

# Renfrewshire Local Plan



# Update Report

March 2010



# 1 Introduction

1.1 This Report seeks to provide an update on the progress made in relation to the objectives and achievements identified for action in the Adopted Renfrewshire Local Plan and to highlight new or emerging issues.

## 2 The Development Plan Programme

2.1 New Development Plan Regulations came into force on the 28th February 2009, and this has introduced the requirement that in the four City Regions of Scotland the Development Plan should consist of a Strategic Development Plan (SDP) and Local Development Plan (LDP). Guidance from the Scottish Government is that there should be a degree of twin-tracking in the preparation of SDPs and LDPs.

2.2 The Glasgow and Clyde Valley Strategic Development Plan Main Issues Report is expected to be published for Consultation in September 2010, with the Plan itself expected for publication in March 2011. The Local Development Plan preparation process will shadow this process and the Council currently intends to publish its Main Issues Report in Summer 2011.

2.3 In the intervening period the current Local Plan policies are being monitored and assessed, and should interim policy guidance be required in advance of the preparation of the next Local Development Plan, Supplementary Planning Guidance will be published.

## 3 National Guidance

3.1 In October 2008 the Scottish Government announced that The Scottish Planning Policy (SPP) and National Planning Policy Guidance (NPPG) series was being streamlined into one document .

3.2 The Consolidated SPP was published for consultation in April 2009 and sets out national planning policy on community engagement, sustainable development and various subject policies including economic development, town centres and retailing, housing, rural development, coastal planning, fish farming, historic environment, natural heritage, open space and physical activity, green belts, transport, renewable energy, flooding, waste, minerals, opencast coal and radio telecommunications. Following consultation, the finalised SPP was published in February 2010. This can be viewed at [www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/newSPP](http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/newSPP)

## 4 National Planning Framework

4.1 The National Planning Framework 2 was published and laid before the Scottish Parliament on June 25th 2009 and provides the strategy for sustainable spatial development to 2030 and a national policy context for the new Development Plan framework.

4.2 NPF 2 identifies fourteen national developments with the potential to support the Scottish economy and increase sustainable economic growth well into the future. A number of these will impact on Renfrewshire including:

- Central Scotland Green Network;
- West of Scotland strategic rail enhancements; and
- Strategic airport enhancements for access - Glasgow International Airport at Abbotsinch and land between Paisley St James Station and the airport;

## 5 Structure Plan and Strategic Development Plan

5.1 The Scottish Ministers approved the Glasgow and the Clyde Valley Joint Structure Plan, Fourth Alteration on 22nd March 2009.

5.2 The Fourth Alteration was prepared to bring the approved Structure Plan into line with Scottish Planning Policy 8: Town Centres and Retailing and the term 'Shopping and Leisure Centres' in the draft version of SPP 8 is substituted by 'Commercial Centres' in the finalised version, referring to centres such as Braehead and the Retail Warehouse Parks .

5.3 The Glasgow and Clyde Valley Strategic Development Planning Authority (GCVSDPA) published its Development Plan Scheme in March 2009. This outlines the steps which will be taken in preparing the Strategic Development Plan. The timetable for the plan preparation process currently anticipates that the Main Issues Report for the SDP will be published in September 2010, and the Plan itself will be produced in March 2011.

## 6 Renfrewshire Local Plan Update Report

6.1 This Report is structured to reflect the Adopted Renfrewshire Local Plan, and to address its main thematic topics. Under each of the key topics, the report discusses progress and achievements of objectives and the implementation of projects since the publication of the previous Update Report.



## **Renfrew North**

6.2 Over the last year work has continued on the residential element of Renfrew North, creating a new waterfront neighbourhood of over 2000 new homes. The 1st phase of the £8 million flood prevention work was completed in April 2009 with the 2nd phase due to commence in Spring 2010.

6.3 The new high quality Porsche car showroom opened in Autumn 2009 and the 2300 sq m office headquarters for Gordon Anderson Plant at Titanium Phase 2 is nearing completion.

6.4 At the western end of Renfrew North, construction is now nearing completion in respect of the erection of a joint Social Work and Health Centre facility for NHS Greater Glasgow and Clyde comprising Social Work offices, GP surgeries, Dental surgery, Physiotherapy and Chiropody.

## **Royal Ordnance Bishopton (ROB)**

6.5 The Planning and Economic Development Board of the Council has disposed to grant the outline planning application for the Royal Ordnance Bishopton site to form a mixed-use community growth area in December 2008, subject to conditions and a Section 75 Agreement, and a detailed application for the construction of a motorway junction, subject to conditions.

6.6 The Scottish Government confirmed in February 2009 that it did not intend to intervene and authorised the Council to deal with the applications. Accordingly, permission was granted for the construction of the motorway junction in February 2009. The Section 75 Agreement was concluded and outline planning consent for the masterplan was approved in August 2009.

## **Cart Corridor, Paisley**

6.7 The Cart Corridor is a vitally important area which links Paisley Town Centre and Glasgow Airport. The regeneration of the Cart Corridor has continued and the 1st phase of 45,000 sq ft of industrial business land has been completed. This area is being marketed under the name of Westpoint Business Park and will provide a welcome boost to the economic reputation of the area providing ongoing development activity to counter the delay in the construction of the residential development within Shortroods, which is part of the masterplan of the Cart Corridor Joint Venture Company.

## **Paisley Partnership Social Inclusion Partnership (SIP) Areas**

6.8 Area Development Frameworks (ADFs) have now been prepared for 8 areas (Blackhall, Shortroods, Ferguslie Park, Foxbar, Glenburn, Johnstone West, Moorpark, Paisley West End). The ADFs have been successful in helping address the Council's housing initiatives. The Council is currently examining how to progress the mechanisms for physical regeneration, particularly housing, and taking forward the work that has already been achieved through the ADFs.



## NE Phoenix / E Candren

6.9 The NE Phoenix / E Candren area is located between Junction 29 of the M8 and the Phoenix Business Park with a frontage to the A737. The Local Plan identifies 4 distinct land use areas within the NE Phoenix/ East Candren area for: warehousing, housing, business and industry, and agriculture. Progress has been made with the submission of a number of planning applications for the site.

6.10 In particular a major application for mixed use development by Mountgrange including 6.5 hectares of Class 4 (Business), 17 hectares of Class 5 (General Industrial) and Class 6 (Storage and Distribution) industrial development, approximately 12 hectares of residential, infrastructure improvement, landscaping and amenity space was granted planning permission in March 2009. This includes compensatory mitigation measures for the removal of the Linwood Pond with the provision of an alternative roosting site for the Whooper Swans at Newshot Island, Erskine. This development would complete the redevelopment of the former car factory site.

# 7 Transportation

## Glasgow Airport Rail Link (GARL)

7.1 The Glasgow Airport Rail Link (GARL) was intended to provide a fast, reliable service every 15 minutes between Glasgow Central Station and Glasgow International Airport in advance of the Commonwealth Games in 2014. However, the GARL project has been omitted from the budget approved by the Scottish Parliament in February 2010. Notwithstanding this, improvements to the line between Paisley and Glasgow are currently in progress, and will deliver more passenger capacity and greater service reliability to Glasgow, the Clyde Coast and Ayrshire.

## Fastlink

7.2 Opportunities to develop Fastlink , a public transport system using bus type vehicles running on dedicated roads between the city centre, Clydebank and Renfrew, are being pursued. This offers significant potential to capture public transport trips for Renfrew and the riverside area and to build sustainability into regeneration. Funds have been allocated to advance studies and prepare a case for funding by the Scottish Government. In view of the cancellation of the airport rail link, Renfrewshire Council is seeking that Fastlink be extended to Glasgow Airport.

## Walking and Cycling

7.3 The Council adopted its Core Paths Plan on the 25th February 2009. This was one of the duties that the Council had to carry out under the Land Reform (Scotland) Act 2003. The plan has been developed over a number of years and has been led largely by public consultation. It identifies the paths and routes that the public feel are the most important in the area for providing access by non motorised means. The



new Local Development Plan will require to take account of the Core Path Plan and reflect its findings as appropriate.

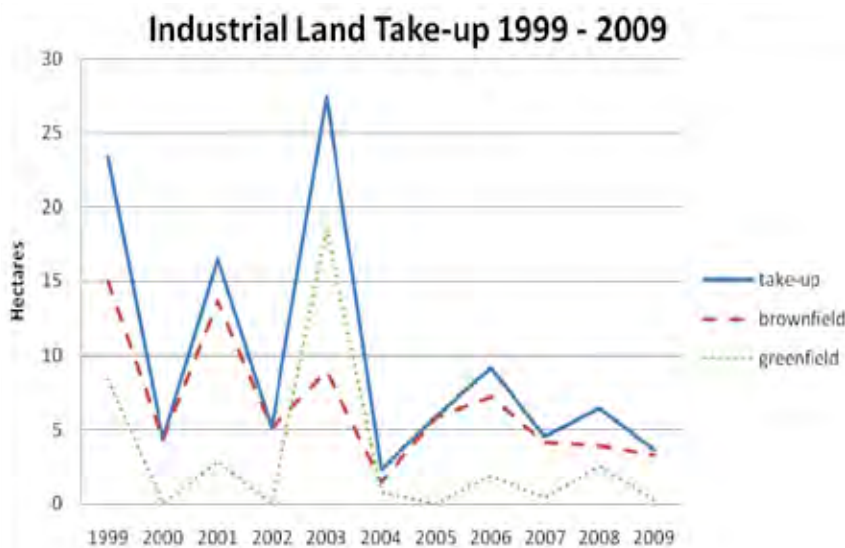
## 8 Business, Industry and Tourism

8.1 In 2009, the marketable industrial land supply comprised 142.3 hectares (59 sites). The supply has decreased by almost 19 ha in comparison with the previous year's figure of 161.2 hectares. This has resulted primarily from the use of a cleared industrial site for airport car parking at Linwood Industrial Estate, business developments at Shortroods and Kings Inch Road and the development of industrial land at Kings Inch Drive for a hotel.

8.2 Land developed for industrial and business purposes amounted to 3.64 ha. This represents a decrease on the previous year's figure of 6.4 hectares and is lower than the average of 5.9 hectares per annum over the last five years.

8.3 As shown on Diagram 1, between 2005 and 2009 some 83% of land take-up was Brownfield and 17% was Greenfield. Proposed development with detailed planning consent for Use Classes 4, 5 and 6 not started at March 2009 amounted to 88,454 sq.m floorspace. This represents a potential land take-up of 28.1 hectares. Potential floorspace has reduced by some 4830 sq.m in comparison to the previous year. This is primarily the result of lapsed planning consents.

Diagram 1: Industrial Land Take Up



### Inchinnan Business Park

8.4 In view of the substantial provision of new industrial/ business land at Bishopton ROB and its proximity to the Inchinnan Business Park, it is considered that there is no current requirement to pursue the release of additional Green Belt land to the west of Inchinnan Business Park as proposed under Local Plan Policy IB5 and this will be reflected in the new Local Development Plan.



## 9 Glasgow Airport

9.1 The Glasgow Airport Surface Access Strategy (ASAS) was published in 2009 and sets out BAA Glasgow's objectives and targets for surface access provision until 2013. The implementation of this strategy is intended to support the sustainable growth of the airport to handle circa 12 million passengers per annum.

9.2 The Airport Master Plan will be reviewed during 2010 with the intention that a draft plan will be published for consultation late 2010/early 2011.

### Improved Access to the Airport

9.3 The Scottish Government has published the Strategic Transport Projects Review (STPR). Clarification has been sought on the details associated with the key elements contained within the Review which will contribute to improvements to the M8 west of Glasgow, and which will impact on access to the Airport by:

- using Intelligent Transport Systems on parts of the M8, which can include, for example, varied speed controls, and ramp metering (controlling entry on to motorway sliproads by means of traffic lights);
- a Park & Ride facility at St James rail station in Paisley,
- other upgrades to the rail system aimed at creating more capacity on the Glasgow - Gourock / Wemyss Bay route with the aim of shifting journeys from the motorway to the parallel rail route, easing traffic pressure on the motorway

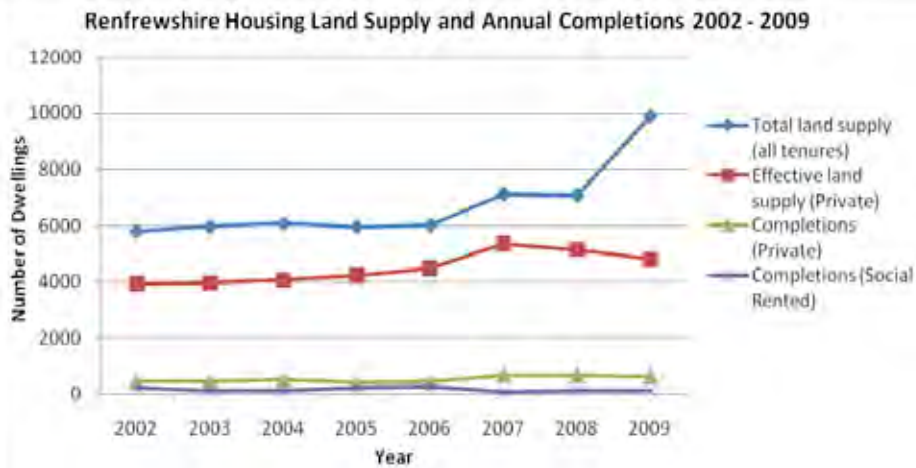
## 10 Housing

10.1 Renfrewshire's Housing Land Supply (HLS) is updated annually to identify potential housing sites at 31st March each year and the draft is normally published at the end of June. The Housing Land Supply records sites for private sector and social rented housing on a wide range of sites within Renfrewshire. The Housing Land Supply includes all new housing developments with a capacity of 4 or more houses as well as conversions. Diagram 2 shows that in 2009, Renfrewshire's total land supply was 9910 dwellings.

10.2 This increase is mainly as a result of including the 2 Community Growth Areas at RO Bishopton and Johnstone SW. The average annual total land supply over the last decade was 6748 dwellings. With the decline in the housing market, it is likely that some of the development sites identified in the 2009 supply will be delayed or may not proceed. However, the high level of supply allows for a high level of house construction as and when the housing market recovers.



Diagram 2: Renfrewshire Housing Land Supply and Annual Completions 2002-09



\*The Effective land supply is the programmed output over the next seven years from the private sector sites.

10.3 The number of private houses completed during 2008/09 was 635 which is only a small decrease from the 661 dwellings completed during 2007/08, despite the downturn in house building nationally. The number of social rented completions also decreased slightly from 115 in 2007/8 to 99 in 2008/09.

10.4 In 2008/09, 92% of all house completions were on brownfield land, as compared to 86% in 2007/08. This represents a relatively high level of brownfield completions and can be contrasted with the year 1991/92 when completion levels were only 59% on brownfield and 41% greenfield land.

10.5 The Draft 2009 – 2016 Housing Land Supply programmed output for the private sector is 4787 (with an additional 300 programmed from the Community Growth Areas) and for social rented is 565.

10.6 Table H3 of the Local Plan identifies a number of smaller sites for housing development. The sites were included in the Local Plan to establish their acceptability for housing in principle. Final determination of their suitability will be made through the planning application process.

### **Local Housing Strategy and Housing Need and Demand Assessment (HNDA)**

10.7 Replacement of Renfrewshire's Local Housing Strategy 2004 was postponed as a result of revised government guidance which now requires a joint Housing Need and Demand Assessment (HNDA) for the Housing Market Area, covering the whole Glasgow & Clyde Valley Strategic Development Plan (SDP) area.

10.8 The new HNDA is currently being undertaken jointly by representatives from housing and planning departments in all 8 Local Authorities in the Glasgow & Clyde Valley SDP Area. The results of this will be available in the Spring of 2010 and will inform both the SDP and the Local Housing Strategies. This in turn will guide the future housing policies and allocations in the new Renfrewshire Local Development Plan. The results of the HNDA process will determine if the LDP will require to review its affordable housing policy.

10.9 Renfrewshire's Local Housing Strategy will be submitted to the Scottish Government in 2011 and working groups are currently being established to consider which are the main issues to be addressed.

10.10 In addition, a Local Housing Strategy Annual Update Report is still being produced to identify annual progress from the 2004 Local Housing Strategy and the annual Strategic Housing Investment Strategy (SHIP) identifies current and future investment priorities. In 2008/09, 99 social rented units were completed (on 5 sites); work commenced on 278 units (on 6 sites); and planning permission was granted for 117 units (on 4 sites).

## **11 Community Growth Areas**

11.1 The Structure Plan 2006 which was approved in April 2008 identifies two Community Growth Areas in Renfrewshire which are proposed to contribute to meeting the longer term projected demand for housing to be released during the period 2011 to 2018 across the Glasgow and Clyde Valley area. The Bishopton ROB Community Growth Area is allocated an indicative capacity of 2500 dwellings.

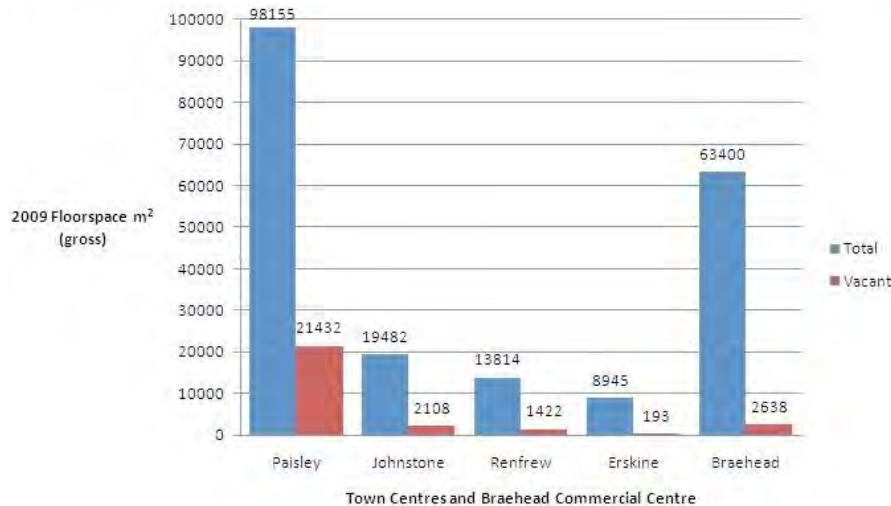
11.2 The second Community Growth Area in Renfrewshire is at Johnstone South West which has been identified with an indicative capacity of 500 dwellings. Work has commenced on the site selection exercise and accompanying Strategic Environmental Assessment which will identify the preferred green field land for release. It is anticipated that the outcome of this exercise will be reported to the Board during 2010 and a decision will be made on how to take the exercise forward, including the issue of public consultation.

## **12 Retailing and Town Centre**

### **Retail Survey**

12.1 Every year Renfrewshire Council conducts a survey of retail outlets within the local authority area. The retail survey encompasses office, restaurant, and other services as well as shops. Between 2008 and 2009 there was a 7% increase in vacant floorspace. and Diagram 3 shows the total floorspace and vacant floorspace of each of the strategic town centres and the Braehead commercial centre for 2009.

Diagram 3: Retail Outlet Floorspace



### Paisley Town Centre

12.2 The Council has adopted a renewal strategy for Paisley town centre aimed at encouraging diversification and the creation of a wide mix of town centre functions to enhance the current retail offer. The Council's commitment to regeneration initiatives is to be supplemented by investment from private sector partners, although the economic recession is impacting on investment levels. Progress has been made towards the development of the former Arnotts site, which closed 5 years ago, and the Council has agreed to take forward the regeneration of this prominent site in partnership with the private sector through the formation of a Limited Liability Partnership.

### Renfrew Town Centre

12.3 Analysis of Renfrew Town Centre revealed a reasonably buoyant commercial market notwithstanding the proximity of Braehead Shopping Centre, with the centre providing a range of convenience retailing appropriate for its local catchment area and a good range of services.

12.4 The positive regeneration of Renfrew Town Centre has continued through the delivery of a commercial improvement grant scheme. The centre will also benefit from the Renfrew North Flood Prevention Scheme.

### Johnstone Town Centre

12.5 Johnstone continues to maintain its role as a strategic shopping centre.

12.6 Collier Street is to be upgraded to reinforce linkages between the Morrisons superstore and the town centre.

12.7 The Council have recently approved a Community Infrastructure Programme (CIP) which sets out a long term framework for investment in Renfrewshire's school



estate, leisure facilities and town centres. In this context, a masterplanning exercise is underway to inform the future regeneration of Johnstone town centre. The strategy will provide a framework to enable the town centre to function and grow in an incremental and sustainable manner, accommodating new civic, retail and community facilities to serve the local population, commensurate with its role as a strategic centre.

12.8 Although not in the Town Centre, Paton's Mill is the only 'A' listed building in Johnstone and since its closure in 2004 has fallen into a state of disrepair and become a target for vandalism and theft. The Council has appointed the Prince's Regeneration Trust to deliver a comprehensive development and financial appraisal for the Mill. The Trust is unique in that they are the only Heritage focussed agency/trust operating in Scotland that have the capacity and remit to undertake feasibility studies and economic appraisals of this nature.

### **Erskine Town Centre**

12.9 Erskine town centre serves the catchment area of Erskine and Bishopton and is performing well. There are now 2 vacant units, but Erskine generally shows a low vacancy rate.

12.10 A Master Plan for Erskine town centre has been commissioned by the Council in the context of the Community Infrastructure Programme; this will consider the regeneration of the town centre and the provision of enhanced services and facilities.

### **Linwood**

12.11 In December 2008 Renfrewshire Council disposed to grant a planning application by Tesco for the redevelopment of Linwood town centre with the demolition of the existing town centre and rebuilding with a superstore, retail units, community centre, library, offices, police station, petrol filling station and ancillary car parking. This will result in a dramatic improvement to the environment of the town centre and will provide a focus for the local community.

12.12 The application was referred to the Scottish Ministers under statutory procedures, the Scottish Government decided not to call in the planning application and the Council is now awaiting the completion of a Section 75 Agreement before the application is granted.

### **Braehead**

12.13 Braehead functions as a regional shopping centre and development has continued to progress. In November 2009, Sainsburys opened their largest retail store in Scotland within the Retail Park at Braehead, relocating from their previous position within the Braehead Shopping Centre. This comprised a new use for the former B&Q unit which had lain vacant for over 3 years.



# 13 Green Belt & Environment

13.1 A survey of applications within Renfrewshire Council's Green Belt is undertaken on an annual basis. Applications have decreased steadily over the last five years from 90 in 2002/3 to 42 in 2008/9, 83% of the applications were granted planning permission, and the vast majority have been in accordance with Green Belt policy.

13.2 Approximately 50% of applications involved small-scale residential development eg. conversions of existing buildings; single dwellings, and house extensions. The remainder of the applications were for a variety of uses, including, leisure, agriculture, telecommunications and tourism.

## Green Network

13.3 In conjunction with the Glasgow and the Clyde Valley (GCV) Strategic Development Plan Joint Committee, the Green Network Partnership has now prepared GCV Green Network Planning Guidance and this is available on their website. It provides an understanding of the vision for the GCV Green Network and how the planning system helps to deliver it.

13.4 A number of studies have been carried out in partnership with the Green Network Partnership: these include the Ferguslie Park Green Network Study and the Gleniffer Braes Strategic Enhancement Plan. These are now being taken forward. There are also a number of strategic studies being carried out which will contribute to the improved quality and accessibility of greenspace in Renfrewshire.

## Natural Heritage

13.5 It had been anticipated that Newshot Island in Erskine would be designated as a Local Nature Reserve in 2009. Designation as a Local Nature Reserve would enable the Council to protect the nature conservation interest at this location and capitalise on the educational opportunities it offers. However, legal issues have delayed its designation but, despite this, management and improvement works on the proposed reserve are ongoing.

13.6 Work has progressed on additional action plans which have been included in the local biodiversity action plan. These include scrub, aspen, mountain hare, water vole and green hairstreak butterfly. The urban subgroup is working on means of raising awareness of biodiversity in line with the statutory duty placed on public bodies under the Nature Conservation (Scotland) Act 2004.

## Built Heritage

13.7 There are 18 Scheduled Ancient Monuments and 565 Listed Buildings in Renfrewshire. Of the Listed Buildings 18% are Category A Listed, 61% are Category B Listed and 32% are Category C Listed. 30 Listed Buildings are considered to be at risk at present: this figure has not changed since the 2008 Update Report.



6.52 In 2009 the Council was awarded a £1.5million grant for Paisley Town Centre from the Townscape Heritage Initiative fund and a further £738,000 from Historic Scotland under the Conservation Area Regeneration Scheme. This grant will enable improvements to be made to the southern area of the town centre and support the restoration on key buildings such as vacant former fire station, repairs to tenement properties as well as Paisley Arts Centre, a shopfront restoration scheme and public realm projects.

## **14 Other Significant Local Plan Issues**

### **Craigend Study, Erskine**

14.1 In line with Policy L8 of the Local Plan, a Study into the potential environmental and recreational role for the Craigend area of Erskine is in preparation and consideration is currently being given as to how to co-ordinate this with other regeneration projects in Erskine.

### **Open Space Audit**

14.2 An Open Space Audit has been carried out within the Planning and Transport Department. This Audit is the first stage in a process which will lead to the production of an open space strategy, as required by Scottish Planning Policy 11 Physical Activity and Open Space.

14.3 Recommendations contained within the Audit, for improving the physical quality of open spaces, are being acted upon by both the Council and some of its community partners. An extensive consultation exercise amongst relevant stakeholders has taken place and a draft Strategy document has now been produced, the purpose of which is to shape the provision, development and management of open space in Renfrewshire over the next decade. This draft document will be considered further by the relevant corporate working group before being produced in its finalised form.

### **Community Infrastructure Programme to 2014**

14.4 In June, and as mentioned earlier in this report, the Council approved a Community Infrastructure Programme comprising four significant areas for development together with a number of strategic programmes. The main areas which will be addressed in the programme are the school estate, leisure and sports facilities, improved day services for adults and the regeneration of Renfrewshire's Town Centres, focussing on key community and cultural facilities.

## 15 Conclusion

15.1 It is anticipated that a further Renfrewshire Local Plan Update will be published next year and this will form a component part of the monitoring of the Local Plans which the Council is required to carry out. The monitoring will contribute to identifying the issues to be included in the Main Issues Report of the next development plan, the Renfrewshire Local Development Plan.



**Renfrewshire Local Plan - Update Report**  
**March 2010**

For further details contact:  
Planning & Transport, Renfrewshire Council,  
Renfrewshire House, Cotton Street, Paisley, PA1 1LL  
Tel; 0141 842 5811 Fax. 0141 842 5040  
e-mail. [pt@renfrewshire.gov.uk](mailto:pt@renfrewshire.gov.uk)