

Gillian McCarney
Planning & Building Standards Manager

By email: ldp@eastrenfrewshire.gov.uk



Our ref: A11373998

9 June 2015

Dear Gillian

NOTICE OF INTENTION TO ADOPT THE PROPOSED EAST RENFREWSHIRE LOCAL DEVELOPMENT PLAN (AS MODIFIED) AND SUPPLEMENTARY PLANNING GUIDANCE

I refer to my letter of 3 June 2015 notifying that Scottish Ministers decided to extend the period of their consideration of the above plan and supplementary guidance until 10 June 2015.

Scottish Ministers have decided that the proposed plan as notified is unsatisfactory and hereby direct under section 20(5) of the Town and Country Planning (Scotland) Act 1997, that East Renfrewshire Council consider modifying the proposed East Renfrewshire Local Development Plan as indicated in the Annex to this direction.

This Direction is given to address the requirements of Scottish Planning Policy to provide a generous supply of land for housing across all tenures. Ministers are concerned about the significant local departure from the 'indicative' housing figure set out in the Glasgow and the Clyde Valley Strategic Development Plan. The modifications will address this by ensuring that additional opportunities for housing are brought forward at the earliest opportunity, where there is an identified shortfall in the supply.

Section 20(6) provides (subject to any further direction under section 20) that your authority may not adopt the East Renfrewshire Local Development Plan unless you satisfy Scottish Ministers that you have made the modifications necessary to conform with this direction, or the Scottish Ministers withdraw it.

I would be grateful if you would therefore confirm that your authority will modify the plan as directed.

Your letter of 8 April 2015 also certified notice of your Council's intention to adopt the following supplementary guidance:



Affordable Housing
Rural Development
Green Network and Environmental Management
Energy Efficient Design
Management and Protection of the Built Heritage
Householder Design Guide
Development Contributions
Maidenhill master plan
Barrhead South master plan
Barrhead North master plan
Neilston Infill Development Strategy
Residential Street Design
Darns to Darnley and Strategic Environmental Assessment

Scottish Ministers do not propose to issue a Direction with regards to the above supplementary guidance. The Council may therefore proceed to adopt them in accordance with the provisions of the Town and Country Planning (Scotland) Act 1997. The Council should satisfy itself that it has met the requirements set out in section 27 (2) of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

Your sincerely

John McNairney
Chief Planner

ANNEX - MODIFICATIONS

1. In 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”

2. In 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.”