



Renfrewshire  
Council

Renfrewshire  
Local Development Plan  
2021







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## Foreword

I am delighted to present the Local Development Plan for Renfrewshire which sets out the ambitious vision, an inclusive spatial strategy, sustainable objectives and updated policies for Planning in Renfrewshire for the next 10 years.

In setting an ambitious framework the Local Development Plan aims to assist the delivery of sustainable and inclusive economic growth alongside protecting and enhancing Renfrewshire’s cultural and heritage assets, continuing to make it a successful place.

The Renfrewshire Local Development Plan represents the settled view of the Council, a clear vision for Renfrewshire as a place where we work in partnership with all our stakeholders and communities.

The aim of a clear and concise Plan is to ensure that the right development happens in the right places, with high quality design, energy efficient and low carbon developments that will benefit our communities, safeguarding our environment as well as our natural, built and cultural heritage.

The attractiveness of Renfrewshire is strongly influenced by its connectivity and ease of which people can access its assets. The Renfrewshire Local Development Plan will also emphasise the ‘Getting it right for every child’ approach. It will focus on inclusivity for all, ensuring the needs of people of different ages and physical abilities are taken into account, contributing to the health and wellbeing of all.

**Councillor Marie McGurk, Convenor of the Communities, Housing and Planning Policy Board.**

## Introduction

The Renfrewshire Local Development Plan sets out an ambitious Spatial Strategy that provides a framework for the protection and enhancement of Renfrewshire's diverse natural environment and built and cultural heritage assets, the delivery of economic and infrastructure investment and it guides the future use of land to assist in creating strong communities and attractive places.

With a focus on supporting sustainable and inclusive economic growth, the Local Development Plan sets out where future development should and should not occur, identifying opportunities for change, regeneration and enhancement, directing developments to the most sustainable locations.

The preparation of the Renfrewshire Local Development Plan is a legislative requirement which sets out the land use planning framework for Renfrewshire, providing a concise, map-based, guide for shaping the area over the next 10 years.

The Plan provides an up to date policy framework in line with the requirements of Scottish Planning Policy, National Planning Framework, Clydeplan's Strategic Development Plan and Renfrewshire's Local Housing Strategy.

This is the second Local Development Plan for Renfrewshire which will replace the Local Development Plan that was adopted in August 2014. The Plan has been informed by extensive consultation and a range of plans, policies and strategies as shown in Figure 1.

### The Development Plan

The Development Plan for Renfrewshire consists of:

- **Clydeplan Strategic Development Plan; and,**
- **The Renfrewshire Local Development Plan.**

Clydeplan Strategic Development Plan sets out a vision and strategy for the Clydeplan area focusing on strategic land use and planning policy issues. The Local Development Plan sets the local perspective for Renfrewshire.

Both plans must be consistent with the National Planning Framework and Scottish Planning Policy which set priorities and provide further guidance at a national level.





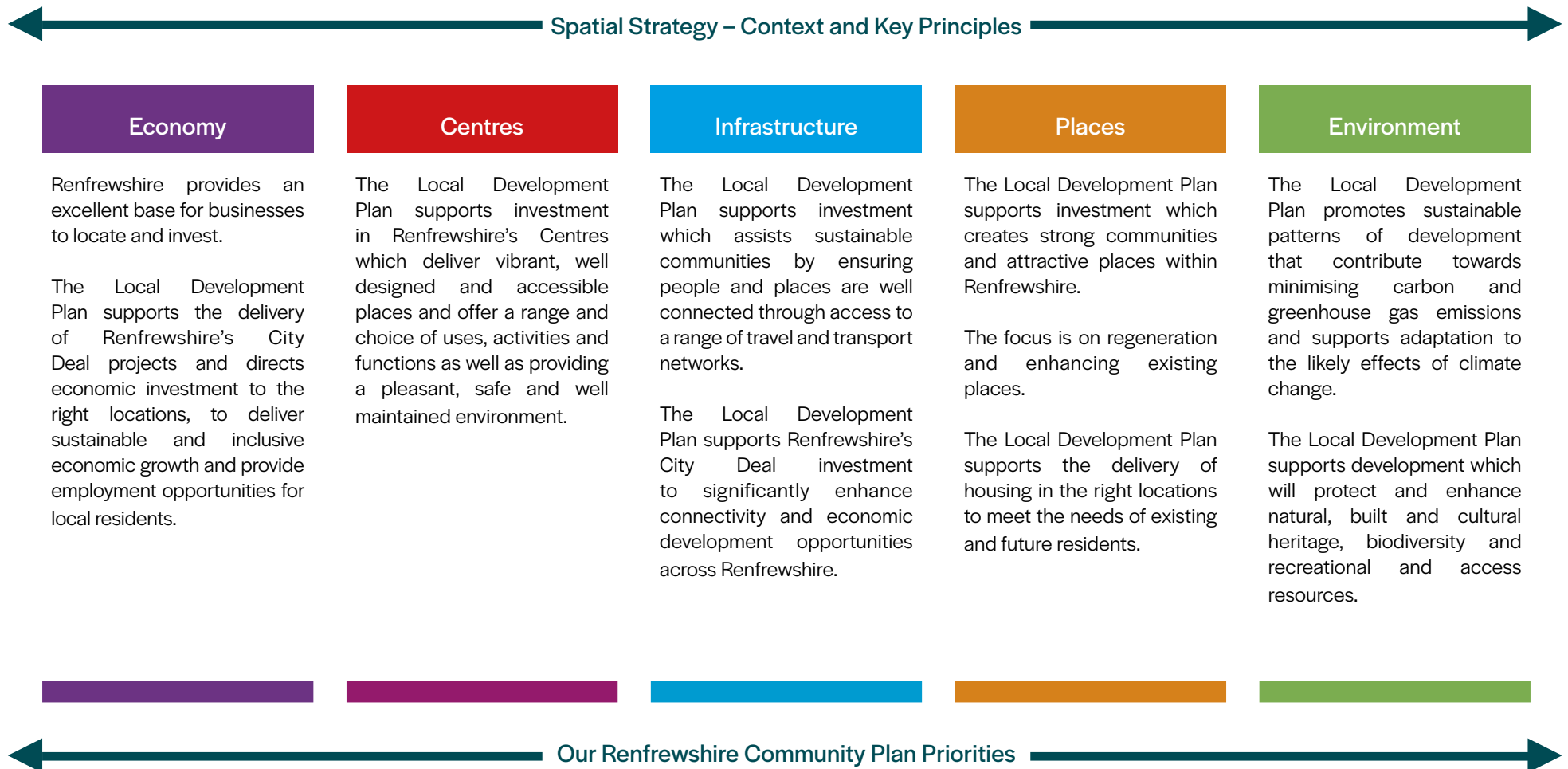
Figure 1 – Preparation of Local Development Plan



## FORMAT OF THE PLAN

The Renfrewshire Local Development Plan is in two parts, this document and the Proposals Maps. This document is the first part and sets out the overall Spatial Strategy for Renfrewshire with a detailed policy framework and placemaking proposals structured around five themes:

**Economy**; **Centres**; **Infrastructure**; **Places**; and **Environment**.





## New Development Supplementary Guidance

New Development Supplementary Guidance is prepared alongside the Local Development Plan and provides more detailed guidance and information in support of the Plan

The New Development Supplementary Guidance provides additional detailed information in relation to designing, delivering and implementing development, with an emphasis on place making and sustainable, inclusive development.

The format of the Supplementary Guidance is structured around the same five themes as the Local Development Plan:

Economy; Centres; Infrastructure; Places; and, Environment.

The topic areas covered in the New Development Supplementary Guidance are listed after the policies for each policy theme within this document.

## Action/Delivery Programme

Successful implementation of the Spatial Strategy requires a comprehensive delivery model. An Action/Delivery Programme has been prepared to accompany the Local Development Plan. It sets out a package of actions to enable delivery of potential development opportunities and outlines who is responsible for delivery, the financial requirements and the potential timeframe.

The Action/Delivery Programme will be monitored, updated regularly and published every two years.

## Supporting Documents

The Renfrewshire Local Development Plan is supported by a number of other documents. All of which are available on the Council website at [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk). They include:

- An Environmental Report which has been prepared alongside the Local Development Plan to inform the formulation of the policies and proposals for the Local Development Plan in particular to assess the likely impact of policies on the environment; and,
- A Habitats Regulation Appraisal has been prepared to ensure that the policies, proposals and strategies do not have an adverse effect on the integrity of the three Special Protection Areas within Renfrewshire.



## Spatial Strategy

In line with the aspirations, vision and outcome measures of Our Renfrewshire Community Plan (2017- 2027) and the Council Plan, the Local Development Plan Spatial Strategy focuses on place making and development within existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy providing high quality new development in the right locations.

The vast majority of Renfrewshire is rural; by concentrating development in mainly urban areas this strategy protects many of the valuable assets and resources of Renfrewshire.

The policies and proposals aim to provide the balance between the need to protect and enhance the environment in Renfrewshire as well as promoting development activity, new investment and sustainable and inclusive economic growth.

## Implementing the Spatial Strategy

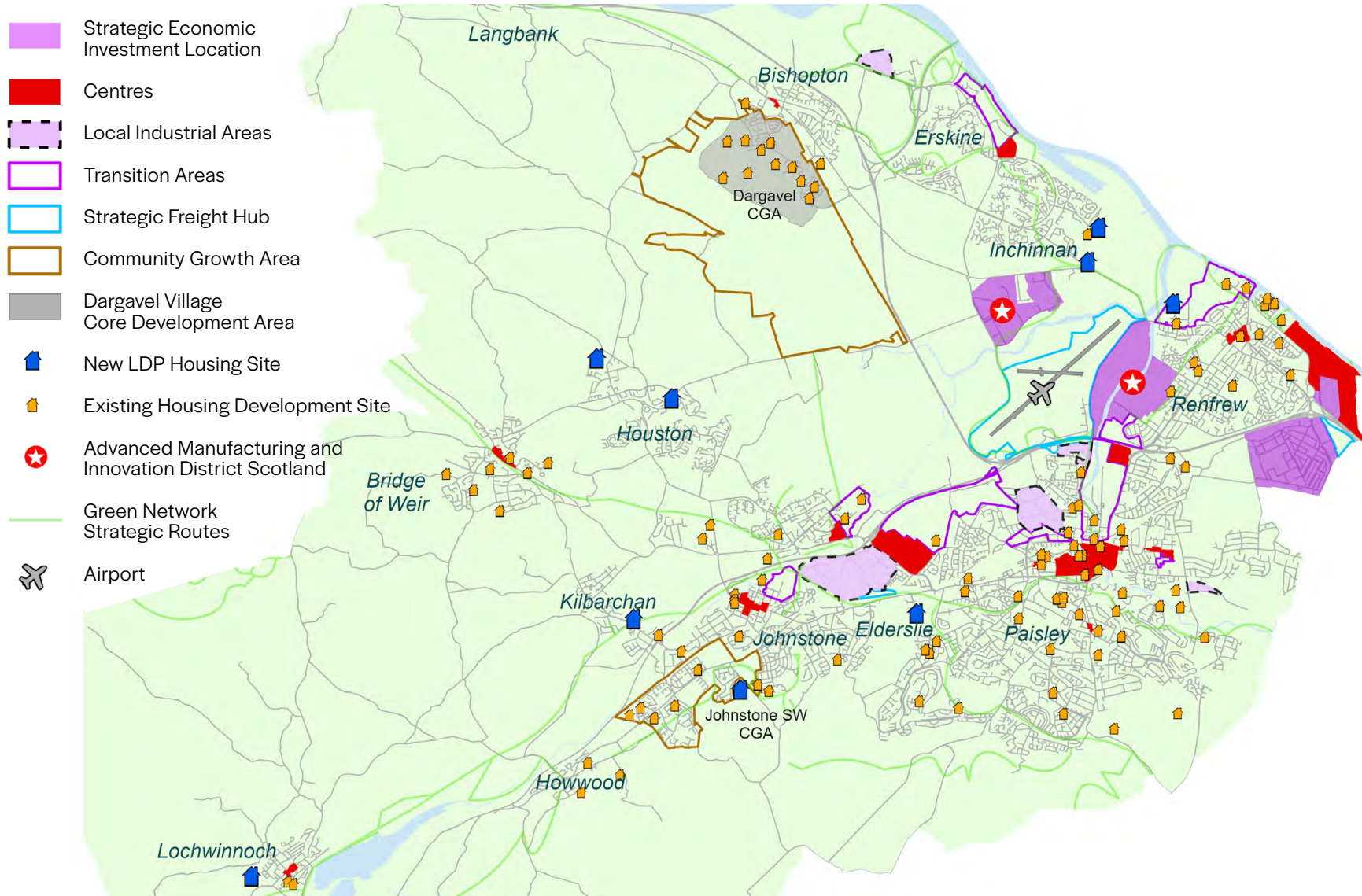
All development proposals will require to be considered in relation to the Spatial Strategy diagram Figure 2.

New development will be supported where it aims to incorporate the following criteria (where relevant):

- Supports sustainable and inclusive economic growth and/or is related to the delivery of City Deal investment;
- Contributes positively to the character, appearance and function of the place, benefiting the amenity of the area and protecting and enhancing the natural, built and cultural heritage and its setting, including delivering net biodiversity gain;
- Will regenerate and invest in Renfrewshire's Network of Centres;
- To apply a placemaking approach to deliver high-quality, well-designed, sustainable places, ensuring that the design of new development is demonstrated to benefit the area by following the principles of 'Renfrewshire's Places' Design Guidance;

- Development is supported by existing or planned infrastructure;
- Buildings and structures are designed to support the enhancement and delivery of low carbon generating technology to reduce emissions;
- The development does not have an adverse effect on the integrity of any sites protected as a European site;
- Safeguard, enhance and promote access to natural heritage including open space, green infrastructure and green networks, landscape, biodiversity and the wider environment; and,
- Locate development on sites which can be accessed sustainably to encourage a modal shift from the private car to walking, cycling and public transport.

The Local Development Plan must be applied in its entirety. All development proposals must be assessed against the Spatial Strategy, Policies, the Proposals Maps, the Placemaking Plans and the New Development Supplementary Guidance, to ensure compliance with the overall Spatial Strategy for Renfrewshire.



**Illustrative Figure 2 – Spatial Strategy**

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An aerial photograph of an industrial park. The park is filled with numerous large, rectangular industrial buildings with grey roofs. It is surrounded by green fields and a winding river. In the background, there is a residential area with many houses. The overall scene is a mix of industrial, agricultural, and residential land use.

DELIVERING THE SPATIAL STRATEGY -

# ECONOMY



Renfrewshire provides an excellent base for businesses to locate and invest. The Renfrewshire Local Development Plan seeks to maximise the economic potential of Renfrewshire, supports new investment which strengthens Renfrewshire's diverse economy and delivers sustainable and inclusive economic and employment growth.

The Renfrewshire Local Development Plan supports the delivery of the Council's Strategic Economic Framework and directs economic investment to the right locations.

### Renfrewshire's Economic Investment Locations

The Renfrewshire Local Development Plan identifies a generous supply of land to meet the diverse needs of the economy and guides significant investment opportunities to Renfrewshire's Economic Investment Locations.

Economic investment land is in sustainable locations, close to existing transport networks with much of the key infrastructure already in place.

Renfrewshire's Economic Investment Locations are shown on Figure 3 with additional information on the development opportunities at the Advanced Manufacturing and Innovation District Scotland (AMIDS) and Hillington Business Park set out in Figure 4 and 5. Information on the role and function of each Economic Investment Location is set out in the New Development Supplementary Guidance.

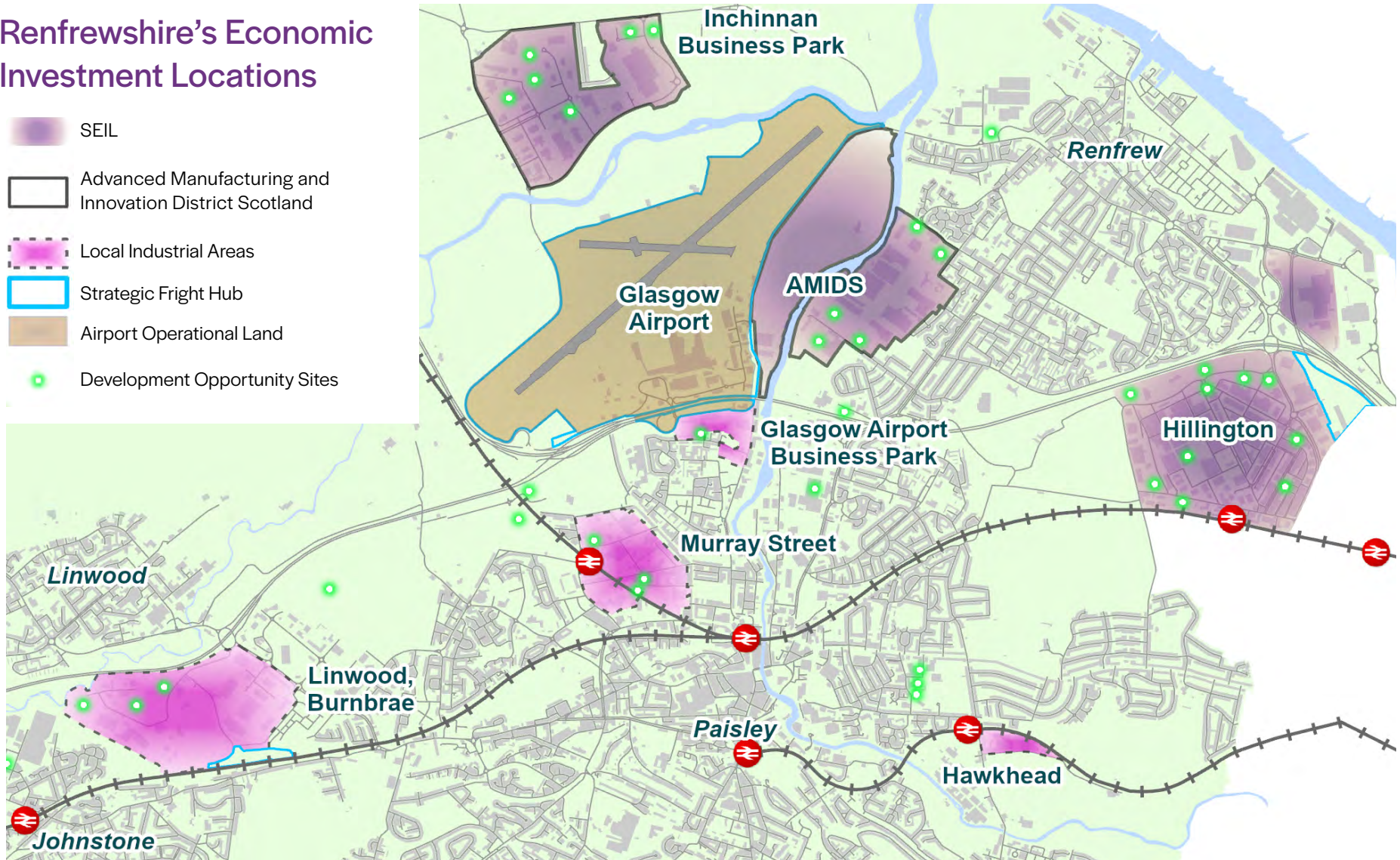
### Local Development Plan Objectives - Economy

- Development locations supported by existing or planned physical infrastructure and services.
- Deliver sustainable and inclusive economic growth by providing and maintaining accessible employment opportunities.
- Utilise City Deal investment as a catalyst for regeneration and economic growth.



## Renfrewshire's Economic Investment Locations

-  SEIL
-  Advanced Manufacturing and Innovation District Scotland
-  Local Industrial Areas
-  Strategic Fright Hub
-  Airport Operational Land
-  Development Opportunity Sites



**Illustrative Figure 3 – Renfrewshire's Economic Investment Locations**

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## City Deal Investment

A major opportunity for the delivery of economic development in Renfrewshire will be the successful implementation of Renfrewshire's City Deal projects. The City Deal programme aims to drive innovation and growth, bringing new employment opportunities to Renfrewshire.

Renfrewshire's City Deal projects will unlock the development potential of key sites and establish programmes to support unemployed people and people on low incomes across Renfrewshire.

The Renfrewshire Local Development Plan focuses on maximising the benefits of City Deal investment ensuring economic growth is supported by infrastructure and that the investment maximises the benefits for local people as well as the wider Renfrewshire economy.















The Plan supports City Deal investment setting a framework to support a range of employment locations, housing development sites, the integration of key infrastructure and the protection and enhancement of environmental assets to ensure that the expected sustainable and inclusive economic growth from the investment is supported across Renfrewshire.

City Deal investment aims to provide enabling infrastructure to deliver a new 130-acre business and manufacturing innovation location next to Glasgow Airport. The National Manufacturing Institute for Scotland and Medicines Manufacturing Innovation Centre are the anchor investors of the Advanced Manufacturing and Innovation District Scotland which will be the catalyst for the creation of significant employment opportunities ensuring Renfrewshire is at the centre of innovation in manufacturing and future inclusive economic growth in Scotland.





## City Deal Investment Framework











-  Advanced Manufacturing & Innovation District Scotland (SEIL)
-  National Manufacturing Institute for Scotland (NMIS)
-  Medicines Manufacturing Innovation Centre (MMIC)
-  GAIA Infrastructure Project
-  CWRR Infrastructure Project
-  Active Travel Route Enhancement Opportunity
-  Local industrial Area
-  Strategic Fright Hub
-  Paisley North Regeneration Area
-  Development Opportunity Site
-  Airport Gateway Enhancements
-  Airport Operational Land
-  Transition Area
-  SPA / Site of Significant Scientific Interest

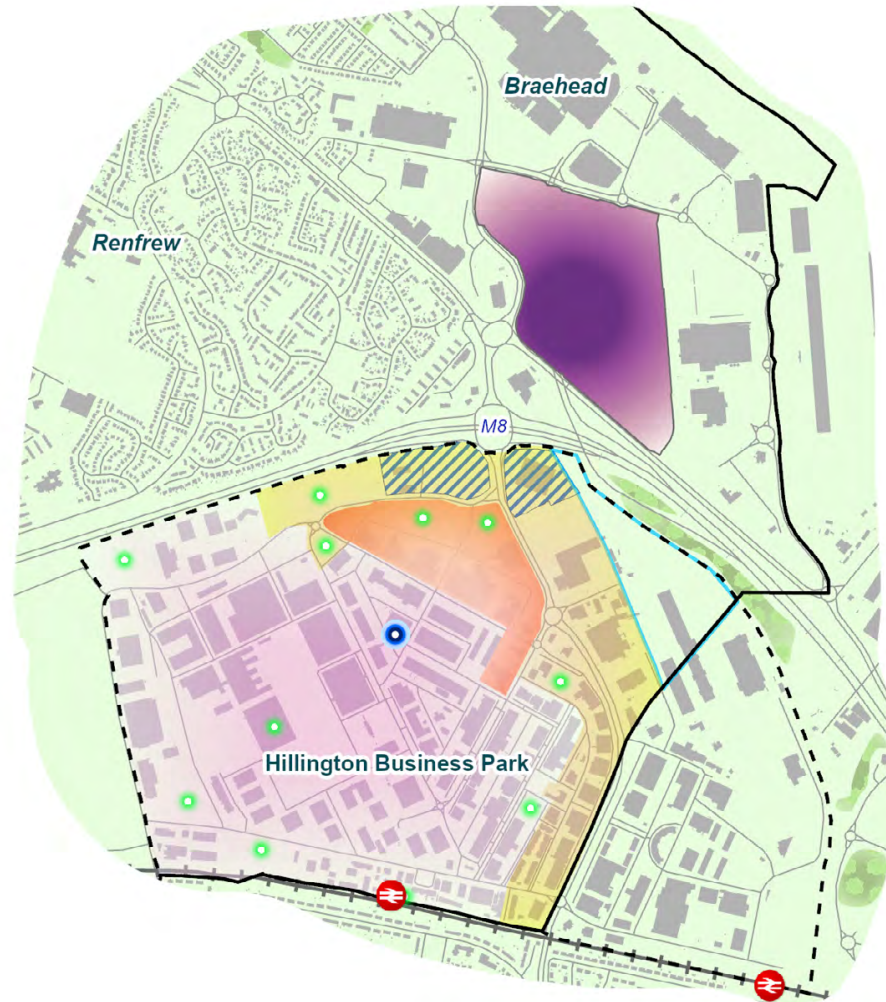


**Illustrative Figure 4 – City Deal Investment Framework**

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## Hillington and Renfrew North Strategic Economic Investment Location

-  Renfrew North SEIL
-  Core Business / Employment Area
-  Motor Vehicle Sale Sub - Zone
-  Mixed Use Gateway Area
-  Strategic Freight Hub
-  Hillington Hub Area
-  Hillington and Cardonald Surface Water Management Plan
-  Development Opportunity Site
-  Hillington Simplified Planning Zone Boundary
-  Renfrewshire Council Boundary



**Illustrative Figure 5 – Hillington and Renfrew North Strategic Economic Investment Location**

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## Transition Areas

Transition Areas are primarily on land where change is anticipated and encouraged.

The Renfrewshire Local Development Plan supports a range of uses within these areas to encourage new investment and create attractive places to live and work. The re-development of these areas requires to be compatible with the surrounding area ensuring that there is no significant impact on existing uses and that development fits well with the existing place.

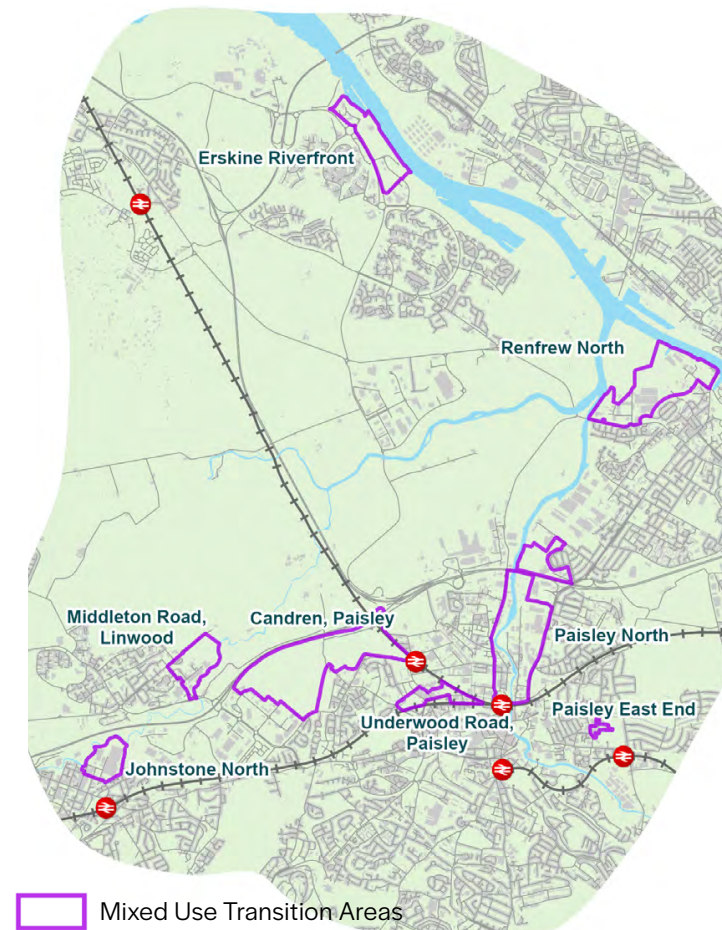
## Tourism

There is revitalised recognition of the built, natural, cultural and heritage tourism offering of Renfrewshire and the important contribution that the tourism sector makes to the Renfrewshire economy.

Renfrewshire's Visitor Plan looks to build on the rich offering and increasing visitor numbers and sets out an ambitious vision to further develop Renfrewshire as a visitor destination with plans in place to increase visitor numbers by 4% each year.

The Renfrewshire Local Development Plan supports this vision and promotes sustainable tourism and heritage development which will create new facilities and attractions as well as maintain and enhance existing facilities, Conservation Areas and Listed Buildings.

## Transition Areas



**Illustrative Figure 6 - Transition Areas**

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## POLICY E1

### Renfrewshire`s Economic Investment Locations

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Renfrewshire`s Economic Investment Locations are identified and promoted for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development as well as airport related uses and ancillary service provision, along with support for a wider range of employment generating uses.

All proposals for employment generating uses not listed in Use Classes 4, 5 & 6 require to demonstrate:

- the resultant economic impact of the proposed development including the number of additional employment opportunities to be created; and,
- that proposals would not have a significant detrimental impact on the role and function of the Economic Investment Location, the vitality and viability of Renfrewshire`s Network of Centres, transport infrastructure and the built and/or natural environment of the area.

Development proposals must demonstrate that development does not have an adverse effect on the integrity of any European sites.

Figure 1 within the New Development Supplementary Guidance sets out the role and function of Renfrewshire`s Economic Investment Locations.

## POLICY E2

### City Deal Investment Framework

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City Deal investment aims to make a significant contribution to the Renfrewshire economy and sustainable and inclusive economic growth including increased employment; the health of Renfrewshire`s Centres; the delivery of new homes; the visitor economy; and, enhanced accessibility and connectivity across Renfrewshire.

In line with the Renfrewshire Local Development Plan Spatial Strategy the delivery of Renfrewshire`s City Deal infrastructure projects as set out in Figure 4 and associated development proposals across Renfrewshire will be supported to ensure the anticipated economic benefits are fully realised.

All development proposals associated with the delivery of City Deal investment will be considered in relation to the Renfrewshire Local Development Plan Spatial Strategy and require to be assessed against the relevant Local Development Plan policies and the New Development Supplementary Guidance. Development proposals must demonstrate that development does not have an adverse effect on the integrity of any European sites.



## POLICY E3 Transition Areas

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Transition Areas aim to support a mix of uses.

Development proposals or a change of use within Transition Areas require to be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area and demonstrate that it does not have an adverse effect on the integrity of any European sites. Figure 2 within the New Development Supplementary Guidance lists the areas identified as being in transition and the acceptable uses within these sites.

### Note:

#### New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance which includes additional detailed guidance in relation to the following topic areas:

- Economic Investment Locations
- Transition Areas
- Business and Industrial uses outwith Renfrewshire's Economic Investment Locations
- Glasgow Airport
- Tourism

## POLICY E4 Tourism

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Proposals for sustainable tourism development including new or expanded tourism-related facilities will be supported where it can be demonstrated that:

- The proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors;
- The siting, scale and layout of the proposal is proportionate, complements the landscape character and setting, and would be compatible with neighbouring land uses;
- The development will complement existing/proposed tourist facilities in that area;
- Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and,
- The development can demonstrate a site specific locational need.

## POLICY E5 Glasgow Airport

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The Glasgow Airport Operational Land, as shown on the Proposals Maps, is a key location which will support economic growth and the requirements of the airport including sustainable transport and travel. Within the Glasgow Airport Operational Land there will be a presumption in favour of uses associated with the operational functions of the airport or, uses which are compatible and do not compromise the airport operation or functionality.

Development proposals in or around the airport should not have a significant adverse impact on the operation and/or infrastructure of the airport, the delivery of City Deal infrastructure investment, the environment and it must be demonstrated that it does not have an adverse effect on the integrity of any European sites.



# Supporting Sustainable Economic Growth

The Economy Section aims to support the delivery of high quality development that will:

- Deliver successful places, based upon balancing the relationship between the environmental, social and economic characteristics of the area;
- Respond to the diverse needs and locational requirements of different economic sectors and employment opportunities;
- Demonstrate that there is good accessibility to a range of sustainable travel modes, based on links to the hierarchy of walking, cycling, public transport networks and ensuring integration with the design and layout of the development and the wider network;
- Facilitate the reuse of vacant and/or derelict land or previously used land;
- Protect and enhance the quality of the built and natural environment and be of a design that is appropriate to reflect the siting, density, character, landscape setting and identity of the surrounding area;
- Result in employment creation and bring economic benefit to the area, without causing significant environmental impacts, including an overall loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives;
- Make suitable provisions for landscaping, public realm, screening and servicing;
- Demonstrate climate change mitigation and adaptation in the design of new development, incorporating renewable or low carbon energy technology into the development;
- Demonstrate that development would not have a significant adverse impact on local infrastructure;
- Demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of the development as well as the effect from additional traffic;
- Avoid causing unacceptable impacts on the natural environment, including the water environment; and,
- Support proposals for home-working, live-work units, micro businesses and community hubs where there is no significant detrimental impact on amenity.





DELIVERING THE SPATIAL STRATEGY -

# CENTRES



Renfrewshire's Centres form an important part of the areas distinct character and identity, acting as hubs for communities. Centres offer a range of uses and activities and support new economic investment opportunities across Renfrewshire.

The Renfrewshire Local Development Plan recognises that Renfrewshire's Centres constantly evolve and their role and function change.

Encouraging a day and evening economy by creating vibrant and safe places is an important consideration for all new developments. Well designed quality spaces, public realm and sustainable access is key to improving the economic potential and environment of Renfrewshire's centres.

The Plan promotes the 'town centres first' approach and will support uses which contribute positively to the economic, social, environmental and cultural life of centres to assist with improving the quality of offer, create sustainable mixed communities and reduce the need to travel.

A Centre Strategy and Action Plan has been prepared for Strategic Centres and Town Centres including Paisley, Braehead, Johnstone, Renfrew, Erskine and Linwood

to guide investment in these Centres and support the delivery of the Renfrewshire Local Development Plan.

The Centre Strategies and Action Plans promote and identify new innovative ways to support and enhance Renfrewshire's Centres to ensure they continue to thrive and meet the needs of residents, businesses and visitors. The Strategies and Action Plans will be reviewed in line with Action 10 of the Renfrewshire Local Development Plan Action/Delivery Programme.

### Renfrewshire's Network of Centres

The Renfrewshire Local Development Plan identifies a Network of Centres which recognises the complementary role and function of each centre.

Additional information on the role and function of each Centre is set out in the New Development Supplementary Guidance.

The network comprises of: -

- Strategic Centres
- Core Town Centres
- Local Service Centres
- Village Centres
- Local Commercial Centres

### Local Development Plan Objectives - Centres

- The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, which offer a range and choice of uses, activities and functions.
- The protection and enhancement of the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places.
- Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places.



### Strategic Centres

Strategic Centres sit at the top of the network and have a significant role that extends to the whole of Renfrewshire or beyond. These centres fulfil a strategic role as a retail and leisure location, civic or cultural centre. Paisley and Braehead are Renfrewshire's Strategic Centres.

### Core Town Centres

Core Town Centres serve towns of significant size and provide services for the local population and neighbouring settlements. They provide a mix of retail, commercial, leisure, civic and community services which are important to Renfrewshire's places and the overall strength of the network.

### Local Service Centres

Local Service Centres perform a vital role in supporting many local communities within Renfrewshire. These centres have more localised catchment areas providing a range of local services.

### Village Centres

Small local centres which perform a vital role in supporting local communities within Renfrewshire's villages.

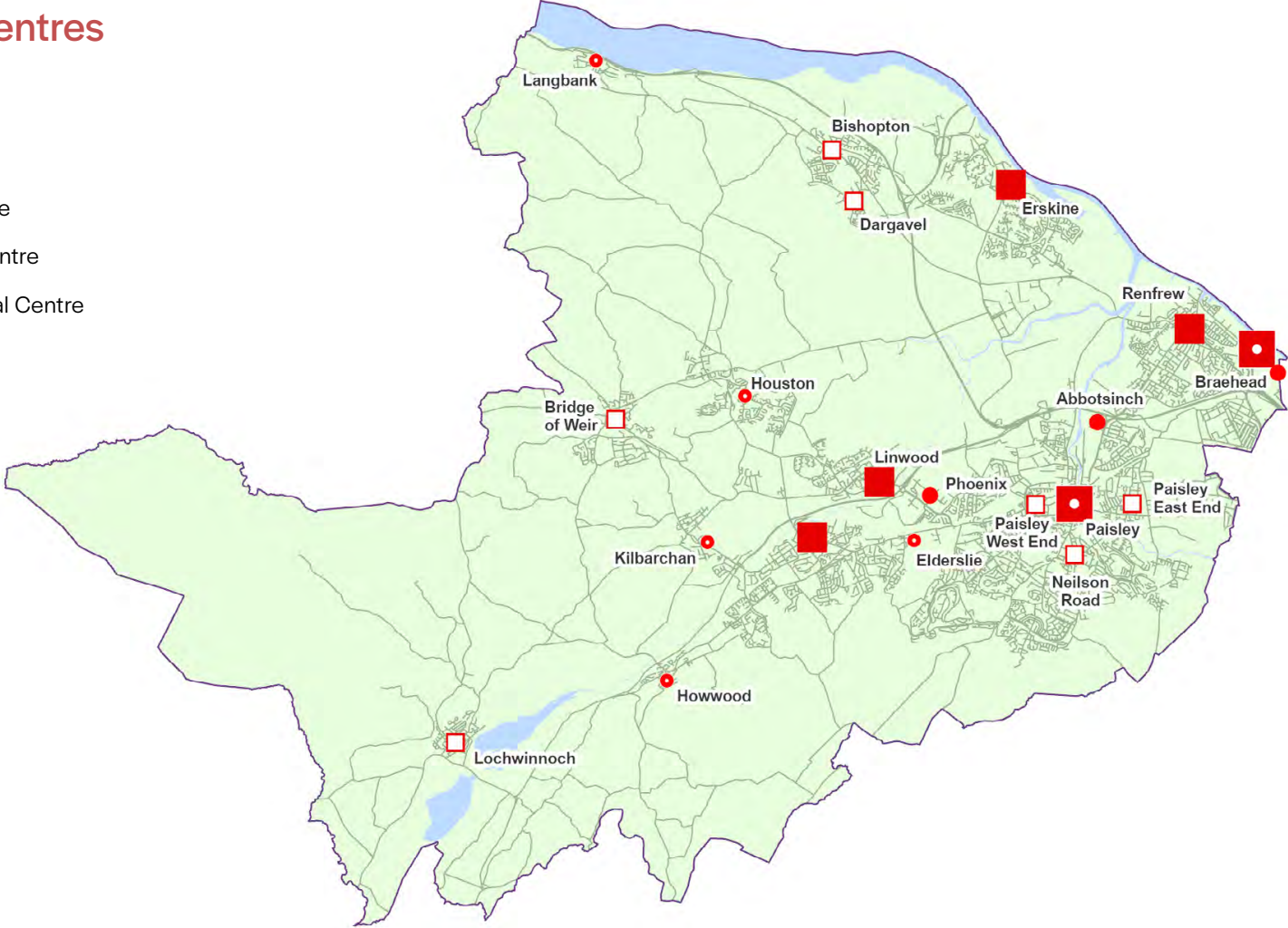
### Local Commercial Centres

These centres provide for retail and associated commercial development that typically cannot be located within the other Centres within the network. They have a different and more specialised range of uses, physical structure, character and sense of place than the other network centres.



# Renfrewshire`s Network of Centres

- Strategic Centre
- Core Town Centre
- Local Service Centre
- Local Commercial Centre
- Village Centre



**Illustrative Figure 7 – Renfrewshire’s Network of Centres**  
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## Paisley Town Centre Development Framework

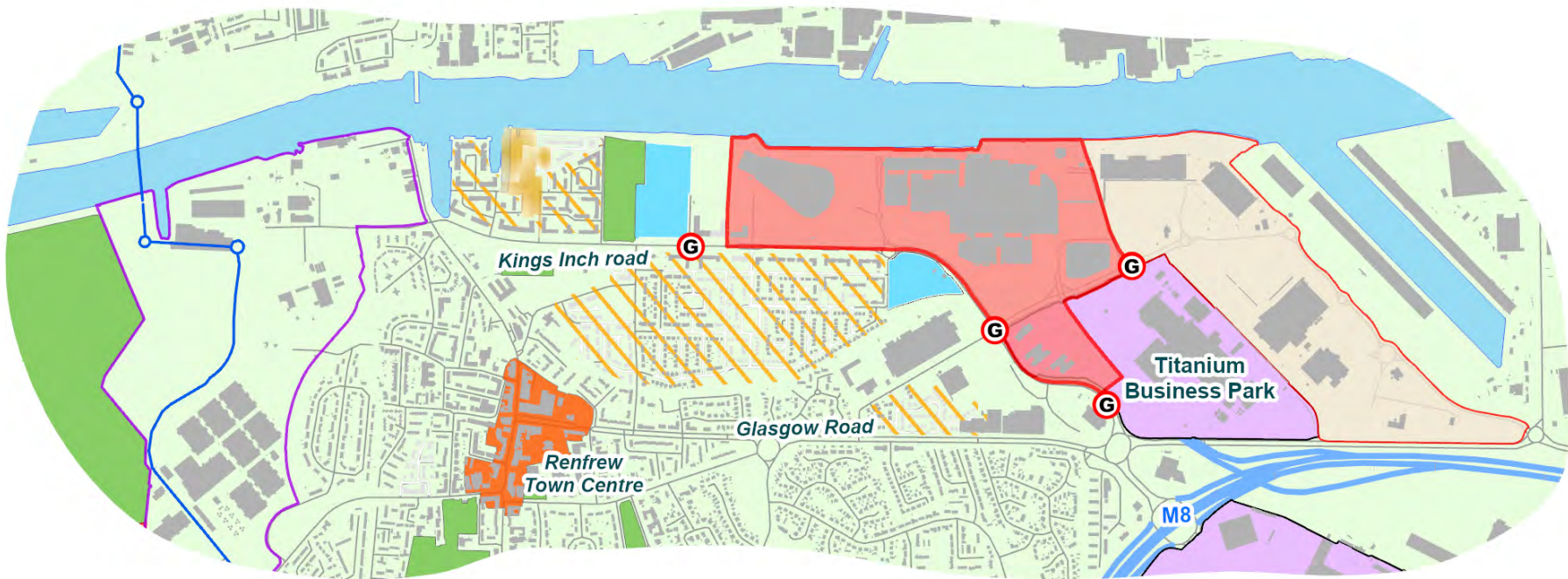


Illustrative Figure 8 – Paisley Town Centre Development Framework

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## Braehead Development Framework Area

-  Braehead Strategic Commercial Centre
-  Braehead Retail Park (Local Commercial Centre)
-  Renfrew Core Town Centre
-  Development Opportunity Site
-  Recent Housing Developments
-  Transition Area
-  Strategic Economic Investment Location
-  Open Space Assets
-  Existing Housing Development Site
-  CWRR Infrastructure Project
-  Gateway



**Illustrative Figure 9 – Braehead Development Framework Area (see Braehead Centre Strategy for details)**

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## POLICY C1

### Renfrewshire's Network of Centres

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Each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities and gain access to sustainable transport and active travel connections. Development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses will be welcomed.

All development proposals within the Network of Centres identified on Illustrative Figure 7 – Renfrewshire's Network of Centres on Page 23 of this plan will be considered in line with the hierarchy and role and the function of centres as set out in Figure 3 – Renfrewshire's Network of Centres – Role and Function within the New Development Supplementary Guidance and the sequential approach set out in Scottish Planning Policy.

#### Note:

##### New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance and the relevant Centre Strategy and Action Plan prepared for each Strategic Centre and Town Centre. Supplementary Guidance includes additional detailed guidance in relation to the following topic areas:

- Strategic Centres and Core Town Centres
- Local Service Centres and Village Centres
- Local Commercial Centres
- Meeting Local Neighbourhood Demand
- Hot Food, Public Houses, Licensed Venues and Amusement Arcades

## POLICY C2

### Development Out with Renfrewshire's Network of Centres

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Proposals for new retail, leisure, visitor attractions and other major footfall generating developments appropriate to the network of centres should be located in accordance with the town centre first and sequential approach set out in Scottish Planning Policy.

Proposals out with the network of centres should:

- Provide clear justification as to why sites within the network of centres have been discounted, demonstrating a sequential approach has been undertaken to site selection;
- Demonstrate that the development will contribute to the area without significantly impacting on the vitality and viability, either individually or cumulatively, of the centres within the defined network;
- Demonstrate that proposals are of an appropriate scale and do not significantly impact upon the function, character and amenity of the surrounding area;
- Demonstrate that the development would tackle deficiencies in qualitative or quantitative terms that cannot be met in the network of centres; and,
- Demonstrate that the proposal is accessible by a choice of sustainable transport modes.



# Supporting a Thriving Network of Centres

The Centres Section aims to support the delivery of high quality development that will:

- Enhance the economic, social, environmental, heritage and cultural life of the Network of Centres, for example through generating increased footfall and encouraging town centre living;
- Support the principle role and function of the centre in line with the hierarchy in the Renfrewshire Network of Centres and be complementary to existing uses and activities supporting increased footfall within the Centre;
- Contribute to the economic viability of the centre supporting a balanced provision to cater for varied needs during the day and evening through an appropriate mix of uses;
- Contribute towards the creation of distinctive, high quality places, protecting and enhancing the built, natural and cultural heritage of the Centre;
- Enhance Renfrewshire as a sustainable visitor destination encouraging access to and enjoyment of its cultural heritage assets;
- Enhance the quality of the built environment and reflect the character of the centre through good design, layout, siting and scale contributing towards the creation of successful places;
- Demonstrate that there is good accessibility to a range of sustainable travel modes, based on a hierarchy of walking, cycling, public transport and ensuring integration with the design and layout of the development and the wider network; and,
- Facilitate the reuse of vacant and/or derelict land and buildings.



An aerial photograph of an airport and surrounding urban area, overlaid with a blue tint. The image shows a large runway on the left, a complex highway interchange in the center, and various industrial and residential buildings on the right. A winding river or canal is visible in the background. The text is centered over the image.

DELIVERING THE SPATIAL STRATEGY -

# INFRASTRUCTURE



Renfrewshire is well connected with good access to air, rail, motorway and active travel networks which offer an excellent base for people to live and businesses to operate from.

Central to the implementation of the Spatial Strategy of the Renfrewshire Local Development Plan is ensuring that people and places are well connected and investment in infrastructure is made in the right place to enable and support development opportunities and investment.

The Plan supports an integrated approach to the planning and development of the infrastructure required to facilitate development. This includes active travel and transport networks, water management infrastructure and sub-surface infrastructure providing digital connectivity, utility services, energy and opportunities for district heating.

The importance of City Deal investment to the future economic growth of Renfrewshire and Scotland is recognised. Illustrative Figure 4 sets out a framework for City Deal infrastructure investment. The Plan provides a flexible and ambitious spatial strategy to maximise the potential economic and regenerative opportunities resulting from this investment.

Building on City Deal infrastructure investment, the consideration of a range of initiatives to assist with the funding of infrastructure development will continue.

### Connecting Places

The Renfrewshire Local Development Plan promotes development opportunities which are located beside or close to existing active travel, public transport and road networks.

Connection to active travel and transport networks is a key enabler for creating sustainable communities, increasing access to employment, opening up new markets and for encouraging people to live, work and spend time in Renfrewshire.

The Plan will support development that delivers a modal shift to active travel and public transport. Ensuring safe connections to these networks is a key consideration for all development proposals following the 'Getting it Right for Every Child' approach.

## Local Development Plan Objectives - Infrastructure

- Development locations supported by existing or planned physical infrastructure and services.
- Utilise City Deal infrastructure investment as a catalyst for regeneration and inclusive economic growth.
- A framework for local solutions to waste and energy needs and waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy.
- Promote and support measures to reduce and mitigate the effects of climate change.



Strategic transport networks such as Glasgow Airport, the trunk roads, motorway and rail networks are important in supporting connectivity and facilitating investment. The Plan will encourage a partnership approach to maximise the opportunities provided by the strategic transport network and to ensure that development proposals do not significantly impact on the efficient operation or safety of the network.

Sustainable and inclusive economic growth requires the efficient movement of freight which is of significant economic importance to Renfrewshire. The Plan will support proposals which safeguard and enhance existing and new freight transfer facilities to support increased movement of freight by rail and air to serve Renfrewshire's Economic Investment Locations.

## Communication Networks

Access to digital communication networks is essential to the future economic growth and investment in Renfrewshire.

The Plan promotes the development of digital connections to attract people to live in Renfrewshire, facilitate mobile working and support businesses to flourish.

Enhanced digital networks aim to assist with retaining and attracting new businesses and employment opportunities reducing the need to travel and a reduction in emissions.

The Plan promotes partnership working with digital infrastructure providers to ensure Renfrewshire is well connected and to maximise the potential of digital communication networks.

## Flooding and Drainage

In partnership with key agencies and other stakeholders, the Plan aims to manage flood risk and promote sustainable drainage in and around Renfrewshire.

The Plan promotes the management of drainage and flooding in a sustainable manner by encouraging the use of landscapes, green spaces and networks as mechanisms for control and storage of water. These mechanisms can also enable the creation of blue and green corridors, protecting as well as enhancing biodiversity and the natural environment.

A sustainable and proactive approach to flooding and drainage is set out in the Policy I3 and the associated New Development Supplementary Guidance. Avoidance is the first principle of Sustainable Flood Management. The Plan promotes sustainable flood management aiming to support the delivery of the actions identified in the Clyde and Loch Lomond Flood Risk Management Plan and Flood Risk Management Strategy, the Scotland and Clyde Area River Basin Management Plans as well as the Metropolitan Glasgow Strategic Drainage Plan.

In working in partnership to support the delivery of these plans the Renfrewshire Local Development Plan supports improvements to drainage infrastructure and catchment management and proposals to reduce flooding and flood risk in line with the Flood Risk Management (Scotland) Act 2009 whilst improving the condition of water bodies, improving habitats and enabling development.

## Renewable & Low Carbon Technologies

The Renfrewshire Local Development Plan promotes and supports development of renewable and low carbon energy generating technologies to help achieve the Scottish Government's renewable energy targets in relation to electricity and heat demand.

The Council are working with partners through the Renfrewshire Strategic Energy Group (RSEG) to promote, develop, and deliver energy strategies and sustainable energy efficient initiatives in Renfrewshire to help achieve national targets.

The Local Development Plan Action/Delivery Programme will align with and support the emerging energy strategies and initiatives of the RSEG.

The Plan will promote and support a range of renewable technologies in the right locations with the appropriate scale and design.

Clydeplan Strategic Development Plan (2017) includes a wind farm Spatial Framework which identifies small limited areas within Renfrewshire that may have potential for wind turbine development. However, at present there are significant limitations to the implementation of wind power renewable technologies in Renfrewshire due to Glasgow Airport radar restrictions. Therefore, alternative renewable and low carbon technologies will be promoted across Renfrewshire.

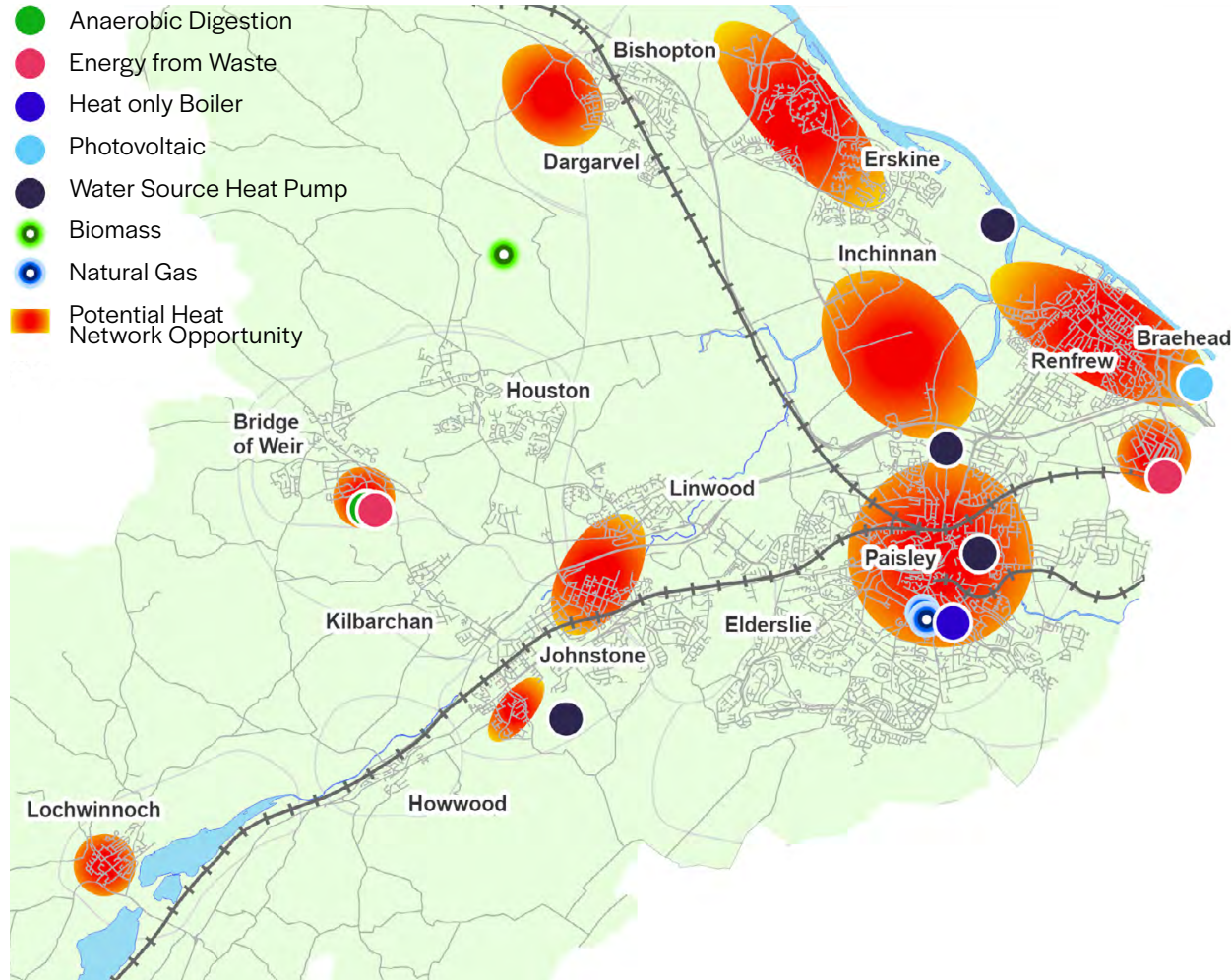
Opportunities to recover waste heat across Renfrewshire will be supported by the Local Development Plan. This could include Combined Heat and Power and District Heating Systems promoting energy efficiency and carbon reduction and helping to address fuel poverty through potentially contributing to a reduction in fuel costs.

Figure 10 provides an initial indication of the areas across Renfrewshire with greatest potential for heat networks based on existing energy demand, proximity of energy resources and prevailing fuel sources. This position will be updated and reviewed as an action in the Renfrewshire Local Development Plan Action/Delivery Programme informed by future work of the RSEG.

The Council also aims to promote the use of low and zero-carbon generating technologies in new buildings to offset a proportion of predicted carbon dioxide emissions arising from the use of the buildings by at least 15% below 2007 building standards.



## Heat Network Potential Opportunity Areas Framework



Illustrative Figure 10 - Heat Network Potential Opportunity Areas Framework

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## Waste

The Council recognises the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire.

Existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the Zero Waste Plan and follow the waste hierarchy.

The Renfrewshire Local Development Plan provides a policy framework to support sustainable waste management and requires proposals for new waste management infrastructure and facilities to demonstrate how it conforms to, meets and delivers the objectives identified in the Scottish Government's Zero Waste Plan.

## Developer Contributions

The Plan recognises the important role that new developments have in investing in Renfrewshire, as well as the associated infrastructure that is required to support development and deliver good places.

A proactive approach to infrastructure provision is adopted, investigating potential measures to facilitate development delivery along with early discussions with stakeholders to consider the infrastructure requirements of new developments.

Potential contributions are highlighted through the preparation of the Local Development Plan with early input from Key Agencies and other consultees or where possible at the pre-application stage prior to any application being submitted. Any developer contribution that is required to support a proposed development will be secured through the planning application process and assessed against Policy I8 – Developer Contributions of this Plan.

Where a planning obligation is considered essential to support a development, any contributions sought will be identified by the Planning Authority in consultation with

Key Agencies and other consultees early in the planning application process and will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.

Figure 11, which was produced following a number of discussions with Key Agencies and other consultees in the Local Development Plan preparation process, identifies potential capacity constraints in parts of Renfrewshire's infrastructure which will require further consideration in preparing future development proposals. Early discussions are required to enable detailed solutions prior to the submission of a planning application, to ensure that the potential solution is feasible and deliverable.

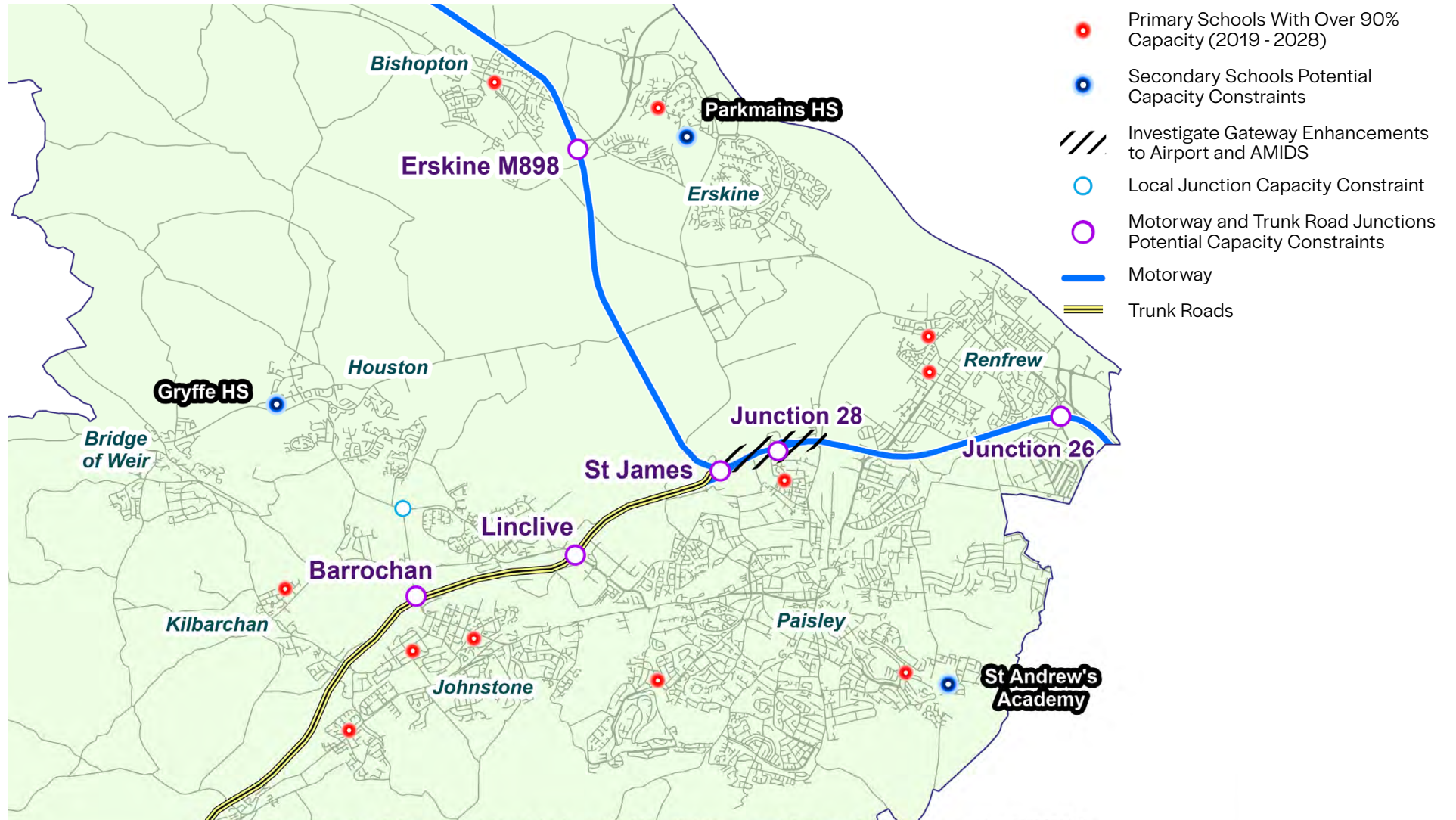
Transport Background Paper 7 published alongside the Local Development Plan considers the effects of development within the Plan on the strategic and local road network and highlights capacity constraints within the road network.

An example of where early discussions with Key Agencies have identified areas where interventions may require to be considered is major developments such as the Advanced Manufacturing and Innovation District Scotland that have the potential to be significant trip generators. Potential solutions to the existing transport network must be considered in the wider context and collaborative working with all relevant land use, planning and transport bodies will continue considering potential interventions such as a Managed Motorway Scheme.

The Council will continue to work with Key Agencies, infrastructure providers and other stakeholders to monitor infrastructure capacity across Renfrewshire throughout the period of the Local Development Plan.



## Infrastructure Considerations



Illustrative Figure 11 – Infrastructure Considerations

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## POLICY 11

### Connecting Places

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**Good accessibility and connectivity to walking, cycling and public transport to support modal shift from the private car is a key consideration for investing in Renfrewshire.**

All development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel networks, public transport networks, hubs and interchanges and set out how this can be achieved including through the use of developer contributions, in accordance with Policy 18.

Development proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.

Proposals to enhance, extend and create new high-quality, safe, attractive and integrated walking and cycling routes will be supported.

New and enhanced routes should be considered at the outset of the design process, linking with existing and proposed active travel routes and contributing to the wider active travel and green networks.

Development proposals which will generate significant travel should be supported by a Travel Plan which demonstrates how the development will support sustainable transport objectives.

Development should provide safe connections, including safe routes to school, following the 'Getting it Right for Every Child' approach.

## POLICY 12

### Freight

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**Movement of freight by alternative means to the road network will be supported. The enhancement and development of sites with existing freight connections to the rail and air network along with proposals for any other additional sites that would take advantage of sustainable means of transportation will be welcomed.**

The Council will safeguard and support Glasgow Airport, Linwood Burnbrae and Hillington Deanside Strategic Freight Transport Hubs in order to facilitate future investment in freight related activity and services at these locations.

New development should not impact upon the functioning of freight facilities and should consider connections to existing freight transfer facilities.



## POLICY I3

### Flooding and Drainage

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**The delivery of the Clyde and Loch Lomond Flood Risk Management Plan, the Scotland and Clyde Area River Basin Management Plans and the Metropolitan Glasgow Strategic Drainage Plan will be supported in order to reduce flooding, flood risk and improve the condition of water bodies within Renfrewshire.**

A precautionary approach will be adopted to the reduction of flood risk from all sources in line with the risk framework set out in Scottish Planning Policy. Avoidance is the first principle of sustainable flood risk management. New development requires to avoid areas susceptible to flooding and developers will be required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure.

Development must not have an adverse impact on existing drainage infrastructure, increase the risk of flooding or result in the loss of land that has the potential to contribute to the management of flood risk through natural flood management, green infrastructure or as part of a flood management scheme.

Development which involves land raising will be considered in relation to the risk framework set out in Scottish Planning Policy and SEPAs guideline with effective compensation for any loss of local flood storage capacity secured on a like for like basis. New development will integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems (SUDS), permeable surfaces and green roofs.

Flooding and drainage measures require to have a positive effect on the water environment as well as the natural heritage interests of the site and land surrounding the site.

All development proposals shall demonstrate the sustainable management of water providing suitable drainage infrastructure, including green infrastructure, and ensuring that there will be no unacceptable flood risk associated with the development. Proposals require to be supported by an assessment of flood risk and drainage when deemed necessary by the Planning Authority.

## POLICY I4

### Renewable and Low Carbon Energy Developments

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**Development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost will be supported. Proposals should incorporate climate change mitigation and adaptation into the design of new development through the integration of renewable or low carbon energy technologies.**

Renewable and low carbon energy developments, including the delivery of heat networks, and wind energy developments will be considered against the relevant criteria set out in paragraph 169 of Scottish Planning Policy and in relation to the scale of the contribution towards renewable energy generation targets and will be supported in principle where they are appropriate in terms of the location, siting and design having regard to any individual or cumulative significant effects on:

- Local environment, landscape character, built, natural or cultural heritage and water environment;
- Amenity of existing or allocated uses;
- Visual amenity, air quality, noise, glare and shadow flicker;
- Outdoor sport and recreation interest;
- Transport infrastructure, including road traffic and the safety of local and trunk roads and the railway network; and,
- The safe and efficient use of the Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system.

Figure 10 identifies areas across Renfrewshire with potential for heat networks based on existing energy demand and proximity of existing energy resources.

All Major Development planning applications will require to consider the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. New development located next to significant heat sources will be designed so that it can connect to an existing heat network or a wider planned network at a future date. Any land required to deliver the heat network will be protected and incorporated into the design and layout of the proposed development. Where a heat network is not viable, the use of micro-generation and other heat recovery technologies will be encouraged.

Development should provide electric vehicle charging stations as an integral part of any new development or redevelopment proposal.



## POLICY I5

### Waste Management

---

**Existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the Zero Waste Plan and follow the waste hierarchy. Incompatible uses in the vicinity of current sites will be resisted.**

Development proposals for waste management infrastructure and facilities on new or existing sites will require to demonstrate how it conforms to, meets and delivers the objectives of the Zero Waste Plan. Development proposals will be supported where:

- The site has a good level of accessibility and the development does not have an adverse impact on the existing road network;
- The transportation of waste is kept to a minimum;
- It is able to co-exist with surrounding existing and allocated land use;
- The benefits of the proposal are demonstrated, taking into account the environmental, social and economic effects;

- It is located on or adjacent to land previously licensed for waste management processes without impact upon amenity or the operation of other uses or on land designated for Renfrewshire's Economic Investment Locations, subject to site specific considerations;
- The potential for the integration of waste and energy innovations is fully explored where it is demonstrated to be viable;
- It protects the built heritage and natural environment and demonstrates that it does not have an adverse effect on the integrity of any European sites;
- Restoration and after-use proposals which are compatible with adjacent land uses and the local environment are set out prior to development; and,
- They make suitable provisions for servicing, landscaping and screening.

All new developments must include and demonstrate suitable and well-designed provision for waste storage, recycling and collection.



## POLICY I6

### Communications and Digital Infrastructure

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**The expansion of the communications network including telecommunications, broadband and digital infrastructure will be supported.**

Opportunities for the provision of digital infrastructure to new homes and business premises requires to be explored as an integral part of new development.

Development proposals require to be designed to reflect the needs for digital communication networks to evolve and respond to technology improvements and require to incorporate existing or future high-speed digital network connections and other digital technologies.

New development proposals require to be designed in such a way as to incorporate high speed digital connections and other digital technologies that could improve connectivity while optimising energy efficiency contributing to a reduction in the carbon footprint of the building.

Proposals for new communications and digital infrastructure should be designed, positioned and sited to keep any environmental impacts to a minimum and must address the following matters when selecting sites and designing base stations:

- Mast or site sharing;
- Installation on buildings or other existing structures;
- Installing the smallest suitable equipment, commensurate with technological requirements;
- Concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and,
- Installation of ground-based masts.

In addition, all proposals should address site-specific issues in accordance with the detailed Communications and Digital Infrastructure development criteria set out in the New Development Supplementary Guidance.

## POLICY I7

### Zero and Low Carbon Buildings

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**All new buildings, with the exception of those listed below, shall, in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions, to reduce the predicted emissions by at least 15% below 2007 building standards.**

The developments exempt from the above standards are as follows:

- Buildings exempt from building regulations;
- Alterations and extensions to buildings;
- Changes of use or conversion of buildings;
- An ancillary building that is stand-alone, having an area less than 50 square metres;
- Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection; and,
- Buildings which have an intended life of less than two years.



## POLICY I8

### Developer Contributions

**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 off-site habitat creation or enhancements to watercourses are required.

Early discussion will be required to establish the infrastructure requirements of a proposed development. Any contribution will be subject to the tests of necessity, serving a planning purpose, reasonableness and relating in scale and kind to the proposed development, in line with Circular 3/2012 or any updated Scottish Government guidance.

Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation, such as the Local Government (Scotland) Act 1973, will be considered.

#### Note:

#### [New Development Supplementary Guidance](#)

All Developments also require to be assessed in relation to the New Development Supplementary Guidance which includes additional detailed guidance in relation to the following topic areas:

- Connecting Places
- Communications and Digital Infrastructure
- Provision for Waste Recycling in New Developments
- Flooding and Drainage
- Renewable and Low Carbon Energy Developments
- Solar PV Farms

# Infrastructure Delivery – Supporting Sustainable and Connected Places

The infrastructure section aims to deliver high quality development that will:

- Demonstrate that development can be delivered without significant increased burdens on infrastructure, services and facilities or whereby the developer can address any deficit;
- Demonstrate that there is good accessibility to a range of sustainable travel modes, based on links to the hierarchy of walking, cycling, public transport network, ensuring integration with the design and layout of the development and with the wider network;
- Development should provide safe connections, including safe routes to school, following the 'Getting it Right for Every Child' approach;
- Provide electric vehicle charging stations as an integral part of any new development or redevelopment proposal;
- Provide access or be designed to incorporate future connections to high speed digital networks;
- Extend the electronic communications network with any new equipment designed and positioned sensitively;
- Consider connections to existing freight transfer facilities;
- New development should not impact on the functioning of freight facilities;
- Facilitate the reuse of vacant and/or derelict land or previously used land;
- Demonstrate the sustainable management of water providing suitable drainage infrastructure, including green infrastructure, and ensuring that there will be no unacceptable flood risk associated with the development;
- Incorporate climate change mitigation and adaptation in the design of new development, incorporating renewable or low carbon energy technology into the development;
- Follow the principles set out in the Zero Waste Plan;
- Provide connections to existing or be designed to incorporate connections to heat networks to recover waste heat;
- Make suitable provisions for servicing, landscaping and screening;
- Avoid causing unacceptable impacts on the environment and/or biodiversity or a loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives; and,
- Ensure that the infrastructure, connections and services required to support the development are in place including: footpath connections; provision for waste storage; recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.



A photograph of a residential neighborhood during the golden hour. The scene features several two-story brick houses with white window frames and doors. A paved path made of interlocking stones curves through a green lawn. In the foreground, there is a stone retaining wall and a wooden bench. The sky is a warm, hazy orange, and the overall atmosphere is peaceful and suburban.

DELIVERING THE SPATIAL STRATEGY -

# PLACES

Understanding the role of Renfrewshire's places, their strengths and opportunities for enhancement is central to the delivery of the Renfrewshire Local Development Plan Spatial Strategy which aims to enhance and grow Renfrewshire's communities in a sustainable manner.

The right type of housing requires to be delivered in the right locations, creating strong sustainable communities and attractive places to live.

Renfrewshire's Places Design Guidance supports the Local Development Plan to deliver sustainable place making and promotes high quality design in developments which support and enhance the character and amenity of places within Renfrewshire.

### **Sustainable Mixed Communities**

The Renfrewshire Local Development Plan promotes the delivery of sustainable mixed communities with a focus on available brownfield land and previously used land to meet the majority of Renfrewshire's Housing Land Requirements.

In particular there is an emphasis on the continued delivery of Renfrewshire's

Community Growth Areas at Dargavel Village, Bishopton and Johnstone South West.

Masterplans have been prepared for both Community Growth Areas, the principles of which are presented in Figures 12 and 13.

Creating strong communities and attractive places is key to proposals at Paisley West End, Ferguslie Park and Johnstone Castle.

These projects will deliver new homes in existing settlements creating attractive places to live. Through the Renfrewshire Local Development Plan Action/Delivery Programme future regeneration projects will be identified.

Existing vacant and derelict sites across Renfrewshire provide further opportunities. Many of these sites are suitable for residential development and are sustainable, with good transport links and connections to existing services and facilities.

These sites will continue to be promoted with measures to facilitate the delivery of vacant and derelict sites across Renfrewshire identified in the Renfrewshire Vacant and Derelict Land Strategy and the Strategic Housing Investment Plan.

### **Local Development Plan Objectives - Places**

- Development locations supported by existing or planned physical infrastructure and services.
- Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy.



# Johnstone South West Community Growth Area

- Community Growth Area
- Completed Housing
- Park and Ride
- New LDP Housing Site
- Existing Housing Development Site
- Open Space Assets
- Green Network Strategic Route
- Core Path Network
- Blue / Green Corridor Enhancements
- Community Gardens / Allotments
- New Nursery



Illustrative Figure 12 – Johnstone South West Community Growth Area

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Johnstone South West  
Community Growth Area



## Bishopton Community Growth Area (Dargavel Village)

-  Exemplar Walking and Cycling Friendly Settlement
-  Completed Housing
-  Housing - Under Construction
-  Proposed Housing
-  Village Centre
-  Primary School
-  Commercial
-  Park and Ride
-  Open Space
-  Community Woodland Park
-  Blue Network
-  Green Network
-  Housing Self-Build Opportunity



**Illustrative Figure 13 – Bishopton Community Growth Area (Dargavel Village)**

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Dargavel Village  
Community Growth Area



## Delivering New Affordable Homes

The Renfrewshire Local Development Plan aims to assist in creating a range and choice of housing to achieve sustainable communities throughout Renfrewshire with housing being delivered that is accessible to people on a range of incomes.

Over the last few years, the Council has been very successful working in partnership with Registered Social Landlord's through Renfrewshire's Strategic Housing Investment Plan to deliver a range of new affordable homes.

The Local Development Plan supports Renfrewshire's Local Housing Strategy and Strategic Housing Investment Plan to maximise the supply of affordable homes across Renfrewshire and will support development proposals that provide a mix of housing types and tenures to meet current and future housing needs.

Clydeplan Strategic Development Plan (2017) estimates that across Renfrewshire, there is a requirement for social and below market rent homes equivalent to 150 homes each year between 2012 and 2029.

The Council are working with partners to address this requirement through the Strategic Housing Investment Plan but recognise that current levels of funding are uncertain beyond 2021 which could constrain the delivery of affordable homes during the Plan period. Policy P3 Housing Mix and Affordable Homes adopts a proactive approach to support the delivery of affordable homes and recognises the importance of creating sustainable communities across Renfrewshire while addressing affordability issues in North and West Renfrewshire.

Development viability and the appropriate housing mix for the area will be key considerations when determining the level of affordable homes to be delivered on a site.

The Plan promotes the delivery of self-build plots to help meet local housing needs and demand. Opportunities for new self-build plots in sustainable locations will be supported where they make a positive contribution to the existing place while increasing the supply of new homes across Renfrewshire.



## Increasing the Supply of New Homes Across Renfrewshire

The Renfrewshire Local Development Plan identifies a generous supply of housing land in accordance with Scottish Planning Policy in order to meet the Housing Land Requirements set out in Clydeplan Strategic Development Plan (2017) over the next ten years. Provision has been made with the Plan, as set out in Tables 1 and 2, for meeting Renfrewshire's Housing Land Requirements as far as possible. There is a recognised shortfall in social housing which the council will monitor. The council aims to increase the supply of social housing through a number of measures including the implementation of Policy P3 and through its new build programme.

Renfrewshire's list of sites which make up the Housing Land Supply is set out in Appendix 1. The Housing Land Supply is based on sites currently identified in the agreed Renfrewshire Housing Land Audit 2019 and includes new housing sites allocated by this Local Development Plan. These sites are considered to support sustainable mixed communities and ensure the continued delivery of new housing across Renfrewshire.

To support the delivery of sites within Renfrewshire's housing land supply, Development Briefs will be prepared for Council owned sites, stalled sites and to support the regeneration of sites in line with Action 18 on the Renfrewshire Local Development Plan Action/Delivery Programme.

The following new residential sites are allocated in the Local Development Plan to add to the range and choice of housing sites across Renfrewshire:

- LDP2024 - South of Woodend House, Houston Road, Houston
- LDP2032 - West of Burnfoot Road, Lochwinnoch
- LDP2033 - Land west of Barochan Road, Houston
- LDP2037 - Barhill Crescent, Kilbarchan
- LDP2046 - Northbar Phase 2, Erskine
- LDP2057 - Golf Driving Range, Rannoch Road, Johnstone
- LDP2077 - Elderslie Golf Club, Elderslie
- LDP2094 - Beardmore Cottages, Inchinnan
- LDP2096 - Renfrew Golf Club, Renfrew

Background Paper 2 – Housing Site Assessments published alongside the Local Development Plan provides a detailed assessment of each of these sites which includes comments from Key Agencies and other stakeholders consulted during the assessment process. These assessments require to be taken into account when preparing detailed development proposals for each site.

In line with the Spatial Strategy the Housing Land Supply focuses on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development.

The Renfrewshire Local Development Plan Action/Delivery Programme will continue to investigate new residential development opportunities.



## Housing for Key Specific Groups

**Table 1: Meeting Renfrewshire’s Housing Land Requirement 2012 to 2024**

	Housing Land requirement* 2012/2024	Completions** 2012/2019	Housing land supply** 2019/2024	Additional allocations 2019/2024
Private	6950	3686	3317	374
Social	2070	968	1004	0
All tenure	9020	4654	4321	374

\* Housing land requirement from Clydeplan Schedules 8 and 10.

\*\* Completions and housing land supply from 2019 Housing Land Audit adjusted for site RFRF1003

With regards to the housing needs of specific groups, including housing for older people and less able residents, the delivery of starter homes and smaller units, the Renfrewshire Local Housing Strategy sets out how Renfrewshire plans to meet these needs.

It is considered that the Renfrewshire Local Development Plan provides a suitable supply of land to meet these requirements.

When preparing new residential development proposals developers will require to demonstrate how they intend to meet local housing needs and demands through a mix of housing.

**Table 2: Meeting Renfrewshire’s Housing Land Requirement 2024 to 2031**

	Housing land requirement* 2024/2031	Housing Land Supply** 2024/2031	Additional allocations 2024/2031
Private	2030	3065	153
Social	1204	217	0
All tenure	3234	3282	153

\* Housing land requirement from Clydeplan Schedules 8 and 10 extrapolated to 2031.

\*\* Projected programming from 2019 Housing Land Audit adjusted for sites RFRF1003 and RFRF0994.

In relation to the needs of Gypsy/Traveller and Travelling Showpeople, the Renfrewshire Local Development Plan includes a policy which supports the identification of new privately-owned transit or permanent sites.

Renfrewshire Council will continue to monitor and work with neighbouring local authorities to review housing needs. Should future updates of the Renfrewshire Local Housing Strategy identify a need to allocate land to address the housing needs of key groups this will be addressed through the Renfrewshire Local Development Plan Action/Delivery Programme.

## Green Network

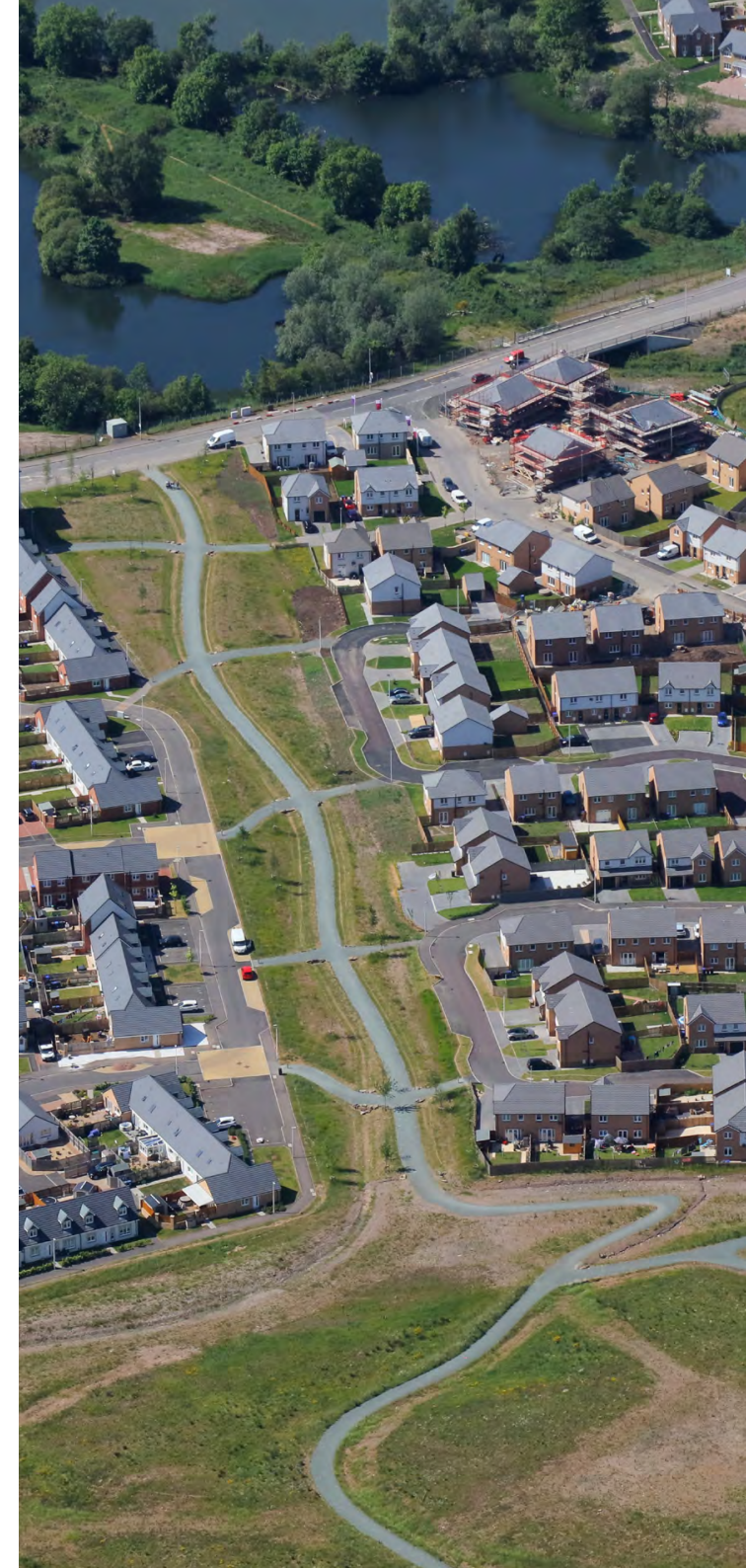
The green network plays a significant role in the delivery of high quality places and has multiple roles which support water and flood management, biodiversity, active travel and health and well-being.

The attractiveness of places is strongly influenced by the ease with which people can access them and move around, as well as feeling safe as they do so. Development proposals will require to maintain and enhance the quality of access networks integrating active travel routes and linking them with community facilities, schools, work places and public transport hubs. They will also require to adopt the 'Getting it Right for Every Child' approach.

Increased connectivity within Renfrewshire as well as to networks out with the Council area supports the delivery of the Central Scotland Green Network, a national priority in the National Planning Framework. It also supports the expansion of the Glasgow and Clyde Valley Green Network, a strategic priority outlined in Clydeplan, with Johnstone/Black Cart Water Green Network identified as a spatial priority.

Figure 14 identifies key assets across Renfrewshire which strengthen and enhance current networks, with a focus on improving access to open space and connections between spaces and places.

A Green Network Strategy will be prepared as part of the Renfrewshire Local Development Plan Action/Delivery Programme to support the delivery of green network priorities at the settlement level, with opportunities for local delivery also anticipated to emerge from community led Local Place Plans.





## Open Space

Open space makes an important contribution to Renfrewshire and contributes to the natural and built environment of places.

Development proposals will require to protect and where possible enhance open space, recreational areas and amenity space.

Renfrewshire's Places Design Guidance promotes the creation of a high-quality environment in new developments with good access to open space and the provision of green space which enhances the setting of the development.

The provision of new areas of open space should be designed to meet the recreational needs of people of different ages and physical abilities contributing to health and wellbeing across Renfrewshire.

The Renfrewshire Local Development Plan Proposals Maps identifies areas of formal and informal open space including recreational/sports provision, parks, allotments and amenity space which are protected as important spaces within and at the edge of existing settlements.

Areas of open space not identified on the Proposals Maps may also make an important contribution to local neighbourhoods and will be protected in line with Policy P6 unless it is demonstrated that its loss is acceptable, or it can be replaced with alternative provision which is of similar quality and quantity.

Proposals for new allotments and growing grounds will be encouraged in areas of open space, Policy P1 and Transition Areas as shown on the Local Development Plan Proposals Maps.

The Green Network strategy which will be prepared as a key action in the Local Development Plan Action/Delivery Programme will identify potential opportunities for new allotments and community growing grounds to meet future demand.

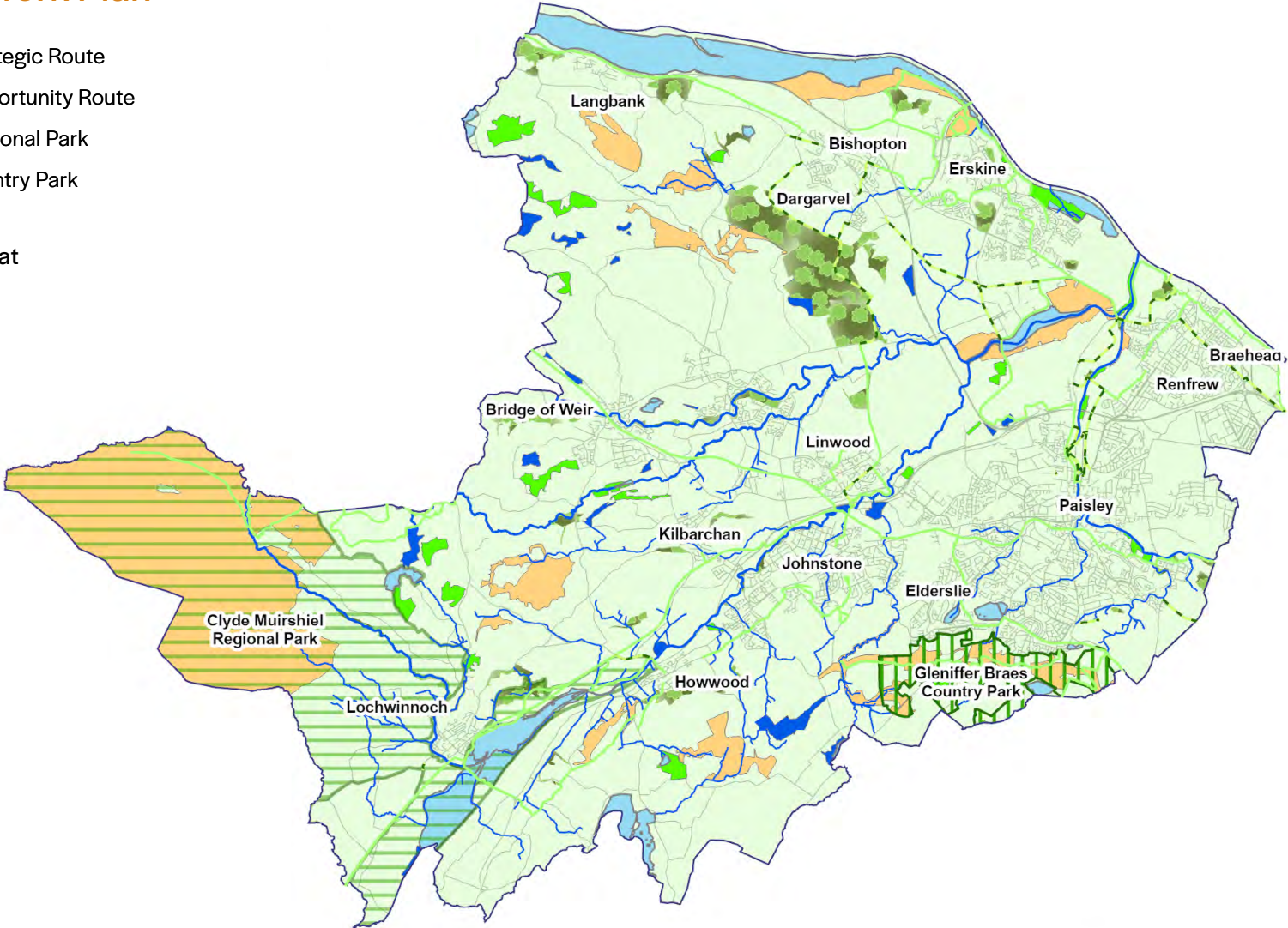


# Green/Blue Network Plan

- Green Network Strategic Route
- Green Network Opportunity Route
- Clyde Muirshiel Regional Park
- Gleniffer Braes Country Park

### Predominant Nature Habitat

- Grassland / Heath
- Open Water
- Wetland
- Woodland
- Mixture of Habitats



**Illustrative Figure 14 – Green/Blue Network Plan**  
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## Settlement and Local Place Plans

Providing opportunities for local communities to become more involved in the planning, development and enhancement of their places is strongly supported within the Renfrewshire Local Development Plan.

Local Place Plans provide the opportunity for local communities to develop, shape and become actively involved in enhancing their places.

Building on the Our Renfrewshire Community Plan (2017 – 2027), the Local Development Plan identifies 7 Settlement Plans covering all of Renfrewshire which can be used by local communities to inform the preparation of Local Place Plans. The Settlement Plans are presented in Figures 16–22.

These plans show land use designations and potential opportunities for enhancing places in line with the Local Development Plan Spatial Strategy, providing a context which local communities can use as a base to prepare their own Local Place Plans and develop ideas and potential proposals for their area.

A community led Local Place Plan for Foxbar in Paisley has been prepared with the assistance of the Scottish Government ‘Making Places’ initiative as an initial pilot.

The outcomes and principles emerging from this process have informed the preparation of a ‘How to Guide’ and will be used as a template to support communities to deliver Local Place Plans across Renfrewshire.

Settlement Plan	Geography
Plan 1	Erskine, Bishopton, Langbank and Inchinnan
Plan 2	Renfrew, Braehead and Hillington Business Park
Plan 3	Paisley North, Gallowhill, Ferguslie, Paisley West and Central
Plan 4	Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston
Plan 5	Paisley Foxbar, Brediland and Glenburn
Plan 6	Johnstone, Linwood and Elderslie
Plan 7	West Renfrewshire Villages

## Settlement Plan Areas – In line with Our Renfrewshire Community Plan

**Plan 1:** Erskine, Bishopton, Langbank and Inchinnan

**Plan 2:** Renfrew, Braehead and Hillington Business Park

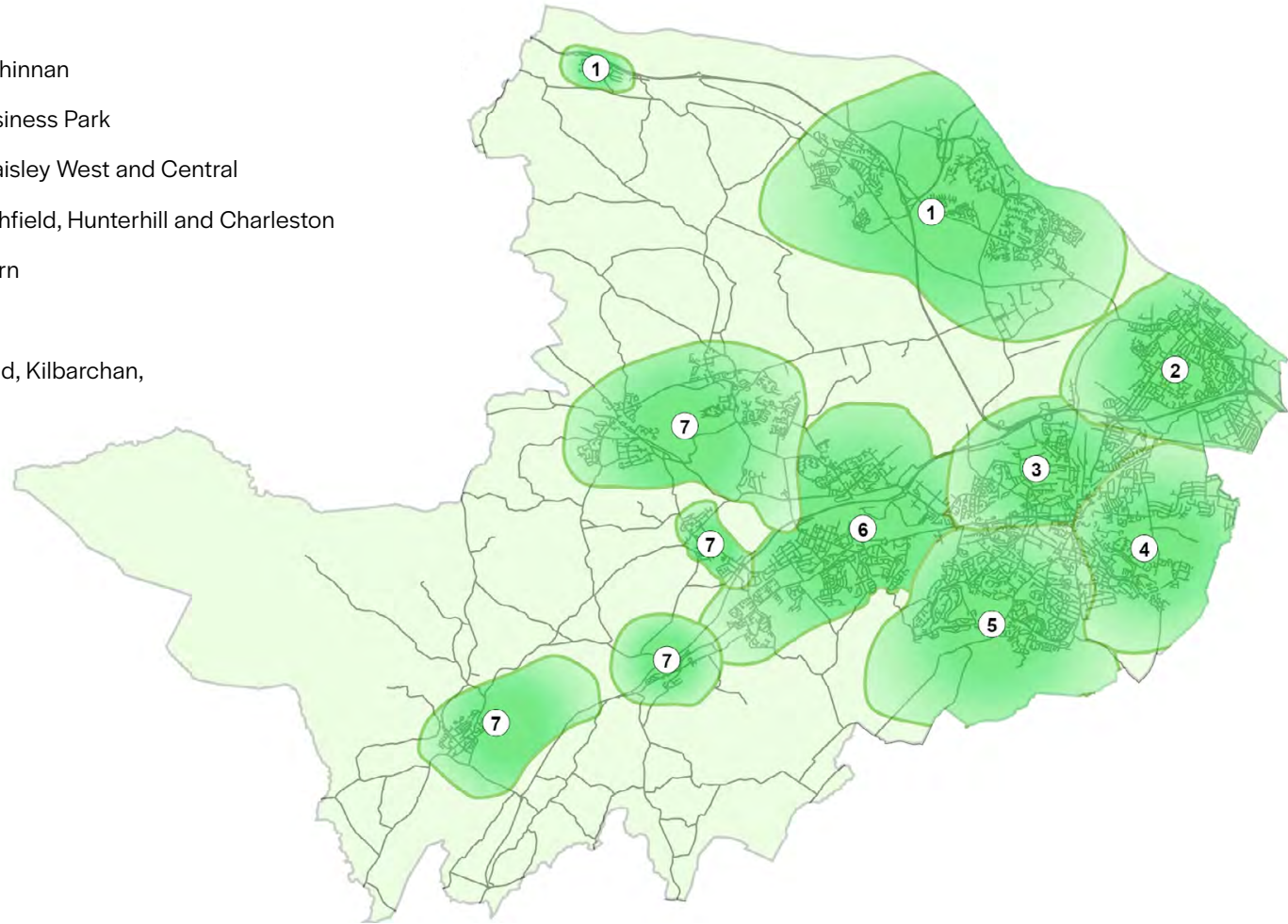
**Plan 3:** Paisley North, Gallowhill, Ferguslie, Paisley West and Central

**Plan 4:** Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston

**Plan 5:** Paisley Foxbar, Brediland and Glenburn

**Plan 6:** Johnstone, Linwood and Elderslie

**Plan 7:** Bridge of Weir, Houston and Brookfield, Kilbarchan, Lochwinnoch and Howwood

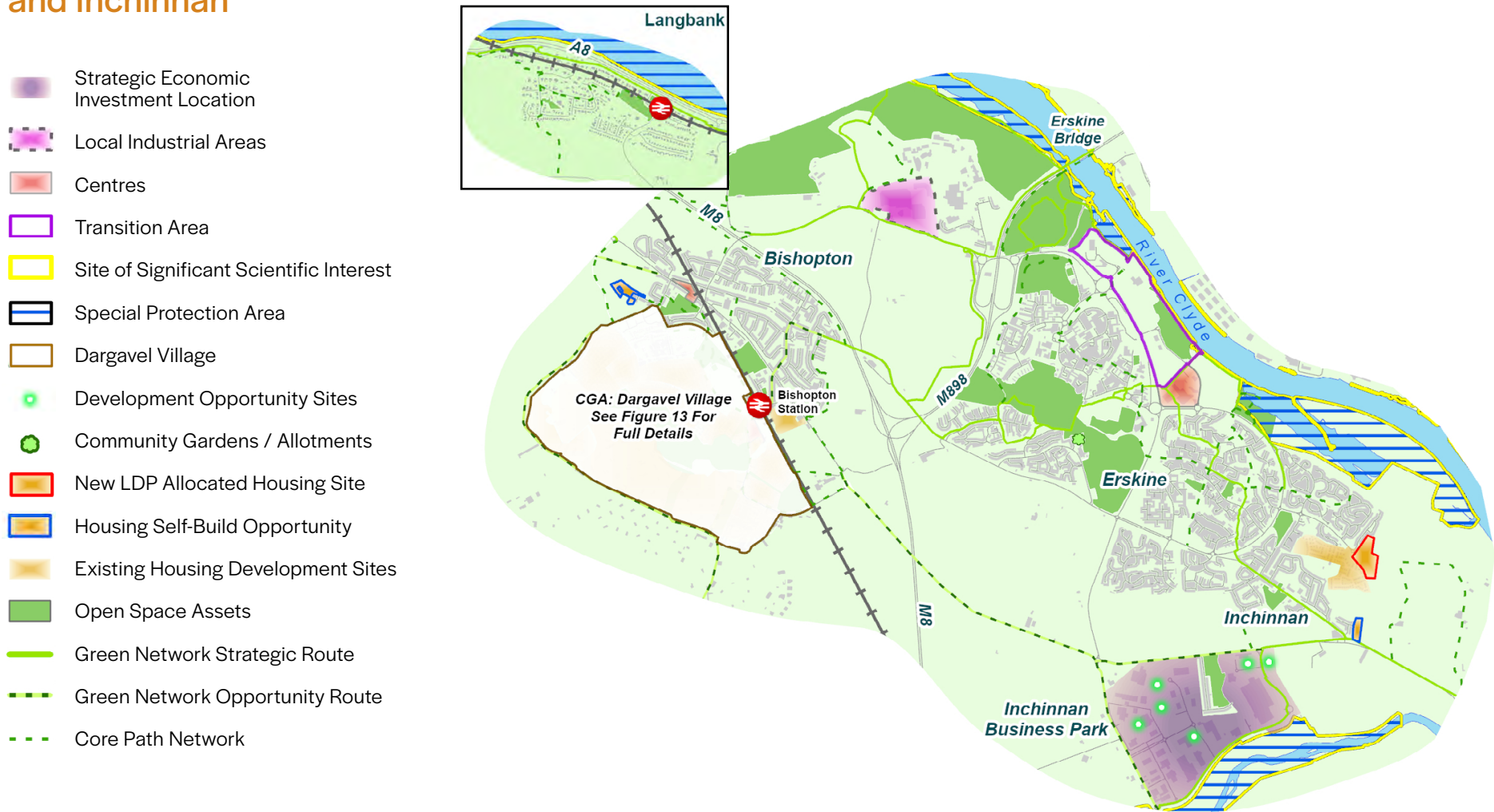


**Illustrative Figure 15 – Settlement Plan Areas – In line with Our Renfrewshire Community Plan**

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## Erskine, Bishopton, Langbank and Inchinnan



**Illustrative Figure 16 – Erskine, Bishopton, Langbank and Inchinnan**

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## Renfrew, Braehead and Hillington Business Park


















**Illustrative Figure 17 – Renfrew, Braehead and Hillington Business Park**

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## Paisley North, Gallowhill, Ferguslie, Paisley West and Central













-  Centres
-  Strategic Economic Investment Location
-  Local Industrial Areas
-  Transition Area
-  Paisley North Regeneration Area
-  Strategic Freight Hub
-  Airport Access Enhancements
-  Development Opportunity Sites
-  Paisley West End Regeneration Masterplan
-  Community Gardens / Allotments
-  Existing Housing Development Sites
-  Open Space Assets
-  Green Network Strategic Route
-  Green Network Opportunity Route
-  Core Path Network

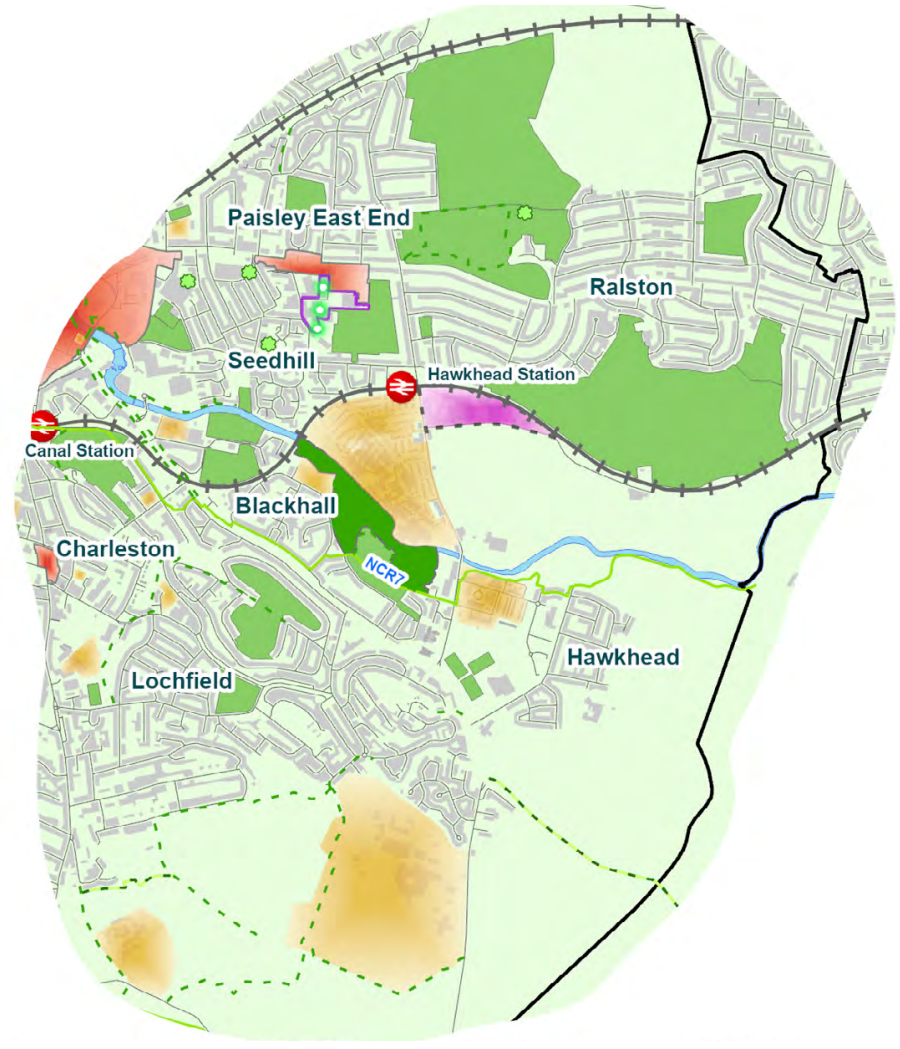


**Illustrative Figure 18 – Paisley North, Gallowhill, Ferguslie, Paisley West and Central**

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## Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston

-  Centres
-  Open Space Assets
-  Transition Area
-  Local Industrial Areas
-  Development Opportunity Sites
-  Community Gardens / Allotments
-  Existing Housing Development Sites
-  Local Nature Reserve
-  Green Network Strategic Route
-  Green Network Opportunity Route
-  Core Path Network
-  Renfrewshire Council Boundary



**Illustrative Figure 19 – Paisley East, Ralston, Hawkhead, Lochfield, Hunterhill and Charleston**

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# Paisley Foxbar, Brediland and Glenburn

- Centres
- Community Gardens/ Allotments
- Gleniffer Braes Country Park
- LDP2 Allocated Housing Site
- Existing Housing Development Sites
- Open Space Assets
- Local Nature Reserve
- Green Network Strategic Route
- Green Network Opportunity Route
- Core Path Network
- Renfrewshire Council Boundary
- Foxbar Local Place Plan



**Illustrative Figure 20 - Paisley Foxbar, Brediland and Glenburn**  
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## Johnstone, Linwood and Elderslie

-  Local Industrial Areas
-  Centres
-  Strategic Freight Hub
-  Community Woodland
-  Transition Area
-  Development Opportunity Sites
-  Community Gardens / Allotments
-  Investigate Junction Enhancements
-  Blue / Green Corridor Enhancements
-  New LDP Allocated Housing Sites
-  Existing Housing Development Sites
-  Open Space Assets
-  Green Network Strategic Route
-  Green Network Opportunity Route
-  Core Path Network














**Illustrative Figure 21 – Johnstone, Linwood and Elderslie**

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## Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood

-  Existing Housing Development Site
-  Housing Self-Build Opportunity
-  New LDP Allocated Housing Sites
-  Site of Significant Scientific Interest
-  Conservation Areas
-  Centres
-  Open Space Assets
-  Community Gardens / Allotments
-  Investigate Junction Enhancements
-  Green Network Strategic Route
-  Core Path Network



**Illustrative Figure 22 – Bridge of Weir, Houston, Brookfield, Kilbarchan, Lochwinnoch and Howwood**

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## POLICY P1

### Renfrewshire's Places

---

Within uncoloured areas on the Proposals Maps there will be a general presumption in favour of a continuance of the built form. New development proposals within these areas should make a positive contribution to the Place and be compatible and complementary to existing uses and character as set out by the New Development Supplementary Guidance and Renfrewshire's Places Design Guidance.

All development proposals should also:

- Avoid causing unacceptable impacts on the environment and/or biodiversity or a loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties, in terms of use, scale, noise, disturbance and statutory air quality objectives, and,
- Ensure that the infrastructure, connections and services required to support the development are in place including: footpath connections; provision for waste storage, recycling and collection; lighting; access to public transport; open space provision and access to local services and amenities.

## POLICY P2

### Housing Land Supply

---

In line with Clydeplan, a 5-year supply of effective housing land will require to be maintained at all times, which provides a range and choice of sites and supports the delivery of sustainable mixed communities throughout Renfrewshire. This will be monitored and updated annually through the Renfrewshire Housing Land Audit.

The assessment of the 5-year effective housing land supply will be carried out in accordance with Scottish Planning Policy and PAN 1/2020. Should a shortfall in the 5-year effective housing land supply be identified during the plan period, planning applications for new housing developments will be considered against Policy 8 of Clydeplan, Scottish Planning Policy and the relevant policies of the Local Development Plan.



## POLICY P3

### Housing Mix and Affordable Housing

---

**Development proposals that provide a mix of housing types and tenures to meet current and future housing needs and support sustainable mixed communities will be supported.**

Residential proposals will require to demonstrate how they meet local housing need and demand providing a mix of housing on all residential sites. A mix of housing to meet specific housing needs requires to be considered, including housing for older people and less able residents, along with the delivery of starter homes and smaller units.

Affordable housing requirements will require to be addressed in all residential developments where 50 or more dwellings are proposed providing up to 25% of the total site capacity in line with the New Development Supplementary Guidance. The appropriate housing mix for the locality and viability of the development will be key considerations in the delivery of new affordable housing.

Affordable housing provision can be across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy.

## POLICY P4

### Sites for Gypsy/Traveller and Travelling Showpeople

---

**Proposals for small privately-owned sites to accommodate Gypsy/Traveller and Travelling Show People, whether transit or permanent, will be supported where it can be demonstrated that:**

- there is an identified locational need;
- the site can provide users with an acceptable level of residential amenity;
- access, parking, servicing and other on-site requirements (water supply, drainage/flood risk, electricity and waste collection) can be satisfactorily met;
- there will be no significant detrimental impact on the amenity of the surrounding area;
- the site is accessible to public transport, local schools and other local services and facilities; and,
- the site will complement and be compatible with the character and appearance of the surrounding area.

## POLICY P5

### Green/Blue Network

---

Development which protects, maintains or enhances the quality and connectivity of green/blue networks as an integral functioning part of the place, including core paths, rights of access, open space, woodland and the water environment will generally be supported.

Development proposals should contribute to and enhance the wider integrated green/blue network where there are opportunities as well as increasing accessibility to active travel routes in and around communities and places.

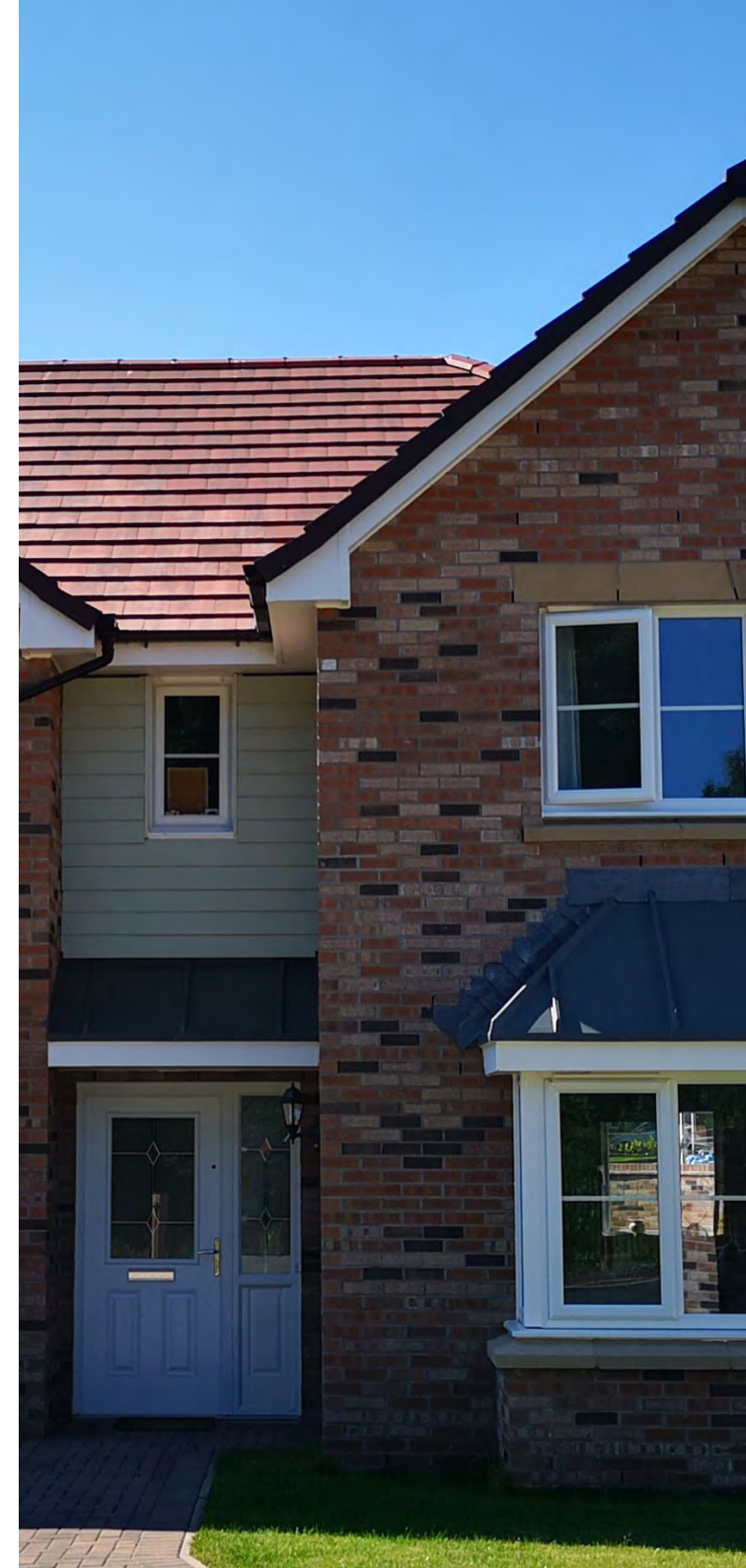
## POLICY P6

### Open Space

---

Areas of valuable and functional open space, recreation provision and amenity space, as shown on the Local Development Plan Proposals Maps, will be protected from development. Any development proposals which would result in the loss of an area of open space not identified on the Proposals Maps will be assessed in relation to criteria set out in the New Development Supplementary Guidance.

New development must link to or incorporate high quality, accessible and multifunctional open space, recreational facilities and amenity space of a quality and quantity, in the right location, to meet the needs arising from the development. Open space should be designed to meet the access and recreational needs of people of different ages and physical abilities contributing to health and wellbeing across Renfrewshire.





## POLICY P7

### Dargavel Village

The Council will support and encourage development within Dargavel Village where it supports the principles set out in Figure 13 and in the approved masterplan for the site.

#### Note:

#### New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance which includes additional detailed guidance in relation to the following topic areas:

- Creating Places
- Alterations and Extension to Existing Properties and Preparing Householder Development Proposals
- Residential Developments within Garden Grounds
- Change of use from Amenity Space to Garden Ground
- Residential Use of Centres - Upper floor Residential Developments and Reuse/ Redevelopment of Institutional Premises
- House in Multiple Occupation (HMO)
- Affordable housing
- Gypsy/Travellers and Travelling Showpeople Development
- Green Network and Infrastructure
- Open Space and Provision in New Developments







## Enhancing and Creating Attractive Places

The Places Section aims to support the delivery of high quality development that will:

- Provide a mix of housing types and tenures to meet current and future housing need and support sustainable mixed communities;
- Follow the principles of the Renfrewshire Places Design Guide in terms of high quality design, layout, built form and materials;
- Reflect the density of the surrounding residential area;
- Contribute to the overall character of a place;
- Demonstrate that adequate provision has been made for all services including water, sewerage, power, communications, education, health and community facilities;
- Safeguard and enhance areas of public and private open space where they are of recreational or amenity value or provide new areas of open space to support the development;
- Protect and enhance existing landscape and ecological features, in accordance with Policy ENV2 Natural Heritage, ensuring that they are integral to the design of the development, where possible integrating new landscaping and habitat features;
- Avoid significant adverse effects on the proposed development and/or the surrounding area with regards to visual amenity, noise, smell, traffic, hours of operation, vibration, dust, overlooking and meeting statutory air quality objectives;
- Create attractive and well-connected street networks which encourage active travel and provide integration with the wider active travel network;
- Assist in tackling climate change through reductions in carbon emissions;
- Safeguard, enhance and integrate green and blue infrastructure including green networks, open space and the water environment into the design and layout of the development and the wider green network; and,
- Development should provide safe connections following the 'Getting it Right for Every Child' approach.



A scenic landscape featuring a large body of water in the middle ground, surrounded by rolling green hills. The foreground is dominated by a dense field of purple flowers. The sky is a clear, light blue with some wispy clouds. The overall scene is bright and natural.

DELIVERING THE SPATIAL STRATEGY -

# ENVIRONMENT

Renfrewshire benefits from a rich built heritage, distinctive landscape and a varied natural environment which are valuable resources for places across Renfrewshire.

These assets can also assist in supporting sustainable and inclusive economic growth, improving health and well-being along with enhancing connectivity between people and places.

The Renfrewshire Local Development Plan continues to promote sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and facilitate adaptation to the likely effects of climate change.

By promoting good quality development in the right locations, the Renfrewshire Local Development Plan seeks to conserve, enhance and maintain natural heritage; including green spaces, landscape character, biodiversity, as well as recreational and access resources and active travel routes.

Green infrastructure is an integral part of place-making, both existing assets and new opportunities. The design and layout of new developments will require to consider the relationship with and how it can enhance the surrounding area, particularly in relation to the natural environment and biodiversity.

The Plan will also promote and support development or use of land that protects and enhances Renfrewshire's varied cultural and built heritage assets, including projects which will restore these assets and where a high quality public realm and place making will result.

## Green belt

The majority of Renfrewshire is rural and therefore land designated as green belt covers an extensive area which can be used for a variety of uses and can integrate and align well with the objectives of the green network and connectivity to open spaces.

The strategic objectives for the Green Belt are set out in Clydeplan (para 8.15). Renfrewshire's green belt will be protected from inappropriate development that does not meet these objectives.

The aim of the Renfrewshire Local Development Plan is not to restrict appropriate development or suitable uses in the green belt which can support sustainable growth and this is reflected in Policy ENV1. Further detailed guidance on the policy principles is provided in the New Development Supplementary Guidance.

In preparing this Local Development Plan, a Green Belt Review has been undertaken. The findings of this review have informed the preparation of this Plan and the identification of sites which could accommodate appropriate development. The findings of the green belt review are set out in Background Paper 3 Renfrewshire Green Belt Review.

## Local Development Plan Objectives - Environment

- Protection and enhancement of the natural environment and built and cultural heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse community.
- To promote and support measures to reduce and mitigate the effects of climate change.
- Development that neither individually nor cumulatively causes significant adverse environmental impacts.



## Natural Heritage and Biodiversity

The natural environment plays a vital role in the prosperity of Renfrewshire with its high-quality greenspace, watercourses (including the River Clyde), biodiversity, woodland and rolling hills attracting visitors to Renfrewshire as well as contributing to the health and wellbeing of existing residents.

High quality development that contributes positively to the local environment is welcomed. Protecting and enhancing the natural environment will play a key part in Renfrewshire's transition to a low carbon economy and adapting to climate change.

Green networks, wetlands and areas of open space that assist in maintaining biodiversity and provide for a range of other potential benefits including flood control, pollution control, recreation and the creation of integrated habitat networks are all of high importance.

The Renfrewshire Local Development Plan seeks to protect and enhance Renfrewshire's varied natural assets, including wildlife and their habitats, by focusing development in areas less likely to result in the loss of, or impact on, the natural environment.

The protection and enhancement of woodland and forestry is an important element of the Council's strategy to preserve and enhance Renfrewshire's natural environment.

The Renfrewshire Local Development Plan will seek to protect and enhance areas of woodland in line with the Scottish Government's Control of Woodland Removal Policy and Clydeplan's Forestry and Woodland Strategy.

A Green Network Strategy will be prepared as part of the Renfrewshire Local Development Plan Action/Delivery Programme to support Renfrewshire's Local Biodiversity Action Plan.

The Green Network Strategy will focus on the protection of existing natural assets and will identify local green network priorities and opportunities for green infrastructure delivery across Renfrewshire.

Renfrewshire has a varied landscape which contributes to local distinctiveness and visual amenity. The Local Development Plan will seek to ensure that development is related to and enhances the landscape character.



## Built Heritage

Renfrewshire has a diverse range of built and cultural heritage assets which are important to the identity of towns and villages. These assets require to be preserved and managed for the enjoyment of future generations.

Cultural and heritage assets also have an important role in the visitor economy and regeneration. These assets provide a range of social, cultural and economic benefits to communities across Renfrewshire.

The Renfrewshire Local Development Plan promotes a high-quality built environment with the built heritage sustainably managed, preserved and protected, whilst supporting and enabling appropriate development.

Historic buildings, Conservation Areas and other built heritage assets define the character and form a core component of the cultural infrastructure of Renfrewshire.

Historic buildings can also become vacant as the original use within these buildings has ceased or is no longer viable. Partnership working is required to try and secure appropriate uses for these buildings and the use of formal enforcement powers will be considered.

The use of enabling development will be considered where it is essential to the preservation of built heritage and where the benefits outweigh any conflict with other parts of the development plan

The continued focus within the Renfrewshire Local Development Plan on the redevelopment and regeneration of brownfield and previously used sites to regenerate and enhance existing places also provides opportunities to deliver benefits for the historic environment, and for the historic environment to contribute positively to the quality of placemaking.

There will be support for the temporary greening of unused or underused land, where appropriate in line with the Vacant and Derelict Land Strategy. The temporary enhancement of unused and underused sites can deliver a positive impact to the built and natural environment and overall amenity of the area.

The Renfrewshire Local Development Plan sets out a policy framework which reflects the importance of Renfrewshire's heritage and cultural assets. The Renfrewshire Local Development Plan Action/Delivery Programme outlines the Council's approach to facilitate the enhancement of these assets.





## Water Environment and Air Quality

The integration of land and water resources is an important consideration for the Renfrewshire Local Development Plan to ensure development protects and improves the water environment leading to better water quality and an enhancement of biodiversity.

Measures to protect and enhance the water environment will require to be integrated in new development proposals, assisting in creating natural habitats as an asset to sustainable places.

In line with the Clyde and Loch Lomond Flood Risk Management Plan and the Scotland and Clyde Area River Basin Management Plans the Renfrewshire Local Development Plan will support proposals which improve the overall water environment within and flowing out of Renfrewshire. There will also be support where proposals improve the control and management of water and the enhancement of biodiversity, flora and fauna surrounding the water bodies.

The Renfrewshire Local Development Plan also recognises the importance of good air quality as an important element of sustainable place making contributing positively to health and well-being. New development proposals require to demonstrate that they won't individually or cumulatively have a significant adverse effect on air quality, particularly when within or adjacent to Renfrewshire's Air Quality Management Areas as shown on the Proposals Maps.





## Minerals

Mineral extraction is essential to sustainable economic growth, providing materials for construction, energy supply and supporting employment.

While coal resources amount to approximately 13.5% of the Renfrewshire Council area there is a low level of interest in developing new operations, due to sites either being exhausted or no longer economically viable. There are only two operational mineral workings within Renfrewshire, both of which are quarries working igneous rocks used for crushed rock aggregates.

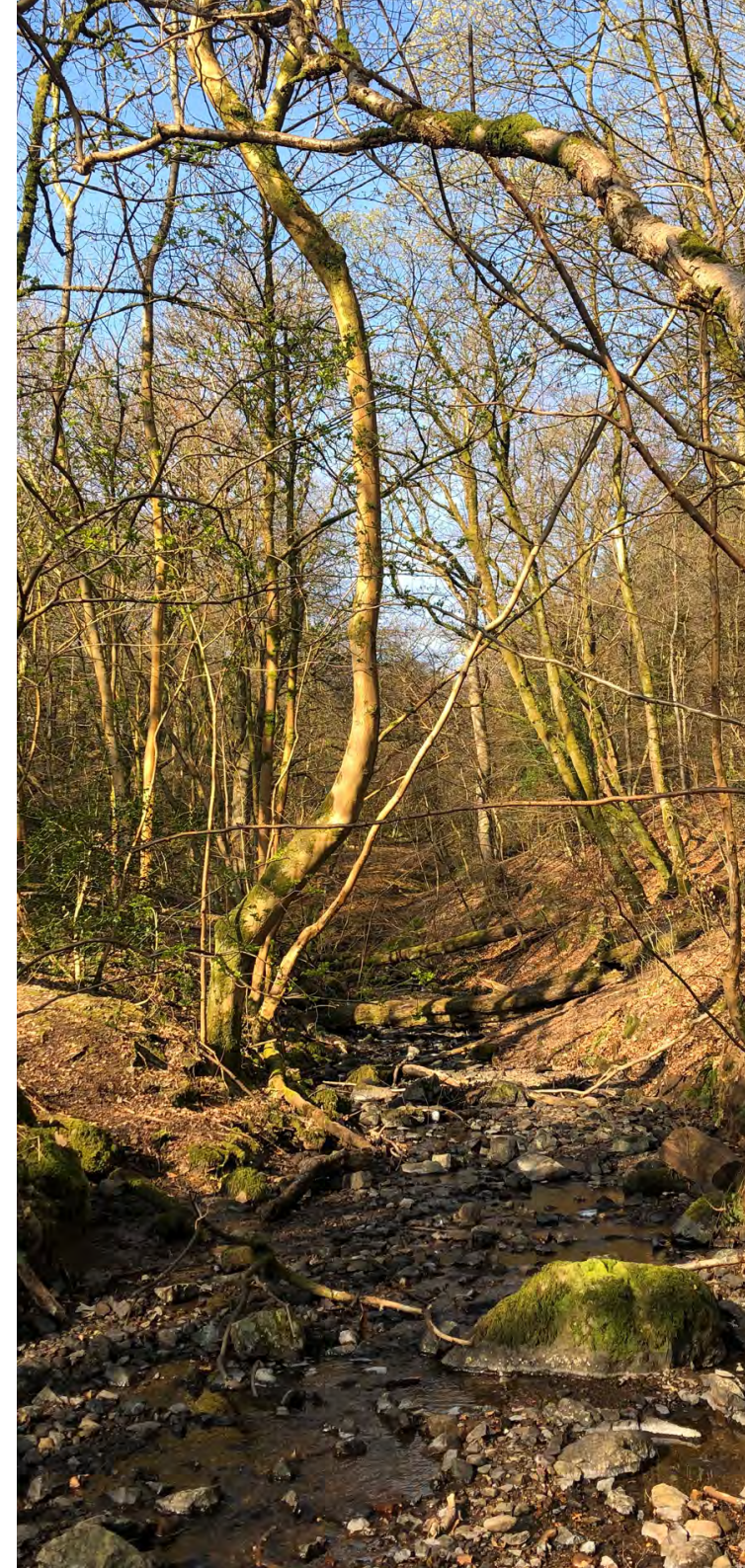
The Council continues to work with neighbouring authorities to identify broad areas of search at a strategic level so that a 'local supply' can be ensured for a minimum of 10 years extraction in the Clydeplan area. These areas of search are based on locations where there are minerals of a sufficient quantity and quality to be economically worked. None of these search areas are currently within Renfrewshire.

## Soils

Soil is a key part of the environment and soil degradation can have major implications for air and water quality as well as climate change, biodiversity along with the economy.

The management and protection of peat and carbon-rich soils is a key element of Scotland's climate change mitigation strategy because of the potential of soil to store carbon and exchange greenhouse gases within the atmosphere. The Renfrewshire Local Development Plan will continue to promote the protection of soils across Renfrewshire with a presumption against development which would involve significant draining or disturbing of peatland or carbon-rich soils.

The Carbon and Peatland Map 2016, published by NatureScot, is a predictive tool which provides an indication of the likely presence of peat including carbon-rich soils, deep peat and priority peatland habitats across Scotland.





## POLICY ENV 1

### Green Belt

---

The green belt in Renfrewshire maintains the identity of settlements, protects and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan.

Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the following uses:

- agriculture, woodlands and forestry, and horticulture;
- recreational and commercial uses compatible with an agricultural or natural environment setting;
- essential infrastructure: such as digital communications infrastructure, electricity grid connections, new active travel and transport routes, and renewable energy developments;
- a tourism related development acceptable under Policy E4;
- new housing where there is a need to support an established green belt activity;
- replacements dwellings;
- conversion and re-use of redundant buildings to residential use including residential institutions and any required enabling development associated with listed buildings;
- extensions to existing residential units, where the original building will remain the dominant part of the overall development;
- the extension/expansion of existing industrial/commercial and business premises and/or operations and the conversion of redundant buildings to industrial/commercial or business use;
- mineral extraction and the disposal of waste; and;
- cemeteries.

Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities or community benefits, which are compatible with and do not have an adverse impact on the character of the green belt.

The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.

## POLICY ENV 2

### Natural Heritage

---

Development proposals will consider the potential impacts on natural heritage. Development proposals should protect and restore degraded habitats, enhance and promote access to Renfrewshire's natural environment and minimise any adverse impacts on habitats, species, network connectivity or landscape character.

Developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest or the wider biodiversity and geo-diversity of the area. The layout, design, materials, scale, siting and use of any development should relate to the distinct landscape character and visual amenity of the local area.

All proposals will be assessed in terms of the mitigation hierarchy of Avoid/Reduce/Compensate, the cumulative impact of development based on the precautionary principle and should protect, and where possible enhance:

- European and Ramsar Sites;
- Protected Species;
- SSSI's;
- Wild land;
- LNRs, SINCs and wildlife corridors;
- Biodiversity;
- Landscape character and setting;
- Clyde Muirshiel Regional Park;
- Trees - Ancient and semi- natural woodland in line with the Scottish Government's Control of Woodland Removal Policy and Clydeplan's Forestry and Woodland Strategy, significant trees including those covered by Tree Preservation Orders, hedgerows and trees within Conservation Areas.

Developments and changes of use affecting those outlined above will be assessed against criteria set out in the New Development Supplementary Guidance.





## POLICY ENV 3

### Built and Cultural Heritage

**Renfrewshire's built and cultural heritage, which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes, will be safeguarded, conserved and enhanced.**

Development in a conservation area (and outwith which impacts on its appearance, character or setting) should preserve or enhance the character and appearance of the conservation area.

Development proposals, within or in the vicinity of scheduled ancient monuments will be required to demonstrate that there is no adverse impact on the site or its setting.

The protection of unscheduled archaeological sites and other un-designated historic environment assets should also be given consideration.

The sympathetic restoration of listed buildings, including enabling development, will be supported when it allows a building to remain in active use. The layout, design, materials, scale, and siting of any development which will affect a listed building, or its setting should be sensitive to the building's character, appearance and setting.

There is a presumption against the demolition or other works that adversely affect the special interest of a listed building or its setting. No listed building should be demolished unless it can be justified.

Gardens and Designed Landscapes are to be protected and where possible enhanced.

The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.



## POLICY ENV 4

### The Water Environment

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**In line with the Clyde and Loch Lomond Flood Risk Management Plan and the Scotland and Clyde Area River Basin Management Plans, there will be support for proposals which encourage protection of the existing water environment, improvements to the control and management of water and the enhancement of biodiversity, flora and fauna surrounding blue corridors.**

The Blue Network identified on Figure 14 will be protected and where necessary enhanced in order to facilitate improvements to the quality of water bodies and the water environment. The inclusion of green infrastructure which promotes the integration of blue and green networks in and around developments will be encouraged to ensure that the water environment is central to the fabric of places, contributes to sustainable flood management and does not have an adverse effect on the integrity of any European sites.

All new development proposals either in settlements identified in the Plan with a population equivalent of more than 2000 or wherever single developments are of greater than 25 houses or are Major business and industrial proposals, must connect to the public sewer. In all other cases a connection to the public sewer will be required, unless the applicant can demonstrate that the development is unable to connect to public sewer for technical or economic reasons, and that the proposal is not likely to result in or add to significant environmental or health problems.

The New Development Supplementary Guidance provides more detailed guidance on the above policy principles.

## POLICY ENV 5

### Air Quality

---

**Development proposals individually or cumulatively should not have a significant adverse effect on air quality particularly within or adjacent to Renfrewshire's Air Quality Management Areas as shown on the Proposals Maps.**

Where required, planning applications should be accompanied by an air quality assessment which demonstrates the likely impact on air quality and how such impacts will be mitigated, including measures that support active travel and public transport as an alternative to private vehicular traffic.



## POLICY ENV 6

### Natural Resources (Minerals and Soil)

---

**Minerals** - Minerals proposals require to demonstrate that they will not result in the sterilisation or degradation of mineral deposits that have, or can be shown to have potential of being extracted economically.

Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source. Proposals will be supported provided that:

- a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and,
- there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long-term monitoring of the water environment and an ongoing maintenance plan.

All proposals for minerals extraction will require to provide detailed information regarding potential impacts, proposals for control, mitigation, monitoring and restoration, including addressing the following points:

- disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;
- impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy;
- benefits to the local and national economy;
- cumulative impact;
- effects on natural heritage, habitats and the historic environment;
- landscape and visual impacts, including cumulative effects;
- transport impacts; and,
- restoration and aftercare.

There is a presumption against all surface coal extraction outwith the areas of search identified in Clydeplan. Any applications for surface coal extraction will be assessed against the factors set out above.

Proposals for the prior extraction of minerals from development sites will be supported in principle subject to the same assessment as set out above.

Development proposals in some parts of Renfrewshire may be at risk from unstable ground which is a legacy of previous mine workings.

The Coal Authority publishes maps of such areas and development proposals in these locations will require to be accompanied by a Coal Mining Risk Assessment, or equivalent report, to help determine the risks posed and any further investigations and/or remedial works necessary to ensure the safety of any future development on the site.

## POLICY ENV 6

### Natural Resources (Minerals and Soil)

---

**Soils** - New development should avoid the unnecessary disturbance of areas of peatland or carbon-rich soils with a presumption against development which would involve significant draining or disturbance of peatland or carbon-rich soils. There will be support for peatland restoration, including rewetting where appropriate.

Where peat and other carbon rich soils may be affected by development, a survey and management plan will be required which identifies:

- means of minimising impact on carbon rich soils ensuring that the areas of deepest peat have been avoided and unnecessary disturbance, degradation or erosion of peat has been avoided;
- management measures relative to the carbon rich soil; and,
- suitable mitigation measures to minimise the potential effects on CO2 emissions.

## POLICY ENV 7

### Temporary Enhancement of Unused or Underused Land

---

Proposals for the temporary enhancement of unused or underused land that is awaiting development will be supported in line with the Renfrewshire Vacant and Derelict Land Strategy.

All proposals will require to demonstrate that the enhancement of a site will deliver a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is identified for development in the future.

#### Note:

#### New Development Supplementary Guidance

All Developments also require to be assessed in relation to the New Development Supplementary Guidance which includes additional detailed guidance in relation to the following topic areas:

- Green Belt
- Natural Heritage
- Built and Cultural Heritage
- The Water Environment and Burial Grounds and Cemeteries
- Noise
- Air Quality
- Contaminated Land
- Pipelines and Major Hazards





# Preserving and enhancing Renfrewshire's Built and Natural Environment and Cultural Heritage Assets

The Environment Section aims to support the delivery of high quality development that will:

- Preserve the green belt and avoid development that would significantly undermine its core role and function by individual and/or cumulative impacts;
- Ensure that it would not have an adverse effect on the integrity of any sites protected as a European site and have due regard to the importance of international, national and local designated sites;
- Protect and enhance the natural heritage including biodiversity, green networks, and landscape character and setting, ensuring integration with the development and the provision of connections to the wider green network;
- Demonstrate that air quality within the surrounding area would not be significantly affected by the proposal;
- Demonstrate that development will not result in sterilisation or degradation of mineral deposits;
- Protect and enhance the historic environment including listed buildings, conservation area sites, scheduled monuments, archaeological sites and Inventory Gardens and Designed Landscapes;
- Enhance the natural characteristics, historic value and setting of the site and surrounding area;
- Protect and enhance the water environment;
- Protect and enhance areas of woodland and forestry;
- Avoid the unnecessary disturbance of peat and carbon-rich soils; and,
- Prevent or avoid impacts on the natural environment, if this is not possible then measures should be made to minimise and reduce any unavoidable impacts including the consideration of compensation planting or habitat provision.



## DELIVERY AND MONITORING

The Renfrewshire Local Development Plan sets out an ambitious Spatial Strategy that sets a framework for the protection and enhancement of Renfrewshire's diverse natural, built and cultural heritage assets, the delivery of new economic and infrastructure investment and guides the future use of land to create strong communities and attractive places across Renfrewshire.

The effectiveness of the Renfrewshire Local Development Plan will be dependent upon the successful implementation of its Spatial Strategy. The Renfrewshire Local Development Plan Action/Delivery Programme is central to this process clearly identifying priorities and what is required to deliver these priorities in partnership with key agencies, developers, local businesses and local communities across Renfrewshire. All of the actions in the Action/Delivery Programme are set within a timeframe facilitating the delivery, implementation and monitoring of the Local Development Plan.

This approach ensures that the Renfrewshire Local Development Plan is ambitious but realistic and deliverable. The Renfrewshire Local Development Plan Action/Delivery Programme is a 'live' document that will be reviewed regularly therefore if some of the Plan fails to deliver in some areas or delivers at a slower pace, there will be opportunities to change the development approach. This regular review will also be a useful indicator for assessing whether the Renfrewshire Local Development Plan policies support the delivery of the Spatial Strategy.







APPENDIX 1 -

# Renfrewshire's Housing Land Supply



## RENFREWSHIRE’S HOUSING LAND SUPPLY

Site Reference	Site Address	Remaining Site Capacity	Estimated Completions 2019 - 2024	Supply Post 2024
RFRF0715A1	Ferry Village 1 & 2, Renfrew	92	92	-
RFRF0870	Former Hawkhead Hospital, Accord Place, Paisley	90	37	53
RFRF0880	Station Road, Millarston, Paisley	39	13	26
RFRF0911E	Areas H4B, H4C, M2, H11 & H32, Dargavel Village, Bishopton	190	190	-
RFRF0911G	Area H10, Dargavel Village Bishopton	107	107	-
RFRF0911K	Barmore Crescent, Dargavel Village, Bishopton	160	160	-
RFRF0939	Former Merchiston Hospital, Brookfield	219	219	-
RFRF0942	Abbey Road, Elderslie	94	94	-
RFRF0943	Midton Road, Howwood	10	10	-
RFRF0965	Brown Street, Renfrew	15	15	-
RFRF0989	Former BASF Site, 144 Hawkhead Road, Paisley (Site 1)	261	181	80
RFRF0989A	Former BASF Site, 144 Hawkhead Road, Paisley (Site 2)	210	135	75
RFRF0995	New Inchinnan Road, Paisley	37	37	-
RFRF1000	Ashfield, Prieston Road, Bridge of Weir	3	3	-
RFRF0911L	Area H22 & H9, Dargavel Village, Bishopton	156	156	-
RFRF0857	6 New Sneddon Street, Paisley	32	32	-
RFRF0911M	Area H8, Dargavel Village, Bishopton	93	93	-
RFRF0987	22 Hunterhill Road, Paisley	18	18	-
RFRF0977	Northbar, Erskine	195	170	25
RFRF0978	Lawmarnock Road, Bridge of Weir	12	12	-



APPENDIX 1 – RENFREWSHIRE’S HOUSING LAND SUPPLY

RFRF0980	21 High Calside, Paisley	6	6	-
RFRF1028	West Brae, Paisley	4	4	-
RFRF1014	Blackhall Street, Paisley	59	59	-
RFRF1035	Former St. Mirren House, Back Sneddon Street, Paisley	13	13	-
RFRF0667	Barbush (Millview Crescent), Johnstone	12	-	12
RFRF0898	Porterfield Road, Renfrew	125	-	125
RFRF0907B	Linwood Road (Barskiven Road), Phoenix Park, Paisley	172	172	-
RFRF0911Y	Dargavel Village, Bishopton	350	-	350
RFRF0911Z	Dargavel Village, Bishopton	1345	86	1259
RFRF0936	Midton Road (Former Bleach Works), Howwood	20	20	-
RFRF0981	20 High Street, Paisley	6	6	-
RFRF0988	2 Printers Place, Paisley	34	34	-
RFRF1001	Land at Hunter Street, Paisley	7	7	-
RFRF1017	35 Napier Street, Linwood	12	12	-
RFRF1018	26 High Street, Renfrew	9	9	-
RFRF1019	24 High Street, Renfrew	11	11	-
RFRF0706	Maxwellton Street, The Institute, Paisley	40	40	-
RFRF0856	65 Espedair Street, Paisley	9	9	-
RFRF0941	Johnstone Hospital, Linwood	110	110	-
RFRF1020	Land between Nos. 32 and 38 St. James Street, Paisley	7	7	-
RFRF1022	40 Church Street, Lochwinnoch	33	33	-
RFRF1030	Chapel Road, Houston	7	7	-
RFRF1036	Kilbarchan West Parish Church, Church Street, Kilbarchan	18	18	-
RFRF1037	Area H13 & H14, Dargavel Village, Bishopton	224	90	134
RFRF1038	11 Steeple Street, Kilbarchan	5	5	-
RFRF1040	Land to South of St. James Interchange, Burnside Place, Paisley	150	-	150
RFRF1041	The Church of Jesus Christ of the Latter Day Saints,	7	7	-

APPENDIX 1 – RENFREWSHIRE’S HOUSING LAND SUPPLY

	30 Campbell Street, Johnstone			
RFRF1042	Main Building, Castlehead Church, Main Road, Paisley	7	7	-
RFRF0769B	Clyde Waterfront and Renfrew Riverside, Area 1, Renfrew	350	-	350
RFRF0851	Calside, 35 Former Alexandra EPH, Paisley	47	-	47
RFRF0860	Inchinnan Road, Blythswood, Renfrew	85	-	85
RFRF0864	Kings Inch Road Renfrew	100	60	40
RFRF0711/ RFRF0711B	West Brae, Oakshaw (Paisley West End Phase II) Paisley	155	115	40
RFRF0752	Ingliston Drive, Bishopton	20	-	20
RFRF0758B	Mill of Gryffe Road, Bridge of Weir	20	-	20
RFRF0796A	High Street, Patons Mill, Johnstone	80	-	80
RFRF0840	Hillfoot Drive (Carsewood House), Howwood	10	-	10
RFRF0912E	Beith Road (Former Primary Schools, Johnstone)	156	105	51
RFRF0934	Garthland Lane, Paisley	36	-	36
RFRF0938	Bracken Place, Bridge of Weir	5	-	5
RFRF0940	Barbush Farm, Johnstone	65	-	65
RFRF0952	Grampian Avenue/Lomond Crescent, Paisley	30	-	30
RFRF0954/A	Arkleston Road, Paisley	60	30	30
RFRF0964	Middleton Road, Linwood	120	-	120
RFRF0971	Paisley South UWS, Paisley	250	80	170
RFRF0971A	Paisley South Dykebar, Paisley	620	240	380
RFRF0972	MacDowall Street/Mill Brae, Johnstone	25	-	25
RFRF0979	Station Road, Bishopton	50	-	50
RFRF0993	Wallneuk, Paisley	90	60	30
RFRF0994	Clyde Waterfront and Renfrew Riverside Area 2, Renfrew	434	-	434
RFRF1007	Glencourse Road (Former Tennis Courts), Paisley	50	-	50
RFRF1012	Cotton Street (Former Institute), Paisley	20	20	-
RFRF1021	Houston Station House, Barochan Road, Johnstone	24	24	-



APPENDIX 1 – RENFREWSHIRE’S HOUSING LAND SUPPLY

RFRF1024	Beith Road, Johnstone	100	-	100
RFRF1025	Corseford Avenue, Johnstone	53	-	53
RFRF1026	Station Road, Bridge of Weir	39	-	39
RFRF1031	Land to East of Brown Street, Paisley	4	4	-
RFRF1032	3 Woodside Road, Brookfield	9	9	-
RFRF1033	57 Amochrie Road, Paisley	4	4	-
RFRF1034	Unit 1, 21 Gordon Street, Paisley	6	6	-
RFRF1039	Napier Street, Linwood	86	60	26
RFRF1043	Wright Street, Renfrew	49	29	20
RFRF0930	Former St Mirren Park, Paisley	27	27	-
RFRF0996	Elm Drive, Johnstone Castle Phase 1, Johnstone	95	95	-
RFRF0992	Smithhill Street, Paisley	26	26	-
RFRF0911H(A)	ROF (Phase 1, H27), Dargavel Village, Bishopton	39	39	-
RFRF0911H(B)	ROF (Phase 1, H11), Dargavel Village, Bishopton	41	41	-
RFRF0875	Bute Crescent, Iona Drive, Glenburn, Paisley	120	120	-
RFRF0911J	ROF (Phase 2), Dargavel Village, Bishopton	120	120	-
RFRF0949	Millarston Drive, Paisley	99	99	-
RFRF1005	Milliken Road, Kilbarchan	18	18	-
RFRF0671	Dee Drive, Findhorn Avenue, Manor Road, Paisley	40	20	20
RFRF0671A	Don Drive, Paisley	40	20	20
RFRF0759	Ryefield, Kibarchan Road, Johnstone	24	-	24
RFRF0773	Almond Crescent, Paisley	41	-	41
RFRF0817A	High Calside (Westerfield House), Paisley	10	10	-
RFRF0819B	North Road (East)/Gibson Crescent, Johnstone	25	-	25
RFRF0839	Heriot Avenue (Adj. Nursing Home), Foxbar, Paisley	35	-	35
RFRF0912H	Maple Drive, Johnstone	78	50	28
RFRF0912K	Auchengreoch Road, Johnstone	39	19	20
RFRF0937	Amochrie Road (former Stanely Firs), Paisley	36	36	-

APPENDIX 1 – RENFREWSHIRE’S HOUSING LAND SUPPLY

RFRF0950	Cartha Crescent, Paisley	25	25	-
RFRF0967A	Land surrounding St Brendans Social Club, Stirling Drive, Linwood	50	-	50
RFRF0972A	MacDowall Street, Mill Brae, Johnstone	25	-	25
RFRF0997	Albert Road, Renfrew	44	44	-
RFRF1004	New Sneddon Street, Paisley	30	-	30
RFRF1006	Church Street, Lochwinnoch	30	-	30
RFRF1009	St. Ninian’s Road/Crescent, Paisley	20	20	-
RFRF1013	High Calside, Paisley	20	-	20
RFRF1027	Land at Ferguslie, Paisley	100	100	-
LDP2077	Elderslie Golf Course, Newton Avenue, Elderslie	25	25	-
LDP2046	Northbar Phase 2, Erskine	90	65	25
LDP2057	Golf Driving Range, Rannoch Road, Johnstone	90	50	40
LDP2033	West of Barochan Road, Houston	59	59	-
LDP2037	Barrhill Crescent, Kilbarchan	60	60	-
LDP2024	South of Woodend House, Houston Road, Houston	70	50	20
LDP2032	West of Burnfoot Road, Lochwinnoch	113	50	63
LDP2094	Land at Beardmore Cottages, Inchinnan	10	5	5
LDP2096	Land at Renfrew Golf Club, Renfrew	10	10	-
	<b>Total</b>	<b>9911</b>	<b>4695</b>	<b>5216</b>

- Sites Based on Renfrewshire Housing Land Audit 2019 and sited allocated in the Local Development Plan.
- Final site capacity to be confirmed by assessment of future planning application.





APPENDIX 2 -

# SCHEDULE OF COUNCIL OWNED LAND



## SCHEDULE OF COUNCIL OWNED LAND

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the Renfrewshire Local Development Plan. All of the sites listed within the table below are indicated on Figure 23.

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
1	Meadowside Street, Renfrew	E3 – Transition Areas. This site is within the wider Meadowside Street/Blythswood Transition Area which could support a mix of uses.	2 ha
2	Netherton Farm, Renfrew	E1 Renfrewshire's Economic Investment Locations – Part of the wider Glasgow Airport Investment Area Strategic Economic Investment Location which is designated for industrial/business development.	52.52 ha
3	Brown Street/Albert Road, Renfrew	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.16 ha
4	Arkleston Road Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	2.91 ha
5	Arkleston Road, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	2.59 ha
6	Renfrew Road, Paisley	E3 – Transition Areas. This site is within the wider Paisley Town Centre North Transition Area which could support a mix of uses.	0.47 ha
7	Seedhill Road, Paisley	P1 – Renfrewshire's Places. Future uses must be compatible with existing surrounding uses.	1.20 ha
8	Cartha Crescent, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	1.67 ha
9	St. Ninians Road/Crescent, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0,61 ha
10	Hurlet Road, Paisley	ENV 1 – Greenbelt.	1.72 ha
11	Bute Crescent/Iona Drive, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	3.31 ha
12	Grampian Avenue/Lomond Crescent, Paisley	P1 – Renfrewshire's Places & P2 Housing Land Supply. Site being promoted for residential development	0.99 ha



APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
13	West Brae, Paisley West End, Paisley	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	0.9 ha
14	Ferguslie Park Avenue, Paisley	E3 – Transition Areas. This site is within the wider Candren Transition Area which could support a mix of uses.	2.21 ha
15	Blackstoun Road, Paisley	This site is covered by two policies, P6 - Open Space and E3 – Transition Areas. This site is within the wider Candren Transition Area which could support a mix of uses.	10.21 ha
16	Candren Road, Paisley	E3 – Transition Areas. This site is within the wider Candren Transition Area which could support a mix of uses.	15.86 ha
17	Crawford Drive (North), Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	0.65 ha
18	Crawford Drive (South), Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	0.89 ha
19	Land to south of Tannahill Terrace, Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	2.74 ha
20	Bankfoot Road, Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	1.3 ha
21	Belltrees Crescent (West), Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	2.21 ha
22	Millarston Drive, Paisley	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	4.26 ha
23	Almond Crescent, Paisley	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	1.26 ha

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
24	Dee Drive, Foxbar, Paisley	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	2.13 ha
25	Don Drive, Foxbar, Paisley	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	1.85 ha
26	Heriot Avenue, Paisley	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	0.56 ha
27	East Fulton Farm, Linwood	P1 – Renfrewshire’s Places	1.48 ha
28	Stirling Drive, Linwood	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	1.18 ha
29	North Road, Johnstone	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	1.28 ha
30	Craigview Avenue, Johnstone	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	3.44 ha
31	Auchengreoch Road, Johnstone	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	1.03 ha
32	Spateston Avenue, Johnstone	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	1.02 ha
33	Hillfoot Avenue, Howwood	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	0.52 ha
34	Ingilston Drive, Bishopston	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	1.64 ha
35	Rashielee, Erskine	E3 – Transition Areas. This site is within the wider Erskine Riverfront Transition Area which could support a mix of uses.	19.47 ha
36	Newshot Drive, Erskine	P1 – Renfrewshire’s Places. Amenity Space. Future uses must be compatible with existing surrounding uses.	2.35 ha



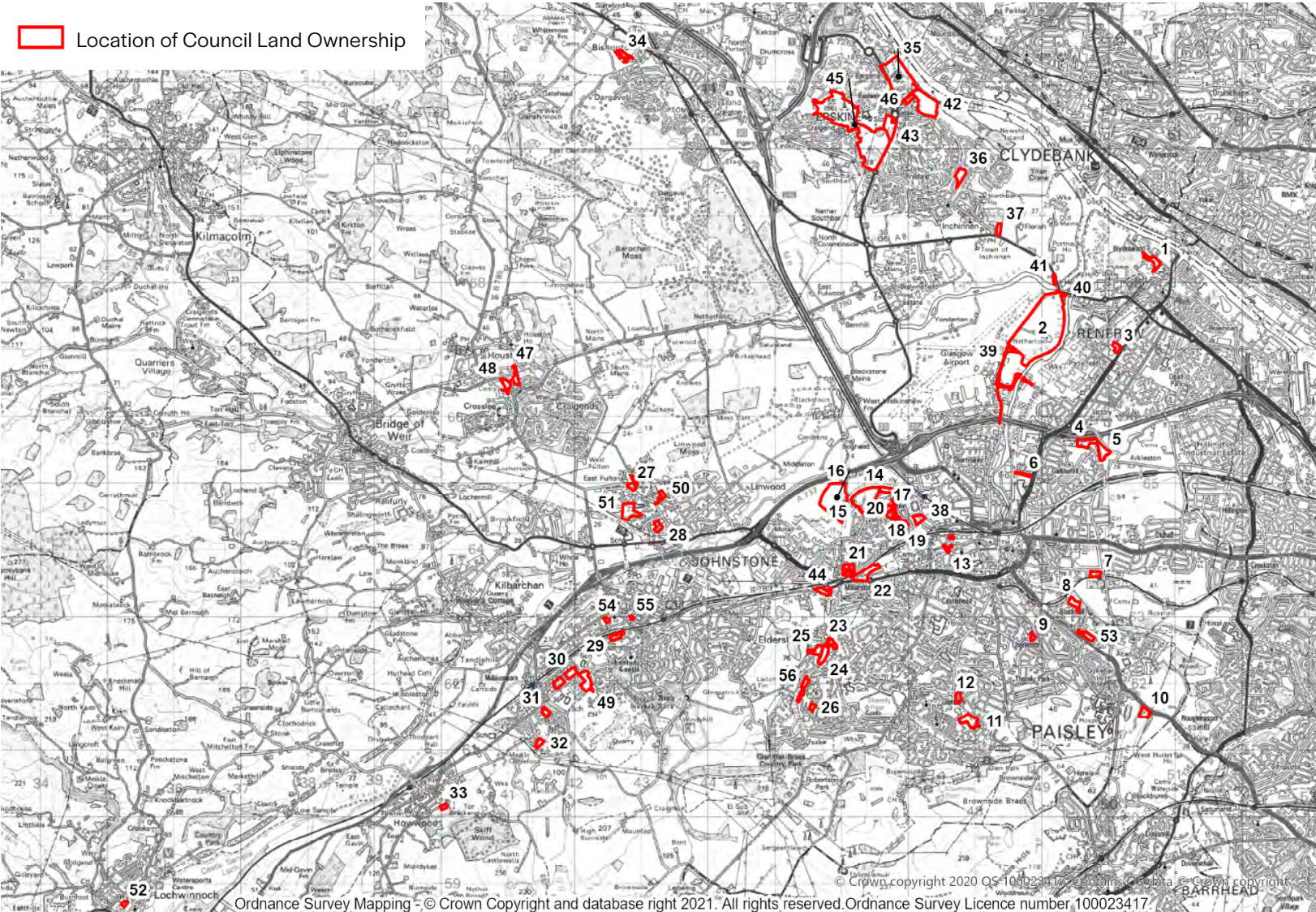
APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
37	Beardmore Cottages, Inchinnan	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development.	0.98 ha
38	Drums Avenue, Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	1.63 ha
39	Abbotsinch Road/Arran Avenue, Paisley	E1 – Strategic Economic Investment Locations (SEILs). Site to support the delivery of infrastructure associated with the Glasgow Airport Investment Area City Deal Project. Land being purchased by the Council.	3.22 ha
40	South West of Inchinnan Swing Bridge, Renfrew	E1 – Strategic Economic Investment Locations (SEILs). Site to support the delivery of infrastructure associated with the Glasgow Airport Investment Area City Deal Project. Land being purchased by the Council.	0.18 ha
41	Greenock Road, Inchinnan	ENV 1 – Greenbelt. Site to support the delivery of infrastructure associated with the Glasgow Airport Investment Area City Deal Project. Land being purchased by the Council.	0.44 ha
42	Kilpatrick Drive, Erskine	ENV 1 – Greenbelt at the edge of Erskine Town Centre.	9.03 ha
43	West of A726, Erskine	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	4.27 ha
44	Newton Terrace, Elderslie	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	1.78 ha
45	Craigends, Erskine	P6 – Open Space. Area of amenity open space, not suitable for development.	43.87 ha
46	Land to North West of Erskine Town Centre, Erskine	C1 – Renfrewshire’s Network of Centres. Development opportunity within Erskine Town Centre.	1.04 ha
47	Land to South of Bridge of Weir Road, Houston	P1 – Renfrewshire’s Places. This is an amenity site not suitable for development.	1.52 ha

APPENDIX 2 – SCHEDULE OF COUNCIL OWNED LAND

Site Reference	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the Local Development Plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
48	Manse Crescent, Houston	P6 - Open Space. Area of amenity open space, not suitable for development	1.41 ha
49	Floorsburn at Spateston Road, Johnstone	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	3.42 ha
50	Brediland Road, Linwood	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	0.99 ha
51	Stirling Drive, Linwood	P1 – Renfrewshire’s Places and P6 – Open Space. Future uses must be compatible with existing surrounding uses.	4.42 ha
52	Lochhead Road/Church Street, Lochwinnoch	P1 – Renfrewshire’s Places & P2 Housing Land Supply. Site being promoted for residential development	0.4 ha
53	Todholm Road, Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	1.56 ha
54	Floors Street, Johnstone	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	0.48 ha
55	Craigdonald Place, Johnstone	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	0.31 ha
56	Mannering Road, Paisley	P1 – Renfrewshire’s Places. Future uses must be compatible with existing surrounding uses.	1.8 ha





**Illustrative Figure 23 – Council Owned Land**  
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An aerial photograph of a city, heavily tinted with a blue color. The image shows a mix of residential neighborhoods with houses and streets, commercial areas with large buildings and parking lots, and green spaces like parks and golf courses. In the background, there are hills and a large airport with runways. The word "GLOSSARY" is centered in the middle of the image in a large, white, bold, sans-serif font.

# GLOSSARY



## A

### Action Programme

Part of the Local Development Plan. A delivery mechanism which identifies the timescale, roles, responsibilities and actions of those partners and stakeholders involved in implementing the Local Development Plan spatial strategy.

### Active Travel

Travelling actively for everyday journeys such as to work, by walking, cycling, jogging etc; can also include walking/cycling to public transport stops; a way of increasing physical activity and reducing car use.

### Accessibility

Having access to goods, services, employment and other facilities.

### Affordable Housing

Housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy.

### Airport Operational Land

The area around Glasgow Airport which supports economic growth and the requirements of the airport including sustainable transport and travel.

### Ancient Woodland

Woodland that has been in continuous existence since at least 1750 in Scotland.

### Appropriate Assessment

An assessment required under the Conservation (Natural Habitats & c) Regulations 1994 (as amended), wherein the planning authority determine the likely impact of the Plan and development proposals on the integrity of European sites (Special Protection Areas).

## B

### Biodiversity

The range and extent of animal and plant species within an area.

### Blue Network

The linking together of watercourses, river banks, drainage routes, ponds, wetlands and floodplains which are interlinked and connected to embankments, grass verges, paths, open space and amenity space which facilitate biodiversity and provide species dispersal.

### Brownfield Land

Land which has previously been developed. The term may cover vacant or derelict land, infill land or land occupied by redundant or unused buildings.

### Built Heritage

Built heritage is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand.

## C

### **Climate Change**

A process of changes to weather patterns and temperatures largely caused by the emission of certain greenhouse gases from the earth, principally associated with the burning of fossil fuels.

### **Clyde Area Management Plan**

The purpose of the Clyde Area Management Plan, which is led by the Scottish Environment Protection Agency, is to maintain and improve the quality of the rivers, lochs, estuaries, coastal waters and ground water in the area. This plan supplements the River Basin Management Plan (RBMP) for the Scotland River Basin District and will help to deliver Water Framework Directive requirements.

### **Clyde and Loch Lomond Flood Risk Management Plan**

Details the actions adopted to reduce the devastating and costly impact of flooding in the Clyde and Loch Lomond Local Plan District. Plan details the prioritised actions that will be delivered with the investment.

### **Clyde and Loch Lomond Local Plan District Flood Risk Management Strategy**

Sets out the short to long term ambition for flood risk management in the Loch Lomond Local Plan District. The Strategy identifies where the risk of flooding and benefits of investment are greatest.

### **Connectivity**

Directness of links and connections in a transport network. As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations. Good connectivity provides easy access to key destinations for pedestrians.

### **Conservation Area**

Areas that are considered to have special architectural or historic interest requiring additional protection.

### **Core Path**

Arising from the Land Reform (Scotland) Act 2003, local authorities have a statutory requirement to produce a Core Path Plan. A mixture of existing and new paths which link together to form an overall path network which caters for all types of user.

## D

### **Developer Contribution**

Payments made or work in kind, to help improve the infrastructure (e.g. roads, open space, waste-water treatment works) so that development can go ahead.

### **District Heating**

The supply of heat to a number of buildings or homes from a central heat source through a network of pipes carrying hot water or steam.

## E

### **Effective Housing Land**

Effective housing land supply is the part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration and will therefore be available for the construction of housing.

### **Environmental Report**

A document required under the Environmental Assessment (Scotland) Act 2005 which describes and evaluates the likely significant environmental impact on implementing a plan or programme.



### **Established Housing Land Supply**

The total housing land supply including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.

### **European Sites**

European sites represent the very best of Scotland's nature. It is the term given to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These internationally important sites are designated under two of the most influential pieces of European legislation relating to nature conservation, the Habitats and Birds Directives.

## **F**

### **Flood Risk**

A measure of the likelihood of flooding occurring and the associated impacts on people, the economy and the environment.

## **G**

### **Green Belt**

An area defined in the development plan which can encircle settlements as well as act as buffers, green corridors or wedges. It can prevent the merging of settlements and provide clarity on where development will or will not take place.

### **Green Infrastructure**

Is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. Can include natural and semi-natural habitats, green corridors; amenity grasslands, parks and gardens, outdoor sports facilities, playing fields and play areas, cemeteries, allotments and accessible countryside.

### **Greenfield Land**

Land which has never been previously developed.

### **Green Network**

The linking together of natural, semi natural and manmade open spaces to create an interconnected network that provides

opportunities for physical activity, increases accessibility within settlements and to green belt while enhancing biodiversity and the quality of the external environment.

## **H**

### **Habitat Network**

A habitat network is a set of separate areas of habitat which are sufficiently connected for a particular species to move between the individual areas.

### **Habitats Regulation Appraisal (HRA)**

The Habitats Regulations require competent authorities to carry out appropriate assessments in certain circumstances where a project or plan will affect a European site. HRA refers to the whole process, including the appropriate assessment step.

### **Housing Requirement**

Housing requirement is the total amount and type of housing necessary to accommodate a given or projected population at appropriate minimum standards. This includes both housing need and demand.

## L

### Listed Buildings

Buildings identified for their special architectural or historic interest which have been given additional protection through legislation.

### Local Biodiversity Action Plan

A plan aimed at conserving and enhancing the fauna, flora and habitats (biodiversity) of a defined area.

### Local Housing Strategy

Sets out the housing needs of the area (both the privately owned and rented sectors) and outlines plans to address those needs over a 5 year period.

### Local Nature Reserves (LNR)

Places with special local natural interest, designated and managed by local authorities to give people better opportunities to learn about and enjoy nature close to where they live; designated under the National Parks and Access to the Countryside Act 1949.

## M

### Main Issues Report

A report which identifies the main issues that face areas as well as setting out the general proposals for the future development of Renfrewshire.

### Mitigation

Measures, including any process, activity or design to avoid, reduce or remedy adverse effects of a development proposal.

## N

### Natural Environment

Natural landscape together with all of its non-human features, characteristics and processes.

### National Planning Framework

The Scottish Government's vision and strategy for Scotland's long term spatial development.

## O

### Open Space

Green spaces within and on the edges of settlements, including allotments, trees, woodland, paths and civic space consisting of squares, market places and other paved or hard landscaped area with a civic function.

## P

### Placemaking

An approach to planning and design which considers the built environment, the communities within Renfrewshire and the quality of life that comes from the interaction of people and their surroundings.

### Peatland or carbon-rich soil

Peat and other soils that are rich in carbon. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO<sub>2</sub> to the atmosphere.



## R

### **Ramsar Site**

Ramsar sites are wetlands of international importance, which provides for the conservation and good use of wetlands designated under the Ramsar Convention.

### **Renfrewshire Community Plan**

The Community Plan brings together public sector agencies (including the council, the police and the health service), voluntary organisations and local communities to plan what the community wants to achieve for Renfrewshire, and how the partners can work together to achieve this.

## S

### **Scheduled Monument**

An archaeological monument of national importance that is legally protected under the Ancient Monuments and Archaeological Areas Act 1979.

### **Scottish Planning Policy**

Scottish Government's policy statement on land use planning matters.

### **Sites of Importance for Nature Conservation (SINC)**

Sites important for local nature conservation and geographical value.

### **Sites of Special Scientific Interest (SSSI)**

Key areas of marine or land-based conservation and wildlife importance. They are special for the nature conservation value of the plants, animals, habitats or rock formations that they contain; designated by SNH under the provisions of the Wildlife and Countryside Act 1981.

### **Special Protection Area (SPA)**

Designated under European Union legislation for specific protection of birdlife.

### **Strategic Environmental Assessment (SEA)**

An environmental assessment of plans, programmes and strategies.

### **Sustainable Development**

Development that meets the current and future needs of an area without compromising the built and natural environment.

### **Sustainable Flood Risk Management**

Partnership working to provide the maximum possible resilience against flooding from all sources through various techniques and systems, protecting and enhancing the environment in a way which is fair and affordable, both now and in the future.

### **Sustainable Urban Drainage Systems (SUDS)**

A range of techniques to manage the flow of water runoff from a site by allowing water control and treatment on-site, reducing the impact on existing drainage systems.

## T

### **Transition Areas**

Areas of change within Renfrewshire where the land use zoning requires to be flexible to encourage development of appropriate uses. Includes brownfield sites that had previous uses that are now vacant or derelict.

### **Tree Preservation Order (TPO)**

The designation of trees in conservation areas that contribute significantly to the amenity value of an area. A TPO designation requires that the Council is consulted before any works are carried out to them including routine maintenance.

### **Trunk Road**

Primary strategic routes which are the direct responsibility of Transport Scotland, who are consulted on if any planning application could affect a trunk road.

## W

### **Water Environment**

Surface waters (inland, coastal and transitional), groundwater and wetlands.

### **Wild Land**

NatureScot define this as parts of Scotland where the wild character of the landscape, its related recreational value and potential for nature are such that these areas should be safeguarded against inappropriate development or land-use change.

## Z

### **Zero Waste Plan**

Scottish Government's vision for a zero waste society, where all waste is seen as a resource; waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.



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اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

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