

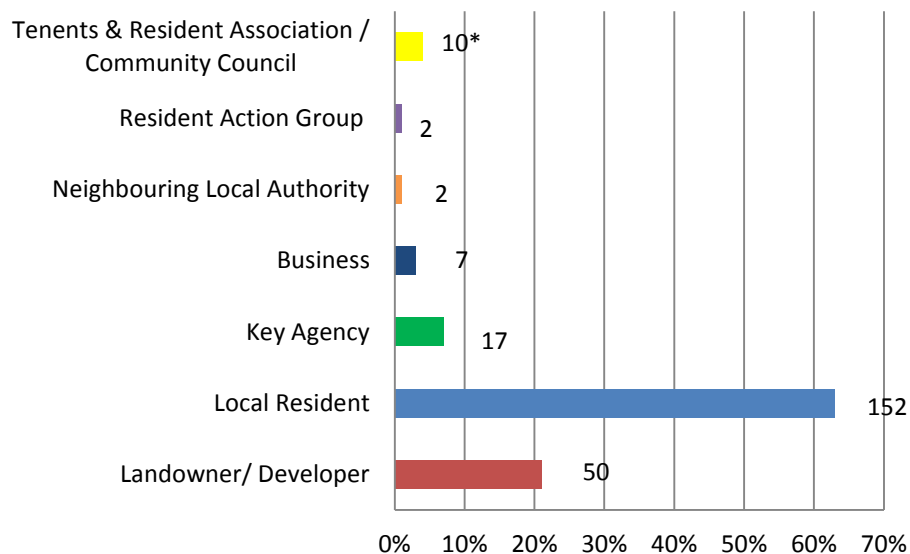


## **RENFREWSHIRE LOCAL DEVELOPMENT PLAN - MAIN ISSUES REPORT**

**CONSULTATION SUMMARY - AUGUST 2017**

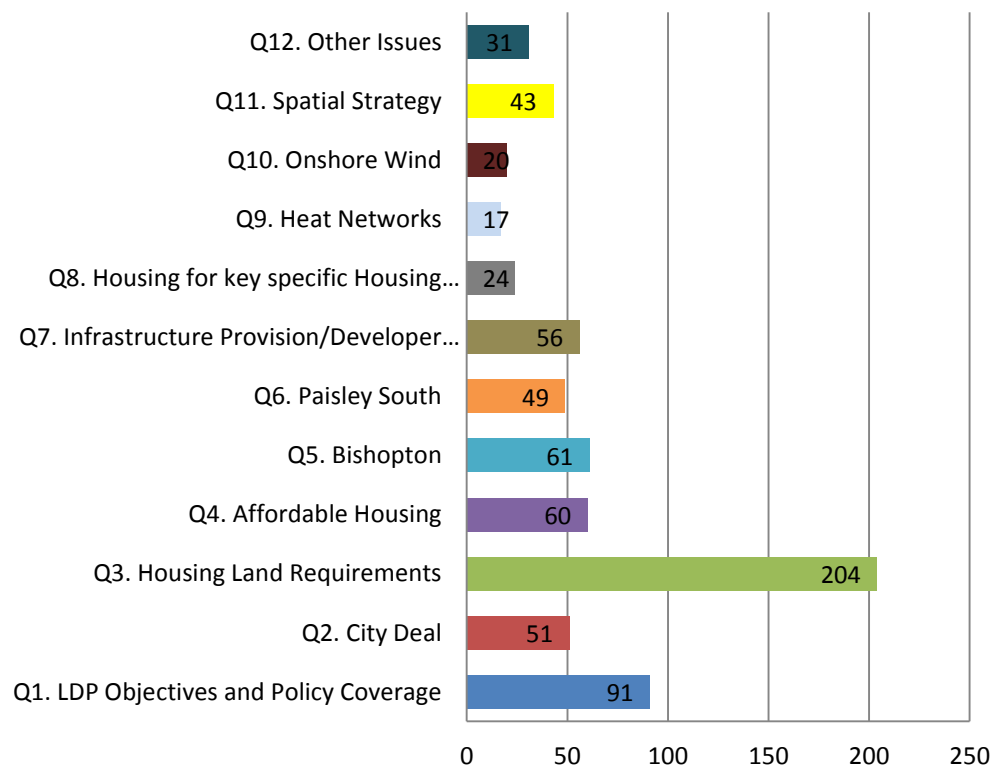
## 240 responses were received to the Renfrewshire Main Issues Report consultation

### Respondents - Per Group



\* Denotes number of respondents

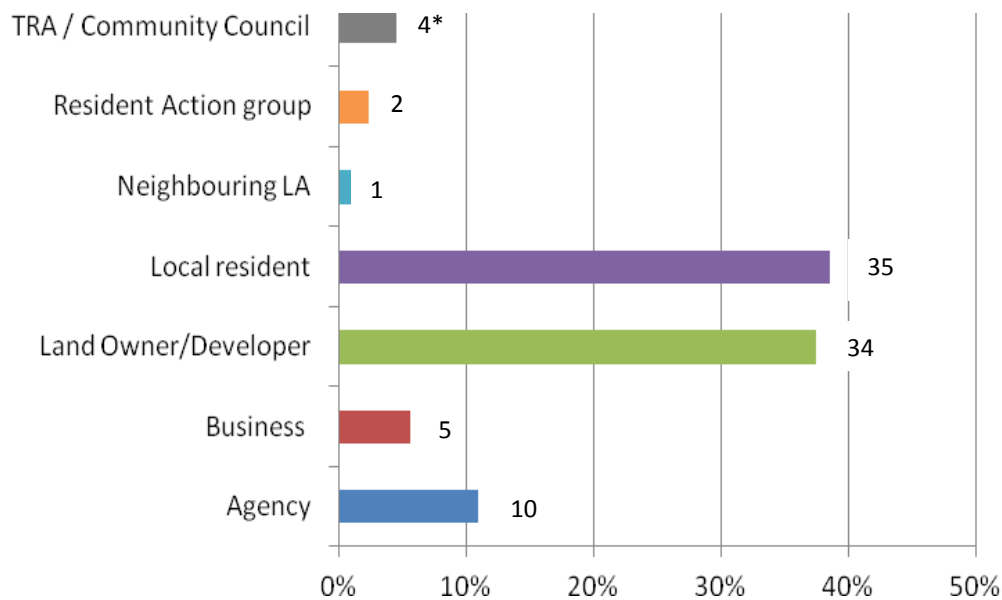
### Number of responses to each question



## Question 1—Local Development Plan Objectives and Policy Coverage

*Do you agree that the revised Local Development Plan objectives and policy coverage detailed in the Main Issues Report are appropriate for the next Renfrewshire Local Development Plan? If not, what alternative objectives/policies would you propose and why?*

### Responses received to Question 1



\* Denotes number of respondents

### Summary of Responses

- Overall there was general support for the revised Renfrewshire Local Development Plan Objectives and policy coverage.
- The main concerns raised were in relation to future development in green belt in West Renfrewshire particularly from local residents.
- Land owners / developers reaffirmed that the next Renfrewshire 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.
- A number of Renfrewshire residents considered that housing development should be spread evenly across all of Renfrewshire's villages and towns and not be focused within a small number of communities.

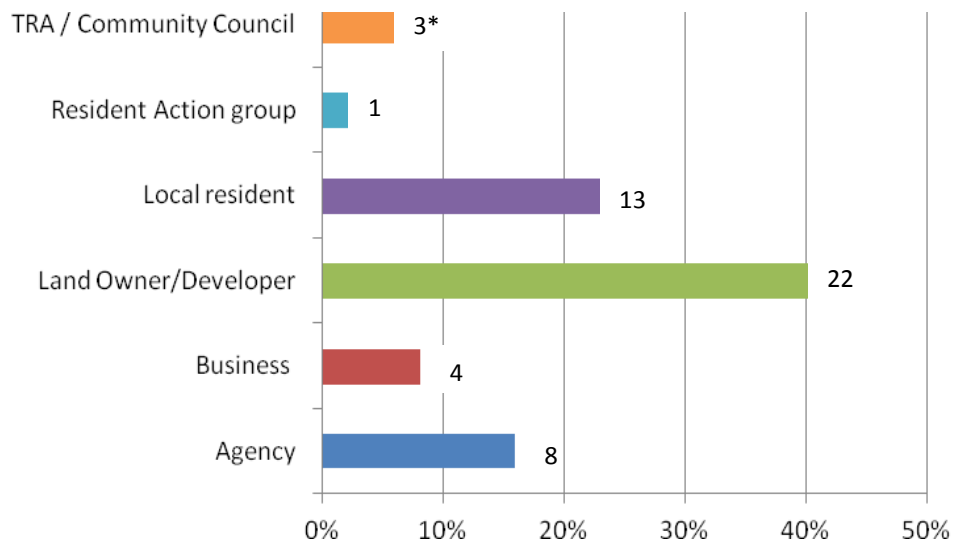
## Main Issues Report – Preferred Option

*The Local Development Plan requires 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.*

### Question 2—City Deal Policy

*In considering future City Deal Investment, do you agree with the preferred option of preparing an additional policy which will allow benefits of City Deal to be delivered across Renfrewshire? Should another strategy/policy be pursued and if so what should this be?*

### Responses to Question 2 – City Deal



\* Denotes number of respondents

## Summary of Responses

- Almost every respondent either supports or agrees with the preferred option that the benefits of City Deal should be delivered across Renfrewshire.
- Only two respondents stated that they were not in favour of the proposal due to increased traffic and emissions in the Renfrew/Braehead area and the impact it may have on local wildlife.
- The City Deal policy should support a range and choice of housing across Renfrewshire. Renfrewshire Council should also increase the supply of housing to meet the demand that will come from the City Deal projects.

## Main Issues Report – Preferred Option

*The preferred option is to meet the Housing Land Requirements in line with the Strategic Development Plan and Renfrewshire Local Housing Strategy based on the sites within the Renfrewshire Housing Land Audit 2016.*

### Question 3—Renfrewshire’s Housing Land Requirements

*In considering the provision of housing to meet Renfrewshire’s housing need and demand is the preferred strategy correct or should an alternative strategy pursued? If so, what should this strategy be?*

### Responses to Question 3 – Housing Land Requirements

- 84% of all representations received related to potential housing developments within Renfrewshire’s towns and/or villages.
- 65% of respondents commented on a particular housing site in Bridge of Weir, with 76% of all responses related to housing sites in West Renfrewshire.

## Number of Representations made about a potential housing site by Housing Sub-Area

Housing Sub Area	%	Count
West Renfrewshire	76%	130
North Renfrewshire	12%	21
Johnstone & Elderslie	8%	13
Paisley & Linwood	4%	7
Renfrew	0%	0
<b>Total</b>	<b>100%</b>	<b>171</b>

## Main Issues Report – Preferred Option

*The preferred option is a targeted policy with up to 25% of housing delivered on major residential developments in either North or West Renfrewshire, should be affordable units. The affordable housing provision would be across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes.*

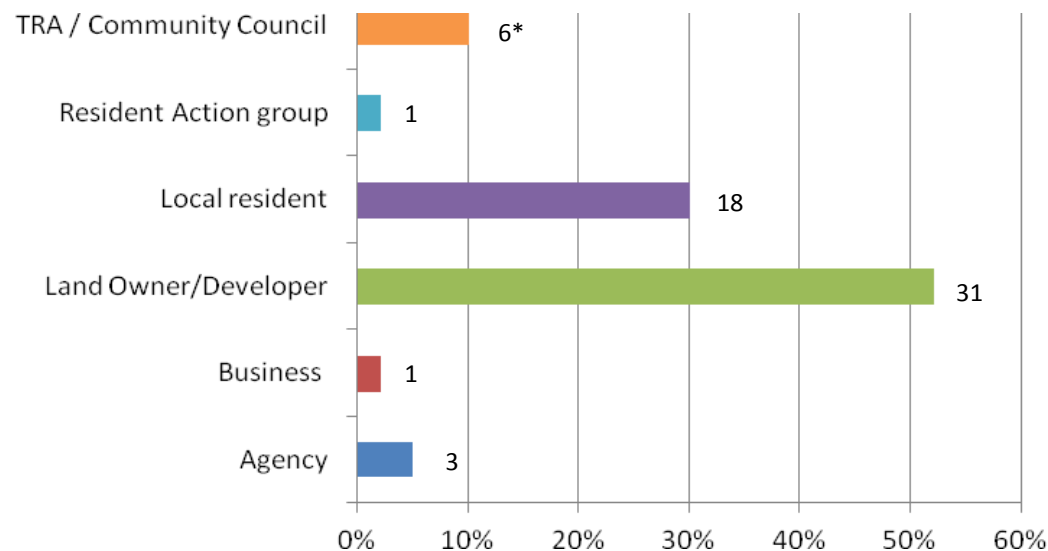
## Question 4 – Affordable Housing

*‘In considering Renfrewshire’s future housing options, is it appropriate to deliver affordable housing targeted at North and West Renfrewshire sub-market housing areas? Should another policy approach be used and, if so, what?’*

## Responses to Question 4 – Affordable Housing

- Renfrewshire residents largely supported the preferred option for a targeted affordable housing policy.
- Paisley West and Central, Linwood and Kilbarchan Community Councils suggested that affordable housing should be evenly distributed across Renfrewshire, with a tenure type and size to be accessible for all.
- Land owners/developers broadly support Alternative Option 2 which is a targeted policy at North and West Renfrewshire with affordable housing provision negotiated on a case by case basis.

## Q4 Respondents



\* Denotes number of respondents

- Homes for Scotland also supports Alternative Option 2, adding, *‘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.’*

**Main Issues Report – Preferred Option**

*BAE Systems to prepare a revised masterplan based on the overall provision of an additional 1500 new homes and associated supporting facilities and services within the boundary of the existing Community Growth Area. A revised masterplanned approach is considered necessary as there is a need to plan for future growth in the most appropriate way.*

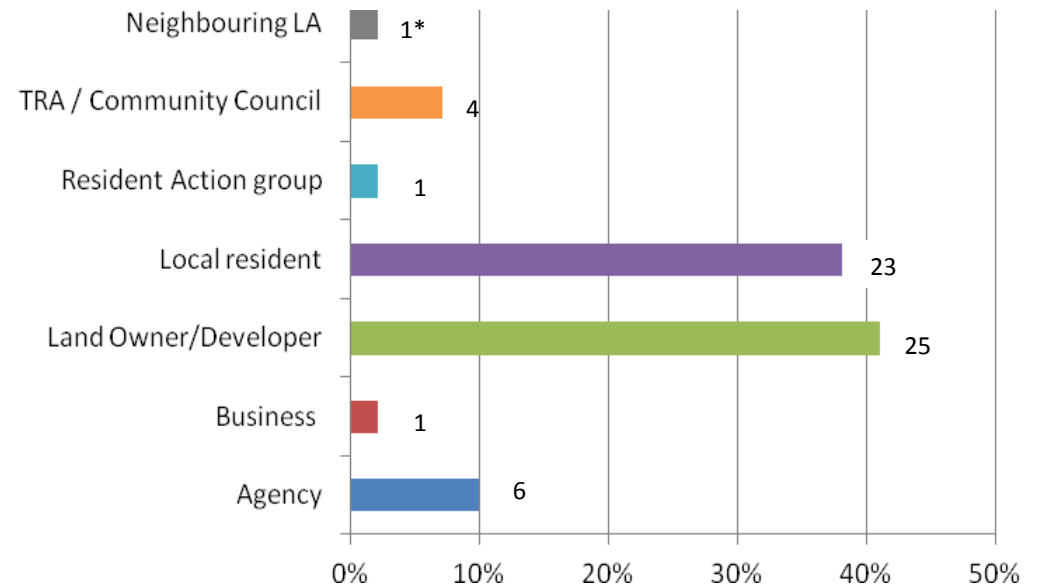
**Question 5 – Bishopton**

*‘In considering Renfrewshire’s future housing options, is the preferred strategy to build upon the potential of a sustainable place such as Dargavel Village at Bishopton the correct one? Should another strategy be pursued and if so what?’*

**Responses to Question 5 – Dargavel Village**

- Renfrewshire residents who responded broadly support the preferred option to increase the number of houses delivered at Dargavel Village.
- Concerns from Bishopton Community Council regarding proposals to develop new housing on industrial/commercial land at Dargavel Community Growth Area.
- Almost half of local residents who responded noted the need for improvement to and/or increased capacity of existing infrastructure.

**Q5 Respondents**



\* Denotes number of respondents

- Land owners/developers promoting sites for housing development elsewhere in Renfrewshire raised concerns about increasing the capacity at Dargavel Village, primarily that the increased capacity will prevent additional sites being included in the emerging Renfrewshire Local Development Plan.
- Homes for Scotland requested the revised masterplan be prepared in advance of the Proposed Local Development Plan.

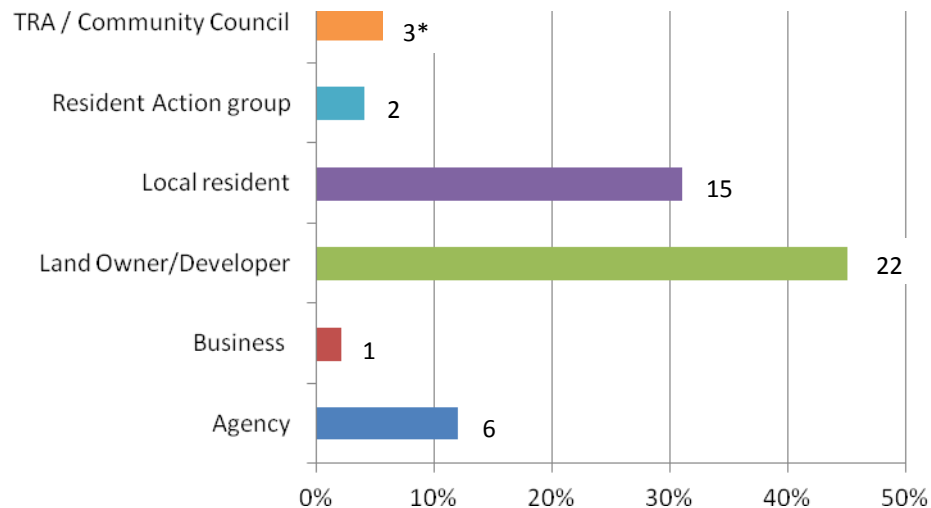
## Main Issues Report – Preferred Option

*For a masterplanned approach to be developed for previously developed sites at the University of the West of Scotland's Campus and at Dykebar Hospital with the community, stakeholders, key agencies and service providers to plan for a new well designed place.*

### Question 6—Paisley South

*Do you agree with the preferred option for Paisley South? Should the alternative be pursued or should another strategy be pursued and if so what?*

### Responses to Question 6 – Paisley South



\* Denotes number of respondents

## Summary of Responses

- Renfrewshire residents who responded broadly support the preferred option for a masterplanned approach for previously developed sites at the UWS campus and Dykebar Hospital.
- Local residents stated the desire to prevent development on surrounding greenbelt land.
- Land owners/developers for other promoted housing sites raised concerns about the likely effectiveness of the site. The main concern is that this large site will prevent additional sites being included in the emerging Renfrewshire Local Development Plan.
- Homes for Scotland requested the revised masterplan be prepared in advance of the Proposed Local Development Plan.



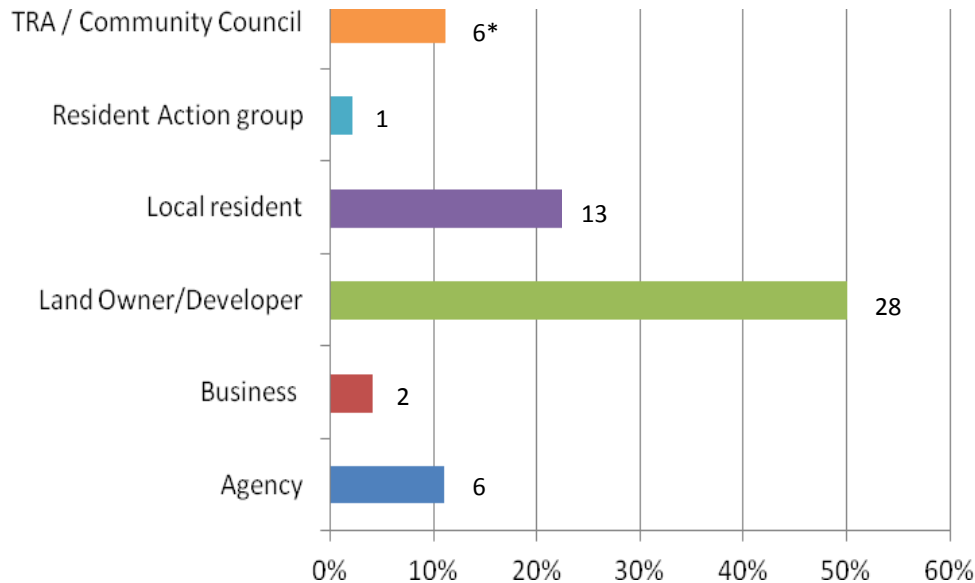
## Main Issues Report – Preferred Option

***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.***

### Question 7—Infrastructure Provision/Developer Contribution

***‘Is there a requirement for a specific developer contribution policy?’***

### Responses to Question 7—Infrastructure Provision/Developer Contribution



\* Denotes number of respondents

## Summary of Responses

- 73% Respondents - Agree with the proposal to continue the current approach as set out in the Renfrewshire Local Development Plan with no Developer Contribution Policy and the applicant being required to make good any infrastructure deficits.
- 27% Respondents – A Developer Contribution Policy is required.
- *Land owner/developers*, (29) Respondents - almost unanimously supported the continuation of the current approach in the Renfrewshire Local Development Plan.
- *Local Residents*, (14) - Just over half of those who responded would like to see a Developers Contribution Policy.
- *Community Councils*, (5) were concerned that developers should be up front about infrastructure requirements and that these should be met, although, this should not be at the Council’s expense.
- *Network Rail, RSPB and Scottish Power Network*, would all support the inclusion of a developer’s contribution policy with specific requirements associated with their areas of interest.

**Main Issues Report – Preferred Option**

*To ensure that the needs of Gypsy/Travellers are taken into account in the preparation of the next Local Development Plan, the preferred option is to consult on the need to provide sites for Gypsy/Traveller provision in Renfrewshire, as well as proposing a new policy on small privately-owned sites for Gypsy/Travellers and Travelling Showpeople.*

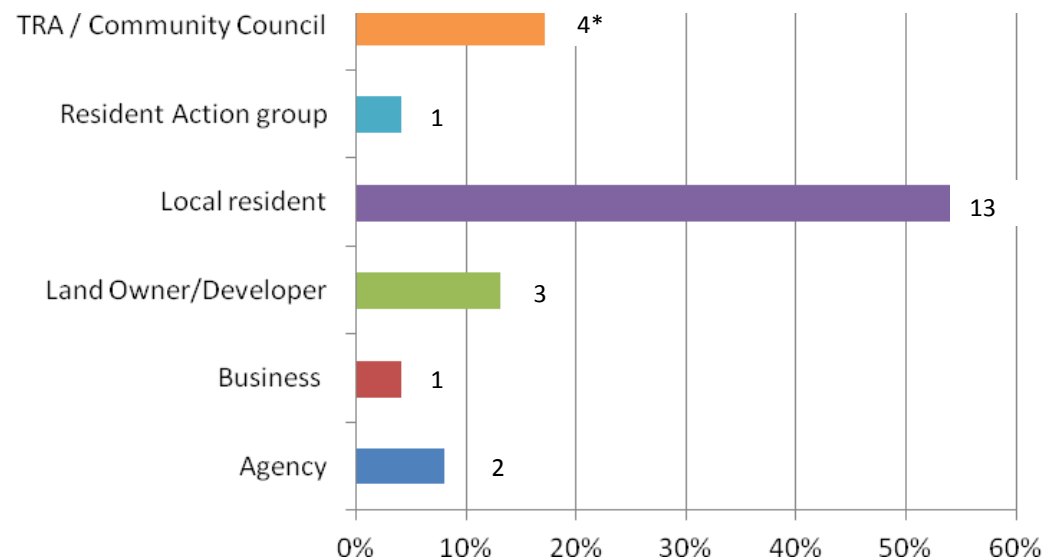
**Question 8 – Housing for key specific housing groups**

*Do you agree with the preferred approach? Do you think the Renfrewshire Local Development Plan should have a new policy on small privately-owned Gypsy/Traveller and Travelling Showpeople site provision? Are there other provisions for key specific housing groups that should be considered?*

**Responses to Question 8—Housing for key specific housing groups**

- The majority of Renfrewshire residents support the preferred option to consult on the need for a Gypsy/Traveller site, however around a third of local residents do not support the provision of a site in Renfrewshire.
- A number of Renfrewshire residents as well as Community Councils who responded identified a requirement for housing targeted towards the needs for older people with some suggesting the need for inclusion of a policy targeted towards delivery of housing for older people or accessible housing.

**Q8 Respondents**



\* Denotes number of respondents

## Main Issues Report – Preferred Option

*A Heat Network Opportunity Map will be finalised in preparation of the Local Development Plan. This map will identify a range of heat sources that could usefully form part of a heat network and will identify potential opportunities, for co-locating developments with a high heat demand with sources of heat supply to maximise the recovery of waste heat across Renfrewshire.*

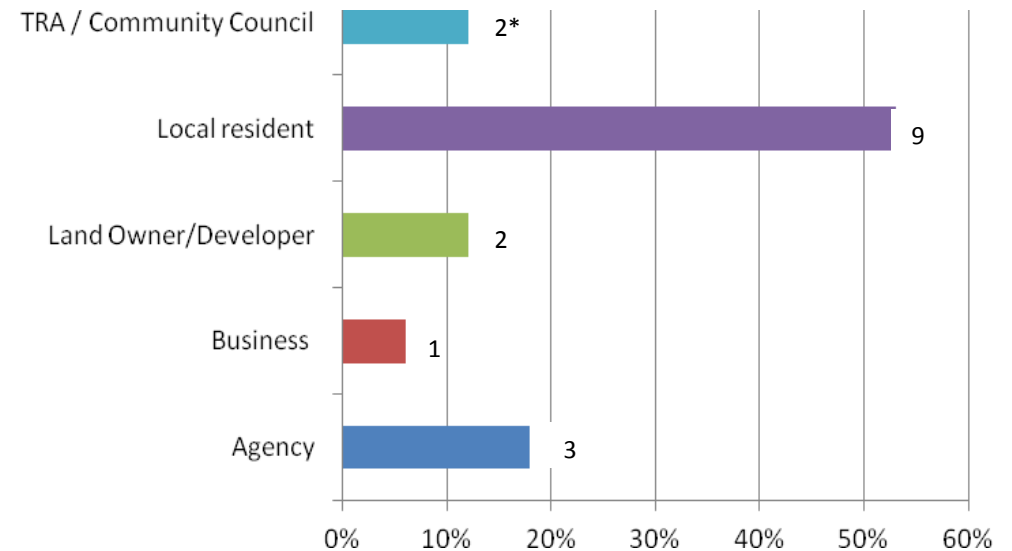
## Question 9—Supporting the Delivery of Heat Networks

*In considering the delivery of heat networks, do you agree with the preferred option of preparing a Heat Network Opportunity Map for the new Local Development Plan with supplementary guidance promoting the delivery of heat networks across Renfrewshire? Should another option be pursued and if so what should this be?*

## Responses to Question 9 – Supporting the delivery of Heat Networks

- General support from both Renfrewshire residents and the private sector for the preparation of an “opportunity map” for the Local Development Plan to assist with the delivery of Heat Networks.

## Q9 Respondents



\* Denotes number of respondents

**Main Issues Report – Preferred Option**

*Additional development criteria will be prepared within the New Development Supplementary Guidance to supplement the Onshore Wind Turbine Development Spatial Framework as set out in the Strategic Development Plan.*

*The current radar restrictions rules out most of Renfrewshire for new wind turbine development. The Council will continue to liaise with Glasgow Airport and if new radar technology is implemented at the Airport, the Council will support new wind turbine developments in the right locations*

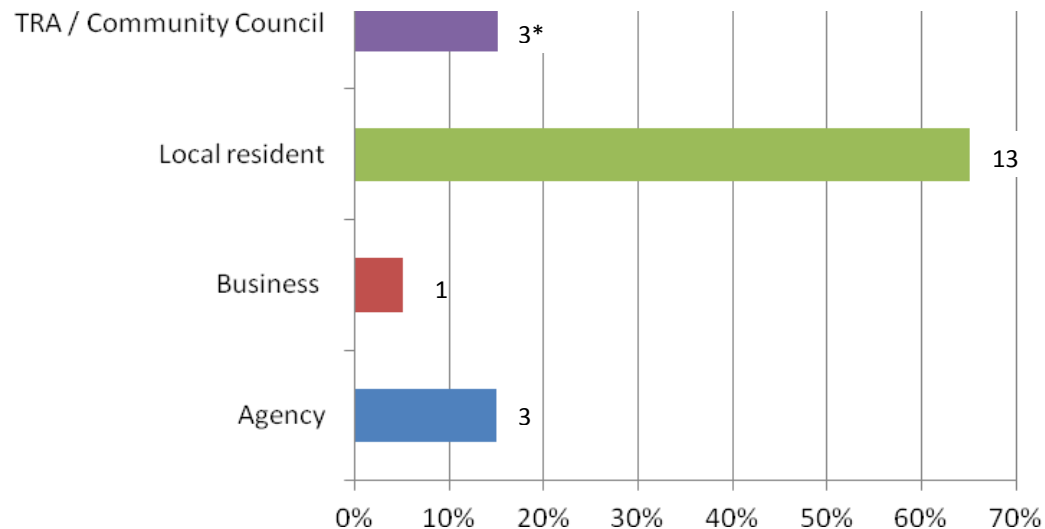
**Question 10**

*In considering the potential for Onshore Wind Development within Renfrewshire do you agree with the preferred option outlined above? Should another option be pursued and if so what should this be?*

**Responses to Question 10 – Renewable Energy Developments**

- Scottish Natural Heritage agree with the preferred option.
- A Community Council supports 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 also be included in the new guidance.

**Q10 Respondents**



\* Denotes number of respondents

- A local resident supported wind turbine developments with the proviso that Council and community ownership of wind farms should be preferred.
- Another local resident suggested that private housing developers should have to incorporate renewable energy technology as part of the new builds.

**Main Issues Report – Preferred Option**

*Continued support for the Spatial Strategy as set out in the existing Local Development Plan without significant change. New key developments priorities will be added to supplement the strategy as set out in Figure 9 of Main Issues Report.*

**Question 11—Local Development Plan Spatial Strategy**

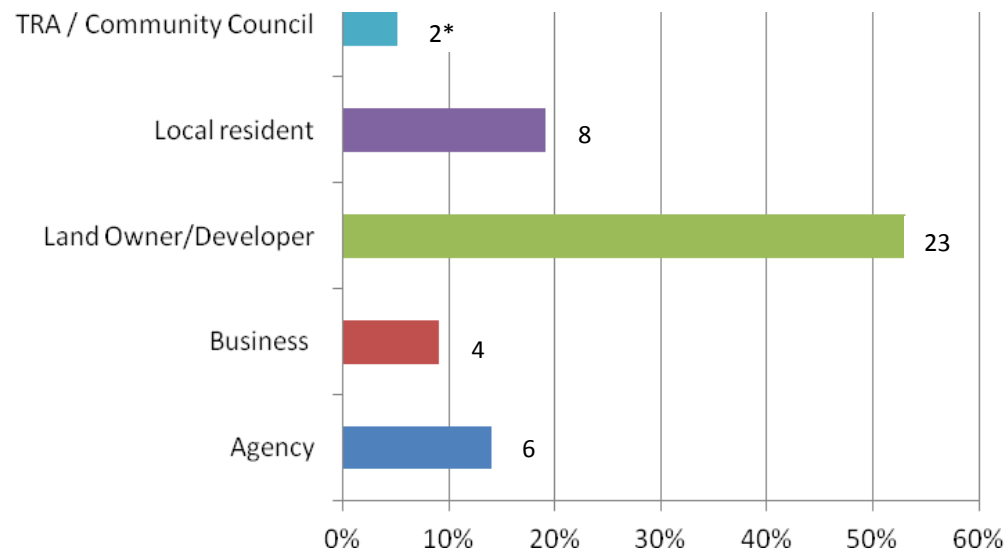
*Do you agree that the Local Development Plan should focus on the existing Spatial Strategy and the Key Development Priorities as set out in Figure 9 of the Main Issues Report?*

*If not, what alternative Spatial Development Strategy/Key Development Priorities do you propose and why?*

**Responses to Question 11 – Local Development Plan Spatial Strategy**

- General agreement that the focus of the Spatial Strategy should remain the same with other priorities added as required.
- Land owners/ developers agreed with the underlying principles however stated that the Council needs to increase housing land supply to provide a range and choice of sites across Renfrewshire.
- The emphasis should be on pro-growth and support for new development which is in line with the presumption in favour of sustainable development advocated in national planning policy.

**Q11 Respondents**

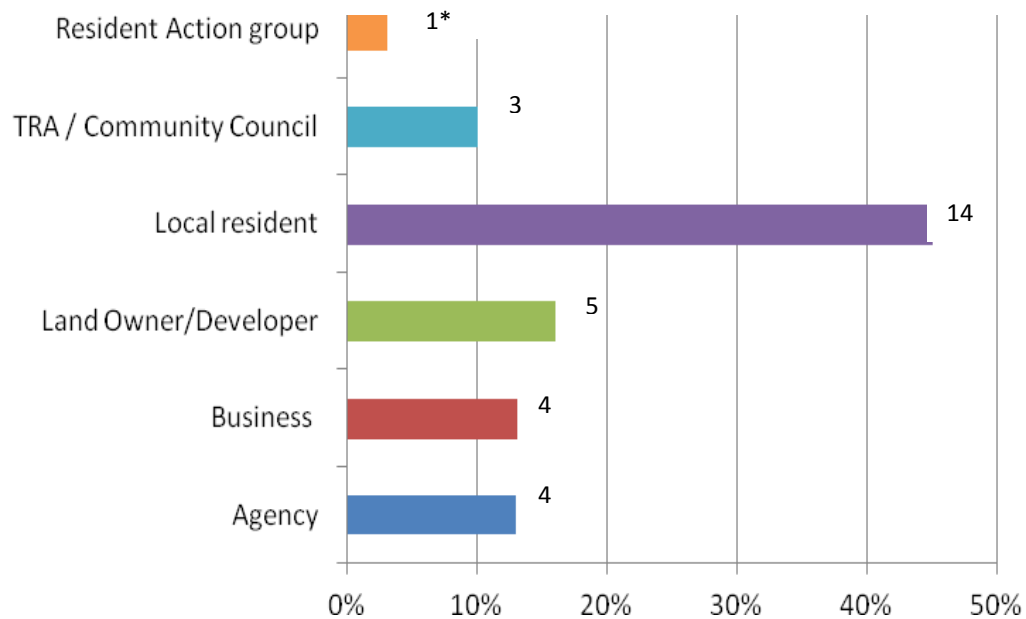


\* Denotes number of respondents

## Question 12—Any Other Main Planning Issues?

*Are there any other main planning issues that the Main Issues Report did not identify, if yes, what are they and why?*

### Responses to Question 12



\* Denotes number of respondents

A range of issues were covered by respondents including:

- The promotion of brownfield sites before green field development;
- No requirement for further green belt release;
- Improvement in the public transport network and cycling routes;
- Support for more green energy opportunities and protection of biodiversity;
- Reuse of derelict buildings;
- Scottish Enterprise would like *'Policy E1 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 (industrial and business uses); and,*
- Finally, one respondent commented that *'the report is well laid out and written in an accessible way that the majority of Renfrewshire residents will understand'*.