



Renfrewshire  
Council

Renfrewshire  
Local Development Plan  
2021: Draft Planning Guidance

Developer Contributions  
(Education) Planning  
Guidance

January 2025  
**DRAFT FOR CONSULTATION**



## Preface

This Draft Developer Contributions (Education) Planning Guidance is published for consultation and discussion purposes.

Comments on this document are sought by 21 February 2025.

Comments can be submitted via the consultation response form on <https://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>.

Comments can also be submitted by email to [localplanconsultation@renfrewshire.gov.uk](mailto:localplanconsultation@renfrewshire.gov.uk).

Or in writing to Place Strategy Team, Planning and Building Standards, 4th Floor, Renfrewshire House, Cotton Street, Paisley, PA1 1BR.

The Place Strategy Team will be happy to meet to discuss any aspect of the Draft Planning Guidance during the consultation period. Please email [localplanconsultation@renfrewshire.gov.uk](mailto:localplanconsultation@renfrewshire.gov.uk) or call 07811 053968 to arrange a meeting.

JANUARY 2025

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## 1. Summary

**The principal aim of the guidance is to set out new Renfrewshire Council requirements for developer contributions towards education capacity impacts from new housing development. The guidance aligns with Policy I8 of the Renfrewshire Local Development Plan (LDP2);**

- Once adopted this guidance will be used in the assessment of all planning applications in Renfrewshire for residential development (subject to any exceptions outlined in the guidance);
- The guidance has used information on the current and forecast school rolls and capacity for all primary and secondary schools in Renfrewshire, taking account of planned or proposed housing development that the Council is aware of;
- Renfrewshire continues to be a desirable location for new housing development and will continue to face pressure to both identify additional land and assess planning applications for this purpose. The guidance offers details of the currently identified housing land supply in Renfrewshire;
- The Council's capital programme currently outlines investment plans for new or replacement schools and planned extension of schools;
- The guidance outlines the proposed pupil product ratio (average number of pupils per new dwelling built) that has been generated from work undertaken by specialist education consultants and assessment of trends from recent housing developments in Renfrewshire. The Council will apply this average when assessing planning applications for housing in catchments of all denominational and non-denominational primary and secondary schools;
- Contributions will be sought from all housing developments for schools which are projected to have a roll exceeding 85% of the school's planning capacity, based on current school roll projections and expected / programmed housing developments;

- The developer contribution negotiated for by the Council will be based on estimated additional pupil impact from new homes granted planning permission;
- The specific developer contribution applied is based upon several sources which are relevant to the current Renfrewshire context. The contribution rate will apply across Renfrewshire on a uniform basis for all schools of that type;
- Contributions will be confirmed through appropriate legal agreements between the applicant/developer/landowner and Renfrewshire Council. Planning permissions will not be issued until such agreements have been signed. Payment of contributions can, in certain circumstances, be phased for a housing development;
- Contributions will not apply to one-bedroom homes, or to homes built specifically for an older demographic resident or to student housing;
- Contributions will be sought from applications for affordable / social housing;



## 2. Introduction

- 2.1 This **Developer Contributions (Education) planning guidance** is a material consideration in the determination of planning applications. Applicants and other stakeholders should take account of the guidance when preparing development proposals.
- 2.2 This guidance details the Council's approach to securing developer contributions in respect of education provision and will be reflected in all such discussions with applicants in relation to proposals for residential developments.
- 2.3 The guidance covers a range of issues related to education impact from new housing development, including current school capacity, proposed housing development by catchment, estimated pupil product ratios from new housing and links to Renfrewshire Council's Learning Estate Strategy.
- 2.4 The guidance requires financial contributions from planning applications for new housing developments in school catchments which (as a result of the new housing being built or expected to be built) will meet or breach agreed 85% individual school planning capacity levels. The 85% threshold will be calculated from the published school planning capacities and projected school rolls.

### Aims of the guidance

- 2.5 The principal aim of this guidance is to introduce a degree of certainty for all stakeholders concerned with education capacity in Renfrewshire. Linking with the Council's Learning Estate Strategy, it clarifies how housing developments and the school pupils they generate will be accommodated within Renfrewshire's schools.
- 2.6 Renfrewshire's Planning Service actively encourage discussions with prospective applicants for residential development at the earliest opportunity to ensure that they are fully conversant with the implications of this (and other) planning guidance before submitting applications for development. Prospective applicants are encouraged to submit a pre-application enquiry in the first instance to **dc@renfrewshire.gov.uk**.

### Review

- 2.7 This data informing this guidance will be reviewed at regular intervals to ensure that the guidance is being applied appropriately and accurately.

### 3. Background

#### Purpose of planning obligations

- 3.1 Planning obligations seek to mitigate the impacts of a proposed development and make it acceptable in planning terms. They can be used to secure financial contributions to, or in-kind provision of, necessary new social and community infrastructure to support new developments.
- 3.2 Obligations are usually entered into in accordance with Section 75 of Town and Country Planning (Scotland) Act 1997, as amended, and are commonly referred to as **Section 75 Agreements** (S75). They are often used where a planning condition or another form of legal agreement would not be appropriate to address the impact of the development in question.
- 3.3 Planning obligations can be entered into between a person with an interest in the land and the planning authority; or via a unilateral undertaking by a person with an interest in the land. S75 agreements run with the land and the obligation continues to be enforceable against any subsequent owner of the land until such time as the details of the agreement are fully discharged by the local planning authority.
- 3.4 Scottish Government's policy on Planning Obligations is expressed in **Circular 3/2012 (Planning Obligations and Good Neighbour Agreements - Revised 2020)**. The Circular sets out five tests which must be met when seeking to secure a planning obligation:
- **Necessary** to make a proposal acceptable in planning terms (and overcome a barrier to the approval of planning permission);
  - Serve a **planning purpose** where it is possible to identify infrastructure provision requirements to advance, should relate to development plans;
  - Be **related to the proposed development** either as a direct consequence of it or arising from the cumulative impact of development in an area;
  - Fairly and reasonably relate **in scale and kind** to the proposed development (provide or contribute to the provision of infrastructure that would not be necessary were it not for the development, on a proportionate pro-rata basis as appropriate, but not to resolve existing deficiencies); and
  - Be **reasonable** in all other respects.
- 3.5 A planning authority may utilise an alternative legal mechanism to secure developer contributions in certain circumstances. Section 69 of the Local Government (Scotland) Act 1973 provides the Council with the power to enter into an agreement with the developer with the discharge of any of its functions.
- 3.6 Known, more widely, as **Section 69 Agreements**, they can include payment of financial contributions and is normally used when a one-time payment of a developer contribution is agreed, without the need for this agreement to be binding on subsequent owners of the land.

## Renfrewshire’s Planning Policy Context

3.7 Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. In the case of Renfrewshire, the development plan currently consists of:

- *National Planning Framework 4 (NPF4; 2023); and*
- *Renfrewshire Local Development Plan 2 (2021)*

3.8 **Policy 18 of NPF4 (Infrastructure First)** seeks to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking. The policy notes that developments will be supported where they provide or contribute to infrastructure in line with that identified as necessary in Local Development and Delivery Programmes.

3.9 In addition, Policy 18 notes that the impacts of development proposal on infrastructure should be mitigated. The policy states that:

*Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.*

3.10 **Policy 18 of the Renfrewshire Local Development Plan (Developer Contributions)** sets the policy context for the outlined framework:

*Contributions will be sought for the following items to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location:*

- *Education* – additional classrooms and associated school facilities required to support the operation of a school, related to the number of pupils generated by the development;
- *Healthcare Services and Facilities* – where investment is required to provide healthcare infrastructure to address increased demand generated by the development;
- *Traffic Management and Active Travel* – traffic signals, crossings, measures required in relation to road safety and providing safer routes to school, active travel connections and improvements to the road network required to support the development;
- *Public Transport Infrastructure* – where investment is required to address increased demand associated with the development;
- *Open Space* – where a contribution is required to enhance open space provision off-site to support the development;
- *Blue/Green Infrastructure* – where a contribution is required in relation to the sustainable management of water and where mitigation including on-site or offsite habitat creation or enhancements to watercourses are required.



### Recent housing development in Renfrewshire

- 3.11 Renfrewshire has been the subject of significant levels of housebuilding in recent years. The development of sites at Renfrew Riverside, Dargavel, Hawkhead Road in Paisley and Johnstone South West (amongst others) have kept completions at a relatively high level.
- 3.12 The table below illustrates the annual total new build completions by year since 2012. Full analysis of Renfrewshire’s housing land supply on a site-by-site basis is available in the annually published Housing Land Audit.

Table 1 – Annual New Housing Completions in Renfrewshire

YEAR	OWNER OCCUPIED	PRIVATE RENTED	COMBINED LA/SOCIAL HOUSING	ANNUAL TOTAL NEW HOUSING COMPLETIONS
2012-13	251	0	173	<b>424</b>
2013-14	313	0	219	<b>532</b>
2014-15	517	0	26	<b>543</b>
2015-16	577	0	101	<b>678</b>
2016-17	643	0	167	<b>810</b>
2017-18	601	0	107	<b>708</b>
2018-19	784	0	175	<b>959</b>
2019-21	1,383	0	324	<b>1,707</b>
2021-22	572	0	222	<b>794</b>
2022-23	422	0	195	<b>617</b>
2023-24	504	0	158	<b>662</b>
Total	6,567	0	1,867	<b>8,434</b>
<b>Annual average (12 years)</b>	<b>547</b>	<b>0</b>	<b>156</b>	<b>703</b>

## 4. Current Context

### Renfrewshire school capacity

- 4.1 Current school rolls at each of Renfrewshire's 61 primary and secondary schools are published by Renfrewshire Council on an annual basis. [School roll projections are not prepared for Renfrewshire's two Additional Support Needs schools]. School rolls are regularly updated by the Council and published online to allow for this policy to reflect the latest circumstances in the assessment of planning applications. Calculations of developer contributions will be based on the latest published information of school rolls and planning capacity.
- 4.2 The Appendices to this guidance include the latest school roll projections by individual school in Renfrewshire. These projections were commissioned in 2024 by Renfrewshire Council from Edge Analytics (a recognised specialist in such projections). Where these school roll projections are impacted by expected housing developments, this is based on the finalised 2023 housing land audit.
- 4.3 Each residential property within Renfrewshire sits within a 'catchment area' for denominational and non-denominational primary and secondary schools. It should be noted that school catchments are not permanent and may need to be revised based on pupil demand, new housing development and factors such as the location of new or enlarged schools.
- 4.4 Although the Council aims to provide enough places for all children at the preferred catchment primary and secondary school, living within the delineated catchment area of a school does not guarantee a child a place at a catchment school.

## Working school capacity

- 4.5 The “working capacity” of a school is considered by Renfrewshire Council to be reached when it is at 85% of its original planning capacity. This is taken as the same for all schools, regardless of denomination, location, and scale. The rationale for 85% in the Renfrewshire context is that flexibility is required in each school to plan accommodation across all year groups and allow for sufficient communal and circulation space.
- 4.6 The planning capacity is used by Renfrewshire Council as the benchmark as, over time, changes have been made to the operational configuration of schools which may not align with the original design purpose of that space. For example, this could have been to meet a short-term requirement for cohorts in a particular year group. The calculation of capacity for the purposes of this policy will be made on the original intended purpose of spaces rather than necessarily their current use. Guidance will be sought from the Council’s Director of Children’s Services and the school’s headteacher in this regard.
- 4.7 Renfrewshire Council has currently prepared a 10-year forecast (covering the period 2024/25 to 2033/34) for the number of pupils expected at each of its primary and secondary schools. This is based upon anticipated pupil journeys through the school estate and also the range of planned housebuilding expected to take place across Renfrewshire in this time period based on the 2023 housing land audit. These will be updated and published annually to inform this guidance based on the 2023 housing land audit.
- 4.8 It should be noted that the timescale for the building of this identified housing supply is by no means certain or guaranteed. School rolls will therefore be kept under regular review by the local authority.

## Currently planned school investment

- 4.9 The Council's Learning Estate Management Plan (under preparation at time of writing) provides further details on planned future investments in Renfrewshire schools. This Plan, in turn, will be reflected in the Council's Capital Programme which is published annually.
- 4.10 At present the education school investment projects reflects the published Capital Programme (for year 2024 / 25). The specific timing for the delivery of each of these projects will be updated in each Capital Programme publication. The current list of projects is:
- New Dargavel Primary School
  - Expansion of Park Main High School
  - New Paisley Grammar (relocated from existing site)
  - New Thorn Primary School (replacement provision)
- 4.11 Some of the school investments will be made in the knowledge that contributions will be sought towards the total cost. Although the Council may be anticipating making capital investment in its school estate, this will be in anticipation of additional impacts from new housebuilding and therefore the expectation will be that all such housebuilding, regardless of the specific context of the school and its catchment, will be expected to meet the terms outlined in this guidance.

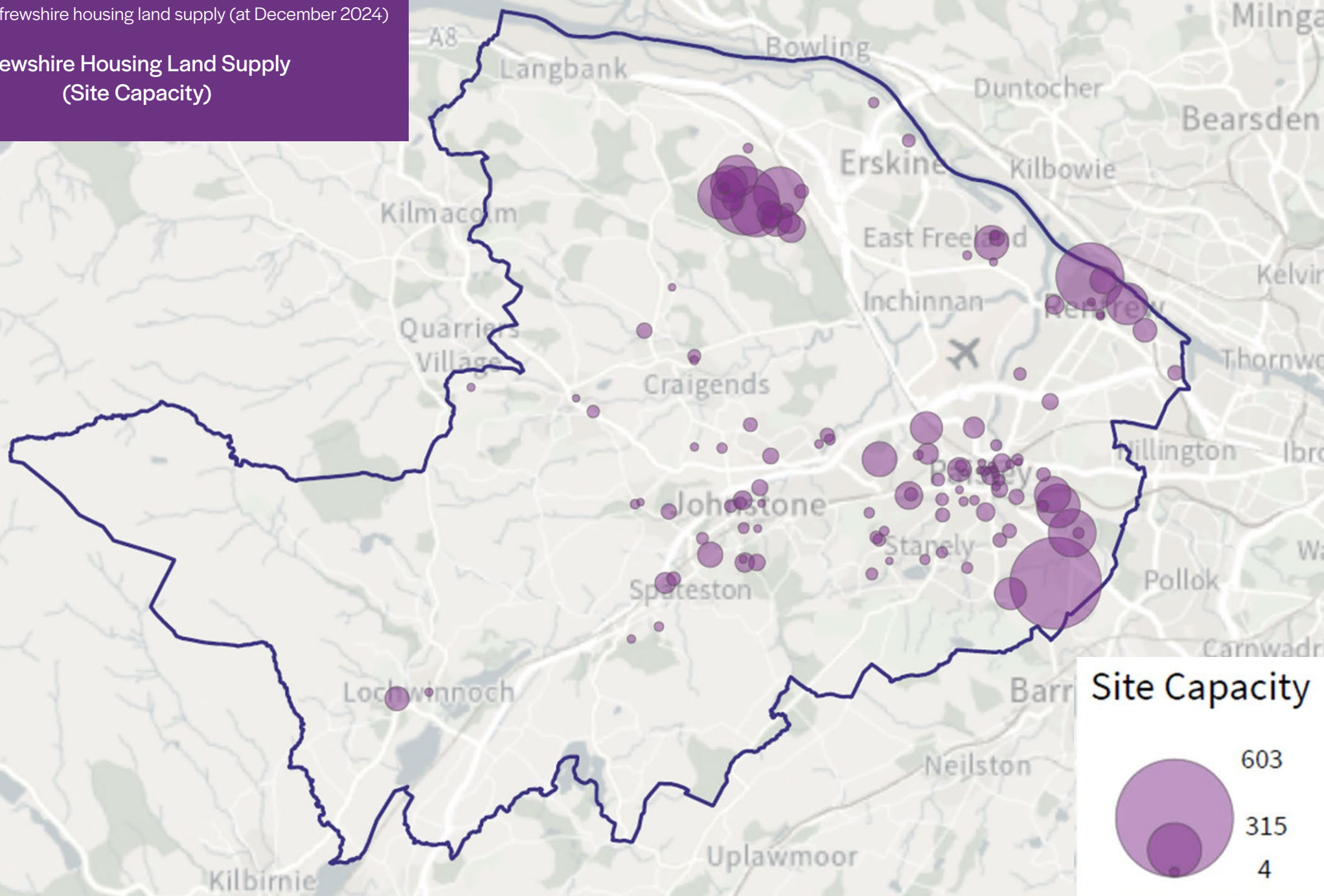
## Currently Planned Housing

- 4.12 In applying this guidance, the Council will take account of all known housing sites within Renfrewshire including sites which are allocated within the Local Development Plan, benefit from planning permission or appear in the Council's published annual Housing Land Audit. More details of each are included in the listed documents which are available on the Council's website.
- [Housing Land Audit - Renfrewshire Website](#)  
[Renfrewshire Development Plan - Renfrewshire Website](#)
- 4.13 It should be borne in mind that the Council's forecast school rolls do not account for any "windfall" housing sites (see definition below) that may emerge during the period. The Council reserve the opportunity to update these % capacity projections for individual schools as new information on such windfall sites becomes available.

**Windfall housing site** (definition) – a site granted planning permission, which at the time of that decision, was not identified as part of the housing land supply in either the Council's Local Development Plan or Housing Land Audit.

Figure 1 – Renfrewshire housing land supply (at December 2024)

### Renfrewshire Housing Land Supply (Site Capacity)



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## 5. Calculating the Financial Contribution

### Pupil Product Ratio

- 5.1 The pupil product ratio (PPR) is a commonly used calculation to demonstrate the number of pupils likely to be generated by new housing. Most local authorities in Scotland use a PPR in determining the level of education development contribution for policies of this type.
- 5.2 Renfrewshire Council has based its PPR (see below) on evidence from research into housing developments over recent years (2010 -2023) alongside advice from Edge Analytics and their methodology for such calculations.

Table 2 – Pupil Product Ratio in Renfrewshire housing development

Age group	Type of school	Pupils per house/ flat
Primary schools	Denominational	0.07
	Non-Denominational	0.20
<b>Total</b>		<b>0.27</b>
Secondary schools	Denominational	0.04
	Non-Denominational	0.09
<b>Total</b>		<b>0.13</b>

- 5.3 Impact will be measured across all 4 principal school types for each proposed residential development. This will occur at the time of a planning application being considered by the Council. In any instances where the pupils generated by the new housing, and other housing proposed in the catchment, would cause the planning capacity threshold (85%) to be met or exceeded, a developer contribution will be sought in relation to that application. A contribution may be required in relation to more than one school type if the 85% threshold of planning capacity is breached by the proposed level of planned housing.
- 5.4 The PPR values will be reviewed by the Council (and updated if necessary) every year following the adoption of this guidance.

### Cumulative effect of multiple applications in same catchment

- 5.5 Each planning application will be assessed individually and on its own merits against the context at the time that the application is submitted and validated by the Council.
- 5.6 In considering any planning application submitted, the baseline will be considered as being all new homes consented at that time and all proposed homes on allocated housing sites (under construction or still to be built) in that catchment.
- 5.7 The Council will assume that all such homes consented and allocated will be built as planned in the timescales estimated (as detailed in the Housing Land Audit). Council officers responsible for monitoring housing land supply will be involved in assessing cumulative impact, as will colleagues in Children's Services in terms of real time changes in school enrolments.
- 5.8 The practical implication of this is that the school roll forecast will be updated annually by the Council, and this will affect planning applications not yet determined. Those making planning applications for residential development are therefore encouraged to engage at an early stage in the process.
- 5.9 The Council will be able to discuss the implications of this cumulative effect for the calculation of an individual developer contribution with any prospective applicant.

## New school required because of new housing development

- 5.10 The approach set out in this guidance does not preclude specific contexts where large scale housing allocations may require new school provision as part of the future community facilities planning for that location. If this is the case this will be set out clearly in the Council's LDP and its Learning Estate Strategy in advance of any planning application being considered for that site.
- 5.11 The situation may arise in terms of future housing development, as it did in Renfrewshire with the Dargavel Masterplan, where a new school needs to be provided to meet the demand from additional pupils resulting from new housing being built. The size of site required for a new school is very much dependent on the proposed capacity of that school and therefore cannot be determined in advance.
- 5.12 The context for this, the policy approach and the expectations from the developers involved (including land requirements and the respective values attributed to that) will be set out in full in the Renfrewshire LDP and its associated documents when they are published.
- 5.13 It should be noted that there will operational maximums for the number of pupils any school will be able to accommodate, even with physical extension or replacement by new school. This will be determined by Renfrewshire Council's Director of Children's Services.





## Developer Contribution per pupil

- 5.14 Renfrewshire Council has taken the approach to negotiate for requisite developer contributions on a **per additional pupil basis**. The Council believe this is fairest way to calculate any contribution, as it allows the Council to monitor contributions and estimates of capacity impact against the number of pupils which eventually transpire for the relevant schools.
- 5.15 The Council have utilised several sources to assist in calculating the proposed developer contribution rate per pupil from new housing developments set out in this guidance, including:
- Recent new school developments in Renfrewshire – both new build and extensions;
  - Planned school investments in Renfrewshire;
  - Scottish Futures Trust’s evidence base of school building costs;
  - Developer contributions sought by other Scottish local authorities in the most up-to-date examples of such planning policies;
  - Discussions with HubCo West on their data of school construction costs in recent years;

- 5.16 Based on these sources of evidence, the developer contributions which Renfrewshire Council will be seeking from all new housing development (that meet the terms of this guidance) and which trigger the capacity thresholds in the relevant school catchments is as follows:

Table 3 – Developer contribution per additional pupil from new housing development (where applicable)

School type	Primary school	Secondary school
Level of contribution per pupil	£56,000	£56,000

- 5.17 In terms of the level of contribution it should be noted by applicants this contribution level is stated as at December 2024 and any required changes to this amount will be indexed linked in line with BCIS costs at Q3 2024.
- 5.18 The Council reserve the ability, depending on the scale of the residential development proposed, to seek phased payments of the required contribution linked to thresholds reached in terms of new housing units built over time. This will be negotiated with the applicant at the time of the S75 being agreed.

### Where developer contributions will be used

- 5.19 Developer contributions associated with this policy will be utilised to overcome the impact in the specific catchment concerned from the increased number of primary and secondary school pupils generated by new housing development.
- 5.20 There may be school specific factors, such as space, and quality of ancillary accommodation, which mean increasing capacity is not a practical solution. If it is technically impossible to provide extra capacity, the Council may resolve the issue using suspensive conditions to control the phasing of development or may refuse planning permission.

### Exceptions to this policy

- 5.21 Exceptions to the policy will be applied as follows:
- Proposals for extending or altering existing residential dwellings;
  - Proposals which would not result in an increase in the number of residential units;
  - Proposals involving one-bedroom dwellings;
  - Proposals relating to student accommodation;
  - Proposals relating to sheltered accommodation, care homes or housing designated for older age groups; and
  - Proposals where a Viability Assessment has been submitted and independently verified and where the Council accept the justification offered by the applicant.
- 5.22 For the avoidance of doubt the policy will apply to applications for affordable/ social housing, including where such provision is a requirement associated with an application for private tenure homes.

## Viability Assessments

- 5.23 Circular 3/2012 notes that the economic viability of proposals should be taken into consideration when applying developer obligations and alternative solutions should be considered including options of phasing or staging payments.
- 5.24 The Council's requirements from a viability assessment submitted by an applicant for planning permission for residential is set out in Appendix 2.
- 5.25 Please note this will only be applicable for planning applicants who wish to make the case that the payment of a developer contribution would impact the financial viability of the development in question. The applicant should bring this matter to the attention of the Council's Planning Team at the earliest opportunity.
- 5.26 In all circumstances where a viability assessment has been undertaken, determination of the application will be the responsibility of the Planning and Climate Change Policy Board (or equivalent).



## 6. Legal Agreements

- 6.1 Developer contributions generally require applicants to enter into legally binding contracts, or obligations with the local authority. In line with this guidance, planning permission will not be granted until the relevant legal agreement has been concluded. The development should not commence until the decision notice has been released for the relevant planning application by Renfrewshire Council.

### Section 75 Agreements (S75)

- 6.2 Following the Council's decision to grant planning permission, planning officers, together with legal colleagues, will finalise discussions in relation to seeking to agree the terms of a S75 legal agreement. It is anticipated that the broad terms of any agreement will have been discussed with the applicant before a decision is reached.
- 6.3 The S75 legal agreement requires to either be registered in the Land Register, or acknowledgement has been received from the Keeper of the Register, prior to the release of the Council's application decision notice.
- 6.4 In cases where the planning application relates to planning permission in principle, depending on circumstances, the following process will be followed:
- Where the planning permission in principle application outlines the number of residential units, the application will be assessed, and any contributions determined on the stated number of units. The S.75 agreement will thereafter secure the identified contribution noting the number of units approved.
  - In circumstances where the planning permission in principle application does not outline the number of residential units, the S.75 agreement will set out the principles that will be applied to calculate the level of applicable contribution in line with this guidance.



## Section 69 Agreements

- 6.5 In certain circumstances it may be appropriate for development contributions to be secured via a Section 69 (S69) agreement. This would be paid in full in one instalment prior to planning permission being issued. There is no need to register a S69 agreement as a burden against the land title.
- 6.6 In the event that a contribution has been paid in respect of a S69 agreement, and the proposed development does not go ahead, the Council will not return the contribution if it has already been spent or committed for the purposes collected within the timeframes set out in the legal agreement.

## Return of unused contributions

- 6.7 All legal agreements entered into in conjunction with this guidance will be in favour of the Council on the expectation of having fifteen (15) years to expend the contribution received. Thereafter should contribution remain unspent, the contribution will be returned to the applicant following a request from the applicant. This timescale reflects the timescale taken to deliver larger housing sites and the resultant impacts on school capacity that may transpire.
- 6.8 For developments involving phased payment of developer obligations the 15-year period for spending contributions shall commence on the date that the final phased payment is made to the Council.
- 6.9 In the event of the contribution, or part of it, not being spent within this time period, the contribution, or part of it, will be refunded to the applicant or their nominee along with relative interest accrued.

## 7. Contact

- 7.1 For further information or to arrange a discussion in relation to developer contributions, in the first instance please email **[dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)**.

## APPENDIX 1

### Renfrewshire school roll projections (2024/25 to 2033/34) and planning capacities

Primary School	Planning Capacity	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)
Arkleston	352	295	315	322	334	346	336	330	326	323	323
Auchenlodment	302	194	194	208	202	196	186	184	176	177	172
Bargarran	272	222	237	233	224	220	209	196	190	169	167
Barsail	401	299	305	290	274	259	235	222	215	206	198
Bishopton	519	350	335	342	333	334	331	330	333	341	342
Brediland	377	186	171	170	164	156	159	157	152	151	147
Bridge of Weir	489	439	464	450	444	454	448	451	449	430	426
Bushes	489	298	290	277	263	240	230	216	210	206	199
Cochrane Castle	242	111	95	90	92	83	87	89	88	89	90
Dargavel	698	736	866	1000	1147	1261	1354	1406	1414	1423	1429
East Fulton	377	231	235	252	260	267	272	276	276	282	278
Fordbank	327	263	251	248	246	237	234	226	220	224	219
Gallowhill	352	214	207	215	212	213	207	196	189	182	175
Glencoats	352	187	182	185	178	176	163	157	155	156	159
Heriot	434	218	205	201	205	214	204	203	201	202	201
Houston	569	526	537	528	536	549	546	560	564	550	559

## APPENDIX 1 continued

### Renfrewshire school roll projections (2024/25 to 2033/34) and planning capacities

Primary School	Planning Capacity	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)
Howwood	184	106	105	108	103	101	87	88	92	90	87
Inchinnan	217	116	111	100	103	113	109	109	109	110	113
Kilbarchan	352	202	193	192	177	171	173	169	161	160	157
Kirklandneuk	619	450	445	447	448	428	423	420	420	422	430
Langbank	100	81	79	85	93	93	97	98	101	103	100
Langcraigs	434	285	273	261	262	256	254	251	247	253	259
Lochfield	459	258	259	261	260	264	263	259	250	247	241
Lochwinnoch	327	215	218	202	205	215	232	231	213	205	195
Mossvale	272	202	196	198	201	212	212	206	209	215	214
Newmains	459	411	406	396	381	357	347	342	334	326	316
Our Lady of Peace	352	230	227	219	217	215	214	216	215	219	216
Ralston	459	387	401	409	413	419	431	431	427	420	415
Rashielea	434	161	152	148	152	155	150	146	145	143	142
St Anne's	242	139	132	125	127	123	118	115	113	110	109
St Anthony's	302	255	245	236	242	235	230	226	222	225	221
St Catherine's	272	229	238	254	264	244	242	236	230	224	218

## APPENDIX 1 continued

### Renfrewshire school roll projections (2024/25 to 2033/34) and planning capacities

Primary School	Planning Capacity	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)
St Charles'	459	403	388	398	392	388	385	383	371	370	360
St David's	184	90	84	83	88	88	86	89	88	90	89
St Fergus'	175	170	176	178	163	156	149	140	138	139	141
St Fillan's	184	88	89	79	83	91	94	93	93	91	92
St James' (Paisley)	217	160	145	143	146	147	151	144	147	151	150
St James' (Renfrew)	676	573	583	593	610	601	589	573	569	568	571
St John Bosco	272	252	264	264	260	252	254	258	256	249	248
St John Ogilvie	272	267	291	310	320	321	329	334	334	340	338
St Margaret's	272	164	154	144	143	138	141	136	133	135	136
St Mary's	327	301	313	314	309	321	329	332	329	335	336
St Paul's	217	165	153	143	135	129	132	130	128	128	126
St Peter's	352	225	225	226	217	219	205	202	199	201	202
Thorn	242	139	126	119	122	121	119	114	111	113	117
Todholm	434	379	364	373	361	349	351	348	341	341	329
Wallace	434	340	339	352	348	354	370	369	373	377	379
West	761	430	429	437	443	449	461	468	466	473	477



## APPENDIX 1 continued

### Renfrewshire school roll projections (2024/25 to 2033/34) and planning capacities

Primary School	Planning Capacity	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)
Williamsburgh	594	349	363	389	396	407	411	417	418	429	428
Woodlands	459	221	202	195	192	194	177	181	181	182	179

Secondary School	Planning Capacity	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)	2028-29 (F)	2029-30 (F)	2030-31 (F)	2031-32 (F)	2032-33 (F)	2033-34 (F)
Castlehead	1230	753	757	748	760	771	778	787	805	809	808
Gleniffer	1425	1129	1126	1121	1115	1129	1111	1085	1083	1057	1045
Gryffe	960	967	962	976	988	956	956	916	900	914	897
Johnstone	1380	869	865	877	907	903	908	895	893	860	849
Linwood	576	445	452	457	450	444	450	430	420	408	411
Paisley Grammar	1329	1094	1092	1086	1094	1100	1101	1121	1153	1164	1190
Park Mains	1756 (2000 from 2027 onwards)	1530	1578	1626	1669	1730	1805	1890	1985	2080	2169
Renfrew	1267	847	854	872	879	884	894	899	927	949	962
St Andrew's	1250	1491	1488	1487	1489	1499	1499	1508	1532	1518	1531
St Benedict's	850	780	824	837	853	858	853	831	820	794	786
Trinity	1032	994	1026	1052	1070	1097	1110	1121	1154	1187	1204

## APPENDIX 2

### Viability Assessments

- Circular 3/2012 notes that the economic viability of proposals should be taken into consideration when applying developer obligations and alternative solutions should be considered alongside options of phasing or staging payments.
- The Planning Authority will give consideration to altering the levels or payment structure of any planning obligations as part of financial contributions in the interests of maintaining overall development viability.
- In the event that the applicant considers that the payment of a developer contribution would impact the financial viability of the development in question, the applicant should bring this matter to the attention of the Planning Authority at the earliest opportunity.
- In such circumstances, the applicant will require to submit a Viability Assessment including 'open book accounting' of the proposed development.
- The submitted Viability Statement will be evaluated and assessed by the District Valuer in order to provide an independent view of the viability of the proposed development.
- The evaluation and assessment of any submitted Viability Statement will be instructed by the Planning Authority; however, it should be noted that any costs associated with undertaking the assessment will be recovered in full from the applicant.
- Thereafter the opinion of the District Valuer will form a material consideration in the processing and determination of the planning application in question.
- It should be noted that while Viability Statements will be treated as confidential, full details of contributions, including an indication of the scale of any agreed reductions will be reported to members of the Planning and Climate Change Policy Board via the Report of Handling.
- In all circumstances where a viability assessment has been undertaken, determination of the application will be the responsibility of the Planning and Climate Change Policy Board.