

EAST RENFREWSHIRE COUNCIL26 June 2019Report by Director of EnvironmentPROPOSED LOCAL DEVELOPMENT PLAN 2**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval for a Proposed Local Development Plan 2 and to seek approval to publish the Proposed Plan for consultation.

RECOMMENDATIONS

2. It is recommended that the Council:

- Approves the Proposed Local Development Plan 2 and supporting documents for publication and consultation; and
- Delegates to the Director of Environment to approve any minor inconsequential changes to these documents, in line with Council policy, prior to their publication.

BACKGROUND

3. The Local Development Plan is the Council's key strategic land use planning document. Along with the capital investment strategy/capital plans, and long-term financial strategy it directly supports the Community plan (including Fairer East Ren) and Vision for the Future (the Council's corporate plan).

4. The provision of new homes and supporting infrastructure is one of the most important elements of a Local Development Plan. The approved Glasgow and Clyde Valley Strategic Development Plan (2017), now referred to as 'Clydeplan', sets out the housing requirements to 2029 across all tenures. The Council is required to provide 4350 homes during the period 2012-29.

5. The current Local Development Plan (LDP1) was adopted in June 2015 and runs to June 2020.

6. The Council commenced a review of LDP1 and started the preparation of LDP2 in October 2016 with the publication of the Main Issues Report (MIR) for consultation. The MIR set out the Council's officers preferred options and possible alternatives.

7. The MIR identified consolidation, regeneration and controlled edge of settlement growth as the preferred strategy. This promoted limited expansion of settlements. The aim of this approach was to deliver a broader distribution and flexible supply of land for housing and to assist with the provision of affordable and particular needs housing in areas where it is limited.

8. In that context the MIR identified 13 sites as new preferred housing sites and drew attention to a further 6 sites which had not previously been considered or assessed but had been put forward by interested parties (developers/landowners) through the MIR consultation. The 13 sites had a total estimated capacity of 1050 units. The individual site capacities ranged from 20 to 160 units.

9. The results of this public consultation were reported to the Council in December 2017.

10. In addition, the report to the Council in December 2017 identified that meeting educational needs was raised in the MIR as a key issue for LDP2. To address this it was proposed in the report to undertake further detailed needs analysis and forecasting of future educational needs.

11. The Council noted:

- The consultation responses received in relation to the Main Issues Report as summarised in Appendix 3 of the report; and
- That further research and analysis would be carried out to inform the approach towards education needs and provision for the Proposed Plan (i.e. LDP2).

12. On 31st October 2018 the Council considered a report by the Director of Environment on the results of joint research and analysis carried out by the Education and Environment Departments to inform the long term planning of educational infrastructure. The report advised that as a result of the inclusion of the 13 preferred housing sites from the MIR, increases in the population of young people, inward migration and the second hand housing and rental market, sites would need to be identified and allocated in LDP2 to meet future education needs for:

- a new denominational secondary school;
- a new denominational primary school with early years nursery and;
- a new non-denominational primary school with early years nursery and additional needs support unit.

13. The Council noted;

- the work carried out to date and the approach taken towards meeting the education needs and provision for the proposed LDP2 given existing pressures on parts of the education estate;
- that further analysis may be required depending on any future Council decision in relation to potential new housing development at Braidbar Quarry;
- that work was ongoing to identify suitable locations for new schools and that proposed safeguarded sites for education would be incorporated into the proposed LDP2 which would be reported to the Council in early 2019;
- that the matter would be referred to the Local Development Plan Member/Officer Working Group for discussion.

REPORT

14. Since October 2018 joint working has continued between the Environment and Education Departments.

15. Considerable detailed research and analysis has been undertaken to inform long term planning of educational infrastructure and understanding of requirements. The long term demographic trends, as set out in the Council's Planning for the Future Report, has shown that the number of children and young people aged 0-15 has increased by 6.2% from 2011-2017 and is expected to grow by a further 5.4% by 2025.

16. The current established position is that the schools within the Eastwood area of the authority have increasingly high occupancy levels. It is important to note that there is insufficient capacity within the current school estate to support **any** new development over

and above that which is included within LDP1. As previously reported to the Council in October 2019 the release of any further sites within the Eastwood area would require the provision of an additional 3 schools.

17. A secondary school would require a site of around 20 acres and a primary school would require around 10 acres. A requirement for 3 schools as outlined earlier would therefore require around 40 acres of land.

18. Attempts to identify potential school locations within the Eastwood area have so far been unsuccessful as the availability of sites is extremely limited. The Council owns little land in the Eastwood area and certainly no land appropriate for this purpose. Discussions with landowners and developers are continuing.

19. Within the context of land ownership in the Eastwood area it is also important to highlight the real challenges and difficulties facing the Council in this respect with regard to recently having to meet the Early Years nursery provision requirements and the building of new council houses and/or community facilities now and in the future.

20. The research and analysis of the school estate has been a particularly valuable piece of work which has not only informed LDP2, but will influence land use planning within the Council area well into the future. However, this work has also impacted on the timescale for the production of LDP2. There is significant current residential development opportunity already identified in LDP 1 across the Council area.

21. There is currently through the existing LDP1 an effective ongoing land supply which complies with the requirements of Scottish Planning Policy.

22. Regardless of these issues it is essential that the Council has an up to date and refreshed Local Development Plan that fully reflects the policy requirements of Scottish Planning Policy and Clydeplan.

23. Proposed LDP2 sets out the refreshed strategy up to 2029. The infrastructure issues highlighted in this and previous Council reports will continue to be monitored and addressed when LDP3 is being progressed.

24. It is proposed therefore that LDP2 should not include any of the 13 sites identified in the MIR or any other additional sites and simply seek to promote a strategy of consolidation and regeneration.

25. This approach should allow the Proposed Plan to be progressed swiftly towards adoption.

LDP2: KEY PROPOSALS

26. Listed below is a summary of the key proposals;

The proposed plan:

- promotes a strategy of consolidation and regeneration focused upon delivering the vision and 3 strategic objectives of:

Creating Sustainable Places and Communities;
Promoting Sustainable and Inclusive Economic Growth; and
Promoting a Low Carbon Place.

- contains no additional sites identified for release for housing development;
- builds upon the strategy and momentum created by the Adopted LDP1 and seeks to deliver sustainable and inclusive economic growth and regeneration, a mix and range of housing, improved connectivity, new infrastructure, jobs and investment and a move towards a low carbon place and economy;
- seeks to protect communities from unplanned and unsustainable development;
- includes a policy to ensure the protection of urban green space;
- advocates a sustainable transport network and active travel;
- advocates a brownfield first approach in the urban area with a continued focus upon the availability of infrastructure and the deliverability of sites, in particular the three key master plan areas (Maidenhill, Barrhead South and Barrhead North) and the City Deal infrastructure projects;
- prioritises the importance of design and placemaking in order to enhance East Renfrewshire's existing built and natural environment, make places more attractive, sustainable, safer and better connected. The Proposed Plan also aims to raise the quality of new development with proposals expected to be energy efficient, incorporate integrated green infrastructure and green networks and provide a positive sense of place and identity;
- is supported by Proposal Maps and a series of other technical documents listed below. These documents provide more information and further justification for the contents of the Plan.

Action Programme (Appendix 2)

Strategic Environmental Assessment (Appendix 3)

Equalities and Human Rights Impact Assessment (Appendix 4)

27. These documents together with the Proposals Maps are available to view in the Members' Lounge and on the Council's website - www.eastrenfrewshire.gov.uk/ldp2
28. The Strategic Environmental Assessment has been fundamental in identifying the environmental impacts of proposed policies and site specific proposals. The Action Programme sets out the main actions required to implement and monitor the Proposed Local Development Plan's policies, proposals and strategy.

FINANCE AND EFFICIENCY

29. Costs associated with the preparation of and future consultation on the Proposed LDP2 will be met from within existing budgets.

CONSULTATION

30. The Planning etc. (Scotland) Act 2006 sets out specific requirements in relation to publicity and consultation of a Proposed Local Development Plan. The Council will aim to go well beyond the minimum statutory requirements.

31. All respondents to the Main Issues Report will be notified of the consultation on the Proposed LDP2.

32. The issues contained within this report and the Proposed LDP2 have been discussed with the established LDP Member/Officer Working Group.

33. The Proposed Plan will be issued for an 8 week consultation period commencing October 2019.

PARTNERSHIP WORKING

34. The approach towards education needs and provision for the Proposed LDP2 has been developed in close collaboration between the Education and Environment Departments.

35. The LDP2 preparation is and will continue to be the subject to on-going consultation with a wide range of both internal and external stakeholders.

IMPLICATIONS OF THE PROPOSALS

36. There are no new staffing, property, policy, IT, equalities or other implications at this point in time.

CONCLUSIONS

37. The strategic housing analysis and monitoring clearly demonstrates that there is an effective and generous housing land supply available. There are significant educational issues which remain unresolved. There is insufficient school capacity to support **any** new development over and above what is included within LDP1.

38. To ensure the Council has an up-to-date and refreshed LDP that reflects the policy requirements of Scottish Planning Policy and Clydeplan, and addresses educational and other infrastructure constraints, it is recommended that LDP2 is progressed swiftly towards adoption with a strategy of consolidation and regeneration as the preferred approach.

39. The need to continue to monitor the demand for education places and to bring forward a strategy that will fully address future education infrastructure requirements in a long term, coordinated and planned way remains a key issue. The Education and Environment Departments will continue to work in close collaboration to agree a strategy that will fully address future education and residential needs in a long term, coordinated and planned way through LDP3 which will follow the adoption of LDP2 and the strategy for which will form part of a wider vision of the Council.

RECOMMENDATIONS

40. It is recommended that the Council:

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Further information can be obtained from: Andrew Cahill Director of Environment on 0141 577 3036 or Andrew.cahill@eastrenfrewshire.gov.uk

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