

Renfrewshire Local Plan



Quality of Life & Health of Local Communities

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6. Housing

OVERVIEW

6.1 A primary aim of the Local Plan is to maintain and, where possible, enhance the character and amenity of existing residential areas. The Local Plan also seeks to encourage the creation and maintenance of vibrant town and village centres and the Housing section includes policies aimed at achieving this. The section provides information on the supply of housing land in Renfrewshire in the short, medium and longer term. The supply of land for housing is set within the plan's Settlement Strategy and makes provision for housing development primarily on sites within existing settlements, with the most notable addition at Renfrew North. New housing development will also form an important component of the renewal of the Social Inclusion Partnership Areas. The Housing Land Supply provides opportunities for a wide range of housing including owner-occupied and social rented. A policy also covers affordable housing. The section also provides guidance on design and layout of new housing developments. Recognition is also given to the preparation of a master plan for Royal Ordnance Bishopton and the potential contribution which this may make to the supply of housing in the longer term.

Background

6.2 Renfrewshire is a popular location for house builders because of its attractive and varied urban and rural environment. The excellent transport links, and therefore ease of access to employment opportunities within the Glasgow conurbation, have added to its popularity for residents and developers alike. In particular the towns of Paisley, Renfrew, Johnstone and Erskine have accommodated significant levels of house building since 1991, for both social rented as well as private development.

6.3 While a significant proportion of house construction in the period 1990-2001 has taken place on greenfield locations, the majority, 73%, was on brownfield sites within the urban areas. This pattern of development represents the successful implementation of the policies of previous Structure and Local Plans, which have sought to bring about the regeneration of the urban areas by giving priority to the reuse of urban brownfield land, and by the implementation of a strong Green Belt policy which has underpinned the wider urban regeneration process. This has been supplemented by the planned development of greenfield land, most notably the greenfield releases at the new communities of Erskine, and Houston and Crosslee, and the release of greenfield sites at Bishopton, Howwood and Dykebar in Paisley.

Housing Stock and Tenure

6.4 The housing stock within the Renfrewshire Council area, in March 2001, was estimated to be 80,610 dwellings. This is an increase of 9172 (12.8%) since 1988, and is an average increase of just under 1% per annum. Over this period the new communities of Erskine, and Houston and Crosslee, have been largely built out to their planned extents. The settlement pattern elsewhere has not changed significantly over this period but the tenure split has altered quite dramatically, with a large growth in the owner-occupied

sector from 41.3% to 63.0%, and an equivalent reduction in the public sector stock. This reduction is mainly as a result of the construction of new build private housing, the implementation of Right-to-Buy legislation and also from the demolition programmes for the local authority housing in areas such as Ferguslie Park and Foxbar Rivers. In addition there was a relatively large increase in housing association stock mainly due to the 1998 transfer of Scottish Homes stock to Linstone, Bridgewater and Paisley South Housing Associations. There was a smaller amount of new build by housing associations in community regeneration areas. Housing associations also provide specialist housing for community care client groups including elderly people and people with disabilities.

House Completions

6.5 The total number of houses built in Renfrewshire in the period 1990-2001 was 9723, an average of 884 dwellings per annum. The average number of houses completed during the 3 year period 1998-2001 was 746 per annum which is below the average number of completions of 973 per annum for the previous 3 year period 1995-1998, when particularly high levels of completions were experienced. During the period 1990-2001, 55.8% of all new houses in Renfrewshire were built in Paisley. In Renfrewshire as a whole, the majority of completions were owner-occupied (83.5%), with 14.5% housing association and 1.1% local authority.

House Conditions

6.6 Renfrewshire Council's Housing Plan 1998-2003 indicates that, within the private sector, 1050 occupied dwellings, and 227 vacant dwellings, were below the tolerable standard and 2400 were in serious disrepair. 96% of the housing stock which is below tolerable standard (BTS) is within the owner occupied and private rented sectors. 97% of BTS housing is to be found within pre-1919 housing stock and tenement flats comprise 82.6% of all BTS dwellings. The Council policy is to target action in renewal neighbourhoods, and much of this work has been carried out by Williamsburgh and Paisley South Housing Associations. Joint action with Communities Scotland and the private sector has successfully resulted in comprehensive renewal at Ferguslie Park and Foxbar in Paisley.

6.7 Similar initiatives are continuing in the Social Inclusion Partnership Areas. Eleven Social Inclusion Partnership areas (SIPs) have been identified in Renfrewshire, eight are located in Paisley, two in Johnstone and one in Renfrew. These areas suffer from a combination of linked problems, including poor housing conditions and reducing demand for social rented housing in some areas. The Council is preparing Local Area Development Frameworks which aim to develop a strategy to identify and tackle the key problems facing each area. It is anticipated that housing opportunity sites, for both the housing associations and private sector, will emerge from these studies. The preparation and implementation of Local Area Development Frameworks for these areas will continue the ongoing programme of housing renewal in a co-ordinated and sustainable manner.

Policy Background

6.8 The Local Plan was prepared during a period of considerable change in policy guidance at the national, Structure Plan and local levels.

National Planning Policy

6.9 National Planning Policy is contained in Scottish Planning Policy (SPP) 3 Planning for Housing, and Planning Advice Note (PAN) 38, Housing Land.

para 2.27-2.30
POL SS6

SPP 3
PAN 38

6.10 **The supply of housing land.** The Local Plan must conform to the Structure Plan and provide sufficient effective land to meet housing land requirements for at least 5 years from the date of adoption. The Local Plan should also identify further sites to meet requirements in the medium term. The effectiveness and programming of sites will be monitored through the annual housing land audit. SPP 3 gives clear preference to the development of brownfield over greenfield land. It states that where there is a supply of previously developed land, planning authorities should normally give priority to its re-use, in preference to greenfield development; and that planning authorities should promote the re-use of previously developed land in preference to greenfield land, provided that a satisfactory residential environment can be created. SPP 3 also emphasises the need to maintain the effectiveness of existing green belts. It recognises that green belt policies play an important role and advises that where there is a demonstrable requirement for additional housing, green belt boundaries will need to be reviewed as part of a long-term sustainable settlement strategy. Before any green belt land is identified for development, there should be a realistic appraisal of the opportunities for development on sites within the existing urban area.

POL H2
SPP3

6.11 **Mixed Communities/ Providing a choice of residential environments.** National Planning Policy encourages the creation of more diverse, attractive, mixed residential communities. Local authorities, developers and other housing providers should provide a range of housing types, providing for the needs of all in the community, and all segments of the market, from affordable housing and starter homes to executive housing, and including homes for families, older people and people with special housing needs.

SPP3 para 23-24

6.12 **Regeneration.** Redevelopment in existing neighbourhoods can support the wider regeneration of these areas, by providing greater choice in terms of housing type and tenure, as well as high quality residential environments.

SPP3 para 50

6.13 **Affordable housing.** The planning system can help to support a strategy to provide affordable housing. Local Housing Needs Assessments contained within councils' Local Housing Strategies (LHS) will identify any need for affordable housing and indicate how councils intend to address it. Where these identify a shortage of affordable housing, this is a material consideration in planning processes, which should be addressed as the opportunity arises through reviews of structure and local plans.

SPP3 para 77

6.14 **Design.** National Planning Policy places a strong emphasis on design. Good housing design is one of the key messages in SPP3. New housing development should make a positive contribution to the built and rural environment, and sustainable development principles including energy efficiency should be incorporated into its design and layout. The planning system has an important role in promoting good design in new housing development. The development plan should contain clear policies to encourage good quality, well-designed development proposals .

SPP3 para 6, 9, 88

Glasgow and the Clyde Valley Joint Structure Plan

6.15 The Structure Plan provides the strategic context for Local Plan housing policy and, among other things, gives direction for the release of housing land. The Structure Plan assesses the supply and demand for housing on the basis of Housing Market Areas. The Renfrewshire sub-market area which includes Renfrewshire, Kilmacolm (Inverclyde), and Barrhead and Neilston (East Renfrewshire) forms part of the wider Central Conurbation

SP paras 11.21-11.31

Housing Market Area. The requirements for the release of land are specified for each local authority in the Structure Plan. The Structure Plan contains no requirement for additional release in Renfrewshire to meet the strategic shortfall during the period 1999-2006, but requires an additional 400 houses to be identified to contribute to meeting the anticipated shortfall during the period 2006-2011. These 400 houses are in addition to the sites contained in the 1999 Housing Land Supply (HLS) and the Capacity Study which was also undertaken in 1999 to identify potential for development up to 2011.

SP Table 11

6.16 The Structure Plan provides guidance on the release of land and clearly sets this within the context of its wider policy objectives. The Structure Plan requires that priority continues to be given to the recycling of urban land, by using urban brownfield land in preference to greenfield sites in the provision of future housing. It also points out that, in some Metropolitan Flagship Initiatives and Urban Renewal Areas, there is considerable scope for providing new housing as a component of mixed use developments and planning authorities should take this fully into account in the preparation of Local Plans. It also states that new housing opportunities should be guided by the role that housing can play in supporting urban renewal, community regeneration and transportation policies. It makes clear that the Structure Plan's aim to promote greater social inclusion and integration would be undermined if it were to be based upon an assumption that housing development in inner areas would be limited to a narrow range of owner occupied dwellings at the lower end of the market. It concludes that: urban brownfield land will continue to be the main source of land for housing development until at least 2011; that the priority is therefore to ensure that there is a sustained commitment to its delivery; and that additional brownfield opportunities should be brought forward through the local planning process to meet housing demand. Greenfield land may be released, but only if necessary to meet the housing land release requirements specified. The Structure Plan also sets out criteria for the definition of sites in Local Plans to meet the identified requirements.

SP para 11.9

SP para 11.20

SP para 11.28

SP para 11.29

6.17 The Structure Plan identifies three Metropolitan Flagship Initiatives, one of which, the Clyde Waterfront, includes Renfrew North. The Structure Plan seeks the regeneration of this area through mixed use development, including housing. It also requires the Council to assess the potential of the Royal Ordnance Bishopton site for environmental renewal and the development of a number of uses including housing. Both of these sites have potential to accommodate substantial numbers of houses. The Structure Plan also states that it is important to consider the need for social rented and affordable owner-occupied housing.

SP para 7.29-7.32

SP para 7.35-7.36
SP Pol 2

Renfrewshire Council Policy

6.18 The Council's Housing Plan 1998-2003, was approved by the Housing Committee at its meeting on 10 June 1998. It does not however, specify exact land requirements for social rented / special needs housing. A systematic repair and improvement programme will be undertaken for the majority of the Council's housing stock. While the Plan states that due to limited resources, the Council cannot currently plan to increase the provision of new local authority housing, the needs identified may be accommodated by the reallocation of existing stock, as well as new build in partnership with Communities Scotland and Housing Associations. The Council is now required to prepare a Local Housing Strategy which will set out future housing policies and programmes of the Council and its partner organisations, including setting the context for the preparation of the Local Area Development Frameworks for the renewal of the Social Inclusion Partnership Areas.

6.19 The housing needs of the elderly, and those with increasing frailty, physical disability, learning disability and mental health problems, are also considered within the Renfrewshire Joint Community Care Plan 2001-2004. While the primary aim of this plan is to provide a range of support services to maintain people in their homes, the need for additional sheltered housing and other suitable accommodation, is recognised.

WHAT WE WANT TO ACHIEVE

6.20 Objectives

- 1) **To protect and, where possible, enhance the character and amenity of existing and proposed housing areas.**
- 2) **To make adequate provision for, and encourage a range of housing development, to meet the housing requirements of the Structure Plan.**
- 3) **To encourage and promote the redevelopment of urban brownfield sites and renewal areas.**
- 4) **To make provision for any requirements arising from the Council's housing policies, including the reservation of sites for special needs where appropriate.**
- 5) **To encourage a range of residential development in and around town centres to complement and support measures to safeguard town centres and to encourage a mixed residential development.**
- 6) **To make provision for affordable housing.**
- 7) **To secure good design in new housing developments.**

1) To protect and, where possible, enhance the character and amenity of existing and proposed housing areas.

POL H1
POL H3

6.21 The protection of the residential character and amenity of existing and proposed housing areas is a primary aim of Local Plan policy and wherever possible housing areas should be enhanced. The Council will aim to ensure that all new housing developments and alterations to existing properties achieve a high standard of planning and that an attractive and sustainable residential environment is created and maintained.

POL H8
NPPG 3, paras 69-74

2) To make adequate provision for, and encourage a range of housing development, to meet the housing requirements of the Structure Plan, and

POL H2
POL H6

3) To encourage and promote the redevelopment of urban brownfield sites and renewal areas.

POL H2
POL T1

6.22 **The Supply of Housing Land.** New opportunities for housing, which support the development plan strategy, are being brought forward and the development of these will signify a major shift in the pattern of housing development in Renfrewshire. Two sites

POL SS1

POL SS1

POL SS2

POL SS6

of major significance are Renfrew North, which has a potential to provide some 1500 houses, and Royal Ordnance Bishopton which is the subject of a master planning exercise to assess its potential to provide a number of uses including housing in the longer term. The Council is also progressing the preparation of Local Area Development Frameworks for the Social Inclusion Partnership Areas which will include the development of new housing in the social rented and private sectors. There are also further proposals from the Council and other public bodies which are likely to release substantial additional areas of land for housing. The new communities of Erskine, and Houston and Crosslee, are now largely built out to their planned extents and there is a strong feeling within these communities that they should be allowed to consolidate at the planned level of development and that they should not be viewed as locations for continuing expansion in the immediate future.

6.23 Annual Housing Land Supply. In accordance with PAN 38, the Housing Land Supply is revised annually by the Council and provides details of all housing sites within Renfrewshire and in particular gives information on the effective land supply, programmed over a seven year time horizon. All Councils within the Glasgow and Clyde Valley Structure Plan area prepare a similar document for their area, which provides a comprehensive and up-to-date picture of housing land within each Council's area and together forms the basis for the strategic assessment of housing land supply. The strategic Housing Land Supply forms a key part of the structure planning process. Renfrewshire's annual Housing Land Supply will comprise a central part of the Local Plan Monitoring Statement, and will be made available to interested parties. The Local Plan does not duplicate all the information contained in the Housing Land Supply document: nor does it represent on the Proposals Map all of the sites which the Housing Land Supply contains, as this would "freeze" the annual snapshot in the Local Plan whilst the sites in the Housing Land Supply will continue to be rolled forward annually. In order to provide an appropriate understanding of the scale and distribution of the Housing Land Supply, a summary of the 2001 supply, showing its distribution by settlement and tenure split, is provided in Table H1. This shows that the Housing Land Supply in Renfrewshire provides a wide variety of sites, giving a choice of houses, in locations spread throughout Renfrewshire.

6.24 Structure Plan Housing Land Requirements. As explained in paragraph 6.15 above, the Structure Plan, in accordance with national planning policy, provides for current housing land requirements and also provides a strategy for the medium and longer term. It identifies the supply for the period to 2006 and for the period 2006-2011. There is no requirement for additional release in Renfrewshire for the period 1999-2006. The Structure Plan does, however, specify a requirement for a release of an additional 400 houses within Renfrewshire for the 2006-2011 period.

Table H1

Renfrewshire - Housing Land Supply 2001 Finalised - Programming by Settlement & Tenure

OWNER/OCCUPIED	Programmed Output								TOTAL	POST
	Capacity	01/02	02/03	03/04	04/05	05/06	06/07	07/08	01/08	2008
Bishopton	29	27	-	1	1	-	-	-	29	0
Bridge of Weir	84	24	24	20	12	-	-	-	80	4
Elderslie	128	-	17	64	47	-	-	-	128	0
Erskine	167	92	61	14	-	-	-	-	167	0
Houston	20	12	2	3	3	-	-	-	20	0
Howwood	39	13	13	7	6	-	-	-	39	0
Inchinnan	10	-	-	-	2	-	3	-	5	5
Johnstone	281	42	91	64	58	18	-	-	273	8
Kilbarchan	39	19	2	-	-	-	-	-	21	18
Langbank	38	11	8	11	2	-	-	-	32	6
Linwood	58	-	11	26	15	3	-	-	55	3
Lochwinnoch	70	5	13	32	20	-	-	-	70	0
Renfrew	1058	91	97	80	140	130	105	115	758	300
Paisley	1480	116	185	366	293	187	76	76	1299	181
Paisley FP	575	-	-	-	30	30	30	30	120	455
TOTAL	4076	452	524	688	629	368	214	221	3096	980
Disputed by H for S	336	0	19	85	110	62	30	30	336	
PRIVATE RENT	Programmed Output								TOTAL	POST
	Capacity	01/02	02/03	03/04	04/05	05/06	06/07	07/08	01/08	2008
Paisley	20	20	-	-	-	-	-	-	20	0
TOTAL	20	20	0	0	0	0	0	0	20	0
HOUSING ASSOCIATION	Programmed Output								TOTAL	POST
	Capacity	01/02	02/03	03/04	04/05	05/06	06/07	07/08	01/08	2008
Johnstone	88	11	44	33	-	-	-	-	88	0
Linwood	35	-	-	35	-	-	-	-	35	0
Paisley	353	164	70	89	30	-	-	-	353	0
Paisley FP	80	30	20	30	-	-	-	-	80	0
Renfrew	10	10	-	-	-	-	-	-	10	0
TOTAL	566	215	134	187	30	0	0	0	566	0
TENURE NOT SPECIFIED	Programmed Output								TOTAL	POST
	Capacity	01/02	02/03	03/04	04/05	05/06	06/07	07/08	01/08	2008
Kilbarchan	20	-	-	-	-	-	-	-	0	20
Paisley	49	-	-	-	-	-	-	-	0	49
TOTAL	69	0	0	0	0	0	0	0	0	69
RENFREWSHIRE - HOUSING LAND SUPPLY 2001 (FINALISED) - ALL TENURES (SUMMARY)										
RENFREWSHIRE	Programmed Output								TOTAL	POST
	Capacity	01/02	02/03	03/04	04/05	05/06	06/07	07/08	01/08	2008
TOTAL	4731	687	658	875	659	368	214	221	3682	1049

Source: Renfrewshire Council, Department of Planning and Transport, 2001 Housing Land Supply Audit

SP Table 11

6.25 The Local Plan is based on the Finalised 2001 Housing Land Supply which gives the supply of housing land within Renfrewshire for the period 2001-2008. The Structure Plan is based on the 1999 Housing Land Supply. The Housing Land Supply used in the Local Plan is therefore two years advanced from the supply which was used in the preparation of the Structure Plan and allows an assessment to be made of the extent to which the housing requirements of the Structure Plan have been met over the 2 year period 1999-2001. Table H2 (A) shows the new sites which have been added to the Housing Land Supply during the period 1999-2001.

6.26 Table H2 (B) shows new and potential sites yet to be added to the Housing Land Supply. These include potential sites at Renfrew North which could provide over 1000 houses in addition to the capacity already included in the 2001 Housing Land Supply. This is likely to form a major component of the medium term housing land supply. In addition it is anticipated that the renewal of the Social Inclusion Partnership Areas will provide opportunities for owner occupied housing. Further proposals from the Council and other public bodies are likely to release further substantial areas of land for housing; see, for example, paragraph 8.5 on the Public Private Partnership (PPP) for the rationalisation of schools.

6.27 In summary, Table H2 (A) and (B) show that new development proposals will provide well in excess of an additional 400 houses during the period to 2011 and will therefore more than fully accommodate the Structure Plan requirement for housing release in Renfrewshire. The Local Plan therefore provides a wide range of effective and potential housing sites, for the short, medium and longer term and fully accords with and fulfils the requirements of national planning policy and the Glasgow and the Clyde Valley Joint Structure Plan.

6.28 The master planning exercise being undertaken for Royal Ordnance, Bishopton has the potential to provide a major component of the longer term housing land supply. The outcome of the work to establish this and other potential sites as feasible and acceptable will be monitored and the results incorporated, where appropriate, in future reviews of the Local Plan.

paras 2.19-2.22
POL SS2

4) To make provision for any requirements arising from the Council's housing policies, including the reservation of sites for special needs where appropriate.

6.29 The Council's Housing Plan 1998-2003 provides an analysis of housing need, and shows that there are large shortfalls in the provision of housing for particular needs. It also acknowledges however, that there is a requirement to have better information, and further research in this area is therefore required. The Council is required to prepare a Local Housing Strategy which will replace the Housing Plan 1998-2003 and proposes to undertake an assessment of local housing needs which will provide information on the housing needs of the residents of Renfrewshire. The Local Housing Strategy will set out the Council's policies and proposals for housing within Renfrewshire and future reviews and updates of the Local Plan will require to take account of this important document .

POL H3

Table H2

List of all new housing sites which were not included in either the 1999 HLS or the 1999 Urban Capacity Study, which will contribute to the SP requirement for an additional 400 houses in Renfrewshire in the period 2006-2011

(A) Additional Sites - Already included in the 2001 Housing Land Supply			
Site Ref	Site	Settlement	Capacity
RF0435	Gauze St, 39	Paisley	4
RF0696	Kilbarchan Rd, Waterside Yard	Kilbarchan	4
RF0697	Oakshaw St West	Paisley	6
RF0698	Shuttle St, 11	Kilbarchan	4
RF0699	Whirlie Rd	Houston	4
RF0700A	Muirpark House	Renfrew	11
RF0618	South Ave, 14	Paisley	7
RF0715	Renfrew North-Ferry Vill/Millburn	Renfrew	200 (+400 in Cap Study)
RF0716	Allands Ave	Inchinnan	4
RF0718	Dimity St, 35, Drill Hall	Johnstone	8
RF0719	Church Hill/School Wynd	Paisley	7
RF0720	Church Hill, Middle Church	Paisley	10
RF0721	Shuttle St	Kilbarchan	4
RF0723	High St, Babcock Site	Renfrew	110
RF0724	Cherrywood Rd, Elderslie Hosp	Elderslie	34
RF0725A	Miller St	Johnstone	94
RF0726	Arkleston Rd	Paisley	50
RF0727	Gryffe Castle	Bridge of Weir	16
RF0729	Merksworth HS	Paisley	200
RF0731	Beith Rd, Quarrelton Nurseries	Johnstone	46
			823
(B) Additional sites - Not included in the 2001 Housing Land Supply			
Post 2001 Planning permissions			
RF0741	Barskiven Hill	Paisley	55
RF0742	George St	Paisley	48
RF0745	Erskine Park	Erskine	20
RF0746	New Sneddon St	Paisley	48
RF0747	Braehead Rd	Paisley	12
Renfrew North			
RF0715	Renfrew North-Ferry Vill/Millburn	Renfrew	295
RF0770	McFarlane, Kings Inch Rd	Renfrew	300
RF0769	Clyde Port/Meadowside	Renfrew	350
SIP Areas			
RF0771	Moorpark	Renfrew	150
RF0772	Shortroods	Paisley	240
			1518

Source: Renfrewshire Council, Department of Planning and Transport, 2001 Housing Land Supply Audit

6.30 The Local Plan identifies a number of mainly smaller housing opportunities, many of which are in Council ownership and some of which have previously been included in the Housing Land Supply. These are identified under Table H3 and are covered by Policy H3. They have been included within the Local Plan to establish their acceptability in principle and, prior to development, will require to be fully assessed, in the final event through the submission of planning applications. They are seen as providing a valuable source of smaller sites, some being particularly suited for special needs housing due to their location and specific site characteristics. Discussions have taken place with Communities Scotland to establish the requirement for the reservation of specific sites for housing association/special needs housing. It is expected that the need for such housing will be clarified through the assessment of local housing needs. It is also anticipated that further sites suitable for residential development will emerge from the Local Area Development Frameworks being prepared for the Social Inclusion Partnership areas.

Table H3

Housing Opportunity Sites

N.B. Sites previously included in the Housing Land Supply are indicated (Included in HLS)

TOWN	SITE	OWNER	SIZE(Ha)	COMMENT
Council Owned Sites				
Bishopton	Ingliston Drive	RC	1.64	
Bridge of Weir	St Machars Road	RC	0.09	
	Maxwell Place	RC	0.20	
Elderslie	Hillview Road (N)	RC	0.02	Suitable for Housing Association/Special Needs
	Hillview Road (S)	RC	0.06	Suitable for Housing Association/Special Needs
	Walker Drive	RC	0.07	Suitable for Housing Association/Special Needs
	Newton Terrace (Included in HLS)	RC	1.10	Suitable for Housing Association/Special Needs
Erskine	Rashielee Avenue (S)	RC	1.47	Only suitable for Social Housing/ Elderly/Special Needs housing
	Rashielee Avenue (N)	RC	1.49	Only suitable for Social Housing/Elderly/Special Needs housing
	St Annes Avenue	RC	0.44	Only suitable for Social Housing/ Elderly/Special Needs housing

Table H3 /cont'd

TOWN	SITE	OWNER	SIZE(Ha)	COMMENT
Howwood	Main Street (Included in HLS)	RC	0.15	
Johnstone	Craigston Road	RC	0.11	Suitable for Housing Association/Special Needs
	Burns Drive	RC	1.37	
Kilbarchan	Waterside Lane	RC	0.11	
	Rock Drive	RC	0.09	
Linwood	Brediland Road (E)	RC	0.22	Suitable for Housing Association/Special Needs
	Cairn Drive	RC	0.09	Suitable for Housing Association/Special Needs
	Shaw Place	RC (Included in HLS)	1.99	Suitable for Housing Association/Special Needs
Paisley	Cyril Street	RC	0.10	Suitable for Housing Association/Special Needs
	Queen Street (E) (Included in HLS)	RC	0.05	Suitable for Housing Association/Special Needs
	Mossneuk Drive	RC	0.10	
	Stoney Brae (Included in HLS)	RC/ Railtrack/ CofS	1.39	
	Glenburn Road (Included in HLS)	RC	2.11	
	North Candren A (Included in HLS)	RC	6.30	
Total	Council owned sites		20.76	
Privately Owned Sites				
Bridge of Weir	Bridge of Weir Leather Works	Bridge of Weir Leather Co	2.77	
Johnstone	Kilbarchan Road (S)	Smith & McLaurin	0.84	
	Kilbarchan Road (N)	Smith & McLaurin	0.83	
Lochwinnoch	Clyde Cooperage	Edrington Group	2.60	The site should be subject to a design brief to ensure that (a) its development is fully integrated with and reflects the form and character of the village; (b) it provides a variety of house types and sizes to reflect local requirements
Paisley	Camphill (N)	Shell	0.30	Subject to the provision of a satisfactory landscape buffer between the site and the adjoining chemicals factory.
	Hawkhead Road	CIBA	1.00	
Total	Privately owned sites		8.34	

5) To encourage a range of residential development in and around town centres to complement and support measures to safeguard town centres and to encourage a mixed residential development.

6.31 The regeneration and enhancement of the town centres is one of the priorities of the Council, and in this regard, the upper floors of the main town centres have been identified as a much under used resource. An opportunity exists to support and safeguard the vitality of the town centres by raising levels of activity through various measures, including the introduction of new housing units. This approach accords with national planning policy by supporting sustainable development and promoting the vitality of the existing town centres.

6.32 In order to encourage the revitalisation of village and secondary centres, the Council seeks to encourage mixed uses, including residential use, in and around the centres. It is however important to ensure that retailing remains the primary function of the village and secondary centres, although, with the increasing number of vacant retail premises particularly in the smaller centres, there is a need to encourage the reuse of redundant shopping frontages.

6) To make provision for affordable housing.

6.33 Affordable housing is defined in SPP 3 “as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need”. The term encompasses:

- (a) social rented accommodation;
- (b) low cost housing for sale (including shared ownership, self-build or other subsidised or discounted housing for sale); and
- (c) some private sector rented provided at lower cost than market rents.

Scottish Planning Policy 3 - Planning for Housing points out that the need for affordable housing varies across the country and that the planning system can help to support a strategy to provide affordable housing by securing additional investment in affordable housing, as well as ensuring that sufficient land is available. The Development Plan should give clarity on the expected scale of provision and the locations in which it will be sought and the means of delivery should be indicated. Planning authorities should seek a mix of house types and tenures to encourage the creation of mixed communities taking account of any need for affordable housing. In determining applications planning authorities should give the appropriate weight to economic and social circumstances and consider innovative ways of meeting local affordable housing needs.

The Housing (Scotland) Act 2001 requires local authorities to undertake an assessment of housing needs and conditions in their areas and to produce a Local Housing Strategy covering a 5 year period. This should view the housing market as a whole, covering all tenures and including any need for affordable housing. The Local Housing Needs Assessment contained within the Council’s Local Housing Strategy (LHS) will identify any need for affordable housing and set out how the Council intends to address it.

POL H4
POL H5

POL H4,R3 (b)

POL H5, R10

POL H6
SPP3 Glossary

SPP 3 advises that where a housing needs assessment carried out as part of a Local Housing Strategy identifies a shortage of affordable housing, this is a material consideration in planning processes, which should be addressed as the opportunity arises through reviews of structure and local plans.

6.34 The Structure Plan notes that certain areas throughout the conurbation have a limited supply of affordable housing, particularly in the suburban and commuter based communities, with their higher cost property market. The Renfrewshire villages (taken to cover all settlements except Paisley, Renfrew and Johnstone) are identified as one such area, and the Structure Plan states that action to improve the range of choice in tenure and cost of housing, needs to be considered through the Local Plan.

6.35 The date for submission of Renfrewshire Council's Local Housing Strategy to the Scottish Ministers was March 2004. Any requirements for affordable housing arising from this will be addressed in accordance with National Planning Policy and in consultation with relevant parties through future reviews and alteration to the Local Plan. If the Council considers it to be necessary or expedient, it will prepare supplementary planning guidance on this matter pending the formal review of the Local Plan.

6.36 In accordance with the Structure Plan the Council will also seek to ensure that an appropriate range of choice in tenure and cost of housing is provided in the Renfrewshire Villages. Where deemed to be appropriate, the Council will require new private sector housing developments to provide a range of house types and sizes to satisfy any identified local needs.

7) To secure good design in new housing developments.

6.37 New housing development should make a positive contribution to the built environment, and should also be designed and laid out with energy efficiency in mind. The Council considers design to be a material consideration in determining planning applications. Attention to design and the visual impact of housing developments not only improves residential amenity, it can also have marketing and commercial benefits. The design of new developments should respect the siting, density, scale, massing proportions, materials, landscape setting, local design characteristics, the character of adjacent buildings and the surrounding area, and layout of surrounding streets. It should also ensure that appropriate access arrangements are made and that the design and layout gives full consideration to security. The Council's settlement strategy encourages the development of infill sites within settlements and the Council wishes to ensure that such infill development respects the scale, form and density of surrounding development and enhances the character and amenity of existing residential areas.

6.38 Housing developments should aim to provide environments where walking is an attractive option. The design and layout should aim to add to, and enhance, pedestrian links to the surrounding area, in particular to assist in the provision of safe routes to schools. Developments should avoid circuitous road layouts where easy, direct pedestrian routes do not exist, or are not obvious. Wherever possible, new layouts should be based on traditional street forms, with a mix of streets, squares etc. Larger developments should anticipate and provide for access by public transport.

POL H 7

SPP 3 paras 9-11

POL T1

6.39 Well thought out landscaping should form an integral part of the design of new housing developments. Landscape design should take account of existing landscape and ecological features and integrate these into the development proposals. New housing developments should incorporate open space to meet local needs in accordance with the Council's Guidelines for Open Space Provision.

6.40 The Council intends to prepare guidance for the design and layout of residential areas. This will be incorporated within the Local Plan during future review and update.

POLICIES

POLICY H1: General Residential Policy

a) The Council will safeguard and give prime consideration to the protection of the amenity of the residential areas in the assessment of development proposals in the Residential Policy Areas shown on the Proposals Map. Housing will be the preferred use for new development proposals.

b) The Council will seek to maintain and, where possible, enhance the character of all of the existing residential areas, by resisting any developments which will be detrimental to the amenity of these areas.

c) Non-residential proposals will only be permitted where the proposal will not have an unacceptable adverse effect on the amenity of the area in respect of visual quality, noise, smell, traffic, hours of operation, vibration, dust, overlooking and meets statutory air quality objectives.

POLICY H2: Housing Land Supply

The Council will maintain a supply of effective housing land over at least a five-year period in accordance with the requirements of the Glasgow and the Clyde Valley Joint Structure Plan, giving preference to the development of urban brownfield sites before greenfield sites or sites within the Green Belt. The Housing Land Supply will be monitored annually and any requirements for future land release will be considered through future review and updates of the Local Plan.

POLICY H3: Housing Opportunity Sites

The Council will support and encourage residential development on the Opportunity Sites included in Table H3, and shown on the Proposals Map.

POLICY H4: Town Centre - Residential Developments

The Council will encourage new residential developments in the upper floors of the town centres of Paisley, Renfrew and Johnstone in accordance with the Retailing and Town Centre policies.

TEXT REFERENCES

para 6.21

para 6.22-6.28

para 6.30

para 6.31

POLICY H5: Secondary Centre Housing

The Council will seek to retain existing residential developments and encourage new developments within the Secondary Centres. (See chapter on Retailing and Town Centres). The overriding aims are however, to retain the retail function and maintain retail frontages at ground floor level in the village and secondary centres. Proposals for residential use at ground floor level will only be permitted where:

- (a) the shop unit has been vacant for a period in excess of 12 months and actively marketed, and meets the terms of Policy R10; and
- (b) the amenity of the residential unit will not be adversely affected by the presence of the adjacent and nearby retailing units; and
- (c) the change to a residential use will not adversely affect the retail function of the centre.

para 6.32

POLICY H6: Affordable Housing

In accordance with National Planning Policy the Council will be guided by its Local Housing Strategy in making provision for affordable housing. The Council will ensure that there is an adequate supply of land for affordable housing within the Housing Land Supply. If the Local Housing Strategy identifies a shortfall of affordable housing within Renfrewshire, the Council will treat this as a material consideration in determining planning applications and will address the matter through future review and alteration of the Local Plan. In addition, where appropriate, the Council will require new residential developments to provide a range of house types and sizes to satisfy any identified local needs. Where necessary or expedient the Council will seek to secure appropriate provision of these measures through agreements under Section 75 of the Town and Country Planning (Scotland) Act 1997.

para 6.33-6.36

“Scottish Executive
Circular 12/1996:
Planning Agreements”

para 6.37-6.40

POLICY H7: Criteria for New Residential Development

The Council will require new residential development proposals to meet the following criteria:

(a) the density of the new housing proposals will require to be in keeping with the density of surrounding residential areas; higher densities will be appropriate in areas which have good access to a range of modes of transport.

(b) the layout, built form, design and materials of all new residential developments will require to be of a high quality and be in accordance with the setting and character of the area.

(c) the Council's open space and children's play area standards will require to be met.

(d) existing landscape and ecological features will require to be retained where they make a positive contribution to the character of the area, and should be supplemented by new integrated landscaping and habitat proposals where considered necessary by the Council.

(e) it should be demonstrated that adequate provision has been made for all services, including water, sewerage, power, communications and education.

(f) surrounding land uses should not have an adverse effect on the proposed residential development in regard to visual quality, noise, smell, traffic, hours of operation, vibration, dust, overlooking and meeting statutory air quality objectives.

(g) the proposal should not constitute backlands development. Development will only be permitted if it can be demonstrated that it is acceptable in regard to the pattern of development, outlook, overlooking of other properties, privacy of the existing and proposed properties, adequate garden ground for the existing and proposed properties, loss of mature trees and vehicular access, in accordance with approved guidelines.

(h) the proposal should accord with Transport Policy T1, including item (x).

POLICY H8: Alterations and Extensions to Existing Properties

Alterations and extensions to existing properties should accord with Council approved guidance which currently comprises:

- Householder Guidance
- Guidelines on Residential and Nursing Homes for the Elderly
- Satellite Signal Receiving Dishes
- Guidance for Replacement of Windows in Domestic Properties

para 6.21

7. Retailing & Town Centres

OVERVIEW

7.1 The town centres and village centres are the focus of community life and, as such, are of vital importance to the communities they serve. The existing network of centres throughout the Council's area serves the communities well and therefore one of the primary aims of the Council is to promote the health and vitality of these centres. The Local Plan policies are therefore set down to direct retail and other appropriate development, and to be consistent with the Structure Plan and relevant national planning guidance.

7.2 Accessibility by a variety of means of transport, especially public transport, cycling and walking is an important consideration in assessing retail development proposals and transport assessments and accessibility profiles will be important in achieving this aim.

7.3 The network of centres have different roles and functions depending on size and locations and the policies put forward recognise these differing roles and are structured accordingly. The centres are grouped and addressed as follows:

Strategic Town Centres

7.4 The town centres of Paisley, Johnstone, Renfrew and Erskine are the four main town centres serving the Council's area and are defined in the Structure Plan as part of a network of Town Centres to be safeguarded through the Structure Plan and Local Plans: this network of Town Centres forms one category of Strategic Development Locations where the Structure Plan decrees that priority will be given to investment. Paisley is by far the largest centre providing a wide range of shopping, office, civic, cultural and leisure facilities serving an extensive catchment area. While catering comprehensively for both convenience and comparison shopping, Paisley justifies its pre-eminence with the range of comparison shopping available, much of it provided within the two modern enclosed malls, the 'Piazza' and the 'Paisley Centre'.

7.5 The Council recognises the importance of Paisley Town Centre in economic and social terms and, together with its partners in the Paisley Vision Board, is giving the highest priority to measures to promote the viability and vitality of this centre.

7.6 The other three main centres of Johnstone, Renfrew and Erskine are each serving towns of significant size and provide for a good range of convenience and comparison shopping, together with many other commercial and leisure services important to these towns. The health of these centres is therefore of great significance to the Council which has set down policies in the Local Plan to promote and protect these centres.

Secondary Centres

7.7 Important in the network of centres are the secondary centres serving Linwood, the village communities of Bishopton, Bridge of Weir and Lochwinnoch and the district centres in Paisley of West End, East End and Neilston Road. These centres have more localised catchment areas and thereby provide a more restricted day to day range of goods and services. The change in shopping patterns and greater mobility of modern society is putting

paras 3.13-3.15
POL T1(ix)

POLS R1 - R7
SP POL 1 (a)
SP Schedule 1(a)
SP POL 6(c)

POLS R1 - R4

POLS R8 - R10

pressure on these centres, but the importance the Council gives to their prosperity is expressed in the policies set down to foster their future well-being.

Neighbourhood Shops

7.8 The most localised centres in the network are the neighbourhood groups of shops found in residential areas throughout the Council's area. Providing for day to day needs of the immediate walk-in catchment areas, these centres are supported by the Council through the Local Plan, but in many cases these are also suffering from the change in shopping patterns and greater mobility mentioned above.

POLS R11, R12

Out of Centre Retailing

7.9. In addition to the recognised network of centres discussed above there are significant retail developments at out-of-centre locations. Any proposals for new or expanded facilities at out-of-centre locations would not accord with the Structure Plan's Metropolitan Development Strategy, and the Local Plan policy framework has been structured accordingly. Retail warehouse parks are located in Paisley, Renfrew and Braehead, and major out-of-centre retail stores have become established in Paisley and Renfrew over recent years. The Council considers that there are sufficient of these parks to provide the service required and that further expansion would not be justified without damaging the established centres.

POLS R13-R15

Braehead Regional Shopping Centre and Leisure Centre

7.10. The facilities at the Braehead Centre comprise a shopping mall and leisure facilities. The Centre is not currently included in the Structure Plan's Network of Town Centres. Accordingly, while the non-retail development on Renfrew Riverside will be encouraged, the role and function of the regional shopping centre will be monitored by the Structure Plan Joint Committee.

POL R16

WHAT WE WANT TO ACHIEVE

7.11 Objectives

1) To safeguard and support the main town centres, the secondary centres, and the neighbourhood centres; to recognise the existing out-of-centre facilities; and to maintain the regional centre at Braehead.

2) To provide a comprehensive policy framework against which retail and other town centre proposals can be assessed.

3) To create and safeguard a high quality environment in the various centres.

1) To safeguard and support the main town centres, the secondary centres, and the neighbourhood centres; to recognise the existing out-of-centre facilities; and to maintain the regional centre at Braehead.

7.12 Clear guidance is provided through national planning guidance and the Structure Plan as to the importance of safeguarding and enhancing the roles of the existing town, village and other centres. This is one of the fundamental aims of the Local Plan, as identified in STRATEGY POLICY 2. This is the linchpin for the Local Plan's approach to town and village centres and those other areas in Paisley which perform a role as a centre, in terms of providing for retailing and other associated uses.

SP Pol 1 (a)

7.13 Also, where centres are suffering difficulties brought about by high vacancy rates, traffic management problems, poor quality physical fabric, or any combinations of these issues, the Council will actively support schemes aimed at the improvement and regeneration of these areas. It will also give consideration to the promotion of regenerative initiatives involving partner organisations where appropriate, such as has taken place in Paisley Town Centre over recent years.

7.14 The Council's aims are reflected in the Structure Plan and national planning guidance which focus on the need to guide new retail development to Town Centres rather than 'Out of Centre' locations, and which direct the Local Plan to give priority to the renewal and enhancement of town centres, and to include policies which will ensure the long-term viability and vitality of these centres. Paisley is identified as a Town Centre Renewal Priority and also as a Strategic Business Centre, and together with Johnstone Town Centre, Renfrew Town Centre and Erskine Town Centre has been identified in the Network of Town Centres to be safeguarded in Structure and Local Plans.

7.15 For the Structure Plan 2000 a capacity assessment of retail provision was undertaken, projected to the year 2006: no strategic requirement for additional floorspace was identified for Renfrewshire. An opportunity for additional comparison floorspace which would improve the viability and vitality of Paisley Town Centre has been recognised in the Structure Plan 2000.

7.16 Policies have been devised in the Local Plan which set the framework for directing major town centre developments to the existing centres defined in the Structure Plan's Network of Town Centres; identifying what the appropriate uses are; and identifying opportunities for expansion of the town centre areas. Boundaries for the four main town centres are defined on the Proposals Map. These boundaries reflect a range of retail, commercial and community uses.

Town Centre Uses

7.17 NPPG 8 states that "town centres provide a broad range of facilities and services and fulfil a function as a focus for both the community and public transport." Offices, health care, higher education and tourism facilities are key town centre uses alongside retail, entertainment and leisure developments. The guideline emphasises that town centres should retain retailing as their core function and that planning policies should seek to sustain and enhance the role of town centres. The Structure Plan also identifies the town centres as "preferred locations" for retailing and other community use. The Local Plan policy aims to meet these goals by defining those uses appropriate to the street frontages of the main town centres (Schedule R(a)), subject to assessment against a range of criteria set out in Table R1.

7.18 It is important to bring the upper floors in town centres into active use to secure the vitality of the centres, and a range of uses, including residential and business use, can be considered, where they would not interfere with the centre's functioning as a shopping centre. Schedules R(a) and R(b) define those uses appropriate for such upper floor premises.

Sequential Approach

7.19 A key mechanism to ensure that town centre uses are located within town and village

SP Pol 5
SP Schedule 5(a)

SP Pol 1 (a)
SP Schedule 1(a)

SP paras 11.43-48
SP Schedule 6 c(iv)

POL R1- R5

POL R1, POL R3(a)
NPPG 8, para. 9
NPPG 8, paras. 38, 76

SP Pol 6(c)

POL R3(b)

NPPG 8, paras. 12, 38, 76,
77

SP Schedule 6(c)(ii)

POL R4

centres is the sequential approach, which is set out in NPPG 8. The sequential approach requires that such uses should be located in town centres as a first preference; ‘Edge of Centre’ locations as a second choice; and ‘Out of Centre’ locations as a third choice, and then only where good public transport facilities can be provided.

7.20 The criteria for application of the sequential approach are set out in the Structure Plan. As the test of the sequential approach specifies, it is important that opportunity sites for development / redevelopment within the existing town centres are seen as the first priority, to support the vitality and viability of these town centres. Thereafter, it is appropriate to indicate preferred areas on the edge of the town centres where expansion of town centre uses beyond the current town centre boundaries into these areas would meet wider town centre regeneration objectives. The Council will consider using its compulsory purchase powers to assist in site assembly towards achieving viable development opportunity sites in town centres.

Strategic Centres

Paisley Town Centre

7.21 Paisley Town Centre is the main hub of shopping activity in Renfrewshire. The opening of the Braehead Shopping Centre, and the recent development of the IKEA store clearly provides a challenge to the health and viability of existing centres in Renfrewshire. The former Renfrew District Council, in conjunction with the former Renfrewshire Enterprise, commissioned the Paisley Town Centre Retail Development Study which was prepared by Hillier Parker, published in 1994 and updated in 1997. The Study highlighted the potential impact of the Braehead Centre on the existing town centres, particularly Paisley and Renfrew, and identified the need to consolidate and improve the existing town centres to make them more attractive to shoppers.

7.22 The Council takes a lead role in partnership arrangements for the Town Centre and has invested and continues to invest considerable resources into the pedestrianisation and regeneration of the Town Centre to create a high quality environment for pedestrians, shoppers, visitors and other town centre users. The improvements to the town centre are directed towards improving the local economy, and revitalising and improving safety in the town centre. The design of the High Street as a First Phase of the proposals and the following phases covering County Square, Gilmour Street, Gauze Street and St Mirren Brae take into account the requirements of the mobility-impaired and visually-impaired to create a safer and more accessible pedestrian environment.

7.23 The Council and partner organisations Scottish Enterprise Renfrewshire; Communities Scotland (formerly Scottish Homes); Paisley and District Chamber of Commerce; and the University of Paisley have formed the Paisley Vision Board to tackle the regeneration of Paisley Town Centre, and to deliver a wide range of projects to assist in that regeneration.

7.24 **The town centre improvements** and the introduction of the Traffic Regulation Order to restrict access and servicing times have created improved public spaces and pedestrian safety. The use of high quality surfacing materials and street furniture contributes significantly to the visual attractiveness of the centre and adjacent areas.

7.25 **The Townscape Heritage Initiative**, aimed at promoting and assisting with the

development of gap sites, improvements of frontages and upper floors, is being pursued: the Initiative relates to Listed Buildings and important sites in Conservation Areas.

7.26 A report on **Managing the Public Realm** was approved by the Council in March 2000, covering such items as Street Trading; Street Markets; Advertising; Street Entertainment and Outdoor Facilities. In the latter category the Council established its support for outdoor activities such as bars, restaurants and cafes subject to matters of safety and amenity

7.27 **University Quarter:** A study is progressing to investigate the potential within the Town Centre for uses which might be utilised by both the University and the wider community, to integrate the University within the Town Centre.

7.28 **Key Sites:** A Report identifying Key Sites to be promoted for development and investment was produced in 2000 to help the Partners in the Vision Board prioritise development opportunities in Paisley Town Centre. A number of these sites have already been developed or are committed for development.

7.29 The Local Plan policy approach is intended to underpin the various initiatives in Paisley Town Centre and assist in consolidating and improving the centre.

7.30 **Paisley Core Area:** The Local Plan has defined a core area for Paisley Town Centre, similar to that defined in the Renfrew District Local Plan, where the importance is recognised of safeguarding shopping frontages primarily for Class 1 retail use. However, the issue of shop vacancies and the changing opportunities created by the pedestrianisation and improvement works in the Town Centre requires to be considered.

POL R5

7.31 In the core shopping area of Paisley it is recognised that cafes, restaurants etc. can add to the attraction of Paisley as a shopping centre and this reflects the Council's recent commitments in this respect contained in the Council's approved report 'Paisley Town Centre: Managing the Public Realm'. Policy for the core area of High Street/Paisley Centre/Moss Street/Piazza reflects this approach.

7.32 **Areas Adjacent to Paisley Town Centre:** As in similar large towns and cities, the areas adjacent to Paisley Town Centre are characterised by a mix of uses: residential, retail, business and other uses. It is appropriate to apply a flexible policy approach, the main aim of which is to support the vitality of these areas by securing the active re-use of land and property, subject, of course to safeguards in respect of the amenity and functioning of residential and retail premises. As with the upper floors in the Town Centre, a wider range of uses is acceptable in these areas adjacent to the Town Centre, to support their vitality.

POL R6

7.33 Also adjacent to Paisley Town Centre, there are two areas where a concentration of land uses of a civic, cultural or religious nature has evolved. It is appropriate to safeguard the particular amenity and townscape of those areas and to resist intrusion of inappropriate uses. Civic and cultural uses, as included in Class 10 of the Use Classes Order, eg. museums; libraries; public halls, etc., are considered most appropriate to maintain the character of these areas.

POL R7

7.34 **Development Opportunity Areas:** The potential for redevelopment or intensification of use of an area at Lawn Street/ Smithhills Street, Paisley should be specifically

SP Schedule 6(c)(iv)

considered. The Structure Plan identifies an opportunity specifically for comparison shopping floorspace for Paisley Town Centre, to improve its vitality and viability.

Johnstone Town Centre

7.35 The Centre is based around Houstoun Square and High Street. A particular issue is the presence of through traffic en route to and from the Johnstone By-Pass.

7.36 Extensive improvement works have been carried out in recent years to Houstoun Square and Ludovic Square and a Town Centre Action Plan is proposed to promote improved traffic management and enhancement of the Town Centre.

7.37 Johnstone Barbush, as an edge-of-centre site, has planning consent for a range of retail and other town centre uses based on a major foodstore, and it is anticipated that this development will be implemented during the Plan period. The site is well-placed at the edge of the centre to enhance the attractiveness of Johnstone Town Centre as a shopping location and the potential exists to enhance pedestrian links to incorporate the site as an expansion to the Town Centre. The development will bring back into active use important vacant Listed Buildings and vacant and derelict land.

Renfrew Town Centre

7.38 The linkages to the Town Centre from the potential development areas within the Renfrew North Study area and the traffic and other implications of the Braehead Shopping Centre for Renfrew Town Centre, have set the framework for the preparation of a Town Centre Action Plan.

The Action Plan will include consideration of:-

- measures to deal with existing traffic problems;
- the impact of the Braehead centre on Renfrew Town Centre;
- the potential effect of new development on traffic and traffic management in the Town Centre; and
- the potential for streetscape improvements.

Erskine Town Centre

7.39 The existing Town Centre has been developed in an L-shaped formation in the southern part of the area defined on the Proposals Map.

7.40 The Council has approved a strategy for the development of a variety of community and other uses appropriate to a Town Centre location for the area to the north of the existing Town Centre, and progress is being made towards implementing these various developments.

7.41 Outline planning consent was granted in April, 2002 for a new store at Erskine Town Centre which will result in a substantial increase in the retail floorspace at the Town Centre. The Council wishes to ensure that Erskine Town Centre continues to provide a full range of town centre facilities in keeping with the developing demands and requirements of the community. It is therefore proposed to undertake a study of the potential of and requirement for the expansion of the Town Centre, including retailing and other town centre uses. The study will also investigate the availability of land within the existing

POL R4

POL R4

Town Centre and the potential role of land immediately east of Kilpatrick Drive which is indicated on the Proposals Map.

Secondary Centres

POL R8-R10

7.42 The secondary centres perform an important role as a focus for the surrounding communities, and it is important to support these centres by directing facilities to meet local needs to the secondary centres. Whilst the emphasis in these centres remains the shopping function, it is clear that many of these centres have ground floor frontages where other uses, such as housing and business uses, are currently found and these will continue to be appropriate where they are not considered to be detrimental to the vitality of the centre.

7.43 It is important to recognise that in respect of those centres suffering high vacancy rates over a relatively long period of time, the aim is to bring these premises back into a productive use, and that a shop use may no longer be viable at that particular location.

7.44 **Linwood:** Linwood Centre at present suffers both physical and functional difficulties. Investigations are currently proceeding to consider options for regenerating the centre, to maintain and enhance its role in providing facilities to meet local needs.

7.45 **Bridge of Weir:** The Centre has been defined to incorporate the retailing and community facilities lying along the north side of Main Street, including the mall area of Livery Walk. The physical form of the village results in facilities being dispersed along this frontage, interspersed with other uses such as residential.

7.46 **Lochwinnoch:** The Centre is focused around The Cross, stretching along High Street, Main Street, Calder Street and Church Street. Again, the Centre does not provide a continuous street frontage of town centre uses, residential properties also being present at ground floor level within the defined area.

7.47 **Bishopton:** The Centre has been defined as the area around the Village Hall, at the junction of Old Greenock Rd and Greenock Rd. Shopping and community facilities are dispersed to a number of locations, making it more difficult to define a centre as such. It is considered that the area chosen represents the primary area of focus for local facilities.

7.48 **Paisley West End:** The Centre is focused on the junction of Wellmeadow Street; Well Street; and Broomlands Street. It provides largely for the convenience shopping needs of the local area. However, in recent years, there has been an increasing tendency for retail premises to close and remain vacant, creating a poor quality environment. It is essential that sufficient scope is included in policy to allow for a variety of uses in those premises.

7.49 **Paisley East End:** The East End secondary centre straddles Glasgow Road to the east of Paisley Grammar School. It also serves primarily a local catchment area, but does not currently suffer from a high rate of vacant premises.

7.50 **Paisley Neilston Rd.** : The centre straddles Neilston Road, between Stock Street and Rowan Street, and, again, is not currently affected by high vacancy rates.

Neighbourhood Shopping Facilities

7.51 The provision of shopping facilities to meet local needs is important for the well-being of local neighbourhoods and such facilities will be encouraged. It is equally important to guard against development proposals which would much better meet the needs of a wider community by being located in either town or secondary centres; and also to recognise that, over time, some premises can no longer support a shopping use and other uses can be considered, subject to safeguards.

7.52 There has been a trend in recent times for petrol filling stations to incorporate retail facilities selling an increasing range of items. In terms of planning policy, it is considered that such facilities should be assessed on the same basis as other neighbourhood retail facilities, outwith defined town and secondary centres.

Out of Centre / Edge of Centre Retailing

7.53 Another important element of the policy strategy is to provide policy guidance for major 'Out of Centre' and 'Edge of Centre' developments.

7.54 There are in existence a variety of major retail facilities which lie outwith the defined centres.

- The Braehead Regional Shopping and Leisure Centre;
- The retail warehouse parks at:
Phoenix; Blythswood; Abbotsinch; and Braehead;
- The major retail stores at:
Neilston Road, Paisley; Newmains Road, Renfrew; Phoenix, Linwood, all come into the category of 'Out of Centre' retailing, as defined in the Structure Plan.

7.55 The Council recognises the important role which these existing facilities play. However, the Council's policy framework is aimed at supporting and safeguarding the viability and vitality of the existing town centres, in accordance with the policy principles of the Structure Plan. All proposals for town centre uses, as defined in Schedule R(a), will be subject to assessment against the criteria in Table R1.

7.56 With regard to the Phoenix Centre, an outline planning application for the Phoenix area was approved in 1996 and included in the consent was a Master Plan setting out the uses proposed for the area. Subsequently, a number of detailed planning consents have been granted for commercial leisure uses; car sales premises; and hot food establishments, in addition to the major retail store and the retail park. Local Plan strategy is to reflect the types of uses included in the Master Plan.

7.57 The superstore at Anchor Mills comes into the category of 'Edge of Centre'. This development was assessed as having met the criteria set in the sequential approach as an 'Edge of Centre' development.

POL S R11-R12

POL R16

POL R13

POL R14

POL R15

POL R14

7.58 Government guidance on warehouse clubs, as expressed in NPPG8, recognises that these outlets often share many of the characteristics of very large retail outlets, in which case they should be considered subject to the requirements of para 45 of NPPG 8. For the purposes of the Local Plan, where proposals are deemed to have the characteristics of a retail use, they will be considered against the appropriate Structure Plan policies for significant retail developments (SP policies 9 & 10), and against Local Plan Policies R1 and R2. Where the proposal is deemed not to be retail, it will be considered as a 'sui generis' use and will be assessed on its merits against the Local Plan policies applicable in the area of the proposed development.

2) To provide a comprehensive policy framework against which retail and other town centre proposals can be assessed.

7.59 The full range of Retail and Town Centre policies of the Local Plan is aimed at meeting this objective by providing a structured approach to assessing all retail and other town centre proposals, with the overriding aim of supporting and enhancing the role of the town centres and secondary centres. The policy framework fits within the policy approach set out in the Structure Plan.

7.60 The Local Plan retailing and town centre policies are structured in order to:-

- define what the Local Plan means by 'town centre uses' and direct these to the strategic and secondary centres;
- define acceptable uses in the strategic and secondary centres;
- require all applications for town centre uses to be assessed against a set of criteria, ie POLICY R1, Table R1;
- stipulate that, over and above that assessment, major retail developments require to be assessed against criteria set out in the Structure Plan, ie. Schedule 6(c) (i) and POLICY 9 and 10;
- identify potential expansion areas for the strategic town centres;
- address the particular circumstances pertaining to the core and to certain fringe areas of Paisley Town Centre;

The foregoing have been explained under Objective 1, paras 7.12 - 7.58.

7.61 In assessing proposals for retail developments in and around town centres, regard will be taken of the scale and appropriateness of the proposal in relation to the centre concerned, and to the likely effects on the vitality and viability of other centres.

3) To create and safeguard a high quality environment in the various centres.

7.62 Considerable expenditure in recent years has been invested in schemes to upgrade the quality of environment in Paisley and Johnstone Town Centres, and the Local Plan has identified sites for possible new retail development in or adjacent to these upgraded centres. There is a Council commitment to pursuing the upgrading of Linwood Town Centre, and a study is currently underway to identify means of improving Renfrew Town Centre.

POL R17

Design

7.63 High quality design is important to safeguard the built heritage within the various centres and to enhance the attractiveness of these locations as viable centres. The Council has approved guidance relating to :-

1. Shop Front Design;
2. Shop Roller Shutters;
3. Shop Signage; and

this supplementary guidance will be applied in support of Local Plan policy, when considering development proposals.

Hot Food; Public Houses, Licenced Clubs

7.64 National Planning Policy Guideline on Town Centres and Retailing (NPPG8) supports the view that it is appropriate for hot food outlets & pubs to be located in existing shopping or commercial areas. However, these types of premises raise particular environmental issues, such as litter, noise and late opening hours. Special consideration needs to be taken of the impact of such uses on the amenity and quality of the environment of the surrounding area, and particularly on residential property, especially in tenemental areas in terms of noise and disturbance, and also on listed buildings and conservation areas. The Council approved a policy on hot food premises in March 1998, and this has been adapted and incorporated into the Local Plan.

POL R18
NPPG para 83

TEXT REFERENCES

POLICIES**POLICY R1: Town Centre Uses**

The Council will direct proposals for Town Centre uses, i.e. those defined in Schedule R (a), to the Strategic and Secondary Centres as defined in the Proposals Map, except for those required to meet a local neighbourhood demand. All development proposals for Schedule R (a) uses throughout the Plan area will be considered against the criteria in Table R1.

para 7.4, 7.17, 7.18

STRATEGIC TOWN CENTRES**Paisley; Johnstone; Renfrew; Erskine Town Centres:-****POLICY R2: Direction of Major Retail Developments to Strategic Town Centres**

The Council will direct significant shopping developments of over 2,000 sq.m. gross 'comparison' floorspace, and over 1,000 sq.m. gross 'convenience' floorspace, to the Strategic Town Centres of Paisley, Johnstone, Renfrew, and Erskine, to support the vitality and viability of those Town Centres. Such proposals will be subject to assessment against relevant Structure Plan policies.

para 7.4-7.6, 7.12-7.29,
7.35-7.41

POLICY R3(a): Acceptable Ground Floor Uses in Strategic Town Centres

The Council will accept in principle, proposed developments in the Use Classes defined in Schedule R(a) and in Use Class 7 (Hotels and Hostels) at ground floor level within the strategic Town Centres of Paisley, Johnstone, Renfrew and Erskine, subject to the proposals satisfying the criteria listed in Table R1, and subject to the provisions of Paisley Core Policy R5.

paras 7.4, 7.6,
7.12-7.17, 7.30-7.31

POLICY R3(b): Acceptable Upper Floor Uses in Strategic Town Centres

The Council will accept in principle, proposed developments in the Use Classes listed in Schedules R(a) and R(b) at upper floor levels in the Strategic Town Centres, subject to their meeting the criteria in Table R1.

paras 7.4, 7.6, 7.12-7.18

POLICY R4: Potential Town Centre ‘Expansion’ Areas

Where, on the basis of an established requirement for additional retail floorspace and after the application of the sequential approach, it is proposed to develop land for Town Centre uses beyond the defined Town Centre boundaries, the Council will give preference to sites within those areas immediately adjacent to the Town Centres identified on the Proposals Map, subject to their meeting the criteria in Table R1 and the provisions specified as follows:-

paras 7.19-7.20

(i) **Johnstone - Barbush.** Any development should support the vitality and the viability of the Town Centre, and new development proposals in the categories listed in Schedules R(a) & R(b) will be considered acceptable in principle.

para 7.35

(ii) **Erskine Town Centre.** A Study is to be carried out regarding the capacity for expansion of Erskine Town Centre to determine the precise extent and location of any additional land required for new development.

para 7.39-7.41

POLICY R5: Paisley ‘Core’ Policy

In respect of frontages at street level and pedestrian mall level within the area defined on the Proposals Map as the Paisley Core Policy Area, uses will be restricted primarily to Classes 1 (Retail) and 3 (Food and Drink), as defined in the Town & Country Planning (Scotland) (Use Classes Order) 1997 with up to a maximum of 20% of the frontage length being permitted for uses other than Classes 1 and 3. Shop frontage lengths will be defined as follows:

paras 7.4-7.5, 7.17,
7.21-7.31

- doorways leading only to upper floors will be excluded from all calculations
- only that part of the shop frontage which faces the core street will be included in the calculations. Those shop frontages which extend around a corner will be measured to the mid point of the corner
- individual shop fronts will be measured to the mid point of the pilaster adjoining the property
- the entrance to the Paisley Centre will be excluded from all calculations.

AREAS ADJACENT TO PAISLEY TOWN CENTRE

POLICY R6: Change of Use in Paisley Town Centre Fringe Areas

The Council will support applications for change of use in those areas identified on the Proposals Map adjacent to Paisley Town Centre, where it is proposed to bring former commercial properties, including retail, into active re-use. In particular, the change of use to residential use will be considered acceptable in principle. New development proposals in the categories listed in Schedules R(a) and R(b) will be acceptable in principle. All retail and key Town Centre uses will be subject to assessment against the sequential approach.

Planning consent will only be given where:-

There is no unacceptable impact on the amenity of residential property;

There is no unacceptable impact on the amenity of the adjacent Town Centre shopping area.

para 7.32

POLICY R7: Paisley Abbey and Paisley Library and Museum

The Council will seek to safeguard and enhance the distinctive townscape created by the mix of civic and cultural land uses in the two areas of central Paisley based around the Abbey and Paisley Library & Museum and shown on the Proposals Map. Uses of a civic or cultural nature are considered appropriate in principle

para 7.33

SECONDARY CENTRES

Linwood; Bishopton; Bridge of Weir; Lochwinnoch; Paisley West End; Paisley East End; Neilston Rd Centre

POLICY R8: Secondary Centres

The Council will direct proposals for shopping and other Town Centre uses to meet localised needs to the secondary centres identified on the Proposals Map.

paras 7.7, 7.12, 7.17
7.42, 7.43

POLICY R9: Regeneration of Secondary Centres

The Council will support proposals which will regenerate those centres experiencing problems of decline. The Council will assess the potential for pursuing regenerative initiatives and will use, where appropriate, its compulsory purchase powers to help secure the regeneration of the area.

paras 7.13, 7.43

POLICY R10: Acceptable Uses in Secondary Centres

The Council will accept development proposals for Town Centre uses as defined in Schedule A as appropriate uses at ground floor level within the secondary centres. Class 9 Houses; Residential Flats; and Class 4 Business are also acceptable where they do not prejudice the functioning of existing Schedule A uses. All proposals will be considered against the criteria in Table R1.

paras 7.7, 7.12,
7.17, 7.42, 7.43

NEIGHBOURHOOD SHOPPING

POLICY R11: Meeting Local Neighbourhood Demand

The Council will accept retail development outwith the defined Town and Secondary centres only where it meets a local neighbourhood demand and subject to meeting the criteria listed in Table R1. For the purposes of assessing local supply and demand, the catchment will be defined by the area from which the site is easily accessible on foot.

This policy cover extends to retailing associated with petrol filling stations.

para 7.8, 7.51, 7.52

POLICY R12: Change of Use of Local Shops

The Council will only permit change of use from existing local shopping uses where it has been demonstrated that demand no longer exists and the premises have remained unoccupied, and actively marketed, for a period in excess of 12 months. The proposed change of use should not prejudice any existing commercial operation.

paras 7.8, 7.51, 7.52

'OUT OF CENTRE' & 'EDGE OF CENTRE' RETAILING

POLICY R13: Retail Warehouse Parks

The Council allocates land at Blythswood, Abbotsinch, Phoenix and Braehead, shown on the Proposals Map, for retail warehouse parks. There will be a presumption against proposals for additional floorspace beyond the level specified in current consents for these areas, and any proposals for new retail warehousing at other locations will not be in accordance with the Local Plan strategy.

paras 7.9, 7.19, 7.53-7.55

POLICY R14: Major 'Out of Centre'/'Edge of Centre' Retail Stores

The Council allocates the sites of the existing major retail stores at Neilston Road, Paisley; Newmains Road, Renfrew; the Phoenix, Linwood and Anchor Mills, Paisley, all shown on the Proposals Map, for retailing purposes. There will be a presumption against proposals for expansion of retail use at these locations which would not be in accordance with the Local Plan strategy.

paras 7.9, 7.19, 7.53-7.55, 7.57

POLICY R15: Land Uses at Phoenix

The Council allocates an area of the Phoenix Centre indicated on the Proposals Map for uses in the categories of Leisure, Business, Hotel and Car Showrooms.

para 7.56

POLICY R16: Braehead Regional Shopping and Leisure Centre

The Council allocates the area of the Braehead shopping mall and indoor sports area, with associated parking, for uses in the categories specified in current planning consents. Proposals for additional development in the specified categories will be supported where they satisfy the provisions of Structure Plan policy, and the criteria in Table R1.

paras 7.10, 7.19, 7.53-7.55

QUALITY OF TOWN CENTRES

POLICY R17: Design in Town & Secondary Centres

The Council will require a high standard of design in new developments and redevelopment schemes in Town and Secondary centres, and particular consideration will be given to the compatibility of the design with the building and street within which the development is to take place, in terms of form, scale and materials.

para 7.22-7.29, 7.62,
7.63

POLICY R18: Hot Food; Public Houses; Licensed Clubs

The Council will direct proposals for Class 3 uses or the use for the sale of hot food for consumption off the premises as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997; public houses not forming an integral part of a hotel or other premises which are acceptable uses outwith the town and secondary centres; and other premises licensed for the sale and consumption of drink on the premises, to Town Centre and Secondary Centres as defined in POLS R1 and R8. Proposals outwith these defined areas will not be in accordance with the Local Plan. All proposals will be judged against the following criteria:-

para 7.64

- (a) The proposal must not result in an over-concentration of hot food uses to the detriment of the amenity of the area;
- (b) Traffic, parking and pedestrian safety must not be prejudiced;
- (c) There must be no unacceptable impact on the residential amenity, in terms of noise, disturbance and cooking odours, fumes or vapours;
- (d) The applicant must demonstrate full control to install a flue extraction system, if required;
- (e) The design of the flue must be visually acceptable.

Table R1

Criteria against which proposals for Town Centres uses will be assessed:

1. the sequential approach to choice of site location.
2. whether the proposal can be supported by a catchment population;
3. the likely impact on the vitality and viability of the Strategic or Secondary Centre;
4. how the proposed development accords with the aim of achieving sustainable transport, in terms of the availability and frequency of public transport services, and pedestrian and cycle access;
5. the provision of adequate arrangements for traffic circulation, access and parking;
6. likely impact on the amenity of adjacent and nearby property;
7. consideration of the standard of design, in terms of the built form, scale, materials, and colour, and its impact on the townscape quality;
8. any other likely environmental effects of the proposed development;
9. implications for provision of infrastructure.

SCHEDULE R (a)

Acceptable ground floor uses in strategic town centres:

Class 1. Shops, plus:-

Class 2. Financial, professional and other services

Class 3. Food and drink

Class 10. Non-residential institutions

Class 11. Assembly and leisure (except for 'other areas for outdoor sports..')

SCHEDULE R (b)

Acceptable upper floor uses in strategic town centres, additional to those uses listed in Schedule R(a):

Class 4. Business

Class 7. Hotels

Residential Flats

8 Community Facilities and Infrastructure

OVERVIEW

8.1 Social, community, health and educational facilities are important elements in the development and wellbeing of all communities. The provision of facilities, such as hospitals, health centres, schools, further educational establishments, community care facilities, libraries, community centres, museums and cemeteries, is made through a variety of sources, including the Council and other public and private bodies. The Renfrewshire area is well served by a wide range of such community facilities, and they are considered by the Council to be a very valuable resource. Their location is of particular importance, as it is essential that they are accessible to as many people as possible, whether it is by walking, cycling or public transport.

8.2 In particular, the Council considers that schools and other educational establishments are important to local communities because they perform more than just an educational role. Many are used for a wide variety of community activities, and have become a focal point for local residents and interest groups.

8.3 There is no specific guidance in the form of National Planning Policy Guidance (NPPGs/SPPs), Planning Advice Notes (PANs) or Circulars in regard to the provision of social, community, health or education facilities, nor does the Structure Plan contain any policy specific to community facilities.

8.4 Existing nursery, primary and secondary schools are not specifically identified on the Proposals Map. It is considered that their use is generally compatible with the surrounding policy area which, in the majority of cases, is a residential one. Should any community facility or school property become surplus to requirements, development in accordance with the surrounding policy area would be considered appropriate. Where considered relevant, a development brief will be prepared to guide future use of any site which is surplus to the Council's requirements. It should be noted that school playing fields are identified on the Proposals Map, and protected from alternative uses through the relevant Open Space and Recreation policies.

8.5 In June 2000, the Education and Leisure Committee of the Council decided that Merksworth High School and St Mirin's High School in Paisley should close. St. Mirin's High School has subsequently been demolished and Merksworth High School closed in June 2002. The Council proposes to dispose of these sites for housing development. In October 2000, the Committee also agreed to undertake a feasibility study on a strategy for the improvement of the infrastructure of the schools within Renfrewshire, through a Public Private Partnership (PPP). An outline Business Case was submitted for approval to the Scottish Executive in December 2001. The project involves further rationalisation proposals which have all been the subject of public consultation since August 2001. The

POL L1

PPP project is expected to result in the construction of new schools and the release of existing school sites for redevelopment. The implications of the decision on the PPP will require to be taken into account in the review and update of the Local Plan.

8.6 In regard to further and tertiary education, there are two establishments in the Renfrewshire Council area - the University of Paisley and Reid Kerr College, both of which are located in central Paisley. The University also has a student village at Thornly Park on the southern outskirts of Paisley, which is located in the Green Belt.

Infrastructure and Developer Contributions

8.7 The Structure Plan states that costs arising from a development should be borne by those who benefit from the proposals. Accordingly the Local Plan requires that appropriate provision be made by the developer for the infrastructure or facilities to make the development acceptable.

SP table 3
SP Pol 9c (i and v)
POL Inf 1

WHAT WE WANT TO ACHIEVE

8.8 Objectives

1) To reflect the proposals and future land use requirements of the Council and other public bodies by reservation of suitable sites for community facilities.

2) To secure appropriate developer contributions.

1) To reflect the proposals and future land use requirements of the Council and other public bodies by reservation of suitable sites for community facilities.

8.9 It is important to ensure that the land required for the University of Paisley and Reid Kerr College is reserved and protected. Paisley University's Strategic Estates Plan (1999-2005) does not however indicate any further expansion plans for the Paisley campus, and it also acknowledges that any land disposal for commercial development at Thornly Park is unlikely to succeed, because of its location in the Green Belt.

POL Ed1

8.10 St Mirin's High School has now closed and its pupils and associated primary schools have transferred to St Andrew's Academy. Land adjacent to the latter school is therefore required to facilitate expanded educational facilities.

PROP Ed1

8.11 It is important that the development needs of the major further and tertiary education establishments of the University and Reid Kerr College are recognised and accommodated in Local Plan policy.

2) To secure appropriate developer contributions.

8.12 National Planning policy advises that planning agreements under Section 75 of the Town and Country (Scotland) Act 1997 can play a limited but useful role in the development control process. They should only be sought where they are required to make a proposal acceptable in land use planning terms. They should be reasonable and must be directly related, and related in nature, scale and kind, to the development being proposed. The Structure Plan includes an undertaking to take a more proactive approach to the

Scottish Executive Circular 12/1996 Planning Agreements).

REFERENCES

SP para 8.8,
SP Table 3
SP Pol 9c

SP para 9.5(iii)(d)

implementation of policies through planning agreements with developers in accord with SODD Circular 12/1996. It states that the extent to which costs arising from a development are borne by the developer will be material to the acceptability of a proposal. Structure Plan Policy requires that appropriate provision be made by developers for:- infrastructure or facilities required to make developments acceptable; the implementation of appropriate transport measures for the minimisation and management of the future levels of traffic generated; remedial environmental action; the provision of sustainable urban drainage systems; and arrangements for the maintenance of such measures. The Structure Plan also states that developments will not accord with the Structure Plan unless the developer funds the construction, and makes arrangements for continued maintenance of flood prevention works which are required as a result of a flood risk assessment. The Council will require developers to fund measures, including infrastructure and other services and facilities, within or outside the boundary of development proposals which are required to make development proposals acceptable to the Council in land use terms. Where necessary and expedient the Council will seek agreements under Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure appropriate arrangements in accordance with National Planning Policy and Structure Plan Policy. Such agreements will encompass the initial costs of provision and where appropriate, continuing financial support for measures with a continuing revenue requirement.

Scottish Water Infrastructure

8.13 Scottish Water have identified waste water infrastructure constraints for certain sites identified in the Local Plan and in the industrial and housing land supply. Development proposals will be assessed by Scottish Water and where necessary, developer-funded infrastructure, or developer contributions to the provision of necessary infrastructure, including measures to properly address the environmental and social costs of particular proposals, will be required in order to make development proposals acceptable.

POLICIES

POLICY Ed 1 - Further Education

The Council supports the continuing development of the University of Paisley and Reid Kerr College within the areas shown on the Proposals Map. It must be demonstrated that any development proposals not directly related to the functioning of the educational establishment will not adversely affect the continued operation and development of that educational establishment.

PROPOSAL Ed 1 - St Andrew's Academy

The Council safeguards land adjacent to St Andrew's Academy, as shown on the Proposals Map, for the future development of educational facilities.

TEXT REFERENCES

para 8.9

para 8.10

POLICY Inf 1 - Developer Contributions

The Council will require developers to provide the infrastructure, facilities, services, traffic management measures or other arrangements (including, where appropriate, the future maintenance of any or all of these) which are required to make development proposals acceptable to the Council in land use planning terms. In accordance with National Planning Policy and guidance the Council will seek where possible to have such provisions included within relevant planning consents and through planning conditions; where it is considered to be necessary or expedient the Council will enter into an agreement with the developer under Section 75 of the Town and Country Planning (Scotland) Act 1997 to secure these provisions.

paras 3.20, 8.7, 8.12,
8.13