new Plan); and,
- Supplementary Guidance –
   New Development Supplementary Guidance 2014 (being updated to support new Plan).

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



### Map of Renfrewshire

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### Strategic Development Plan

Clydeplan was approved with modifications by Scottish Ministers on 24th July 2017.

Clydeplan sets out the long term development strategy for the City Region.

It provides a strategic context for the Renfrewshire Local Development Plan identifying appropriate locations for investment and development.

Clydeplan focuses on growing the economy of the City Region in a low carbon and sustainable manner, setting out a framework to encourage investment in the right locations.

The new Renfrewshire Local Development Plan has been prepared to be consistent with Clydeplan.

### **Local Development Plan**

The Renfrewshire Local Development Plan sets out the spatial strategy that facilitates investment and guides the future use of land in Renfrewshire.

The Local Development Plan contains policies that provide a framework for decision making on planning applications to ensure that development and changes in land use are appropriate and in the right locations.

Spatial Strategy — Guides development throughout Renfrewshire in line with the vision of Renfrewshire's Community Plan.

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

New Development Supplementary Guidance — Sits alongside the Local Development Plan and provides more detailed guidance on certain policies and/ or specific proposals. The New Development Supplementary Guidance is currently being updated.

Action Programme — The Action Programme sets out a list of actions required to implement the policies and proposals in the Renfrewshire Local Development Plan, indicating who will be involved in implementing these actions and the time scales.





### Map of the 8 Local Authorities within the Clydeplan area

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with the implementation of the Planning (Scotland) Act 2019 and preparation of the National Planning Framework 4.

### Planning (Scotland) Act 2019

The Planning (Scotland) Act 2019 received Royal Assent inJuly2019 setting out the future structure of the planning system in Scotland. Changes proposed by the Act include: Local development Plans being replaced every 10 years and the requirement for supplementary planning guidance removed.

Under the Planning (Scotland) Act 2019, the emerging National Planning Framework 4 will now form part of the Development Plan with the requirement to prepare a Strategic Development Plan removed. As a Strategic Development Plan will no longer be part of the Development Plan, local authorities will work together across the Glasgow City Region to prepare a Regional Spatial Strategy.

New Regulations to accompany the Planning Act are currently being prepared by the Scottish Government which will inform the preparation of the next Renfrewshire Local Development Plan.

### National Planning Framework 4 (NPF4)

NPF4 will incorporate Scottish Planning Policy and will set out the Spatial Plan for Scotland upto 2050. The Scottish Government has commenced work on NPF4 with a Call for Ideas which ended on the 30th April 2020. A draft NPF4 is expected in Late 2021 with expected adoption in summer 2022. Additional planning guidance will follow the adoption of NPF4.

### Regional Spatial Strategy

Renfrewshire Council is working with other local authorities across the Glasgow City Region to prepare a Regional Spatial Strategy. This strategy will help inform the emerging National Planning Framework. An 'indicative' Regional Spatial Strategy was submitted to Scottish Government in June 2020.

#### **Local Place Plans**

The planning (Scotland) Act introduces the requirement to prepare Local Place Plans which will be taken into account during preparation of Local Development Plans. Local Place Plans offer an enhanced opportunity for local communities to get involved and shape land use within their area. Consultation on Local Place Plan Regulations concluded on 25th June 2021. The regulations are expected to be published by the end of 2021.

### **Health Impact Assessments**

As part of the process for the next Local Development Plan, a Health Impact Assessment will be required. Health Impact Assessment is a tool to assess the impact on people of applying a proposed, new or revised policy. Health Impact Assessments go beyond the Equality Act 2010 by assessing the impact on:

- health inequalities;
- people with protected characteristics;
- human rights; and,
- socioeconomic circumstances.

A Health Impact Assessment will be required as part of the evidence for Local Development Plan 3.

### **Open Space Strategy**

The Planning (Scotland) Act 2019 requires planning authorities to prepare and publish an Open Space Strategy.

The Open Space Strategy sets out a strategic framework of the planning authority's policies and proposals as to the development, maintenance and use of green infrastructure, including open spaces and green networks. An open space strategy must contain an audit of existing open space provision and an assessment of current and future requirements.

Renfrewshire Council has commenced work on the Open Space Audit to feed into the Strategy.

### **Play Sufficiency Assessments**

The Planning (Scotland) Act 2019 requires planning authorities to assess the sufficiency of children's play opportunities in their area. Play Sufficiency Assessments must be reviewed as evidence reports which contribute to the local development plan.

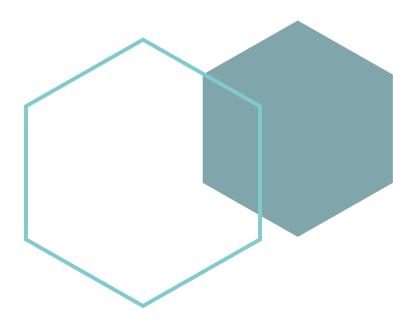
The Open Space Strategy will aid in conducting the play sufficiency assessment.

### Forestry and Woodland Strategy

The Planning (Scotland) Act 2019 brings in a requirement for planning authorities to prepare a forestry and woodland strategy. These will identify woodlands of high nature conservation value and set out the authority's policies and proposals as to:

- the development of forestry and woodlands,
- the protection and enhancement of woodlands;
- the resilience to climate change of woodlands;
- the expansion of a range of types of woodlands to provide multiple benefits to the physical, cultural, economic, social and environmental characteristics of the area; and,
- any other matter which they consider appropriate.

The Act sets out procedural details around consultation of the strategy and publication requirements.





# Main stages of the Renfrewshire Local Development Plan preparation

Main Issues Report (MIR) (completed) – Sets out the Council's general proposals for development along with reasonable alternatives to these proposals.

Consultation on the Main Issues Report and accompanying Environmental Report was undertaken between 6 February 2017 and 30 May 2017.

240 responses were received. These representations were taken into account in preparation of the next stage of the Renfrewshire Local Development Plan, the Proposed Plan.

Proposed Plan (completed) – The Proposed Plan was submitted to the Scottish Ministers on 31st January 2020 and the examination commenced on 12th May 2020.

The Proposed Plan represents the Council's settled view of what will be included within the final adopted Local Development Plan.

It contains all relevant strategies, policies and development proposals as well as proposals maps, place plans and other illustrative diagrams to explain the land use framework for Renfrewshire. Examination of the Proposed Plan (completed) – The Local Development Plan examination dealt with issues that arose through the Proposed Plan stage.

Any outstanding objections were considered at the Examination by the appointed Reporters to act on behalf of the Scottish Government. The Reporter(s) weighed up the issues whilst considering input from a variety of sources and stakeholders before reaching a conclusion and a recommendation.

Adoption of the Local Development Plan (current stage) – Examination of the Renfrewshire Local Development Plan ended on the 29th January 2021 with the publication of the Examination Report and the Reporter's modifications. A modified Local Development Plan was submitted to the Scottish Government on the 30th April 2021. Renfrewshire Council received confirmation on the 17th August 2021 that the Scottish Ministers do not wish to intervene in the adoption of the Plan and that the Council may proceed to adopt the modified Renfrewshire Local Development Plan. Following adoption the new plan will replace the existing adopted Renfrewshire Local Development Plan (2014).

### **Strategic Environmental Assessment**

The Environmental Assessment (Scotland) Act 2005 requires all plans, programmes and strategies prepared by Councils and other public bodies to be subject to a Strategic Environmental Assessment, and this includes the Renfrewshire Local Development Plan.

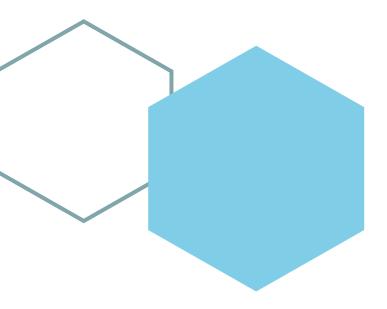
The purpose of Strategic Environmental Asessment is to assess how the Local Development Plan might positively or negatively affect the environment and to consider how environmental impact can be avoided, reduced, mitigated or enhanced.

The Strategic Environmental Assessment is an important process which places environmental considerations at the centre of the decision-making process.

An Environmental Report was published for consultation in March 2019 alongside the Renfrewshire Local Development Plan Proposed Plan.

This Environmental Report illustrates how Renfrewshire Council has assessed the potential effects of the Renfrewshire Local Development Plan Proposed Plan on the environment; and how the environmental assessment has influenced the development of the plan.

A Strategic Environmental Post Adoption Statement will be prepared following the adoption of the new Local Development Plan.



### Stages of Strategic Environmental Assessment

Environmental Baseline Report - A State of the Environment report that establishes current baseline data necessary to characterise the environment.

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

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

### Other Assessments

Report.

Other assessments prepared as part of the Local Development Plan preparation process include:

- Habitats Regulations Appraisal An assessment of the implications of the plan's policies or proposals on Special Protection Areas or Special Areas of Conservation.
- Equality Impact Assessment An Equality Impact Assessment aims to ensure that policies within plans do not significantly impact on age, disability, economic circumstance, ethnicity, gender or religion.

## Timetable for Adoption of Local Development Plan

The programme for the review of the Renfrewshire Local Development Plan is set out overleaf. It details the key tasks and milestones.

### Renfrewshire Local Development Plan Timetable

STAGE	RENFREWSHIRE LOCAL DEVELOPMENT PLAN	STRATEGIC ENVIRONMENTAL ASSESSMENT	TIMESCALE
1	Publish the Renfrewshire Local Development Plan Scheme.		Annually
2	Monitor existing plan policies and changes in characteristics of the Renfrewshire area; research topics; consult appropriate parties in preparation of Monitoring Statement to inform the Main Issues Report.	Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government.	Complete
	Engage with stakeholders to identify the main issues emerging in Renfrewshire.		
3	Prepare a Monitoring Statement.  Prepare and Publish the Main Issues Report and consult over a 12 week period.	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 12 week period.	Complete
4	Prepare and publish the Renfrewshire Local Development Plan Proposed Plan taking into account the comments received on the Main Issues Report.	Publish an updated Environmental Report alongside the Local Development Plan Proposed Plan taking account of the comments received.	Complete
	Consultation and engagement on the Proposed Local Development Plan.	Consult and engage extensively over a 12 week period.	
5	Consider representations to Renfrewshire Local Development Plan Proposed Plan and requirement for modifications.	Consider representations to the Environmental Report and requirement for modifications.	Complete
6	Submit the Renfrewshire Local Development Plan Proposed Plan with a report of conformity with the Participation Statement.	Submit the Environmental Report alongside the Renfrewshire Local Development Plan Proposed Plan.	Complete
7	Examination.		Complete
8	Report on the Examination to Council to consider Reporter's findings and recommendations.		Complete
9	Publish the Renfrewshire Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt.	Publish finalised Environmental Report.	Complete
10	Adoption.		Between October – December 2021
11	Local Development Plan Action/Delivery Programme and New Development Supplementary Guidance.	Post Adoption Strategic Environmental Assessment statement, illustrating how the environmental report has influenced the Local Development Plan.	January 2022

# **Participation Statement**

A key objective of the Renfrewshire Development Plan Scheme is to illustrate when, how, and with whom, consultation will take place.

Renfrewshire Council is committed to extensive consultation and engagement, encouraging involvement throughout the preparation of the Renfrewshire Local Development Plan, and will have due regard to the provisions of the Scottish Government's Planning Advice Note 3/2010 on 'Community Engagement'.

The planning system has the potential to shape communities and the environment of Renfrewshire's towns and villages. It is important that people get involved in the Local Development Plan process.

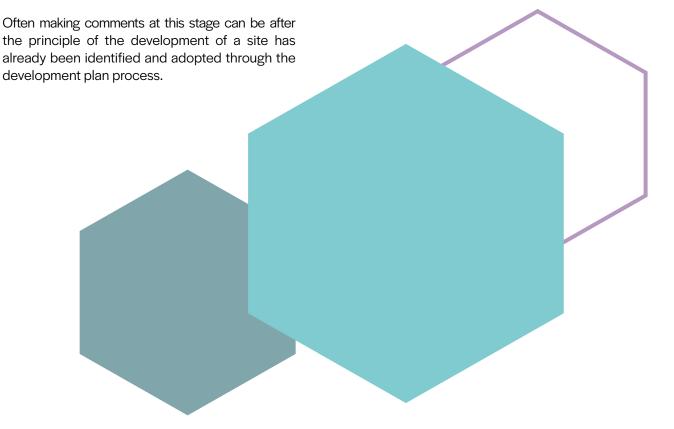
It is often the case that the only time people get involved in planning is in relation to a planning application that they feel has a direct impact on them. Although participation and active engagement in the Local Development Plan process can help shape an area, it cannot however guarantee that everyone gets the outcome they want.

It is important that everyone is aware of the proposals and areas of change as early as possible and they have the opportunity to make comments.

Renfrewshire Council also consider that it is important that stakeholders get explanations as to how and why decisions are made.

Effective consultation and engagement aims to provide an opportunity for members of the public, businesses, developers, public bodies and key agencies, interest groups and community groups to discuss proposals.

Everyone is entitled to comment and this applies as much to people who support the Renfrewshire Local Development Plan as well as those who choose to object.



### Participation of the Local Development Plan

The information below indicates a variety of methods that the Council used to gather views, comments and opinions in preparing the new Local Development Plan.

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

PARTICIPATION	netifiewshile Flouse and off the Council's website.						
	STAGE 2: PRE MAIN ISSUES REPORT (COMPLETE)						
WHO	Members of the public, community groups, statutory organisations, key agencies, private and public sector, infrastructure providers, Scottish Government, landowners, developers, home builders and local businesses.						
METHOD OF PARTICIPATION	Council update and reporting:  Development Plans update report was submitted to the Planning and Property Policy Board January 2016.						
	Social Media Engagement: Updates on the Renfrewshire Local Development Plan webpage, Local Development Plan mailing list set up, Twitter and Facebook feeds.						
	Suggestions for Land Use Change: A Suggestions for Land Use Change exercise was carried out in 2015. This allowed any interested party to identify particular sites for consideration of potential inclusion in the next Renfrewshire Local Development Plan.						
	One to One Meetings:  A number of one to one meetings were held over an 8 week period with a wide range of stakeholders including key agencies, local businesses, land owners and developers. Discussions centred around emerging main issues, specific interests, resources, placemaking, future development sites, infrastructure requirements and timescales.						
	Focus engagement: Planning officers met a range of community groups, Community Council's and Development Trusts to gather the views and ideas to shape the Renfrewshire Local Development Plan.						
	Consultation Events:  A Developers Day was held in October 2015 to provide updates on the Development Plan and the Council's framework for investment to a range of stakeholders.						
	Planning officers attended the Council's annual Community Planning Conferences, Local Housing Strategy consultation events and the Housing Providers Forum. These provided an opportunity to engage with a wider audience and raise awareness of the review of the Renfrewshire Local Development Plan.						
	Town Centre Strategies and Action Plan Consultation and Erskine Town Centre Charrette. Consultation on the community's ideas and priorities for improvements to their town centres and wider local areas. This engagement will help inform final Town Centre Strategies and the next Renfrewshire Local Development Plan.						

### STAGE 3: PUBLICATION OF THE RENFREWSHIRE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT. MONITORING STATEMENT AND ENVIRONMENTAL REPORT (COMPLETE)

### **WHO**

Members of the public, community groups, Scottish Government, statutory organisations, key agencies, private and public sector, infrastructure providers, landowners, housing associations, neighbouring local authorities, local businesses, home builders and developers.

### METHOD OF PARTICIPATION

#### Council update & reporting:

A board report was submitted to the Planning and Property Policy Board on 24 January 2017

17 week consultation and engagement period was carried out from 6 February 2017 to 30 May 2017.

### Statutory procedures:

Publish advertisement in local press.

Renfrewshire Local Development Plan Main Issues Report, Environmental Report and supporting background papers deposited at Renfrewshire House and all local libraries.

Notification of Renfrewshire Local Development Plan Main Issues Report publication sent to neighbouring authorities, key agencies and Community Councils.

Everyone on Local Development Plan consultation database notified.

### Online Publication and Social Media Engagement:

Web based consultation system set up with an electronic copy of response Main Issues Report, Environmental Report and supporting background papers along with an electronic consultation response form.

Storybook version of the Renfrewshire Local Development Plan Main Issues Report published online to focus on the main issues and make the document more accessible.

Twitter and Facebook feeds.

#### One to One Meetings:

Rather than hold a Developer Day the consultation period was extended from 12 weeks to 17 weeks to allow for more one to one meetings which had proved to be very successful at the Pre-MIR stage in engaging a range of stakeholders in a more personal way.

Meetings with various groups, members of the public, Community Councils, Community Planning Partners, Key Agencies, landowners, developers, local businesses, local interest groups and Council staff took place throughout the consultation period.

### Focus engagement:

Presentations to interested groups.

Officers attended the Council's annual Community Planning Conference consultation events to facilitate the use of the Place Standard tool with members of the public and community groups. This provided an opportunity to engage with a wider audience and raise awareness of the preparation of the Renfrewshire Local Development Plan – Proposed Plan.

### STAGE 4: RENFREWSHIRE LOCAL DEVELOPMENT PLAN PROPOSED PLAN AND ENVIRONMENTAL REPORT (COMPLETE)

### **WHO**

Owners/occupiers/lessees of land or neighbouring land identified in the Local Development Plan Proposed Plan for development.

Everyone who commented on Renfrewshire Local Developmen Plan Main Issues Report.

All other interested parties as outlined in Stage 3.

### METHOD OF PARTICIPATION

#### Council update & reporting:

A board report was submitted to the Communities, Housing and Planning Policy Board on 12 March 2019.

12 week consultation and engagement period was carried out from 18 March 2019 to 10 June 2019.

#### Statutory procedures:

Renfrewshire Local Development Plan Proposed Plan, Environment Report and supporting background papers deposited at Renfrewshire House and all local libraries.

Adverts published in local press.

Notification sent to owners, lessees or occupiers of potential development sites, and owners, lessees or occupiers of land neighbouring any potential development sites, which the Plan proposes specifically to be developed.

Notification of Renfrewshire Local Development Plan Proposed Plan publication sent to neighbouring authorities, key agencies and Community Councils.

Everyone on Local Development Plan consultation database notified.

#### Social Media Engagement:

Webpages were updated with an electronic version of the Local Development Plan Proposed Plan, Environment Report and supplementary Background Reports. An electronic copy of the consultation response form was published as well.

Prior to the publication of the Proposed Plan the Planning Service worked closely with the Council's Communications Team to prepare a Local Development Plan Communications Strategy. This included various social media posts and articles in the local papers. A short video on the Local Development Plan was also posted on social media.

The social media posts reached over 300,000 people during the consultation and the video has had more than 2100 views.

Notify everyone on consultation database.

### One to One Meetings:

Meetings were held along with presentations and workshops with Community Councils, community groups and a range of stakeholders across Renfrewshire.

A number of meetings were held with key agencies to discuss the Renfrewshire Local Development Plan Proposed Plan.

#### Focus engagement:

Officers attended the Business Matters in Renfrewshire event where a stand was set up in relation to the Renfrewshire Local Development Plan Proposed Plan. This provided an opportunity to engage with local businesses and other residents of Renfrewshire to raise awareness of the Renfrewshire Local Development Plan Proposed Plan.

Officers attended a number of Local Area Partnership meetings covering all of Renfrewshire. This allowed engagement with a wide range of residents, community groups and various organisations representing communities across Renfrewshire.

Officers attended the Local Housing Stakeholder Group to engage with local Housing Associations.

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

Renfrewshire Council submitted the Renfrewshire Local Development Plan Proposed Plan to the Scottish Ministers on the 31st January 2020.

The Council also published and made available its Action Programme for implementing the Plan.

Renfrewshire Council submitted to the Scottish Ministers a Report of Conformity with the Participation Statement which was deemed acceptable on the 12th May 2020 and marked the start of examination.

This determined that Renfrewshire Council consulted appropriately and extensively on the Renfrewshire Local Development Plan Proposed Plan.

Examination of the Renfrewshire Local Development Plan concluded on 29th January 2021. The Examination report and the Council's responses to the Reporter's recommendations are available to the public.

Renfrewshire Council has modified Renfrewshire Local Development Plan Proposed Plan in light of the Reporter's recommendations apart from three modifications.

The modified Renfrewshire Local Development Plan Proposed Plan was published and forwarded to the Scottish Ministers on the 30th April 2021.

The Scottish Ministers have now considered the modified Proposed Renfrewshire Local Development Plan along with supporting information provided to them and Renfrewshire Council received confirmation on the 17 August 2021 that the Scottish Ministers do not wish to intervene in the adoption of the Plan and that the Council may proceed to adopt the modified Proposed Renfrewshire Local Development Plan.

The Renfrewshire Local Development Plan Proposed Plan, once adopted, is constituted as the Local Development Plan for Renfrewshire, and will replace the current Adopted Renfrewshire Local Development Plan (2014).



# Preparation of Renfrewshire Local Development Plan 3

Preparation of Local Development Plan 3 will progress in line with the requirements of the planning (Scotland) Act 2019 and the new Development Planning Regulations which will be prepared by the Scottish Government.

Detailed timescales for the preparation of Local Development Plan 3, including a new Participation Statement, will be provided in future updates of the Development Plan Scheme once the National Planning Framework 4 and the new Development Planning Regulations are published.

It is not possible to produce a detailed Participation Statement for preparation of Local Development Plan 3 at this stage due to uncertainty about associated regulations and timescales for preparing new Local development Plans.

Early and effective consultation will remain the basis for the preparation of local development plans.

The table below sets out an indicative timeline for preparing the next Local Development Plan. The timescales are based on current Scottish Government timescales but will be updated once further details emerge.

#### **Indicative LDP3 Timeline**

Year (Quarters)	2021		2022					2023					2024				
STAGE	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Adoption LDP2																	
Supplementary Planning Guidance																	
Action Programme																	
Prepare Planning Advice and Action Plan Delivery																	
Monitoring and Evidence Report for LDP3 Various assessments required including Housing Need and Demand Assessment, Open Space Strategy, Health Impact Assessment, Transport Assessment, Green belt Review etc																	
LDP3 Gate check																	
Consultation and Engagement LDP3																	
Preparation of draft plan																	
Consultation																	

### **Contacts**

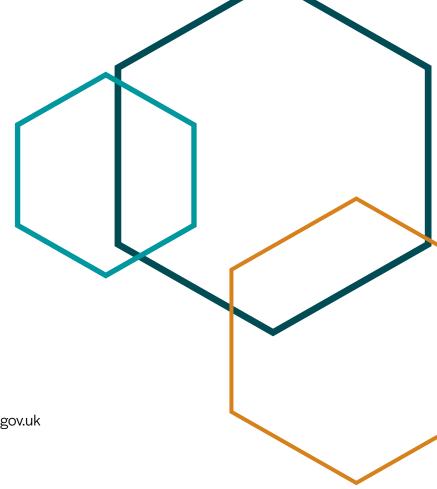
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If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料,請與我們聯絡。

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

**2** 0300 300 0144

