

EAST RENFREWSHIRE COUNCIL

24 June 2015

Report by Director of Environment

LOCAL DEVELOPMENT PLAN

**PURPOSE OF REPORT**

1. The purpose of this report is to seek Council approval to proceed to adoption of the Local Development Plan and supporting Supplementary Planning Guidance.

**RECOMMENDATIONS**

2. The Council is asked to:
- (a) Approve the modifications to the Local Development Plan suggested by Scottish Ministers as set out in Paragraph 6 of this report; and
  - (b) Approve the modified Local Development Plan and supporting Supplementary Planning Guidance for Adoption in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended).

**BACKGROUND AND REPORT**

3. The Proposed Local Development Plan, Revised Strategic Environmental Assessment (SEA) and a series of supporting Supplementary Planning Guidance (SPG) were agreed by the Council on 25<sup>th</sup> March for submission to Scottish Ministers for adoption at its meeting of 25 March 2015.

4. All documents were submitted to Scottish Ministers on 8 April 2015. From this date, Scottish Ministers had 28 days to make a decision. However, on 6 May Scottish Ministers issued a letter to the Council stating that they would be extending their period for considering the Plan for a further 28 days. A further letter was received on 3 June extending the period by a further 7 days. This meant that the Council was unable to adopt the Plan and Supplementary Planning Guidance before 10 June 2015.

5. A further letter was received from Scottish Ministers on 9 June 2015 informing the Council that it may now proceed to adoption of the Proposed Plan and Supplementary Planning Guidance, subject to the inclusion of 2 modifications to the Plan. Copies of the Modified Local Development Plan can be accessed via the following hyperlink [www.eastrenfrewshire.gov.uk/local-development-plan](http://www.eastrenfrewshire.gov.uk/local-development-plan). Paper copies have also been made available in the Members Lounge.

6. The modifications to the Local Development Plan proposed by Scottish Ministers are set out below and require changes to Policies SG1 and SG3:

### **Policy SG1: Housing Supply**

after paragraph 6.3.4 insert-

“6.3.5 The council will prioritise the early delivery of sites within the established land supply. If the audit identifies a shortfall in the five year effective housing land supply, the council will support housing proposals which:

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;
- are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan”

### **Policy SG3: Phasing of New Housing Development**

for paragraph 6.5.3 substitute-

“6.5.3 Phase 2 safeguarded locations will be released before 2025 where required to maintain a 5 year land supply or where levels of affordable housing significantly in advance of the 25% requirement are being promoted.”

7. Legislation is clear that the Council may not adopt the Plan without the inclusion of these modifications. If Members decline to accept the direction from Scottish Ministers, the Council would need to pursue a legal challenge and would also delay adoption of the Plan. Furthermore, in adopting this approach the current 2011 Adopted Local Plan (which is increasingly out of date), would be the Plan against which planning applications would continue to be assessed against. Taking this into account, it is proposed that the Council approve the modifications and proceed to Adoption.

8. Ministers approved the Supplementary Planning Guidance documents for adoption as submitted, with no requirement for further modification.

9. The next stage for Officers will be to undertake the required Adoption and notification arrangements. A Notice of Adoption will be published in local papers and a letter sent to anyone who made representations.

10. Officers will also prepare and publish a revised Action Programme and submit this to Scottish Ministers within 3 months of Adoption of the Plan. A Post Adoption SEA Statement will also be submitted to the SEA Gateway.

11. Under Section 238 of the Town and Country Planning (Scotland) Act 1997, there is potential scope for Legal Challenge to the Plan from a third party. There is a 6 week period from the publication of the Notice of Adoption where legal challenge can be made. No challenge is possible outwith this time limit.

### **FINANCE AND EFFICIENCY**

12. Costs associated with the printing of the Plan and supporting documents will be met through existing budgets.

## **CONSULTATION**

13. As detailed in previous reports, the preparation of the Local Development Plan has been the subject of considerable consultation and public engagement. Officers will advertise the adoption of the Plan and will notify anyone who made representations that the Plan has been Adopted. All documents will be made available within Council Offices, local libraries, online and in the Members Lounge. Two copies of the Adopted Plan and Supplementary Planning Guidance will be submitted to Scottish Ministers.

## **PARTNERSHIP WORKING**

14. During the course of preparation of the Local Development Plan and Supplementary Planning Guidance, considerable stakeholder consultation and engagement has taken place.

## **IMPLICATIONS OF THE PROPOSALS**

15. It is a statutory requirement that the Council has an up-to-date Local Development Plan.

## **CONCLUSIONS**

16. Adoption of the Local Development Plan is the concluding stage of this first Local Development Plan cycle. The Adopted Plan provides the Council with a Development Strategy that will guide the future sustainable growth of East Renfrewshire up to 2025 and beyond and provide the appropriate basis for determining future planning applications. This Plan and Supplementary Planning Guidance replace the existing 2011 Adopted Local Plan.

## **RECOMMENDATIONS**

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Director of Environment

Further information can be obtained from: Iain MacLean, Head of Environment on 0141 577 3720 or [iain.maclea@eastrenfrewshire.gov.uk](mailto:iain.maclea@eastrenfrewshire.gov.uk)

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### **KEY WORDS:**

A report seeking Council approval to proceed to adoption of the Local Development Plan and supporting Supplementary Planning Guidance.  
Planning, proposed, local, development, Plan, Adoption, Supplementary, Guidance

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