

Renfrewshire Local Plan



Introduction

1 Introduction

What the Local Plan Does

1.1 The Renfrewshire Local Plan will guide the future development and the use of land in the towns, villages and rural areas of Renfrewshire in the long term public interest. In doing this it will:-

- Provide an up-to-date land use planning framework for the delivery of the Council's physical, social and economic programmes in support of the Renfrewshire Community Plan
- Encourage and support regeneration
- Promote sustainable economic and physical development
- Provide a basis for maintaining and enhancing the quality of Renfrewshire's natural heritage and built environment
- Identify opportunities for change and development
- Provide a framework for decision making which will seek to ensure that development and changes in land use are sustainable and take place in suitable locations and provide protection from inappropriate development

Reasons for preparing the Local Plan

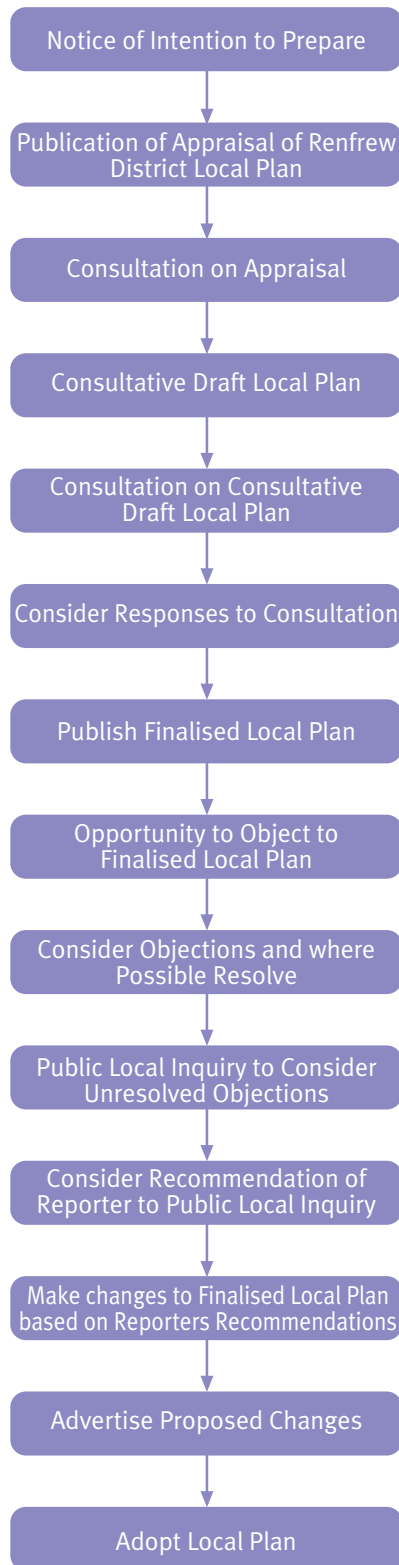
1.2 The Council is required by the Town and Country Planning (Scotland) Act 1997 to prepare a Local Plan or Plans for the whole of its area. It is also required to ensure that the Local Plan or Plans are kept up-to-date. Renfrewshire Council is committed to maintaining an up-to-date and relevant Local Plan coverage which will complement and support its wider range of plans and programmes.

1.3 The Council is required to ensure that the Local Plan conforms to the Structure Plan for the area. A new Structure Plan has been prepared by the Council, in conjunction with seven other Councils around and to the west of Glasgow, through the Glasgow and the Clyde Valley Structure Plan Joint Committee. Further details of this are provided below (paragraphs 1.46 - 1.50). The Council has taken the opportunity to prepare the Local Plan in parallel with the Structure Plan to provide a comprehensive and fully integrated Local Plan and Structure Plan framework for Renfrewshire.

1.4 The Renfrewshire Local Plan will, when adopted, supersede the Renfrew District Local Plan which covers the whole of the Renfrewshire Council area as well as Barrhead, Neilston and Uplawmoor which now form part of East Renfrewshire Council. This Local Plan will provide comprehensive Local Plan coverage for the Renfrewshire Council area.

The Plan Process

1.5 The process involved in the preparation of the Local Plan is summarised in Diagram 1.1.



In accordance with national planning advice (PAN 49), an appraisal of the Renfrew District Local Plan was carried out and this was subject to a consultation exercise early in 1999. The Appraisal assessed the standing of the policies in the Renfrew District Local Plan, identified changes which require to be made

and issues which require to be dealt with in the new Local Plan. Over seventy comments were received on the Appraisal and these were taken into account in the preparation of the Consultative Draft. Over 170 representations were received in response to the Consultative Draft and these have been taken into account in the preparation of the finalised Local Plan. Details of the representations and the changes which have been made in response are listed in the Publicity and Consultation Statement which accompanied the finalised Plan. Objections to the finalised Plan were heard at a Public Local Inquiry held during December 2003 and January 2004, and the Reporter's recommendations in respect of the objections were received by the Council at the end of 2004. Modifications to the Plan were agreed by the Council in May and June 2005 and following a further period for objections to the proposed modifications, no further modifications were made to the Plan.

Local Plan Charter

1.6 A Local Plan Charter has also been prepared which;

- Outlines steps in Local Plan preparation;
- Explains how the public can influence the content of the Local Plan;
- Explains what the public can expect from the Council throughout the stages of its preparation;
- Explains what happens once the Local Plan is adopted; and
- Sets out the standards of service to be provided by the Council in local planning matters.

This was initially issued with the Appraisal Report and copies are available from the Planning and Transport Department and should be read by anyone wishing information on the various stages of the preparation of the Local Plan.

How to use the Local Plan

Layout of the Plan

1.7 The Local Plan is made up of this Written Statement and the Proposals Map which shows the policies on an Ordnance Survey map. The arrangement of the sections of this Written Statement of the Local Plan is shown on the Contents page. Briefly the document is made up of the following sections:-

Introduction

1.8 The Introduction provides an overview of Renfrewshire and an outline of where the Local Plan fits within the wider policy framework of the Council.

Strategic Policies

1.9 The Local Plan Strategy section sets out five Strategic Local Plan Policies reflecting the aims of the Council. These provide the main themes for the Local Plan and give an overall framework for more detailed policies. The strategic

policies cover:-

1. Social Inclusion
2. Sustainable Development and Settlement Pattern, covering
 - The development of towns and villages
 - Town Centres
 - The Green Belt
3. Economic Competitiveness
4. The Protection of the Environment
5. The Integration of Planning and Transport

Major development opportunities and areas of change

1.10 The Local Plan then sets out a number of policies covering major areas of change within Renfrewshire. These relate to areas where major change is anticipated, where co-ordinated action is required or which are of a size and nature which make them a high priority for the Council.

Sections and Topics

1.11 The remainder of the Local Plan is arranged on a topic basis under various section headings. Each topic commences with an overview which summarises the main issues and describes the key elements and objectives of policies covered under the topic. Detailed policies are set out covering land use and the promotion and control of development. These sections are broadly arranged under the same headings as the Structure Plan and are as follows:-

- Transportation
- Economic Competitiveness
- Quality of Life and Health of Communities
- Wider Environmental Framework
- Safe Environment

The list of detailed topics included within each section heading is shown in the Contents Page.

Proposals Map

1.12 The Proposals Map, which comprises six individual maps, accompanies and forms part of the Local Plan. It indicates the intended pattern of land use and shows, on an Ordnance Survey base map, the specific areas of land to which policies apply and where there are opportunities for change, development or conservation. In addition, some policies which are not shown on the Proposals Map apply to the whole of Renfrewshire and not only to particular areas.

Format of the Plan

Integrated Plan

1.13 The Local Plan aims to provide an integrated set of policies which are intended to be consistent and mutually supportive and should be **read as a whole**. It is intended that the policies will support the Council's aims and will complement the policies and proposals in other Council planning and policy documents, including the Community Plan, the Structure Plan and the Local Transport Strategy. The aims and policies are intended to be complementary, and the objectives of one document, strategy, policy or proposal should not be achieved at the expense of another.

1.14 The text of the plan has been prepared to represent this integrated approach. The text in each section provides an assessment of the main issues, states what the Council aims to achieve and describes the reasoning behind policies. Policies and proposals are listed at the end part of each topic. Cross references are provided in the right hand margin to related policies in the Local Plan, and to relevant supporting and related documents. The references are set out as follows:

Local Plan Policies

1.15 Cross references in the right hand margin to relevant Local Plan policies are shown as **POL E13** etc. The full text of the policies relating to each topic is provided at the end part of each topic .

Structure Plan

1.16 References to the Structure Plan are shown as **SP** and are followed where applicable by appropriate reference to paragraph, page, policy or schedule. For example **SP para 11.17** or **SP Pol 9Bii**

Government Policy

1.17 References to National Planning Policy Guidelines, Scottish Planning Policies and Planning Advice Notes are shown as **NPPG, SPP** and **PAN** respectively followed by the appropriate issue number and paragraph. For example **NPPG 14 para 26**. Similarly, references to Government circulars from the Scottish Environment and Development Department are shown followed by the year of issue and number, then paragraph or page. For example **SEDD Circular 99/4 page 3**.

Justification of Policies

1.18 With the exception of the policies covering major development issues which are treated individually, the justification for policies is provided within the body of the text of the Local Plan and no separate justification is provided for individual policies. Each policy has one or more cross references to the paragraph(s) within the Local Plan which contain the main explanation and justification. These are shown in the form **para 16.17**. The full justification of policies may not however be restricted to the cited text but may also lie elsewhere in the broader strategies and aims of the Local Plan.

How the Council uses the Local Plan to assess development proposals

Local Plan policies as a basis for decision making

1.19 The Town and Country Planning (Scotland) Act 1997 Section 25 defines the status of the Development Plan. It states; “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise.” NPPG 1, The Planning System, states that efficient development control depends largely on clear and precise development plan policies. The policies in the Local Plan which cover the control of development are therefore framed and worded with the aim of providing a clear test for determining whether or not development proposals conform to the Local Plan. It should be noted however that the Town and Country Planning (Scotland) Act 1997 allows for decisions to be taken which are not in accordance with the development plan where material considerations indicate otherwise. In assessing development proposals the Council will, therefore, in the first instance, consider whether the proposal accords with the Structure Plan and the Local Plan, and if it does not, it will only approve such proposals where there are overriding material considerations indicating that it should be granted.

How to use the Local Plan to find out how it affects your property

1.20 The Local Plan contains policies on a wide range of matters which may affect properties in Renfrewshire. The steps which are described below are aimed at giving non-expert users a general guide on how to use the Local Plan to find out how their property is affected. For a more detailed assessment a fuller examination of the Local Plan may be required.

Getting Advice on Planning matters

1.21 For advice on how the Local Plan affects your property you should contact the Planning and Transport Department at the address on the back cover of the Local Plan Written Statement or on 0141 842 5811.

1.22 People making applications for Planning Consent and their agents are encouraged to discuss proposals with staff of the Planning and Transport Department before submitting their proposals. This should speed up the processing of the application and may allow problems to be resolved before an application is submitted. Appointments can be made with the relevant member of staff to discuss proposals. A member of the Development Control Staff who deals with Planning Applications is available during Council opening hours to provide information and advice.

1.23 In addition, leaflets are available which give guidance to applicants. These cover:-

- Householder Applications
- Design Guide for Conversion of Existing Buildings and for new buildings in the Countryside
- Advertisement Applications
- Fast Food Uses

- Shop Front Design
- Tree Works

How the Local Plan affects your property

1.24 To find out which policies are applicable to your property

- Find the property on the Proposals Map
- Check the colour, lines or symbols and the Policy references which cover the site.
- Look at the Key Panel which runs down the right hand side of the Proposals Map. This shows the main policies which relate to each colour.
- Look up the relevant policy or policies in the Written Statement of the Local Plan using the cross reference on the Key Panel. This will indicate the type of use which will be preferred in the area, for example residential or industry and business. Other related policies in the text give further guidance on the types of development which are likely to be acceptable to the Council and also advice on how proposals which do not conform to the preferred uses will be assessed.
- Read the relevant policy or policies in the text of the Written Statement.

It is important to note that the Proposals Map does not show every policy which may affect your property. Other policies are described below.

Policies which apply throughout the Local Plan

1.25 Some policies which are not shown on the Proposals Map apply to the whole of Renfrewshire and not only to particular areas. You should examine these policies in the text to find out if they are relevant to your property or proposal.

Detailed matters and issues subject to change not shown on the Proposals Map

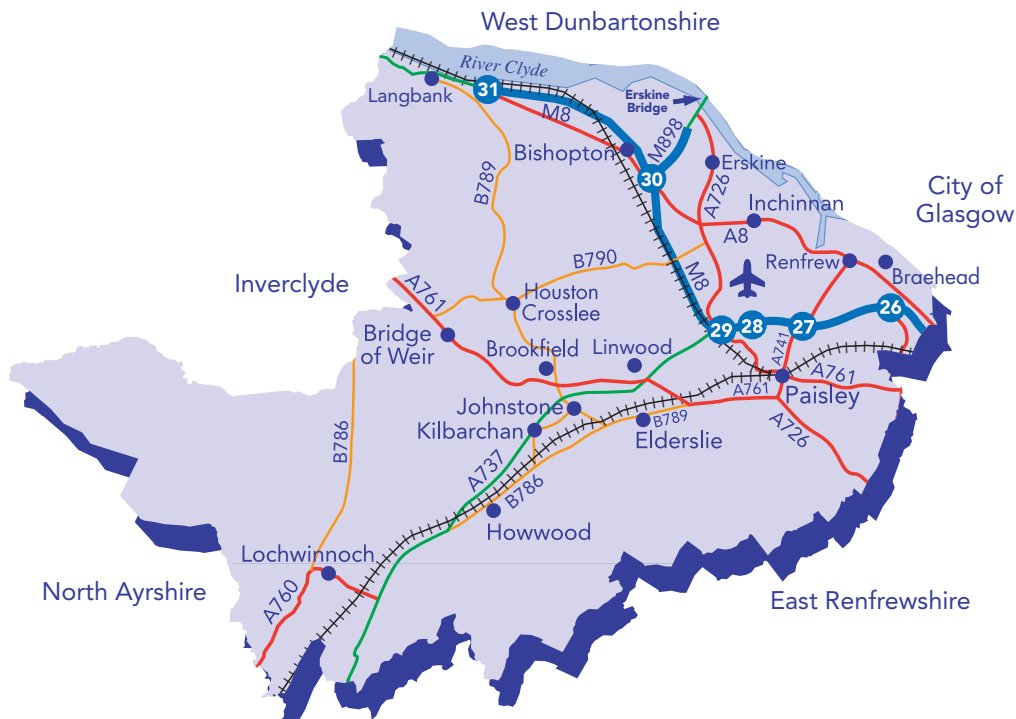
1.26 Some matters are very detailed or subject to regular change and are therefore not shown on the Proposals Map. These include:-

- **Listed Buildings:-** Buildings of Architectural or Historic Merit are recorded in a Register held in the Planning and Transport Department. These are given special protection and a special application process is required for most development affecting these.
- **Tree Preservation Orders:-** Certain groups of trees which are considered to be of particular importance are covered by these orders. Permission is required for felling or lopping trees covered by such orders. The Register is held within the Planning and Transport Department.

- **Planning Applications:-** These are recorded in a Register which can be viewed on a map. This shows all applications including those where the Planning and Development Policy Board have reached a decision and those which have yet to be determined.
- **Safeguarding Areas:-** Development in certain parts of Renfrewshire may be restricted because they are safeguarded for reasons of public safety. These include the Airport Safeguarding Zones, Airport Technical Sites, and consultation zones associated with the Control of Major Accident Hazards (COMAH) Regulations. The Airport Safeguarding Zones and safeguarded areas for Airport Technical Sites are shown on maps which are used in the assessment of planning applications. These maps are available for inspection in the Planning and Transport Department. When the safeguarding areas associated with COMAH sites are provided by the Health and Safety Executive and Scottish Environment Protection Agency these will be used and made available in a similar way.

If you require exhaustive information you should check all of these to find out if they apply to your property or proposal. If in doubt or if you need further advice please contact the Planning and Transport Reception Desk on 0141 842 5811.

**MAP 1.1
The Renfrewshire Council Area**



Profile of Renfrewshire

Population and Towns

1.27 The Renfrewshire Council area is shown in Map 1.1 above. It is situated to the west of Glasgow on the south bank of the River Clyde and covers nearly 270 square kilometres (103 square miles). To the west lies Inverclyde Council, to the south is North Ayrshire Council and East Renfrewshire is located to the south east. In 1999 the population of Renfrewshire was estimated to be over 177,000, making it the ninth largest Council in Scotland in terms of its population. Paisley, with an estimated population of some 78,000 forms the commercial and transport hub for Renfrewshire. It has a rich heritage of civic architecture built during its days as a centre of textile and thread manufacture. The Royal Burgh of Renfrew lies to the north of Paisley and the 18th century planned town of Johnstone lies to the west. There are a number of towns and villages located north and west of Paisley including the new communities at Erskine, and Houston and Crosslee, which are now nearing their planned development limits. Renfrewshire has an attractive and varied landscape, with the Renfrewshire hills in the west and Gleniffer Braes in the south falling to the agricultural river valley which runs to the Clyde.

1.28 Glasgow International Airport is located to the north of Paisley and is easily accessed from the M8 Motorway and Paisley Town Centre. It is Scotland's busiest airport and provides direct flights to UK, European and transatlantic destinations. It is a key part of the transportation infrastructure of Scotland and is a major contributor to Renfrewshire's economy.

Business and employment

1.29 The 1990's saw the expansion of the high-technology sector, with companies such as Compaq at Erskine and Inchinnan, and Life Technologies and Vasutek at Inchinnan. The expansion of the Airport, hotel, retail and leisure sectors, including developments at Braehead, has contributed to the broadening of the employment structure. In 1998 approximately 83,500 of Renfrewshire residents were in work or were available for work. Since the 1980's the manufacturing sector in Renfrewshire has shown a marked decline. This occurred particularly during the period between 1981 and 1991 when the number employed in this sector fell by over 40%. The decline continued during the 1990's but at a slower rate. Renfrewshire now has a relatively diverse industrial structure and stable employment level.

1.30 Renfrewshire continues to provide an excellent supply of high quality, well located and attractive sites and premises for industrial and business development, at established locations. Potential development opportunities are also being investigated for the Royal Ordnance factory in Bishopton. This is the subject of a detailed study by a working group and is covered by Strategic Policy SS2 in the Local Plan Strategy section. There is also a wide range of development sites within Paisley and the other towns in Renfrewshire.

Environment

1.31 Renfrewshire has a very attractive and varied rural and urban environment.

About a fifth of the area of Renfrewshire is built up and the remaining four fifths is rural countryside most of which is covered by Green Belt policy. The land in the east and north of Renfrewshire, adjacent to the main towns, is relatively flat and much of it is given over to agricultural uses. The land rises to the Gleniffer Braes in the south and the Renfrewshire Hills in the west. The rural area provides a rich diversity of landscapes and habitats, which is one of the defining characteristics of the area. A number of sites have been designated as being internationally important for wildlife, including the Inner Clyde and the Black Cart at Inchinnan. Eight Sites of Special Scientific Interest and two local nature reserves have been designated within Renfrewshire, whilst a third is proposed.

1.32 The recreational potential of the remoter uplands has been recognised through the creation of the Clyde Muirshiel Regional Park which covers the Renfrewshire Hills in the west of Renfrewshire and also extends into Inverclyde and North Ayrshire; the Gleniffer Braes Country Park covers the hills to the south of Paisley and extends into East Renfrewshire. Renfrewshire also has a rich heritage of historic and architecturally important buildings. Over 500 buildings are included in the List of Buildings of Architectural and Historic Merit; there are eight Conservation Areas, three of which, The Cross/Oakshaw, Paisley; Ranfurly, Bridge of Weir and Kilbarchan are designated as Outstanding Conservation Areas.

1.33 The towns and villages of Renfrewshire, in most part, provide attractive pleasant places to live. Most neighbourhoods have good quality environments but some housing estates and other parts of towns and villages require to be improved. The Council has recognised the need for action in tackling environmental problems and is actively engaged in the improvement of housing estates particularly in the Social Inclusion Partnership Areas; it is also very active in the improvement of the town centres and business and industrial areas.

Key role of Renfrewshire

1.34 It is important, in planning for the future development of the Council area that it is recognised that Renfrewshire is the main international gateway to Scotland and makes a major contribution to the life of the west of Scotland.

- Glasgow International Airport is not only the main international airport for Scotland but is also a major economic driver for Renfrewshire and the Glasgow Metropolitan Area, and the competitiveness of many companies is dependent upon being located in the vicinity of, or with good access to, the airport.
- Renfrewshire provided over 73,000 jobs in 1997 and is the location for a range of high technology and major exporting manufacturing companies.
- Paisley Town Centre accommodates over 110,000 sq. metres of retail floor space and is a major sub-regional shopping centre. It is the home of The University of Paisley and is an important cultural and

local government centre.

- The Braehead shopping and leisure developments provide a major new focus for retail and leisure activity and play a catalytic role in the redevelopment of the Clyde riverfront at Renfrew North/ Braehead
- The transportation system forms part of the key road and rail network to the west of Glasgow and is an important asset for the future prosperity of Renfrewshire and beyond.
- Environmental assets of national and international importance are located with Renfrewshire.
- There are major opportunities for new economic development within Renfrewshire including Renfrew North/Braehead; Hillington Business Park; Mitsui Babcock, Renfrew; Linwood Phoenix; Inchinnan Business Park; and Erskine Riverfront.

Contribution of the Local Plan to the future growth of Renfrewshire

1.35 The Local Plan through the policies, proposals and land allocations will make provision for the continuing development and economic competitiveness of Renfrewshire. This includes:-

- over 200 ha of industrial and business development
- provision for at least 3200 houses within the period 2001 -2006 and a continuing substantial supply over the following 5 years
- supporting the existing retail investment in established town centres, maintaining the Braehead Regional Shopping Centre, and recognising the existing and approved out-of-centre retail and leisure developments.
- encouraging land renewal or improvement to remove derelict and vacant land (5 year annual average of development of vacant and derelict land is 27 ha.)

Key Documents which Guide the Local Plan

Diagram 1.2 Documents which guide the Local Plan



1.36 The Local Plan is one of a number of planning and policy documents which the Council and its partner organisations prepare. Documents which play a key role in the preparation of the Local Plan are shown in Diagram 1.2 and include:-

- The Renfrewshire Community Plan
- Renfrewshire Council’s Corporate Plan
- National planning policy and advice on good practice
- The Glasgow and the Clyde Valley Joint Structure Plan
- The Local Transport Strategy for Renfrewshire
- Other Council policy documents such as the Renfrewshire Housing Plan, and the Renfrewshire Joint Community Care Plan

The relationship of these documents is shown in Diagram 1.2 and their role and importance is briefly explained below.

Community Plan

1.37 The Community Planning process has been set up by the Government and embraced by Renfrewshire Council in recognition of the fact that, if services are to be provided in ways which address people’s concerns, it is important that public, private and voluntary sectors work closely together. The Community Plan has been prepared by Renfrewshire Council on behalf of a partnership of organisations engaged in the provision of services to residents in Renfrewshire. These bodies cover a wide range of service provision including health, education and training, housing, transport, and economic development. The main partners who have worked with Renfrewshire Council in the preparation of the plan are Scottish Enterprise Renfrewshire, Argyll and Clyde Health Board and Communities Scotland.

1.38 Community Planning provides a way to co-ordinate and link the services provided to the public by:-

- a) bringing together organisations, communities and others to identify and prioritise what needs to be done; and
- b) planning, co-ordinating and delivering action to achieve it.

Renfrewshire's first Community Plan was issued in Spring 2001. It provides a framework for all public services including local planning and a means to inform people of key issues and priorities for action.

1.39 The Local Plan will play an important part in taking forward land use and development issues arising from the Community Plan. Amongst other things the Local Plan provides a framework for linking the development proposals of the various partners and co-ordinating these with the proposals of the private sector and other bodies. During the preparation of this Local Plan there have been consultations and discussions with many of the Council's partners but the Local Plan consultation process also provides a formal opportunity for the Community Plan Partners as well as the public and other bodies to have a say in the future development of Renfrewshire.

1.40 The Community Plan covers the full range of services provided by the Council and thus includes many issues which are not directly related to the Local Plan; but it does provide an overall framework and direction for the preparation of the Local Plan. It also specifically refers to a number of issues which are directly relevant to, and incorporated in, the Local Plan.

1.41 The Guiding Principles of the Community Plan which are embodied in the Local Plan are:

- **Social inclusion:-** The Community Plan aims to increase opportunities, and to allow residents to participate in the economic, social and cultural life of the community.
- **Modernising government:-** The Community Plan aims to make decisions on the planning and delivery of public services more responsive and accountable to individuals and the community and to tackle problems and issues which people are concerned about.
- **Building sustainable development into what we do:-** The Community Plan aims to take account of the social, economic and environmental consequences of the actions of the Council and its partners and to seek to ensure that the way in which we meet the needs of today does not limit the ability of others to meet their needs in years to come. The Community Plan aims to build sustainable development into the activities of the Council and its partners.

1.42 The Community Plan sets out its policies and actions under three key themes:-

- **Learning and work:-** The Community Plan aims to create a

competitive local economy which will support and sustain economic growth which generates work and wealth.

- **Health and Care:-** The Community Plan aims to meet the health and care needs of the people of Renfrewshire not only by improving services but also by enabling, encouraging and supporting more active and healthy lifestyles.
- **Housing, Neighbourhoods and Community Safety:-** The Community Plan aims to meet the housing needs of vulnerable groups and individuals, improve housing conditions, widen housing choice and improve neighbourhoods.

Renfrewshire Council's Corporate Plan

1.43 Renfrewshire Council's Corporate Plan 1998-2001 sets out the Council's strategic aims and priorities. It is being reviewed and rolled forward to take account of the Community Plan. The corporate priorities which are set out in the Corporate Plan are listed below together with a brief outline of the way in which the Local Plan deals with them:-

- **Regenerating the local economy:** The framework of Local Plan policies, particularly in relation to Business and Industry; Airport and Retailing and Town Centres, is aimed at supporting the regeneration of the local economy.
- **Extending opportunities for residents, combating poverty and promoting equality:** In conjunction with the Local Transport Strategy, policies are aimed at supporting better transport links from residential areas to places of employment, particularly for public transport, cycling and walking.
- **Improving community safety and security:** The Local Plan aims to promote good design and to build in good practice in safety and security measures particularly in relation to residential areas.
- **Ensuring a healthy and sustainable environment:** The Local Plan takes its lead from the Glasgow and the Clyde Valley Joint Structure Plan which sets out Guiding Principles of Sustainable Development (Structure Plan paragraphs 6-7, Table 3) and has sustainable development as a theme throughout.
- **Supporting older people and people with disabilities:** The Local Plan includes policies aimed at locating facilities in locations accessible to public transport and also seeks to identify sites suitable for housing for those with special needs, including older people.
- **Achieving Best Value:** The Appraisal of the current adopted Local Plan addressed the 5 main questions posed for planning by the Scottish Office Circular 22/97 on Best Value and the aim in preparing the Finalised Local Plan has been to create a plan which

is up-to-date in terms of national, regional and local issues; is clear, concise, robust and effective, and is capable of standing the test of time.

National planning policy and advice on good practice

1.44 National planning policy for Scotland is provided in a series of documents issued by the Scottish Executive. These are

- National Planning Policy Guidelines (NPPGs) and Scottish Planning Policies (SPPs) which provide statements of Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.
- Circulars also provide statements of Scottish Executive policy and contain guidance on policy implementation through legislative or procedural change.
- Planning Advice Notes (PANs) provide advice on good practice and other relevant information.

1.45 NPPGs/SPPs identify the key priorities for the planning system and set out the key principles and the Executive's priorities for the Scottish planning system to guide policy formulation and decision making towards the goal of sustainable development. Policy contained in NPPGs and Circulars may be material considerations to be taken into account in preparing the Local Plan and in development control. The Local Plan has been prepared in accordance with national planning guidance and advice on best practice. The Local Plan does not repeat all guidance or national policy but where there is particularly relevant or important matter which relates to specific issues appropriate reference is provided.

Glasgow and the Clyde Valley Joint Structure Plan

1.46 The legislation which covers the preparation of the Local Plan also requires councils to prepare a structure plan for their area. The structure plan and local plan are closely related documents and together make up the development plan for the area. The structure plan provides a framework of strategic policies for the wider area and provides a link across council boundaries to the national planning scene. The planning legislation requires local plans to conform to the relevant structure plan for the area. In summary, the structure plan looks at the bigger picture and covers land use issues across a wide area, local plans build on the policies of the structure plan and provide detailed policies and proposals for the local area.

1.47 The Structure Plan covering Renfrewshire was, prior to the reorganisation of local government in 1996, prepared by Strathclyde Regional Council. After reorganisation the Glasgow and the Clyde Valley Structure Plan Joint Committee was set up by eight councils around and to the west of Glasgow to act on behalf of the constituent councils to prepare jointly the Structure Plan for their area. The Structure Plan Area thus covers Glasgow City, North and South Lanarkshire, East and West Dunbartonshire, Inverclyde, East Renfrewshire as well as Renfrewshire. The Glasgow and the Clyde Valley Joint Structure Plan has been

approved by the Scottish Ministers and came into effect on 1 May 2002. This Finalised Local Plan is built on the policies of the Approved Structure Plan.

1.48 The Glasgow and the Clyde Valley Joint Structure Plan which is referred to in this document as the Structure Plan, contains ten strategic policies and provides policy guidance on a wide range of land use planning issues including Guiding Principles for Sustainable Development. The Structure Plan policies stand in their own right and will guide and be utilised to assess development proposals. Policies are therefore not restated in this document; however where there is a particularly relevant or important matter which relates to specific issues appropriate reference is provided to the Structure Plan.

1.49 The Structure Plan (Paragraphs 4.1 - 4.5) reflects the Council's aims and priorities and provides a strategic planning framework for these to be pursued. The aims of the Structure Plan which are embodied in this Local Plan are:-

- **Aim 1. To increase economic competitiveness**

The Structure Plan identifies new development opportunities to meet the needs of new and expanding businesses and improve the attractiveness of the area for investment.

- **Aim 2. To promote greater social inclusion and integration**

The Structure Plan promotes a better distribution of employment, community facilities and housing for individuals particularly for those living in disadvantaged areas.

- **Aim 3. To sustain and enhance the natural and built environment**

The Structure Plan protects and also promotes major improvements in the quality of the natural and built environment of the area, particularly through the reuse of vacant, derelict and under used land and buildings.

- **Aim 4. To integrate land use and transportation**

The Structure Plan requires improved access to and between work, home, leisure, shops and education, particularly by public transport, and an increase in the proportion of goods moved by rail.

1.50 The Structure Plan (paragraphs 5.1 - 5.13) also sets out three key themes:

Strengthening Communities

Building on, and improving existing towns and villages. Sustaining and enhancing town centres. Maximising the use of existing services. Reducing pressure for urban expansion.

- The Local Plan reflects these in its detailed policies. Strengthening Communities is also reflected in the Settlement Strategy - Strategic Policy 1 - which directs new development to the existing towns and villages.

Corridor of Growth

A broad area for economic development running to the north

and south of the River Clyde, from Greenock / Dumbarton in the west through Renfrewshire to the east of Glasgow.

- Within Renfrewshire it is considered to encompass from Bishopton in the west, Johnstone and Paisley in the south, to Renfrew and Braehead in the north, and to include all of the strategic business development sites within the Council area. The Local Plan identifies the main opportunities for development, the main centres of employment, community facilities and services and the main transport corridors within this area.

Green Network

Enhancing towns and villages through development and enhancement of open space, access facilities and environmental resources.

- This will be supported and promoted through the various environmental, leisure and access policies within the Local Plan. The inter-relationship and co-ordination of policies and proposals will be a key element in the creation of a Green Network.

Local Transport Strategy

1.51 The Local Transport Strategy for Renfrewshire was approved by the Roads and Transportation Committee of Renfrewshire Council on 9 November 2000. This sets out the Council's policies and proposals for the delivery of a sustainable and integrated transport system within Renfrewshire. It covers a wide range of issues from ticketing initiatives to new infrastructure. The Local Plan has been prepared to fit closely with the Local Transport Strategy. The Local Plan sets out land use implications of transport policies and proposals and provides a statutory basis for the assessment of transport in new developments. The Local Plan provides the policies which are used through the development control process to ensure that transport arrangements associated with new developments are satisfactory.

Other Council Planning Documents

1.52 The Council prepares a wide range of plans and strategies and the Local Plan aims to ensure that the land use implications of these are accommodated. Council planning documents include:-

- The Renfrewshire Housing Plan 1998-2003.
- The Renfrewshire Community Care Plan 2001-2004
- Renfrewshire Access Strategy (prepared Spring 2001)
- The Leisure Strategy 2002