

# Renfrewshire Local Plan



## Wider Environmental Framework

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## 9. Green Belt

### OVERVIEW

9.1 The Local Plan will protect and enhance the countryside environment by defining a Green Belt boundary drawn tightly around the existing towns and villages; by strictly limiting the types of development permissible within the Green Belt area; and by applying strict criteria when considering proposals for those forms of development which are considered appropriate. Most forms of development will therefore be directed to the towns and villages, in accordance with the plan's sustainable settlement strategy.

9.2 The Green Belt policy has been a long standing key element in the development plan for Renfrewshire. Not only does the Green Belt policy protect the countryside around our towns, it also directs development to the built-up area and thereby contributes to the renewal of our urban areas in a sustainable way. The policy was embodied in the Renfrew District Local Plan and the Structure Plan; it has been shown to be robust and the Council has consistently supported it in defence of the Green Belt against inappropriate development. In view of the long-established commitment to it which has been shown by the Council, and the importance given to it in the Structure Plan and National Policy, it is important that the robust and successful policy approach to Green Belt policy should continue.

### WHAT WE WANT TO ACHIEVE

#### 9.3 Objectives

- **To define a Green Belt boundary within the framework of Structure Plan policy and Government guidance which:**

**delineates the limits of the built-up areas and the extent of the countryside within which encroachment of development will be resisted;**  
and

**complements the development strategy for Renfrewshire by directing development away from greenfield sites beyond the built-up areas towards brownfield sites within the built-up areas.**

- **To provide a positive planning framework within which acceptable countryside uses including access and informal recreation can be encouraged, whilst unacceptable uses are resisted.**
- **To indicate clearly the planning criteria against which proposals for development within the Green Belt will be considered.**

9.4 The main source of guidance on national policy on the Green Belt is the Scottish Development Department Circular 24/1985 - "Developments in the Countryside and Green Belts." This specifies that local plans are to define the precise boundaries of the Green Belt. Towns and villages should not be allowed to expand beyond the limits established by the Green Belt boundary.

SEDD Circular 24 /1985,  
para 4 (iii)

9.5 National Planning and Policy Guidance (NPPG) 3 - “Land for Housing” addresses the issue of the release of Green Belt sites for housing. It states that release of Green Belt sites should only be considered in exceptional circumstances, as part of a strategic review of the structure plan and where it does not affect the overall effectiveness of the Green Belt.

NPPG 3, para 40

9.6 In accordance with national guidance the Structure Plan defines the general location of the Green Belt. Almost all of the land outside the boundaries of the towns and villages in Renfrewshire lies within the Green Belt area indicated in the Structure Plan.

9.7 In respect of the Green Belt the main thrust of the Glasgow and the Clyde Valley Structure Plan remains the same as in the previous Structure Plan, requiring the continued designation and safeguarding of the Glasgow and the Clyde Valley Green Belt, with Local Plans defining the detailed boundaries and policies to safeguard the Green Belt.

SP Pol 1

9.8 The Structure Plan states that no strategic adjustments are required for the inner Green Belt. However, to define the Green Belt boundaries in accordance with the Structure Plan STRATEGIC POLICY 1, a comprehensive review of the Green Belt boundaries within Renfrewshire has been undertaken and a total of 43 localised adjustments have been made to the boundaries as identified in the Renfrew District Local Plan. The review has been undertaken with the objective of:

SP para 7.23

- correcting errors and inaccuracies;
- ensuring that boundaries are consistent with planning consents;
- providing clear boundaries based on physical features.

9.9 The Structure Plan suggests a review through the Local Plan of the outer Green Belt boundary, in the moorland parts of the Renfrewshire Hills, in view of the protection offered through the Regional Park designation. In consultation with the neighbouring Park authority, Inverclyde Council, that review is continuing. However, at this time, there is not sufficient justification for change to the Green Belt at this location.

SP para 7.24

9.10 There are no areas subject to formal landscape designations within the Council area. However, the Structure Plan requires the protection and enhancement of the landscape character of the Green Belt. A Landscape Character Assessment (LCA) for Glasgow and the Clyde Valley was completed as part of Scottish Natural Heritage’s national programme, and it has identified a number of distinct Landscape Character Types. These reflect the unique way in which a range of factors, including man’s influence, have combined to shape the landscape. The Landscape Character Assessment will provide an essential source of information for managing change within the landscape whether it is for conservation, enhancement, improvement or restructuring.

SP Pol 7, schedule 7 b

9.11 Clear guidance on the types of development which are considered appropriate to a Green Belt location, the circumstances under which the specific proposals might be acceptable and the detailed criteria against which such proposals - and development proposals not listed as acceptable categories of development - will be assessed, is required to ensure that the Council’s land use strategy for the Green Belt is robust and easily understood.

9.12 The Council recognises the need for continuing change at Erskine Hospital to meet the needs of the Hospital community, and will support proposals for a range of uses within the Hospital grounds, subject to the approval of a Master Plan for the Hospital's future development strategy, and subject to the approval of measures aimed at protecting the environmental qualities of the site; securing a high quality of design; and ensuring a form and scale of development appropriate to the Hospital's setting within the countryside and Green Belt.

## POLICY

### POLICY GB1: Green Belt

The Council will protect the Glasgow & the Clyde Valley Green Belt within Renfrewshire as defined on the Proposals Map. Acceptable forms of development in the Green Belt will be limited to those falling into the categories 1 to 13 listed below, subject to their meeting the relevant specified conditions and the specified criteria in PANEL GB1. All other development proposals will be considered to be contrary to Green Belt Policy and will be assessed against the specific need for that development to have a Green Belt location and the criteria in PANEL GB1.

#### Acceptable forms of development:-

##### 1. Housing

(a) New Dwellings: Will only be permitted where the applicant can clearly demonstrate that it is required to maintain and support a viable agricultural, horticultural or forestry activity, that it is necessary for the dwelling to be located outwith a settlement and that an existing structure cannot be converted for the purpose. Where these requirements can be met, consent will be limited initially to temporary accommodation until a bona fide agricultural or forestry use, which requires associated permanent residential accommodation, has been established.

(b) Conversion: The conversion and rehabilitation of redundant buildings in the countryside to residential use.

(c) Extensions: Extensions to existing dwellings, where the original building will require to form the dominant part of the final overall development.

(d) Replacement Dwellings: Will only be permitted where (i) a dwelling has suffered serious accidental damage to the extent that its re-instatement is unviable; or, (ii) it is shown, by means of a structural survey, that refurbishment of an existing dwelling to habitable standards as defined in the Housing Acts is not economically and practically possible, due to condition, age and form of construction. The replacement dwelling should be of a similar scale, character and massing to the dwelling it is to replace, and should be constructed as nearly as possible within the same footprint.

##### 2. Industry

The extension of existing industrial and business premises; the expansion of existing business and industry operations; and the conversion of redundant buildings to small-scale industrial and business use.

## TEXT REFERENCES

paras 9.1-9.12

3. Hotel/Leisure Complex

The change of use of existing buildings to hotel use, and associated outdoor and indoor recreation facilities. This may include extension to the building to facilitate the proper functioning of the facility: the original building is to remain the dominant feature of the overall development.

4. Holiday Caravan/Chalet/Lodge parks.

5. Outdoor Recreational Facilities.

6. Riding Stables/Boarding Kennels.

7. Residential institutional use (Class 8): The conversion of existing redundant buildings to Residential Institutional use.

8. Re-use/redevelopment of Institutional premises.

Where residential Institutional premises in the Green Belt:-

- (i) become redundant, and it can be demonstrated that conversion and/or adaptation of existing buildings is not practicable, or will not suffice to allow a new use to operate; or
- (ii) are subject of rebuild/expansion proposals;

consideration will be given to an element of redevelopment or extension which can be demonstrated as necessary for the effective functioning of the new or existing use, subject to the approval by the Council of a comprehensive Master Plan designed to ensure the protection and enhancement of the Green Belt, subject to the original building(s) forming the dominant part of the final development. Where a Master Plan has been approved, any subsequent proposals will be assessed against the Master Plan.

9. Mineral Extraction: subject to the provisions of POLS M1 & M2.

10. Disposal of Waste: subject to the provisions of POL W1.

11. Cemeteries.

12. Telecommunications Development: subject to provisions of POL Tel 1.

13. Renewable Energy Developments: subject to provisions of POL Ren1.

### PANEL GB1: Green Belt Development Criteria

Where development within the Green Belt is considered appropriate in principle, applications will be tested against the following criteria:

- (a) No loss of prime quality agricultural land, as expressed in POLICY ENV6;
- (b) Traffic and access requirements;
- (c) Pollution risk;

- (d) Effects on public water supply and water courses;
- (e) Adherence to the guidance in the Landscape Character Assessment in terms of:
  - (i) Maintaining and enhancing local diversity and distinctiveness,
  - (ii) Improving landscape characteristics where they have been weakened, and
  - (iii) Respecting and making every effort to incorporate important landscape features on the site such as traditional field enclosures, water courses and features, woodlands, skylines and important views.
- (f) Design, scale and grouping of buildings. Proposals will be assessed against the provisions of the Council's approved guidance 'Design Guide for Conversion of Existing Buildings and for New Buildings in the Countryside';
- (g) Adherence to the principles embodied in NPPG 3 - "Land for Housing", and PAN 44 - "Fitting New Housing Development into the Landscape".
- (h) Appropriate landscaping proposals;
- (i) Availability of services;
- (j) Effect on identified nature conservation interests, including species and habitats identified in the emerging Renfrewshire Local Biodiversity Action Plan;
- (k) Buildings for conversion:
  - (i) Only buildings of vernacular style, or which are of marked architectural quality or historic interest will be considered for conversion;
  - (ii) All buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding.

Footnote: Vernacular style comprises buildings of traditional form, generally constructed with stone walls and pitched, slated roofs and built before 1914.



# 10. Natural and Built Heritage

## Natural and Built Heritage

10.1 The Council's Corporate Plan identifies ensuring a healthy, sustainable environment as one of its priorities. In particular it seeks to improve the physical environment of Renfrewshire and enhance nature conservation. Through Renfrewshire's Community Plan the partner organisations have committed themselves to Sustainable Development as a guiding principle. They intend to meet their core aims in ways which protect, care for and enhance our natural and built environment. The Council has produced a Local Agenda 21 (LA21) Strategy for Renfrewshire. Amongst other things, the Strategy seeks to introduce sustainable development into the activity of the Council. It identifies a number of Key Themes including access, culture and leisure, and nature conservation which provide an important context to the following sections of the Local Plan.

## Natural Heritage

### OVERVIEW

10.2 In order to achieve more sustainable forms of development a balance has to be struck between economic growth and protection of the natural environment. Renfrewshire benefits from having a high quality natural environment which the Local Plan will continue to protect and enhance through appropriate policies. The protection and enhancement of the environment is not seen solely as an end in itself, it is widely recognised that a high quality environment is, for example, an important factor in promoting economic growth and improving the quality of life.

10.3 Although Renfrewshire contains a number of settlements, almost 80% of the Council's area is rural in nature and most of this land is included within the Green Belt. In addition to this designation, there are a range of other international, national and locally based designations and projects designed to give further protection to a site's nature conservation value and a means of enhancing unmanaged areas in the countryside.

### International Resources

10.4 The Local Plan provides the highest level of protection to the internationally important Inner Clyde Estuary Special Protection Area (SPA) and the recently designated Black Cart Special Protection Area. In terms of their nature conservation value, these two sites are of particular importance, and they are therefore protected from development proposals that could have a significant adverse effect. Further information on the two SPAs is available from the Planning & Transport Department.

### National Resources

10.5 There are a total of nine Sites of Special Scientific Interest (SSSIs) which the Local Plan seeks to protect in accordance with national guidance. In recognition of the nature conservation interest associated with the sites, development will only be permitted on

SP Pol 7 Schedule 7 (a)  
POL ENV 1

SP Pol 7 Schedule 7 (a)  
POL ENV 2

the sites under very specific circumstances. Further information on the SSSIs is available from the Planning & Transport Department.

### Strategic Resources

10.6 In recognition of the role that Clyde Muirshiel Regional Park has as a major recreational and tourist related resource the Local Plan safeguards it from unacceptable development. The varied landscape and nature conservation interest are also important assets of the area and the Local Plan seeks to protect and where appropriate enhance them through other related policies in this and the Green Belt sections. These provisions reflect the identification of Clyde Muirshiel as a Strategic Environmental Resource in the Structure Plan.

SP Pol 7, Schedule 7 (c)  
POL ENV 10

### Other Natural Heritage Resources

10.7 Regional and country parks, prime quality agricultural land and the Royal Society for the Protection of Birds reserve all form important components in the range of natural heritage resources which the Local Plan recognises and protects.

SP POL 7, Schedule 7  
(a-c, e)  
POLS ENV 6 & 10

10.8 The Local Plan seeks to protect and enhance the landscape character of Renfrewshire and provision is made for this through the Green Belt section of the document.

### Locally Important Resources

10.9 The Council also considers Sites of Importance for Nature Conservation (SINCs) and trees and woodlands to be a vital component of the nature conservation resource, and the Local Plan therefore makes provision for their protection and, where appropriate enhancement. The Council has also designated two Local Nature Reserves (LNRs) which the Local Plan supports and seeks to protect. A list of SINCs and further information on the SINCs and LNRs is available from the Planning & Transport Department.

POLS ENV 3 and 7-9

POL ENV 4

10.10 The Carts Greenspace Project facilitates environmental improvements associated with a number of river valleys throughout Renfrewshire. In addition, the Project seeks to improve public access and recreational opportunities. The Project provides a means to improve the management of under-used land within the urban fringe. In doing so, environmental benefits have been achieved in conjunction with improved public access. The Local Plan makes provision for this initiative and seeks to promote its aims.

POL ENV 11

POL ENV 12

10.11 The Structure Plan identifies a Green Network of corridors, open spaces and recreational opportunities. The Network is designed to integrate urban and rural areas and complement the Green Belt through the protection and improvement of these resources. A number of policies within the Local Plan contribute towards meeting this aim. The Carts Greenspace Project will have a key role in achieving the environmental improvements sought for the Network.

10.12 The Local Plan also supports the Local Biodiversity Action Plan for Renfrewshire. This process will allow the development of detailed action plans for the protection and enhancement of individual species and habitats.

POL ENV 5

## WHAT WE WANT TO ACHIEVE

10.13 The Renfrewshire Local Plan will continue to protect, enhance and conserve the natural environment, securing a high standard for residents and visitors.

### Objectives

**1) Identify, protect and where appropriate enhance areas of importance for their species and nature conservation value.**

**2) Protect existing trees and woodlands that have an amenity or nature conservation value, promote their positive management and encourage the planting of native and particularly broad-leaved trees.**

**3) Promote access to the countryside for cyclists, horse riders and pedestrians and where possible, facilitate opportunities for recreation and environmental improvement.**

**1) Identify, protect and where appropriate enhance areas of importance for their species and nature conservation value.**

10.14 European legislation has resulted in the creation of an upper tier to the hierarchy of nature conservation designations in Scotland. Special Protection Areas are designated under the Birds Directive. These sites are part of the Natura 2000 national network of protected areas designed to maintain or restore the distribution and abundance of species of European Community interest. Species are also afforded protection through this legislation; for instance, there is now a requirement to protect roosting and breeding birds. In June 2000, the Scottish Executive issued revised guidance regarding the implementation of the EC Habitats and Birds Directives. There is no longer a requirement for all sites selected under the Birds and Habitats Directives to be underpinned by an SSSI designation.

10.15 The revised guidance is designed to complement the guidance provided by the Scottish Executive through NPPG 14 (The Natural Heritage) and Planning Advice Note 60 (Planning for Natural Heritage). Development plans are required to safeguard and enhance the natural heritage and to ensure that environmental issues are integrated into the planning process. Local plans are specifically required to provide appropriate protection to all levels in the hierarchy of designated sites, wildlife corridors, landscape character and the wider nature conservation resource outwith the formally designated areas. Such action will ensure that the Habitat Directive's principal aim of conserving biodiversity can be achieved.

10.16 The Structure Plan identifies international, national and strategic environmental resources which are protected from any proposals which could have a significant adverse effect. The Inner Clyde SPA/Ramsar/SSSI is to be safeguarded and managed. This provision also extends to the Black Cart which has been confirmed as an SPA since the Structure Plan was issued. In addition, protection and enhancement is required for a range of other strategic ecological resources.

E.C. Directives 79/409/EEC on the Conservation of Wild Birds

NPPG 14, para 71  
PAN 60

SP Pol 7

## REFERENCES

10.17 To comply with the requirements of international and national guidance and the Structure Plan, the Council is required to provide a high level of protection to sites meriting an international nature conservation designation. Development proposals will be assessed against legislation pertaining to national and international sites.

NPPG 14, paras 35-45  
Revised Circular 6/1995  
SP Pol 7, Schedule 7 (a)  
POL ENV1

10.18 The Government and the Structure Plan also require that the Council provides an appropriate level of protection to the nine sites designated as SSSIs within its area. Development is not precluded on these sites; the designation, however, is of national importance and there would require to be over-riding reasons to justify a development proposal. An assessment will be undertaken to confirm whether or not an adverse affect would result from any development and this will be a material consideration in determining any application for planning consent.

NPPG 14, paras 24-25,  
28-30  
SP Pol 7, Schedule 7 (a)  
POL ENV 2

10.19 In addition to these statutory designations a number of Sites of Importance for Nature Conservation (SINCs) have been identified by the Council containing a range of nature conservation interests of local importance. 35 were originally recognised but the recent completion of a Phase 1 habitat survey for the Council area has resulted in a total of 117 SINCs being identified including several Wildlife Corridors. The SINCs identified on the Proposals Map indicate the areas where there is a known nature conservation interest. A full inventory of SINCs is to be made available for inspection in the Planning Department, where details of the nature conservation value of each SINC can be obtained.

NPPG 14, paras 46-49,  
60-62  
POL ENV3

10.20 There are likely to be other sites of nature conservation interest throughout the Council's area not yet covered by a formal designation. Any development applications affecting these sites shall take account of such interest if proved to be of special significance. Under European legislation the Local Plan is also required to recognise the importance of the wider natural heritage, in particular the vital network features that support the coherence of the designated sites by acting as stepping stones or linear corridors forming links from one habitat to another.

10.21 It should be noted that where Special Protection Areas, Sites of Special Scientific Interest and Sites of Interest for Nature Conservation overlap, the Local Plan allocates only the higher level of policy protection to the area. For example the Inner Clyde SPA is also a designated SSSI, but it is sufficient and appropriate for the Local Plan to protect the site with Policy ENV1.

NPPG 14, para 61  
POL ENV 4

10.22 Two Local Nature Reserves have been designated by the Council under the National Parks and Access to the Countryside Act, 1949 at Paisley Moss and Jenny's Well in Paisley. One is proposed at Newshot Island, Erskine. The Council seeks to protect the nature conservation interest found at these locations and capitalise on the educational opportunity that they offer.

10.23 Biodiversity - the UK Action Plan (1994) was the document that the Government produced in response to the Convention on Biological Diversity which was signed at the Earth Summit in 1992. It recognises that the UK has a primary responsibility to conserve and enhance the biodiversity within its jurisdiction. Local Biodiversity Action Plans (LBAP) are intended to provide a means for translating the UK Biodiversity Action Plan into effective action at the local level through focused action. The LBAP for Renfrewshire is being completed in partnership with Inverclyde and East Renfrewshire. To facilitate this,

NPPG 14, para 18  
SP para 12.6  
POL ENV5

the Council has established a Local Biodiversity Steering Group comprising representatives from a range of organisations. As part of the LBAP process detailed action plans will be drawn up for the priority species and habitats and key targets set.

10.24 The LBAP covering Renfrewshire will identify priorities for action reflecting both the requirements of the UK Biodiversity Action Plan and agreed targets for species and habitats of importance in the local area. It will also identify the appropriate delivery mechanisms through species and habitat action plans to facilitate meaningful conservation and enhancement of biodiversity.

10.25 Agricultural land of Classes 1, 2 and 3.1 is considered to be a national resource. The Local Plan therefore safeguards this land for agricultural use. Class 3.2 agricultural land is also safeguarded to sustain rural employment in accordance with the Structure Plan. Following the consultation carried out by the Scottish Executive in their consultation paper “Removing the Special Protection of Prime Quality Agricultural Land from Development”, and when national planning policy has been formulated, Renfrewshire Council will reconsider the level of protection to be provided to agricultural land.

**2) Protect existing trees and woodlands that have an amenity or nature conservation value, promote their positive management and encourage the planting of native and particularly broad-leaved trees.**

10.26 The Council aims to promote the planting of new native woodlands and to enhance existing woodlands and trees to improve the landscape quality of rural areas and the amenity of the urban areas. In addition, the nature conservation and recreational value of an area will benefit through additional planting and appropriate management of woodland.

10.27 The Council has a duty to protect important woodland and trees which are likely to come under threat and which contribute to the amenity of an area. A register of Tree Preservation Orders is maintained by the Council and is available for inspection at the Department of Planning and Transport. The existence of a Tree Preservation Order does not preclude development. Unless it is undertaken in a sensitive way however, it can have an adverse affect on the trees that are protected. The policy, therefore, outlines the action that will be required by developers on sites where a TPO has been declared. Reference should be made to the Council’s approved Guidelines on Treework Requests.

10.28 Trees are an important component in the overall character of Conservation Areas. To enhance the special qualities of the Conservation Area, any tree works should take full cognisance of the relevant Conservation Area Character Assessments.

10.29 The Council recognises that trees and woodlands contribute to our townscapes, rural landscapes and provide important wildlife habitats. However, the long term future of this resource can only be secured by ensuring that wherever possible appropriate management is undertaken.

**3) Promote access to the countryside for cyclists, horse riders and pedestrians, and where possible facilitate opportunities for recreation and environmental improvement.**

SP Pol 7, Schedule 7 (e)  
POL ENV 6

NPPG 14, para 50  
POL ENV 7

NPPG 14, para 53  
POL ENV 8

NPPG 14, para 51  
POL ENV 9

### **The Green Network**

10.30 Through the Local Plan the Council supports the concept of the Green Network which complements the Green Belt by integrating urban and rural areas. It is intended that the Green Network will create high quality environmental corridors and resources, open spaces and recreational assets that will assist in social and economic regeneration. Existing country parks, countryside around town projects, existing and potential long distance routes, Clyde Muirshiel Regional Park and the Clyde Waterfront urban renewal area are identified as priorities for promotion and management within the Green Network. Policy provision protecting and enhancing these resources can be found within this section of the Local Plan, whilst further detail on access and open space and recreation can be found within other relevant sections. This action is in compliance with the requirements of the Structure Plan and will contribute to the creation of a wider Green Network across the Structure Plan area.

SP Pol 1, Schedule 1 (e)  
SP paras 7.18-7.21

### **Regional and Country Parks**

10.31 A range of recreational opportunities exist within Clyde Muirshiel Regional Park which include visitor centres at Castle Semple, Lochwinnoch and in the Renfrewshire Hills at Muirshiel. Similarly, the Gleniffer Braes Country Park, and Finlaystone Country Estate (part of which is in Renfrewshire) offers the public valuable access to the countryside and recreation. The Regional and Country Parks, and Finlaystone Country Estate, are important recreational and tourist resources which the Council seeks to protect and enhance. They provide the public with the opportunity to enjoy outdoor pursuits within an area which is managed specifically for this purpose. The management plan for the Gleniffer Braes Country Park is currently being reviewed and once completed it will provide a framework for considering development proposals. The Council supports a Study to investigate the feasibility of a habitat creation and flood attenuation project at Lochwinnoch, to be known as the Three Lochs Project.

SP Pol 7, Schedule 7 (c)  
POL ENV10

### **Clyde Muirshiel Uplands**

10.32 The Structure Plan identifies Clyde Muirshiel Regional Park as a Tourist Development Area, although it is recognised that parts of the Park have greater potential for this type of development than others. A review was required of the outer Green Belt boundary in the moorland parts of the Renfrewshire Hills; however, no changes are proposed at present. Further details are given in the Green Belt topic.

SP POL 5, Schedule 5 (e)  
SP para 7.24

### **Carts Greenspace Project**

10.33 The Council supports in partnership with Scottish Natural Heritage (SNH) and neighbouring local authorities the Carts Greenspace Project. The Local Plan reflects the Carts Greenspace Project's principal aim of protecting and enhancing the environment of the rivers within its remit. The Project has been the subject of a review which will alter the emphasis of its work to provision of accessible Green Space for communities.

SP Pol 1, Schedule 1 (e)  
POL ENV 11

### **Renfrewshire Urban Fringe Policy**

10.34 To combat the problem of under-used and unmanaged land in the urban fringe the Council has set up the Renfrewshire Urban Fringe Project. This provides a means of implementing an integrated approach to the management of peripheral areas and delivering environmental objectives. Despite the success of the Urban Fringe policy to date in several areas including Linwood and Johnstone, under-used and unmanaged land remains a problem and the Local Plan reflects the need to continue focused action. In time, the policy should also contribute to the development of the Core Path Networks which will be identified through the new Renfrewshire Access Strategy.

SP Pol 1, Schedule 1 (e)  
POL ENV 12

**Access to the Countryside**

10.35 Through the new Land Reform Bill legislation will be established to create a responsible right of public access to the countryside. Local authorities are likely to have a new role in access provision, therefore, work is currently underway with Scottish Enterprise Renfrewshire and SNH on the preparation of an Access Strategy. The strategy will provide a strategic framework for access development and management throughout Renfrewshire and it will identify Core Path Network areas. The Local Plan recognises the role that the Access Strategy has in developing a more sustainable approach to transportation.

SP Pol 1, Schedule 1 (e)

**POLICIES****Nature Conservation and Biodiversity  
POLICY ENV 1: International Designations**

The Council safeguards the sites subject to international nature conservation designation. Development proposals which, in the Council's view, will affect these sites will be determined in accordance with Part IV of The Conservation (Natural Habitats, etc.) Regulations 1994 and NPPG14, Natural Heritage.

## TEXT REFERENCES

paras 10.4, 10.14-10.17

**POLICY ENV 2: National Designations**

The Council safeguards the nature conservation value of Sites of Special Scientific Interest. Development proposals which, in the Council's view, will affect these sites will be determined in accordance with national planning guidance given in NPPG 14, Natural Heritage.

paras 10.5, 10.17, 10.18

**POLICY ENV 3: Local Designations: Sites of Importance for Nature Conservation (SINCs)**

The Council will protect and where possible enhance SINCs, and, where appropriate, promote links between SINCs which will act as wildlife corridors. However, the Council recognises that some of the identified SINCs coincide with sites which are regarded as being suitable for development through Local Plan policies and where there is a presumption in favour of development. Development proposals for sites covered by the SINC designation will be assessed, therefore, against the following criteria.

paras 10.9, 10.10, 10.19

- (a) The social and economic benefits of the development proposal.
- (b) Any adverse impact on the nature conservation interest of the site being acceptable to the Council.
- (c) The provision of satisfactory compensatory nature conservation benefits.

The above would also apply to SINCs identified and approved in the future by the Council.

**POLICY ENV 4: Local Designations: Local Nature Reserves**

The Council will protect the Local Nature Reserves identified on the Proposals Map to ensure that their nature conservation interest is maintained and that they continue to provide a unique educational and recreational resource.

paras 10.9, 10.22

**POLICY ENV 5: The Local Biodiversity Action Plan**

The Council in conjunction with its partners will develop action plans through the emerging LBAP to facilitate the management of species and habitats to protect the nature conservation interest and enhance the biodiversity of sites of local importance.

paras 10.12, 10.23, 10.24

**POLICY ENV 6: Agricultural Land**

The Council will resist development having an irreversible effect on prime quality agricultural land (Classes 1, 2, and 3.1 as identified by the Macaulay Land Use Research Institute). Similarly, development on class 3.2 agricultural land will not be permitted unless there is no suitable alternative.

paras 10.7, 10.25

**Forestry and Woodland****POLICY ENV 7: Planting and Management of Trees and Woodlands**

The Council seeks to enhance trees and woodlands throughout its area by:

paras 10.9, 10.26

- (a) Promoting the planting of broad leaved and native species,
- (b) Protecting and promoting positive management of ancient and semi-natural woodlands for their nature conservation interest,
- (c) Protecting and promoting positive management of hedgerows, street trees and any other trees considered to contribute to the amenity of an area,
- (d) Promoting the development of community woodlands, particularly where they are close to urban areas and where links to the wider countryside and neighbouring settlements may be facilitated, and
- (e) Encouraging the planting of appropriate trees as an integral part of new development.

**POLICY ENV 8: Protection of Trees and Woodlands**

The Council seeks to protect trees and woodlands throughout its area by,

paras 10.9, 10.27

- (a) Promoting new Tree Preservation Orders and the designation of SINCs for woodlands, groups of trees or individual trees of importance to the townscape, landscape or nature conservation interest which it considers are likely to come under threat.
- (b) Ensuring that all healthy trees within areas covered by TPOs are protected in development proposals and that felling of trees will only be allowed where the applicant can demonstrate to the satisfaction of the Council that felling is required to achieve an acceptable design solution. Where deemed necessary by the Council, compensatory planting elsewhere within the development will be required. Any tree works will also be required to be carried out in accordance with the Council's approved Guidelines on Tree Work Requests.
- (c) Requiring that within Conservation Areas any tree works must be undertaken in terms of the approved Guidelines on Tree Work Requests and the appropriate Character Assessment for the area.

**POLICY ENV 9: Woodland Management**

Where an application for planning consent is approved by the Council which affects an existing woodland area or which involves the creation of a new woodland the Council will attach the appropriate conditions to the consent, or an agreement under Section 75 will be sought to secure a long term woodland management scheme.

paras 10.9, 10.26, 10.29

**POLICY ENV 10: Regional and Country Parks**

The Council safeguards Clyde Muirshiel Regional Park and the Gleniffer Braes Country Park. Development within these areas will only be permitted where it can be demonstrated that;

paras 10.6, 10.7,  
10.31-10.32

- (a) In Clyde Muirshiel Regional Park, full consideration has been given to the requirements of the Integrated Land Use Strategy and the Parks design guidance,
- (b) The scale of any impact on the nature conservation or heritage resources within the Parks is considered by the Council to be acceptable,
- (c) The development does not cause an irreconcilable conflict with neighbouring land uses, and
- (d) Wherever possible, the opportunities for provision of public access identified in the Renfrewshire Access Strategy (when approved) have been secured.

**POLICY ENV 11: Carts Greenspace Project**

The Council supports and promotes the environmental objectives of the Carts Greenspace Project. In assessing development proposals within the Project Area, the Council will seek measures to;

paras 10.10, 10.11, 10.33

- (a) Protect and where appropriate enhance the landscape and wildlife resource, and
- (b) Make appropriate provision for improved public access to and along the rivers.

**POLICY ENV 12: Renfrewshire Urban Fringe**

The Council supports and will pursue in partnership with landowners and other agencies, the implementation of the Council's approved Urban Fringe Policy by means of appropriate measures which will:

paras 10.10, 10.11, 10.34

- (a) Protect and enhance the landscape,
- (b) Realise the potential for improved public access,
- (c) Realise the potential for woodland planting and management,
- (d) Protect and enhance the wildlife resource,
- (e) Encourage the positive management of farmland/agricultural land.

# Built Heritage

## OVERVIEW

10.36 Renfrewshire has a rich built heritage ranging from the buildings associated with Paisley's industrial past to country houses of architectural or historical importance. The Local Plan recognises this and provides a policy framework which facilitates their protection and enhancement.

### Conservation Areas

10.37 There are eight conservation areas in Renfrewshire. These areas are of particularly high quality in terms of their townscape, architectural or historical interest. Through the Local Plan policies the Council aims to protect and enhance their special character. It is recognised that development will take place within these areas and that they contain opportunities for change, however, where development does take place, it will be required to meet specific criteria to ensure that high standards are maintained.

### Listed Buildings

10.38 Over 500 buildings within Renfrewshire are listed. The Local Plan seeks to safeguard this resource and to encourage their repair, restoration and re-use. As with Conservation Areas, development criteria are outlined to maintain a high standard of development. The Council seeks to safeguard listed buildings that are under threat due to neglect, therefore, the Local Plan requires owners of these buildings to take remedial action to secure their future. In order to retain as many listed buildings as possible, the Local Plan also outlines the criteria against which their demolition has to be justified.

### Scheduled Ancient Monuments

10.39 Appropriate protection is given to Scheduled Ancient Monuments and their settings within the Local Plan. These sites are of national importance in terms of their archaeological interest and are part of Renfrewshire's unique historical record. Provision is also made for the protection of other unscheduled sites of archaeological significance. Whilst these sites and their settings are not considered to be of national importance, they have a local significance which the Local Plan recognises.

### Gardens and Designed Landscapes

10.40 There are two sites within Renfrewshire that are currently included on the Inventory of Gardens and Designed Landscapes and a further site has been proposed for inclusion. The Local Plan recognises the important contribution that these sites make to the wider landscape. They are therefore afforded protection from development having an unacceptable adverse impact. Appropriate enhancement and management is also supported to ensure that the special qualities associated with the landscape or garden do not deteriorate.

### Improvement of the Built Environment

10.41 Public works of art can make a significant contribution in improving the townscape. The Local Plan supports the Council's Per Cent for Art Scheme which facilitates the provision of public works of art in association with larger scale developments.

POLS ENV 13,14

POLS ENV 15,16,17,18

POLS ENV 19,20

POL ENV 21

POL ENV 22

POL ENV 23

SP Pol 7, Schedule 7(d)

10.42 Advertisements are acknowledged as having the potential to make a considerable impact on the built environment. The Local Plan outlines the circumstances under which such development may be appropriate in order to protect the townscape from unacceptable development.

10.43 The Structure Plan identifies international, national and strategic environmental resources which are protected from any proposals which could have a significant adverse effect. The policies within the Local Plan will contribute to achieving not only a high quality built environment for Renfrewshire but also the wider Structure Plan Area.

## WHAT WE WANT TO ACHIEVE

10.44 The Renfrewshire Local Plan will continue to protect, enhance and conserve the historic environment.

### Objectives

- 1) Preserve and enhance the character and appearance of conservation areas and listed buildings and their settings.**
- 2) Protect and preserve Scheduled Ancient Monuments, other locally important archaeological remains and their settings.**
- 3) Protect historic gardens and designed landscapes and their settings from inappropriate development.**
- 4) Improve townscape quality by commissioning works of public art.**
- 5) Give due consideration to the possible environmental impacts of applications for advertisement consent.**

### **1) Preserve and enhance the character and appearance of conservation areas and listed buildings and their settings.**

10.45 NPPG 18 Planning and the Historic Environment sets out the requirements for Local Plans to protect, conserve and enhance historic areas. The Government also provides advice relating to the historic built environment through its Memorandum of Guidance on Listed Buildings and Conservation Areas.

NPPG 18 para 37

10.46 The Council has eight Conservation Areas. The Cross/Oakshaw in Paisley, Kilbarchan and Ranfurly in Bridge of Weir have been designated by Historic Scotland as being Outstanding. Enhancement schemes have been approved for four areas and design guidance is available for each area. The Council is preparing Conservation Area Character Appraisals which will pick out the salient characteristics of each conservation area to assist in preparing and assessing development proposals. Article 4 Directions may be made by the Council which remove certain permitted development rights for specified classes of development within conservation areas. They are currently in place for all but one of the conservation areas. The Character Appraisals however will enable them to be updated.

NPPG 18, paras 13, 14

POL ENV 13

10.47 The Council is required to protect Conservation and Outstanding Conservation Areas as they are an important element of the townscape and contain distinctive buildings that are of historical or architectural interest. It is recognised that the best use for an historic building is usually the use for which it was designed; however, where this can no longer continue, an appropriate alternative may have to be considered in order to ensure that the building or group of buildings is retained. The existence of the Conservation Area designation does not prohibit development and where a building becomes redundant, the Council will seek to promote an acceptable alternative use which endeavours to preserve the architectural and historic features of the building.

POL ENV 14

10.48 Renfrewshire's built environment contains many important buildings of historical and townscape value. There are currently in excess of five hundred listed buildings, of which some 7% are considered to be at risk. The Council is required to afford appropriate protection to the listed buildings within its area. Retention of these buildings makes a significant contribution to the townscape character and environmental quality of the urban area. The Local Plan provides the criteria which form the basis for the detailed considerations made by the Council when determining applications for listed buildings. These considerations are also applicable to those proposals affecting the setting of a listed building.

NPPG 18, para 12  
POLS ENV 15,17

10.49 Where listed buildings are considered to be under threat from neglect or unauthorised development, the Council has the authority to invoke statutory powers of intervention and take action under Sections 42, 43 and 49 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The Council monitors the condition of buildings of architectural and historic interest which it considers to be at risk through neglect or inappropriate development. If required, it will seek to secure the future of such buildings in an acceptable state of repair.

Memorandum of Guidance  
on Listed Buildings  
and Conservation Areas  
POL ENV 16

10.50 The loss of listed or other important buildings can have a detrimental impact on the character of the area. The Local Plan, therefore, reflects Government advice regarding the demolition of listed buildings and the circumstances under which such action will be considered justified.

POL ENV 18

## **2) Protect and preserve Scheduled Ancient Monuments, other locally important archaeological remains and their settings.**

10.51 NPPG 5 Archaeology and Planning and PAN 42 on Archaeology and Planning provide guidance on how archaeological remains and discoveries should be handled under the development plan system. National recognition is given to the archaeological resource through the designation of Scheduled Ancient Monuments, of which there are seventeen in Renfrewshire. There are many other locations that are of archaeological importance which the Council is required to recognise and protect. The Council subscribes to the West of Scotland Archaeological Service which provides advice on appropriate action when development proposals affect these sites. Both Renfrew and Paisley have been recognised through the Scottish Burghs Survey as historic burghs.

POL ENV 19  
NPPG5 para 22  
PAN 42 para 16

10.52 Government guidance requires that Scheduled Ancient Monuments (SAM) and their settings are the subject of full statutory protection. In addition to preservation, the SAM or its setting should be enhanced if this is considered appropriate. Renfrewshire

contains a variety of archaeological remains, including sites that are of regional or local importance and those reflecting the area's industrial past. They are registered on the Sites and Monuments Record which is compiled and updated by the West of Scotland Archaeology Service. The Council is also required to protect these unscheduled sites and their settings.

### **3) Protect historic gardens and designed landscapes and their settings from inappropriate development.**

10.53 Formakin and Finlaystone Estates are included in the original Inventory of Gardens and Designed Landscapes produced by Historic Scotland and the Countryside Commission for Scotland (1988). A recent review has identified Fountain Gardens, Paisley as being a site which also merits inclusion in the Inventory. It is recognised that the sites and their settings should be given protection from inappropriate development, and that sensitive management and conservation of the resource should be encouraged.

### **4) Improve townscape quality by commissioning works of public art.**

10.54 In 1997 the Council approved the Renfrewshire Council Arts Strategy. This Strategy recommended that a Per Cent for Art Scheme be developed, and therefore the Council approved such a scheme in 1998. The Council recognises the contribution which can be made to the built environment by public art in its widest sense, including pieces of sculpture, street furniture, gates, landscaping and stained glass.

### **5) Give due consideration to the possible environmental impacts of applications for advertisement consent.**

10.55 Outdoor advertising can detract from the urban environment. Advertisements also have the potential to be a hazard to vehicles and pedestrians. The Council has the power to control those which have the most impact on the environment.

10.56 Guidance relating to the display of advertisements which sets out the criteria that it will take into account when considering applications for advertisement consent is currently being reviewed by the Council. It has also approved a report which sets out a policy for the control of advertisements on street furniture within Paisley town centre.

## **POLICIES**

### **POLICY ENV 13: Conservation Areas**

The Council will protect, preserve and enhance the unique townscape qualities of the Conservation Areas. The Council seeks the retention, sensitive restoration and appropriate reuse of all structures/buildings that make a material contribution to the historic character of the Area. Any proposals for new development will have to meet the requirements of policy ENV 14.

POL ENV 20

POL ENV 21

POL ENV 22

POL ENV 23

## TEXT REFERENCES

paras 10.37, 10.45-10.47

**POLICY ENV 14: Development Standards for Conservation Areas**

The Council seeks to maintain and enhance the unique townscape of Conservation Areas. Development within these areas will only be acceptable where it can be demonstrated that it satisfies the requirements of the Conservation Area Character Appraisals and the following criteria:

- (a) High standards of design must be employed which have regard to the architecture and character of the area, and ensure the maintenance and enhancement of local distinctiveness. Detailed consideration should be given to massing, height, fenestration and building materials.
- (b) The development proposals should be based on, and take account of the following supplementary guidance which is currently produced by the Council.
  - Cleaning and Repair of Stonework of Listed Buildings and Buildings in Conservation Areas,
  - The advisory booklets on development within Kilbarchan, Castlehead, The Cross/Oakshaw, Greenlaw, Ranfurly, Houston and Lochwinnoch Conservation Areas,
  - Paisley Cross and Oakshaw Outstanding Conservation Area Design Guide.
- (c) Supplementary guidance available in the Enhancement Schemes produced by the Council for Kilbarchan, Houston, Lochwinnoch and Paisley Cross and Oakshaw Conservation Areas.
- (d) Proposals should have regard to their wider impact in terms of visibility from external locations and the preservation of landmarks and views from and through the development site.
- (e) The redevelopment of gap sites will be encouraged and such development should enhance the character and distinctiveness of the conservation area, and
- (f) Trees deemed by the Council to contribute to the overall townscape should be retained and provision made for their future management. Any works undertaken should be in accordance Policy ENV 8.

Outline planning applications will not normally be accepted for sites in Conservation Areas.

**POLICY ENV 15: Development Criteria for Listed Buildings**

The Council seeks to protect and enhance listed buildings within Renfrewshire. Any applications received for development proposals relating to listed buildings and their settings will require to be of a high standard and require to meet the following criteria:

- (a) Use of sympathetic and appropriate materials and finishes.
- (b) Extensions/alterations should not detract from the character of the building.

(c) The massing, scale and form of the development should be appropriate.

(d) Landscaping and boundary enclosures should enhance the setting of the listed building and important structural planting should be reinforced or re-established.

(e) Conformity with the Memorandum of Guidance on Listed Buildings and Conservation Areas.

### **POLICY ENV 16: Listed Buildings Under Threat**

The Council will require owners of listed buildings to undertake appropriate maintenance and repair of their property and where appropriate it will use the statutory powers available to it to secure the future of such buildings. Subject to the availability of funding, grants towards these works may be made by the Council.

paras 10.38, 10.49

### **POLICY ENV 17: Development of Listed Buildings**

The Council will support and encourage the re-use and restoration of redundant listed buildings. Development proposals considered to be detrimental to the historical or architectural interest of a listed building or its setting will not be permitted.

paras 10.38, 10.48

### **POLICY ENV 18: Demolition of Listed Buildings**

The Council will not grant listed building consent for the demolition of a listed building unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of retaining the building. A proposal for the demolition of a listed building will require to be justified in terms of:

paras 10.38, 10.50

(a) The importance of the building's architectural merit, its historic interest and its contribution to the local townscape/scene,

(b) Its condition and the cost of restoring it in relation to the value of the restored building, taking into account the cost and value of a replacement building;

(c) Alternative uses and the possibility of adapting the existing building to any new use or mix of uses.

Applications for demolition of a listed building will require to be submitted in tandem with detailed applications for redevelopment of the site.

### **POLICY ENV 19: Scheduled Ancient Monuments**

The Council will safeguard and, where appropriate, seek to enhance Scheduled Ancient Monuments and their settings. Development proposals which will have a detrimental effect on Scheduled Ancient Monuments or their settings will not be permitted.

paras 10.39, 10.51

**POLICY ENV 20: Unscheduled Sites of Archaeological Significance**

The Council will seek to protect and where appropriate enhance unscheduled sites of archaeological significance and their settings, including sites of importance for industrial archaeology. When considering development proposals affecting a location that is known to, or considered likely to contain an archaeological interest, the Council will require to be satisfied that;

- (a) The overall benefit of the development will outweigh the benefits of preserving the archaeological resource.
- (b) That there is no suitable alternative location for the development.
- (c) The siting and design of the proposal will minimise the damage to the archaeological resource.
- (d) Where approval is given and preservation cannot be achieved, adequate provision should be made by the developer for the excavation and recording of site remains (prior to and during development), and
- (e) Where an archaeological interest becomes apparent during development, provision should be made by the developer for appropriate recording of the site remains.

paras 10.39, 10.52

**POLICY ENV 21: Gardens and Designed Landscapes**

The Council will seek to protect and enhance the Gardens and Designed Landscapes currently included on the Inventory of Gardens and Designed Landscapes, and those that are proposed for inclusion. Proposals for enhancement or management that are sensitive to the unique characteristics of these sites will be supported. Planning applications will require to be accompanied by an historic landscape appraisal and outline applications should contain adequate information on the layout, height and massing to facilitate a full assessment of the overall effect of the proposal. Development which may have an unacceptable adverse impact on these sites, or their setting, will not be permitted.

paras 10.40, 10.53

**POLICY ENV 22: Per Cent for Art**

The Council, under its Per Cent for Art Scheme, will encourage developers of large-scale development schemes to set aside at least 1% of the budget of a proposed development to provide for works of art or craft.

paras 10.41, 10.54

**POLICY ENV 23: Applications for Advertisement Consent**

The Council will only grant consent for the display of advertisements which are acceptable in terms of amenity and public safety. The Council's approved guidance will be used as the basis for assessing advertisement proposals.

paras 10.42, 10.55,  
10.56

# 11 Open Space and Recreation

## OVERVIEW

11.1 This topic covers both formal and informal recreation including sports activities, allotment gardens, amenity open space and children's play areas. Open space occupies a large amount of land within both the urban and rural areas, and is an important component of the environment in both towns and villages. Within the larger urban areas, particularly, public parks provide a wide range of both formal and informal facilities. Renfrewshire also contains a considerable variety of indoor and outdoor formal sports and recreational facilities, provided by both the public and private sectors.

11.2 While many playing fields are available for use by the general public, there are also a considerable number associated with schools, many of which are currently under-used. Additionally, there is the need to determine the future of those playing fields associated with schools currently scheduled for closure, and those associated with any schools which may be proposed for closure as a result of future rationalisation of education.

para 8.4

11.3 Pressures can arise to develop existing open spaces and sports facilities for other purposes, and the Local Plan takes a robust approach towards giving protection to those areas, whereby permission for development can only be granted in certain circumstances, e.g. where there is a surplus of certain facilities, or where better facilities are being provided on part of the site, or where alternative facilities of equal or better community benefit can be provided on a suitable site elsewhere. All active recreational open space facilities, i.e. pitches, courts, greens etc., together with allotment gardens and the most important formal and informal open spaces, are identified on the Proposals Map and given a high level of protection. The level of protection of lesser open spaces will be dependent on the characteristics of the individual areas.

11.4 On the other hand, there is a shortfall in provision of modern facilities in parts of Renfrewshire for certain sports, and the Council has proposals to redress this shortfall. It is also developing strategies to deal with various aspects of sports and leisure provision. In respect of school playing fields, where any rationalisation of education takes place in the future, it would be the Council's intention to incorporate an improvement in the playing fields remaining available.

para 8.4

11.5 In new housing developments it is important that an adequate level of open space is provided, including facilities for children's play, and accordingly there will be a requirement for developers to comply with the Council's approved guidelines in this regard.

## WHAT WE WANT TO ACHIEVE

### 11.6 Objectives

- 1) **To represent the Council's policies and to make appropriate land use allocations for any proposals in respect of sport and recreation provision, as well as those arising out of the various strategies currently in preparation by the Director of Environmental Services.**
- 2) **To protect important active recreational, formal and informal open space and allotment gardens from development pressures.**
- 3) **To ensure adequate provision of open space, including areas for children's play, in new housing developments.**

**1) To represent the Council's policies and to make appropriate land use allocations for any proposals in respect of sport and recreation provision, as well as those arising out of the various strategies currently in preparation by the Director of Environmental Services.**

11.7 The Council has approved an interim Playing Fields Strategy, which assesses the demand and supply situation in respect of the Council's own facilities for football, rugby, hockey and cricket, including the use made of school playing fields. This strategy is currently being augmented to include tennis, bowls and golf. In addition, the Council has approved a Leisure Strategy prepared by the Department of Education and Leisure, which assesses the demand and supply situation in respect of the Council's own indoor sports provision and sports development function. The Department of Environmental Services is currently preparing a children's play area strategy and a parks strategy. The children's play area strategy will provide revised guidelines for the provision of children's play facilities in new housing areas, and these will supersede the current guidelines.

11.8 The Council is currently upgrading Moorcroft and King George V Playing Fields in Renfrew. While some of the known deficiencies will be rectified by those developments already planned by the Council, there may be an opportunity for provision of additional facilities within a large area of under-used land at Craighend, Erskine. The local plan is therefore proposing that a study be carried out into its development potential.

11.9 The Council has established a Leisure Trust to manage the Council's indoor sports facilities. This will release significant resources in order that facilities can be improved. These facilities comprise Linwood Sports Complex; the Lagoon Leisure Centre; Elderslie Leisure Centre; the Erskine Community Sports Centres; Johnstone, Renfrew and Erskine Swimming Pools; and the Moorcroft Sports Centre.

11.10 Following the closure of St Mirin's and Merksworth High Schools in Paisley, improved and additional playing fields will be provided at St Andrew's Academy and Castlehead High School. In the longer term the Council is upgrading the schools infrastructure via a public private partnership (PPP). Currently schools pitches are dominated by blaes facilities which are no longer considered suitable as quality sports provision. Through the PPP proposals, consideration is being given to the upgrading and replacement of certain of these facilities by either grass or synthetic surfaces and improved changing

PROP L1

POL L8

PROP Ed1

arrangements. Particular consideration is being given to areas where there is a community need in addition to the requirements of schools.

11.11 The Council has recently granted planning permission for a major sports and leisure facility at Braehead, Renfrew, to be known as the Xscape Complex. This development will include an indoor ski slope, which will add to Renfrewshire's sports and recreation facilities. There is a requirement for this complex to be given a particular policy coverage in order to differentiate the leisure element of the Braehead development from other land uses.

## **2) To protect important active recreational, formal and informal open space from development pressures.**

11.12 The Council's approach to open space and recreation accords with national planning guidance. This advice includes the need to protect important existing facilities and to indicate how demand for facilities can be met, while taking account of the needs of all members of the population. In accordance with national planning guidance, the active recreational open space facilities which are considered to be most important for protection are shown on the Proposals Map. Only in those circumstances where there is a clear long term excess in the provision of facilities, or where an equivalent or better facility is being provided elsewhere, or where there would be an improvement in the quality of the facility, could development be permitted of some or all of an active recreational open space facility for some other purpose. In such a case there would require to be a legally binding agreement in order to ensure that the alternative facility is in fact provided, which should be in advance of the closure of the existing facility. Sportscotland will be consulted in respect of any development proposals affecting such facilities and their response will be taken into account in determining any applications for planning consent. There are currently circumstances involving two playing field locations where development potential is being taken forward. These playing fields have therefore not been identified for protection; they will, however, be subject to the same assessment against the terms of NPPG 11. These locations are:-

- Merksworth High School, Paisley
- Abbotsinch Playing Fields, Paisley

11.13 Also in accordance with national planning guidance, those formal and informal open spaces which are considered to be most important for protection are shown on the Proposals Map. As not all open spaces and recreational facilities have the same importance in amenity or recreational terms, it is important to give protection to those lesser sites which make a valuable contribution but which are not of a scale to be shown on the Proposals Map, and this is done in Policy L4.

11.14 The Council's strategy is also in accordance with the Structure Plan, which requires local plans to safeguard existing facilities and make provision for the development of additional facilities. Based on an analysis by Sportscotland, the Structure Plan identifies an inadequate provision in Renfrewshire of sport and recreation facilities, particularly of sports halls, playing fields and publicly accessible golf courses. The Structure Plan also requires the creation of a Green Network, extending from the heart of Glasgow and other town centres to the remoter communities. Within Renfrewshire, the network is represented

POL L6

NPPG 11 para 30

NPPG 11 para 94  
POL L1

POLS L1, L2

POL H1

POL Airport 1

NPPG 11 paras 13-15, 42,  
94

POL L3

POL L4

SP paras 11.65, 11.66,  
11.68, 11.69

POLS L1, L3, L4

PROP L1

SP paras 7.18-7.21

mainly by corridors formed by the major rivers and existing and proposed long distance cycling and walking routes, as well as by regional and country parks. Urban open spaces play a part in contributing to the Green Network.

**3) To ensure adequate provision of open space, including areas for children’s play, in new housing developments.**

11.15 The Renfrew District Local Plan contained guidelines for the provision of open space and children’s play areas in new housing developments, compliance with which is necessary in order to obtain planning consent. Once the Council has prepared and approved revised guidelines, as part of the children’s play area strategy currently under preparation, these will supersede those contained in the Renfrew District Local Plan. There may arise circumstances, however, where the Council do not consider it necessary for the requirements of the guidelines to be met within the development site, e.g. where sufficient open space and/or children’s play facilities exists nearby, in which case it may be acceptable for the developer to build or pay for new or improved play facilities there. The requirement for provision of open space within new housing developments is included within the criteria against which such proposed developments will be assessed.

**POLICIES**

**POLICY L1: Protection of Active Recreational Open Space Facilities**

The Council seeks to protect the areas of active recreational open space shown on the Proposals Map. The Council will require development proposals not of an active recreational nature to meet one or more of the following criteria:-

- (a) there is a long term excess in the provision of pitches, playing fields and public open space in the wider area, taking into account long term strategy for provision, estimated demand and overall recreational and amenity value; or
- (b) alternative provision of equal or greater community benefit and accessibility would be made available on another site; or
- (c) the proposal incorporates the retention or enhancement of the existing facilities on part of the site, while enabling redevelopment of the surplus section of the site for another purpose.

In addition there will require to be no unacceptable adverse impact on the amenity of nearby residents.

**POLICY L2: Planning Agreements to Secure Alternative Provision of Open Space or Recreational Facilities**

The Council will seek to secure appropriate alternative provision on another site by means of an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, where it proposes to grant planning permission for a development involving the loss of an important open space, recreational facility or allotment gardens shown on the Proposals Map.

REFERENCES

para 10.30

NPPG 11 para 30  
POL L5

POL H7

TEXT REFERENCES

paras 11.12-11-14

para 11.12

**POLICY L3: Protection of Formal and Informal Open Space**

The Council seeks to protect the areas of formal and informal open space shown on the Proposals Map. Development proposals for any use not of an open space or recreational nature, or ancillary to these uses, will require to meet the following criteria:-

- (a) the benefit of the proposed development to the public clearly outweighs the present open space value of the site;
- (b) the amenity of the surrounding area will not be adversely affected by the loss of open space and by the nature of the proposed development.

paras 11.12, 11.14

**POLICY L4: Protection of Lesser Open Spaces and Recreational Facilities**

The Council will assess proposals for development of open spaces and recreational facilities not identified on the Proposals Map in terms of:-

- (a) the amenity value of the site to the surrounding area;
- (b) the value of the site or facility in recreational terms to the surrounding population.

paras 11.13, 11.14

**POLICY L5: Open Space in New Housing Developments**

The Council will only grant planning permission for new housing development if there is an appropriate provision of open space, including facilities for children's play, in accordance with the Council's approved open space guidance. The open space should be located within the development. If it can be served by an existing easily accessible open space close to the site, within which a play area can be constructed, this may be acceptable to the Council. However, in the latter instance, the Council will seek a planning agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, in order either to oblige the developer to provide the required facility on a suitable nearby site, or to secure funding from the developer to enable the Council to provide the facility. Land required for a sustainable urban drainage scheme may, if suitable, be considered as a contribution towards the amenity open space provision required for the site.

paras 11.7, 11.15

**POLICY L6: Protection of a Site at Braehead, Renfrew for Various Leisure Uses**

The Council safeguards the site at Braehead, Renfrew, as shown on the Proposals Map, for a leisure complex building and associated car parking. The building will contain:-

- (a) an indoor ski slope, plus ancillary indoor leisure facilities as defined in Use Class 11;
- (b) an hotel;
- (c) ancillary food and drink uses;
- (d) retail use ancillary to the leisure uses and restricted to the sale of specialist and extreme sports and leisure related equipment and clothing.

paras 11.11, 2.15-2.18

**POLICY L7: Protection of Allotment Gardens**

The Council seeks to protect the allotment garden sites shown on the Proposals Map. The Council will only grant planning permission for the development of these sites for other uses if a suitable alternative allotment site is provided within the same community.

para 11.6

**POLICY L8: Craigend, Erskine**

The Council will undertake a study to determine the most appropriate uses for the land at Craigend, Erskine identified on the Proposals Map, and will identify possible development opportunities. Mainstream housing will not be considered appropriate. The study will take into account the safeguarding of the nature conservation interest in the area.

para 11.8

**PROPOSAL L1: Proposed Recreational Developments**

The Council identifies sites on the Proposals Map to accommodate the following proposed recreational developments:-

- Improved sports facilities at Moorcroft Playing Fields, Renfrew
- Improved sports facilities at King George V Playing Fields, Renfrew

para 11.8, 11.14

# 12 Renewable Energy

## OVERVIEW

12.1 The need for increased production of energy from renewable sources has been given an added impetus in recent times with growing awareness of the damage being done to the Earth's environment, and in particular the atmosphere, by the burning of fossil fuels, and the consequent onset of climate change. Encouraging more electricity production from renewable sources is an important element in both the UK and Scottish Climate Change Programmes, which are aimed at reducing greenhouse gas emissions. Renewable energy can be derived from a number of sources, e.g. wind, wave, solar and hydro power, and from biomass and waste. While there has been a low level of interest to date in new renewable energy developments in Renfrewshire, there may nevertheless be increasing interest from developers in the future, particularly in wind power.

## WHAT WE WANT TO ACHIEVE

### 12.2 Objective

**1) To reflect the Government's policy of increasing the proportion of electricity produced from renewable sources, and the Structure Plan's support for wind farm developments, while ensuring that this is not achieved at the expense of unacceptable damage to the environment and amenity.**

12.3 The Council's approach is in accordance with national planning guidance on renewable energy, which requires the planning system to make positive provision for renewable energy developments through the development plan system.

12.4 The Council's strategy is also in accordance with the Structure Plan, which deals with renewable energy under the heading of Sustainable Development of Natural Resources. In relation to wind energy, it identifies preferred and intermediate areas which will be used for evaluating proposals. There are, however, no such areas within Renfrewshire. There will be a presumption against wind farm developments in sensitive areas, i.e. locations covered by various environmental designations. In relation to biomass production, the Indicative Forestry Strategy identifies opportunities for biomass energy crops within certain areas of under-used land, of which there are three within Renfrewshire, i.e. to the south and north of Paisley and in the vicinity of Lochwinnoch.

12.5 The Council has approved a Draft Local Agenda 21 Strategy 2000-2010 which has been submitted to the Scottish Executive. Under the theme of "Waste", it is stated that the Council will minimise the amount of waste for disposal by, among other things, recovering energy from waste residue. Local Agenda 21 matters will now be progressed through the Community Planning process.

12.6 In seeking to accommodate renewable energy development, it is essential to ensure that this is not achieved at the expense of unacceptable damage to the environment and amenity. In addition, all of Renfrewshire is covered by the Glasgow Airport consultation

NPPG 6 paras 46, 48-49

SP para 12.13

Waste Management  
topic

POL Ren 1

zone for wind power. All proposals for wind turbines will therefore be considered under POLICY AIRPORT 4.

## **POLICY**

### **POLICY Ren 1: Criteria for Assessing Proposals for Development of Renewable Energy Sources**

The Council is supportive of an increase in the proportion of electricity produced from renewable sources, but will require proposals for development of renewable energy sources to meet the following criteria:-

- (a) there is no unacceptable impact on the amenity of nearby residents, in terms of statutory air quality objectives, noise or other nuisances;
- (b) visual intrusion within the landscape in terms of scale, location, design, etc. has been minimised;
- (c) during the process leading to the selection of the proposed site, consideration was also given to alternative sites, and the selection of the proposed site can be justified;
- (d) the cumulative impact of the proposed development along with any other existing and approved similar developments will not lead to an unacceptable impact on the environment and amenity;
- (e) arrangements are in place to ensure restoration of the site to an acceptable standard after the operation has ceased.

## TEXT REFERENCES

paras 12.3-12.6

# 13 Mineral Extraction

## OVERVIEW

13.1 There are no working mines and only two working quarries within Renfrewshire at present. The working quarries are Highcraigs at Johnstone and Spring Grove at Kilbarchan. Permission has now been given to use the latter for landfilling. The Council has agreed modern operating conditions to enable re-opening of Reilly Quarry at Bishopton. Historically, however, there has been a low level of interest in opening new developments.

## WHAT WE WANT TO ACHIEVE

### 13.2 Objectives

- 1) **To ensure that any proposals for mineral extraction are justified in terms of strategic demand and supply.**
- 2) **To ensure that in assessment of any proposals for mineral extraction, the protection of the environment and the amenity of the population are given proper consideration.**

**1) To ensure that any proposals for mineral extraction are justified in terms of strategic demand and supply.**

13.3 The Council's approach is in accord with national planning guidance on minerals. Much of the national planning advice is associated with safeguarding and indicating sites, defining search areas, etc., as well as dealing with the necessity to ameliorate environmental effects during working and to reclaim sites after working has ceased. As regards open-cast coal extraction, national planning guidance is that there should be a general presumption against development outwith areas indicated in the Structure Plan.

13.4 The Council's strategy is also in accordance with the Structure Plan, which states that there is a sufficient supply of aggregate minerals to meet demand until 2012. It contains no proposed search areas for open-cast coal extraction within Renfrewshire. Any proposals for mineral extraction will require to be assessed in the light of this.

**2) To ensure that in assessment of any proposals for mineral extraction, the protection of the environment and the amenity of the population are given proper consideration.**

13.5 By its nature mineral extraction is an unsightly and disruptive activity. Any development proposal must therefore demonstrate a proven requirement in terms of strategic assessment of demand and supply. Should any application be granted, the Council will seek to minimise the disruption to the surrounding area, as well as requiring the restoration of the land for a beneficial use following cessation of extraction.

NPPG 4 paras 93-97  
NPPG 16 para 72  
PAN 50

SP para 12.13  
POL M1

POL M1  
POL M2

## POLICIES

### **POLICY M1: Assessment of Requirement for Mineral Extraction**

The Council will require proposals for mineral extraction to be justified in terms of the Structure Plan's assessment of strategic demand and supply for the minerals it is proposed to extract.

para 13.4

### **POLICY M2: Criteria for Assessing Proposals for Mineral Extraction**

The Council will require proposals for mineral extraction to meet the following criteria:-

para 13.5

- (a) there will be no unacceptable adverse effect on the amenity of nearby residents in terms of statutory air quality objectives, noise, dust or other nuisances;
- (b) there are adequate arrangements for dealing with increased traffic generation, both locally and on the wider transportation network;
- (c) there will be no unacceptable adverse effects on the public water supply, watercourses and land drainage;
- (d) extraction will be carried out over an agreed period of time;
- (e) appropriate arrangements are incorporated within the proposal to ensure restoration and beneficial after-use of the site following cessation of extraction. Normally restoration will require to be carried out in phases as extraction progresses.

# 14 Waste Management

## OVERVIEW

14.1 The subject of waste management is gaining a greater importance in development plans, because of the rapid increase in waste production and the consequent need to find sites for its disposal. This has been happening at a time when incinerators have been closed down because of concerns about their effects on air quality and health.

14.2 Domestic waste collected within the Council's area is currently taken to a waste transfer station at Linwood, and thereafter transported to a landfill site in Lanarkshire.

14.3 There are at present three operational landfill sites for non-domestic waste within Renfrewshire, i.e. Linwood Moss, Reilly Quarry and Southbar, with planning permission having been granted for the infill of Spring Grove Quarry at Kilbarchan. In addition there are various other waste treatment and disposal facilities, including civic amenity sites, waste transfer stations and recycling facilities.

## WHAT WE WANT TO ACHIEVE

### 14.4 Objective

**To ensure that, in consideration of any proposals, protection of the environment and the effect on amenity is given proper consideration.**

14.5 Waste disposal is by its nature an unsightly and disruptive activity; the Council will therefore only allow developments related to waste disposal where the disruption to the surrounding area is acceptable. It will also require the restoration of the land for a beneficial use following cessation of activity. The Council's approach is in line with national planning guidance on waste management, as embodied in NPPG 10 - "Planning and Waste Management". The NPPG lists a number of matters which it may be appropriate for local plans to deal with, mainly involving identifying sites for various waste management facilities and including appropriate policies. In many instances the matters do not have any relevance at present to Renfrewshire.

14.6 The Scottish Environment Protection Agency (SEPA) has prepared a National Waste Strategy for Scotland, the purpose of which is to set out the policies and provide the framework by which Scotland can move towards a more sustainable and integrated approach to waste management. This states that development plans should take account of the objectives of the strategy, to help establish an integrated network of waste management facilities. The next stage in the process is for an Area Waste Plan to be prepared jointly by the eight local authorities within the Structure Plan area, in conjunction with SEPA. This will develop the best practicable environmental option for the disposal and treatment of waste arising within the area covered by these authorities. The Area Waste Plan is currently at draft stage, and accordingly there are no proposals at present which require to be reflected in the Local Plan.

POL W 1

NPPG 10 paras 24, 25, 40, 41-51, 99

14.7 The Council’s strategy is also in accordance with the Structure Plan, which states that the development of specific policies and guidance on the requirements for specific types of waste management facilities will be provided by the Area Waste Plans produced as a requirement of the National Waste Strategy. In the meantime the Structure Plan requires that any new proposal for a waste treatment or disposal facility will have to be justified in terms of Strategic Policies 9 (Assessment of Development Proposals) and 10 (Departures from the Structure Plan). In doing so a balance will need to be struck between the proximity principle, regional self-sufficiency, local amenity and the guiding principles for sustainable development, particularly relating to transport.

14.8 The Council has approved a Draft Local Agenda 21 Strategy 2000-2020 for submission to the Scottish Executive. One of the themes covered in the document is “Waste”, and within this four action points are expressed as Council policy, viz:- (1) reducing the production of waste, (2) reusing materials where possible, (3) recycling everything possible, and (4) recovering energy from waste residue. Local Agenda 21 matters will now be progressed through the Community Planning process.

## POLICY

### **POLICY W1: Criteria for Assessing Proposals for Waste Disposal Facilities**

The Council will require proposals for the provision of waste disposal facilities, including landfill sites, waste transfer stations and incinerators, to meet the following criteria:-

- (a) the objectives of the Area Waste Plan are satisfied;
- (b) there will be no unacceptable adverse impact on the amenity of nearby residents in terms of statutory air quality objectives, noise, dust, smell, gas, leachate or other nuisances;
- (c) the site will be adequately screened while in operation;
- (d) there are adequate arrangements incorporated within the proposal for dealing with increased traffic generation, both locally and on the wider transport network;
- (e) there will be no unacceptable adverse effect on the public water supply, watercourses and land drainage;
- (f) there are arrangements in place to ensure restoration and beneficial after-use of the site, within a stated maximum period of time. Normally, restoration will require to be carried out in phases as infill progresses.

## REFERENCES

SP paras 12.14-12-16

Draft LA21 Strategy para 9.1

## TEXT REFERENCES

para 14.5

# 15 Telecommunications

## OVERVIEW

15.1 The role of planning in the development of telecommunications networks has recently attained a higher profile, because of public concern over the proliferation of base transmitters and radio base stations for the various mobile telephone operators, and also because of health concerns. The Scottish Executive has introduced new planning procedures for telecommunications developments, and has issued revised advice in the form of an NPPG and a PAN.

## WHAT WE WANT TO ACHIEVE

### 15.2 Objective

**While recognising the economic and social benefits of a modern mobile telecommunications network, to ensure that this is not achieved at the expense of unacceptable damage to the environment and detrimental visual impact**

15.3 The Council's approach is in accordance with the Government's policy to extend the mobile telecommunications network, while maintaining competition between the various operators. An NPPG and a PAN on radio telecommunications have been issued.

15.4 The NPPG emphasises the need to protect areas of particular value to the community for natural and built heritage conservation purposes. Certain designated areas where there are no permitted development rights are specified in a General Permitted Development Order. It is essential to minimise the effect on the environment and the surrounding area likely to be caused by any proposed development.

15.5 In regard to health concerns, operators are required to certify that their proposals meet certain international standards when they submit applications for planning permission.

## POLICY

### **POLICY Tel 1: Assessment of Proposals for Telecommunications Development**

The Council will require proposals for telecommunications developments to comply with the Council's approved policy framework for assessment of planning applications for installation of telecommunications apparatus. The framework is reproduced in PANEL Tel 1.

NPPG 19 paras 1, 2, 11  
PAN 62

NPPG 19 paras 48-52

GPDO  
POL Tel 1

NPPG 19 paras 53-55

## TEXT REFERENCES

paras 15.3-15.5

## **PANEL Tel 1: Policy Framework for Assessment of Planning Applications for Installation of Telecommunications Apparatus.**

### **A. Ground Based Masts:**

Within both urban and rural areas, ground based masts should be located to minimise the contrast between the structure and ancillary equipment and the setting or background.

#### **i. Industrial Areas**

Within industrial areas lattice-style masts will generally be considered acceptable, and mast sharing will be encouraged where possible. The overall height of individual masts will be considered in relation to the height of existing structures or buildings in the vicinity and any natural screening or landscaping which may be available.

#### **ii. Commercial Areas**

Within commercial areas streetworks installations of the monopole type will be generally considered acceptable. Such masts should ideally be viewed against an existing backdrop or screened by existing trees or buildings where possible. Equipment housing should be kept to the minimum size necessary, should be located immediately adjacent to the mast and screened where possible.

#### **iii. Residential Areas**

Within residential areas streetworks installations of the monopole type will generally be considered acceptable. Where possible, monopoles should be viewed against an appropriate back drop and should not be positioned directly facing the main frontage of residential properties.

#### **iv. Conservation Areas and Affecting the Setting of Listed Buildings**

Within Conservation Areas and affecting the setting of listed buildings lattice-style masts will not generally be considered acceptable. Monopole masts of an appropriate design and height will be considered acceptable within conservation areas and where they affect the setting of listed buildings if they are viewed against an appropriate backdrop and do not detract from the townscape qualities of the conservation area, or detract from the character of the listed building.

#### **v. Rural Areas**

Within rural areas ground based masts should be located to take account of natural landscape features, or be located adjacent to, or within groups of existing trees. Mast sharing will be encouraged where possible, although any resultant increase in height of the mast will be considered on its merits. The mast design shall take account of its setting and should be painted, where relevant, to blend with its backdrop.

### **B. Installation of Equipment on Buildings:**

i. Within industrial and commercial areas and on high rise residential properties the installation of equipment on buildings will generally be considered acceptable, and site sharing will be encouraged where possible. Antennae should generally be pole mounted to the side of buildings and painted to match the building's exterior, equipment housing should be kept to the minimum size necessary and located within the building or on hidden elevations. Otherwise equipment should be grouped together on the rooftop of

the building and screened where possible by existing features on the roof of the building. The total number permitted will be dependent on the building's height and location, and whether it is possible to screen the antennae with existing features.

ii. The installation of stub masts on the roof tops of buildings will not generally be considered acceptable in commercial or mixed commercial and residential areas, but may be acceptable in industrial areas dependent upon the height and location of the building on which they will be installed.

iii. The installation of antennae on buildings within a conservation area will not generally be acceptable except where they can be wholly hidden from public view, or can be disguised as an architectural feature of the building.

iv. The installation of antennae to the exterior of listed buildings will only be considered in exceptional circumstances where the antennae are wholly concealed or disguised as part of the building and do not detract from the character of the building. Equipment housing should ideally be located within the building and should not detract from the character of the building.

Generally, the installation of antennae and equipment housing within a listed building will be considered acceptable where it is demonstrated that there will be no adverse impact to the appearance or character of the building.