



# Proposed Renfrewshire Local Development Plan

(as modified)

June 2014



Renfrewshire  
Council





*Renfrew/Glasgow Airport*



# Contents

<b>Introduction</b>	<b>2</b>
Format of the plan.....	3
<b>Spatial strategy</b>	<b>4</b>
Economy .....	6
Delivering the economic strategy.....	12
Centres .....	14
Delivering the centres strategy .....	19
Infrastructure .....	20
Delivering the infrastructure strategy.....	22
Places.....	24
Delivering the place strategy.....	28
Environment.....	30
Delivering the environment strategy .....	31
Delivery and monitoring of the local development plan .....	32
Glossary .....	32
Acronyms.....	33
Schedule 3 – Renfrewshire's total housing land supply (effective land supply from housing land audit 2012) .....	34
Schedule 3 – Renfrewshire's total housing land supply (cont) (established land supply from housing land audit 2012) .....	35
Schedule 4 – housing action programme sites .....	36
Schedule 4 – housing action programme sites (cont) .....	37
Appendix 1 – schedule of council land ownership.....	38
Appendix 1 – schedule of council land ownership (cont) .....	39
Appendix 1 – location of council land ownership.....	40

# Foreword



I am pleased to present the Renfrewshire Local Development Plan which is a land use document to guide development and investment in Renfrewshire over the next 10 years. The Community Plan sets out an ambitious vision for Renfrewshire and the Renfrewshire Local Development Plan is one of the key tools to help deliver this vision. It is a blueprint intended to make the area a more attractive place to live, do business and visit.

The Local Development Plan represents the view of the Council, setting out policies and proposals that aim to facilitate sustainable economic growth and sustainable development by directing development to existing built up areas, creating sustainable mixed communities, high-quality places and helping to tackle climate change.

The responses, comments and valuable input received from everyone at each stage of the Local Development Plan preparation process have been influential in framing the policies and proposals in this plan. We are grateful for all of the interest in the plan and feel that it is important that people have had a chance to voice their opinion on the content of the Local Development Plan and the vision for Renfrewshire in the future.

**Councillor Terry Kelly, Convener of the Planning and Property Policy Board**

# Introduction

The Renfrewshire Local Development Plan (LDP) sets out the spatial strategy that will facilitate investment and guide the future use of land in Renfrewshire. Its policy statements provide a framework for decision making to ensure that development and changes in land use are appropriate.

With a focus on supporting sustainable economic growth, the LDP presents an outcome-focussed approach setting out where future development should and should not occur, identifying opportunities for change, regeneration and enhancement, directing developments to locations that are economically, socially and environmentally sustainable.

The preparation of the LDP is a legislative requirement which sets out the land use planning framework for Renfrewshire, providing a concise, map-based, guide for shaping the area over the next 10 years, with the plan being reviewed every 5 years.

The LDP has taken account of, and been informed by, many other plans, policies and strategies (See Figure 1). It aims to support and contribute towards delivering the Scottish Government's strategic objectives and related national outcomes as well as the Economic Strategy for Scotland. This document does not repeat national or strategic policy, it interprets this policy at a local level helping to deliver the vision and outcome measures of the Single Outcome Agreement (SOA) and Renfrewshire's Community Plan. Figure 2 outlines the policy hierarchy within the Development Planning Process that is taken into account when preparing the new LDP.

The Glasgow and the Clyde Valley Strategic Development Plan (SDP) and the Renfrewshire LDP make up the development plan for the Renfrewshire area.

Figure 1 - The LDP Process

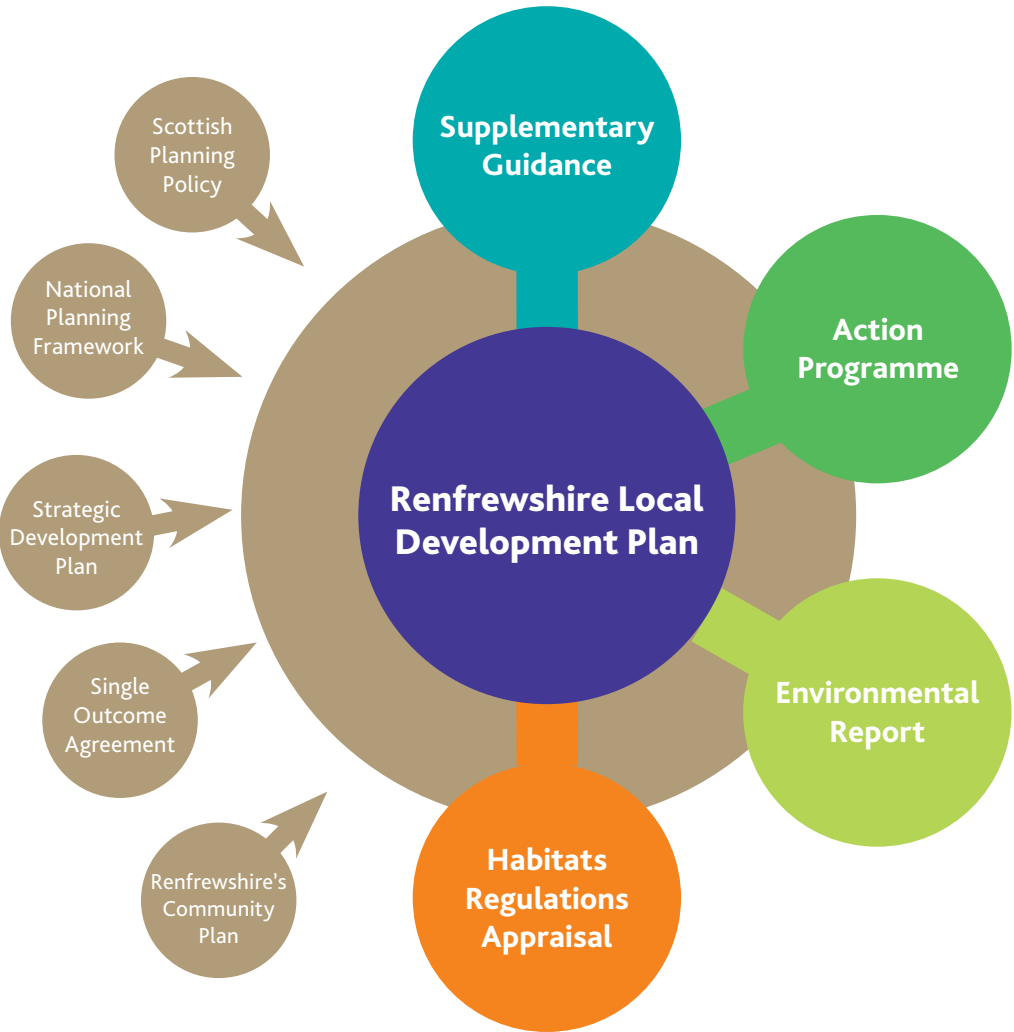
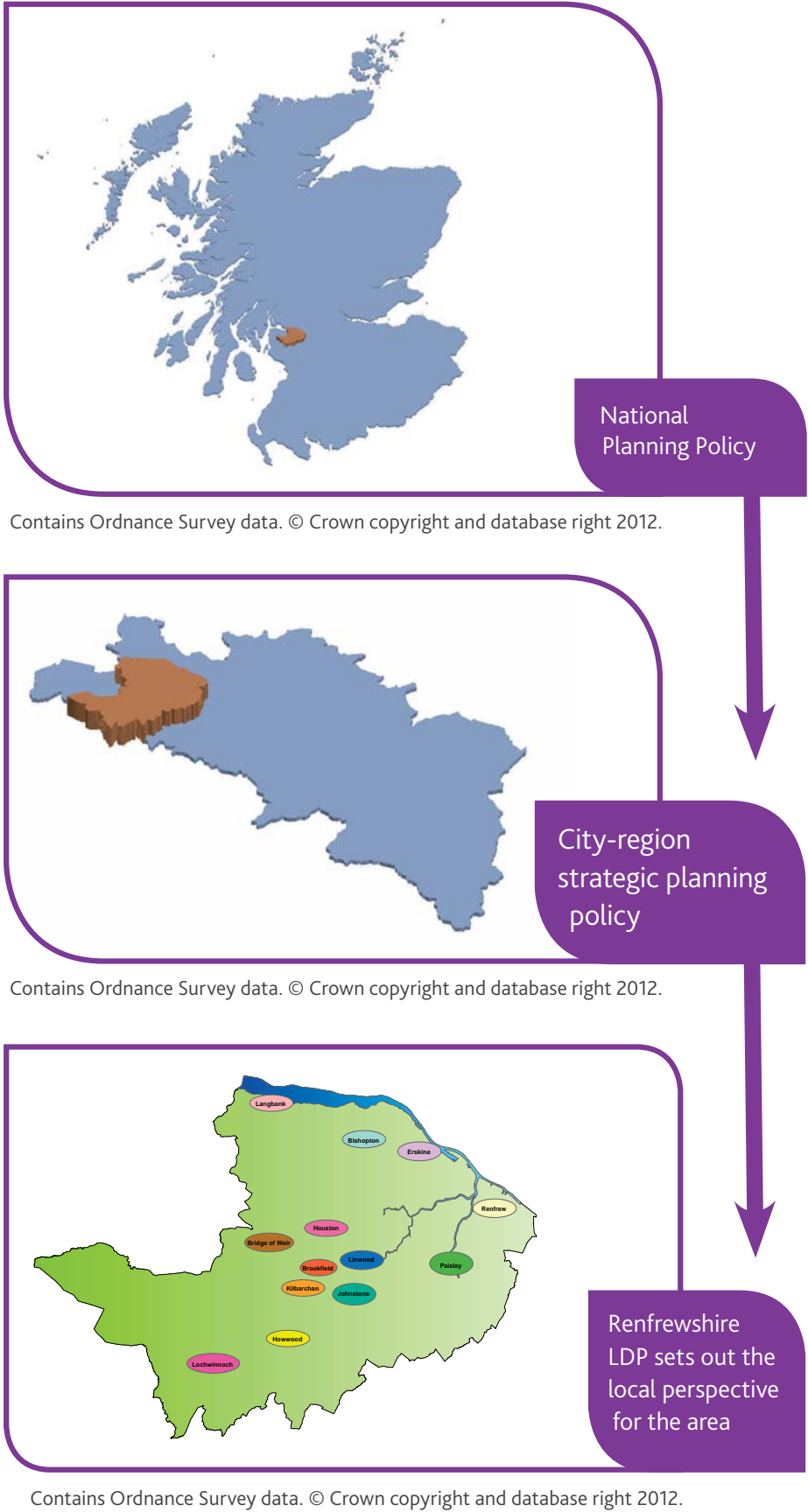


Figure 2 - The development planning hierarchy





# Format Of The Plan

## Renfrewshire Local Development Plan

The Renfrewshire LDP is in two parts. This document sets out the overall spatial strategy (shown in Figures 4 - 15) with key policies and proposals structured around five themes:

- **Economy**
- **Centres**
- **Infrastructure**
- **Places**
- **Environment**

Proposal maps also form part of the LDP outlining specific areas of land to which the policies listed in the LDP apply.

## Local Development Plan Layout

Where we want to be	The Spatial Strategy sets out the strategic objectives and vision for Renfrewshire.
What will it look like	The spatial diagrams show how this spatial strategy will be translated on the ground (Figures 4 - 15).
How are we going to get there	<p>Policies are set out in the LDP that will guide development.</p> <p>The LDP Action Programme indicates how the strategy can be delivered.</p>
What does this mean for Renfrewshire?	The proposal maps indicate how the strategy and policies are translated into specific land uses.

## New Development Supplementary Guidance

The second part of the LDP is the New Development Supplementary Guidance (SG) which provides more detailed criteria and guidance for assessing new development.

The New Development SG outlines what developers need to do in designing, delivering and implementing development, with an emphasis on place making and sustainable development. The format of the SG is similar to the LDP as it is structured around the same five themes. Together these documents constitute the Renfrewshire LDP.

## Action Programme

Successful implementation of the spatial strategy requires a comprehensive delivery model. An Action Programme has been prepared to accompany the LDP; it sets out a package of actions to enable delivery of potential development opportunities and outlines who is responsible for delivery, the financial requirements and the potential timeframe. The Action Programme will be monitored, updated regularly and published every two years.

## Supporting Documents

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

- An Environmental Report which has been prepared to inform the formulation of the policies and proposals for the LDP in particular to assess the likely impact of policies on the environment.
- A Habitats Regulation Appraisal (HRA) has also been prepared in accordance with The Conservation (Natural Habitats, & c.) Regulations 1994, as amended. This appraisal also helped inform the plan to ensure that the policies, proposals and strategies do not have an adverse effect on the integrity of the three Special Protection Areas within Renfrewshire.

## How to Use the Plan

The LDP must be applied in its entirety. All development must be assessed against the policies, criteria and guidance contained within the LDP and SG as well as the spatial strategy diagrams and the proposal maps to ensure compliance with the overall strategy for Renfrewshire.

Both the LDP and SG provide an integrated development framework to ensure that there is a consistent approach to assessment of all development, as shown in Figure 3.

Figure 3 – LDP Framework





# Spatial Strategy

The spatial vision and related spatial development strategy at the national level is set by the National Planning Framework and at the strategic level by the Glasgow and the Clyde Valley Strategic Development Plan (SDP), which both set the framework for the spatial strategy of the Renfrewshire LDP.

In line with the aspirations, vision and outcome measures of Renfrewshire's Single Outcome Agreement, the Community Plan and the Council Plan, the LDP Spatial Strategy will guide development throughout Renfrewshire. The aim is to promote sustainable economic growth by indicating opportunities for change and supporting investment which helps to regenerate, create and enhance communities and places, providing high quality new development in the right locations.

The focus for the LDP Spatial Strategy is on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites, aiming to facilitate sustainable development and a low carbon economy. Brownfield sites in urban areas are expected to contribute towards most of Renfrewshire's development requirements for new retail provision, economic expansion and housing. The locations targeted have been given detailed consideration against a range of criteria and in particular the impact on the environment as detailed in the Environmental Report.

However it is recognised that to support the aspirations of growth, sites beyond existing developed edges within greenbelt locations are required to provide a range and choice of sites throughout Renfrewshire. Sites that have been identified outwith Renfrewshire's urban areas are of a scale which are able to be supported by existing infrastructure, services and facilities and therefore have limited impact with a positive outcome.

The vast majority of Renfrewshire is rural; by concentrating development in mainly urban areas this strategy protects many of the valuable assets and resources of Renfrewshire. The policies and proposals provide the balance between the need to protect and enhance the environment and quality of life within Renfrewshire as well as promoting development activity and investment. In doing so, this strategy supports measures for the reduction, mitigation and adaption to climate change along with the promotion of a low carbon economy.

## Economy



## Places

The spatial strategy is demonstrated in Figure 4, indicating Renfrewshire's key components of the national and SDP vision and spatial strategy such as the green network, Clyde Waterfront and the Community Growth Areas of Bishopton and Johnstone South West, showing the consolidation of development within existing built up areas, adhering to the principles of sustainable development.

## Centres



## Environment

## Implementing the Spatial Strategy

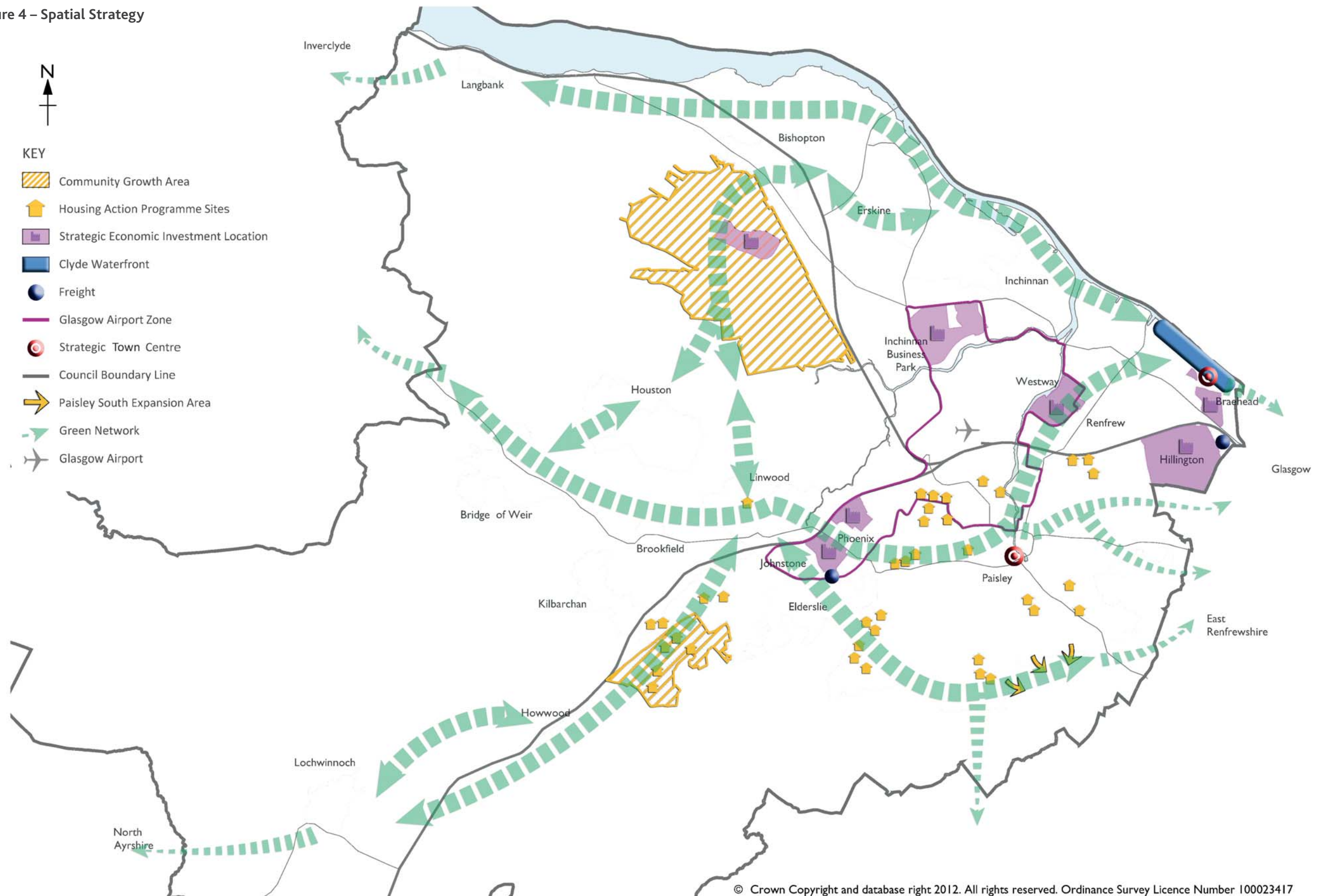
The LDP aims to secure the principles of the spatial strategy in each new development and therefore all development proposals will require to be considered in relation to the spatial strategy diagrams and the following overarching outcomes.

New development will be supported where it incorporates the following criteria (where relevant):

- The quality of the development contributes positively to the character and appearance of the place, benefiting the amenity of the area and protecting the built heritage, its setting and the natural environment;
- The form, layout, structure, massing and position of new development contributes towards or creates buildings, spaces and streets which complement, enhance and cohesively create a sense of place;
- The design of new development is demonstrated to benefit the area by following the principles of 'Designing Places'.
- Buildings and structures are designed to support the principles of low carbon generating technology to reduce emissions; and,
- The development does not have an adverse effect on the integrity of any sites protected as a Natura 2000 site.



Figure 4 – Spatial Strategy





The Council seeks to deliver economic and employment growth for Renfrewshire by safeguarding existing businesses as well as encouraging growth and promoting new businesses to develop.

Renfrewshire's assets are its workforce, its range and choice of business properties and locations, its educational and training institutions and its air, rail, river and motorway infrastructure. The Council is preparing a Regeneration Strategy to build on all of these assets and to promote and deliver new economic investment for the area.

Several significant companies have already realised the advantages of a Renfrewshire location. This has led to a strong company base in key sectors of the Scottish economy: life sciences, renewable energy, technology, food and drink and engineering.

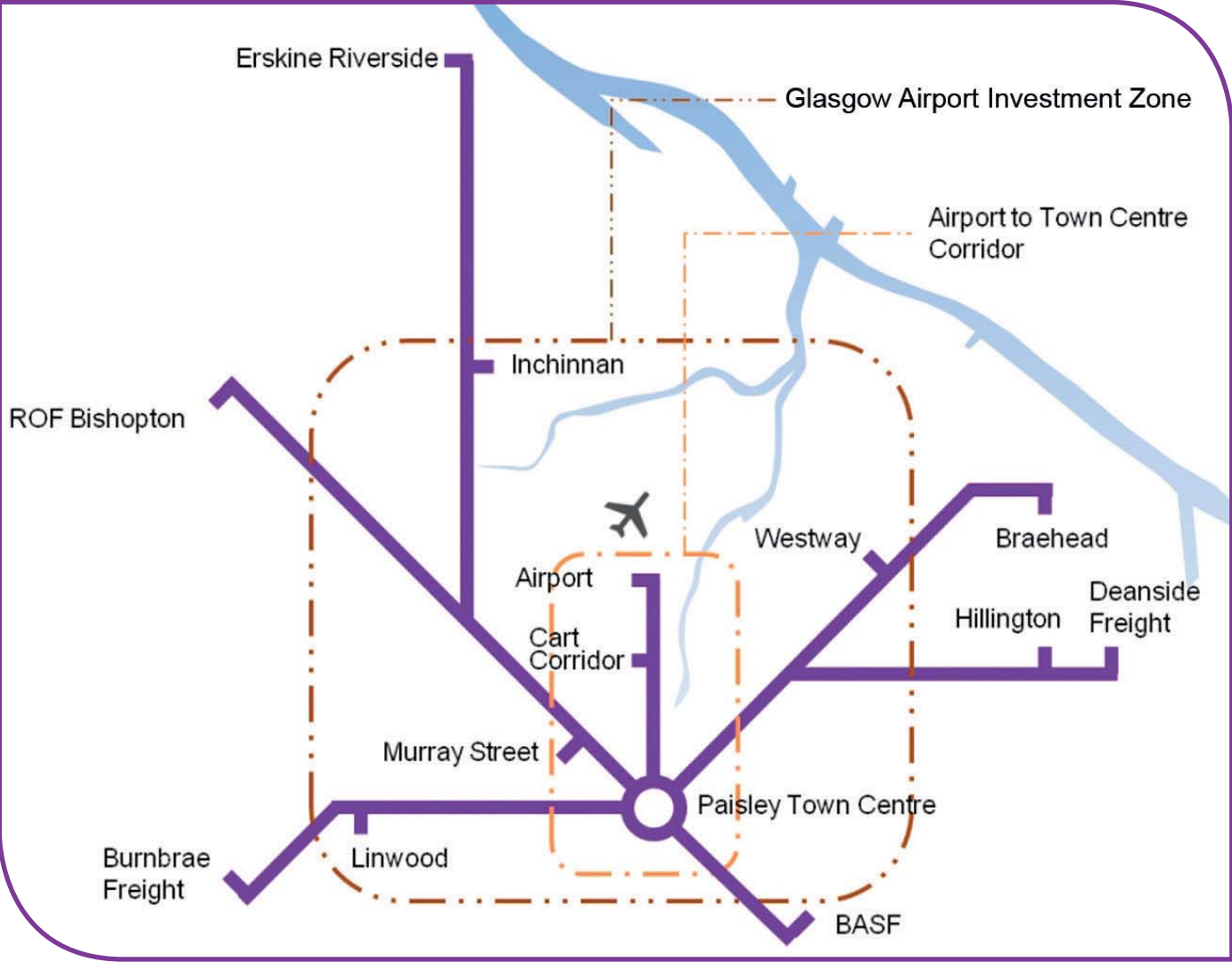
The role of the LDP is to facilitate economic investment within the right locations and policies that will deliver economic growth sustainably.

Renfrewshire's Economic Investment Locations

In the first instance the LDP will promote and guide significant investment opportunities to the Strategic Economic Investment Locations and Strategic Centres identified in the Glasgow and the Clyde Valley Strategic Development Plan. To support all scales and types of investment the LDP also identifies other locally important economic areas. These locations are shown in Figure 5 and Figure 6. The locations of these economic centres are sustainable, close to existing transport networks, with much of the key infrastructure already in place. Opportunities to improve existing key infrastructure will be supported where appropriate.

More broadly, across Renfrewshire, an appropriate and available supply of land has been identified to support economic growth and to meet the diverse needs of the Renfrewshire economy. The key objective is to facilitate an increase in the range and number of jobs that are available in Renfrewshire therefore reducing the need to travel and outward commuting for employment.

Figure 5 - Renfrewshire Economic Investment Locations



Contains Ordnance Survey data. © Crown copyright and database right 2012.

Glasgow Airport Investment Zone

This broad area groups the airport and three significant investment locations (see Figure 7). Collectively 15,000 people are employed in the area and a number of globally significant companies are located there. This area has very important infrastructure attributes connecting it locally, nationally and internationally by road, rail, river and air. These attributes have proven in the past to be very attractive to companies and can continue to be so in the future.

A public/private sector forum has been established involving Glasgow Airport Ltd, Scottish Enterprise and a number of companies from Renfrewshire's business community. This partnership is collectively assessing

synergies and potentials for joint working across areas such as transport, training, energy supply, environment and marketing. The forum has also committed to developing a masterplan to facilitate the implementation of projects and initiatives within the Glasgow Airport Investment Zone as well as extending connections through to the Cart Corridor and to Paisley Town Centre.

Airport to Town Centre Corridor

A further important component of the Glasgow Airport Investment Zone is the corridor running from the airport to Paisley Town Centre. Figure 5 and Figure 8 demonstrate that the town centre lies at the centre of the transport network that connects all of the significant economic investment locations in Renfrewshire. More

specifically the corridor between the town centre and the airport has the potential for significant business, light industrial and distribution uses. This would connect the developing airport area with all of the facilities and assets of the town centre. Figure 8 shows the range of areas and factors that would be engaged in a corridor initiative.

Transition Areas

It is recognised that Renfrewshire has previously presented a very large supply of business and industrial land within its boundary. This LDP however has sought to rationalise this supply and some areas, previously zoned for local business and industrial uses, have either been replaced by a new Transition Area policy or are absorbed into the existing built up area Policy P1 (see Places Section). Reuse of these sites will require to be compatible with the surrounding area ensuring that there is no impact on existing uses and that development fits well with the existing place.

Transition Areas are areas where change is anticipated and encouraged. Appropriate economic uses will be welcomed. Figure 9 outlines potential uses for the Transition Areas. Guidance on developing within these areas is set out in the New Development SG to assist in the determination of the suitability of the proposals. Development frameworks to encourage comprehensive redevelopment of these areas will also be prepared as detailed in the LDP Action Programme.

Tourism

Glasgow Airport plays an important role in the success of the tourism industry and national economy. By generating nearly £200 million annually and over 7000 jobs for Scotland as a whole, the airport is a key asset. Within Renfrewshire alone, the airport supports nearly 4500 jobs through 117 companies based at or around the airport. The tourism sector of hotels, distribution and restaurants employs 15,000 people in Renfrewshire. The LDP will support sustainable tourism development which will maintain and improve tourist facilities, in particular where development supports the economy.





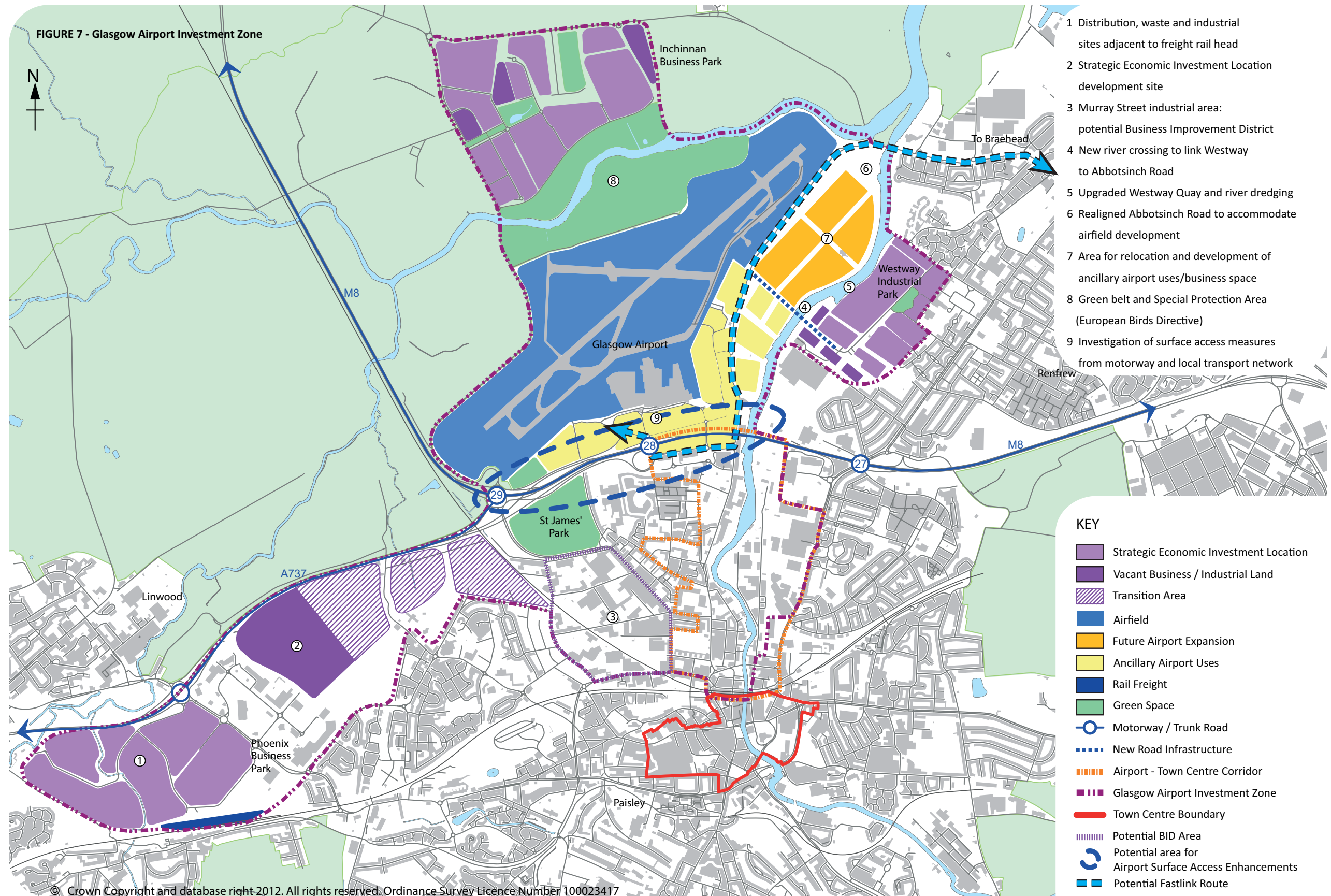
*Bishopton*



**Figure 6 - Renfrewshire's Economic Investment Locations**

Renfrewshire's Economic Investment Locations	Role and function	Challenges/Opportunities	Renfrewshire's Economic Investment Locations	Role and function	Challenges/Opportunities
<b>Glasgow Airport</b>	Nationally important passenger and air freight facility and centre for aircraft maintenance.	Surface access constrains the airport's passenger and business role. Future passenger/freight projections will require expansion into adjacent land to facilitate growth.	<b>Paisley Town Centre</b>	Renfrewshire's administrative, civic and local business and financial centre.	Significant regeneration potential for the northern part of the town centre which has excellent rail access and links to the airport.
<b>Westway, Renfrew</b>	Significant industrial park for engineering particularly for the energy sector.	Constrained site access could be overcome by a connection across the White Cart River. New dock facility and 37,000 sq.m. of new floorspace have been given planning consent.	<b>Bishopton</b>	Major regeneration opportunity.	Development is being led by new housing but also includes 150,000 sq.m of employment related floorspace. New motorway access and a high quality environment will provide a significant new business park for Renfrewshire.
<b>Inchinnan Business Park</b>	Significant location for engineering, technology and life sciences.	Business Park becoming developed out with limited sites for inward investment. Highly visible location next to the airport but limited public transport provision.	<b>Hillington (including Deanside Freight depot)</b>	Key strategic business park adjacent to the M8.	The majority landowner is continuing to invest in the park to improve its facilities and environment to maintain its attractiveness to existing and new companies. The park provides a range of opportunities to provide premises at differing scales and for a wide range of businesses.
<b>Land to north east of The Phoenix, Linwood</b>	Major regeneration opportunity.	Key strategic location to the west of Paisley and the airport, along the M8/A737 trunk road. The site has outline planning consent for over 50,000 sq.m of business and industrial space within a wider mixed use development.	<b>Braehead/Renfrew Riverside</b>	Key strategic investment location which has been subject of major regeneration.	Part of the site is within the Braehead Strategic Centre where better connectivity and its proposed commercial facilities will benefit the area as an employment location.
<b>Cart Corridor, Paisley</b>	High quality urban business park. A key location for airport related businesses and users.	Immediately adjacent to Glasgow International Airport and within a short distance of Junction 28 of the M8. The second phase a 13.7 hectare site for mixed uses, including 20,000 sq.m of business and industrial uses has been given planning consent.	<b>Burnbrae</b>	Road/rail transfer facility.	Intermodal terminal providing road/rail freight transfers, removing an appreciable number of goods vehicles from the M8 in particular.
<b>Murray Street, Paisley</b>	Locally important traditional industrial area.	Unmanaged area which has never attracted co-ordinated investment. Nevertheless with its proximity to Junction 29 of the M8 and Glasgow Airport there is significant potential to be realised in the area.	<b>Erskine Riverside</b>	Local business park.	Serviced sites have remained undeveloped for several years. The area will be taken forward as a Transition Zone.
			<b>BASF, Hawkhead Road, Paisley</b>	Potential Eco - Industrial Park opportunity	Well located sustainable site with access via rail and road. Masterplan development strategy in place which outlines employment opportunities in sectors such as life sciences, green technologies, research and development and distribution and logistics.







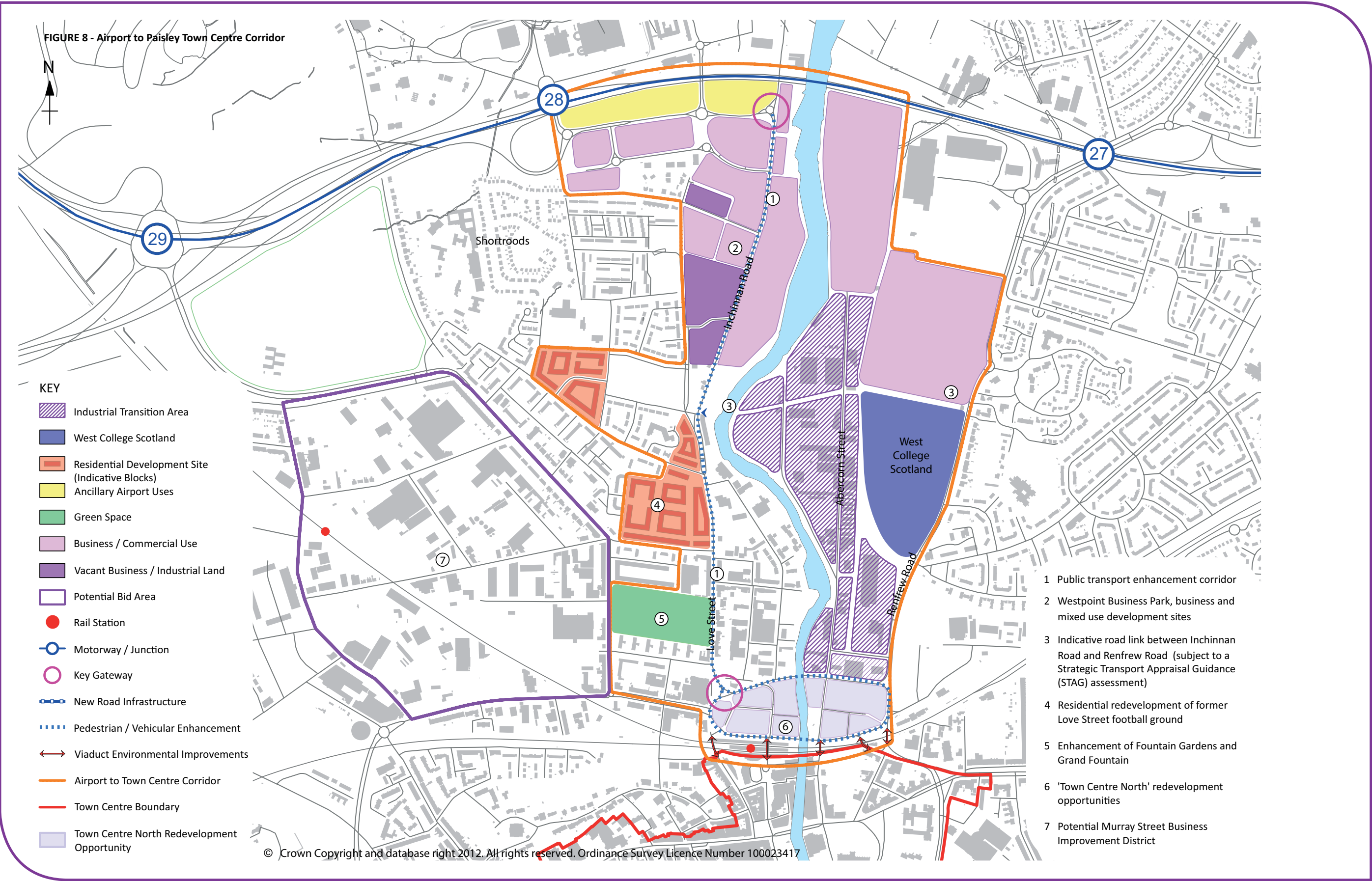




Figure 9 - Renfrewshire LDP Transition Areas

Location of Transition Area	Acceptable uses within Transition Area	Opportunities	Location of Transition Area	Acceptable uses within Transition Area	Opportunities
<b>Erskine Riverfront</b>	Business and industrial uses within classes 4, 5 and 6 of the use class order, residential, hotels, residential institutions, educational facilities, nurseries, leisure, restaurants (retail uses would not be acceptable)	Fully serviced greenfield sites which could accommodate a range of uses. Opportunity to transform the waterfront area creating a sense of place, increasing connectivity with the town centre and enhancing the green network.	<b>Wright Street, Renfrew</b>	Residential, hotels, residential institutions, educational facilities, nurseries (retail uses would not be acceptable)	Opportunity to manage the transition of this older industrial area and redevelop vacant and derelict sites to create a sense of place.
<b>Candren, Paisley</b>	Business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities (retail uses would not be acceptable)	A flexible approach to development to deliver regeneration of this area of vacant land. Central location within Glasgow Airport Investment Zone with good links to the M8 and the airport.	<b>Middleton Road, Linwood</b>	Residential, residential institutions, educational facilities, nurseries, business and light industrial uses (retail uses would not be acceptable)	Deliver redevelopment of vacant and derelict sites and manage transition of an older industrial area creating a sense of place. Opportunity to strengthen the residential offer within this area and improve links with Linwood Local Service Centre.
<b>North Johnstone</b>	Business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, nurseries, residential (retail uses would not be acceptable)	Opportunity to regenerate this older industrial area to create a more flexible approach which benefits from its proximity to Johnstone Town Centre.	<b>Meadowside Street/ Blythswood Area/ Normandy Hotel, Renfrew</b>	Residential, residential institutions, educational facilities, leisure, retail of a scale appropriate to the Network of Centres, nurseries, business, waste management and small scale renewables	A flexible approach to development in this area to deliver regeneration of the older industrial area and failing retail park. Opportunity to improve public realm and strengthen residential offer in this area, improve links with neighbouring residential areas and deliver Renfrew Northern Distributor Road to improve traffic flows within Renfrew Town Centre.
<b>Neilston Road</b>	Residential, business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, retail of a scale appropriate in relation to the Network of Centres	Deliver regeneration of vacant and derelict sites creating a sense of place. A flexible approach to development in this area to encourage uses which compliment Neilston Road Local Service Centre.	<b>Old Govan Road, Braehead</b>	Residential, business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, nurseries, hotels	Improvements in public realm as well as development of gap sites with appropriate uses to strengthen the quality of the environment on the approach to Braehead Strategic Town Centre. Opportunity to improve links with Braehead Strategic Town Centre and neighbouring residential areas.
<b>Paisley West End</b>	Residential, retail, restaurants and cafes, offices, educational facilities, nurseries, residential institutions	Opportunity to deliver regeneration to significantly improve public realm and the range and quality of uses - benefits from close proximity to West End Local Service Centre and University of West Scotland and links to Paisley Strategic Town Centre.	<b>Paisley North / Abercorn Street / Renfrew Road, Paisley</b>	Business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, nurseries, leisure, commercial facilities	There are currently a mix of uses within this area therefore there are opportunities for a wide range of developments. This area benefits from being in close proximity to a range of transport options and services. Opportunity to manage the transition of this older industrial area and redevelop vacant and derelict sites.
<b>Paisley East End</b>	Residential, retail, restaurants and cafes, offices, storage facilities, educational facilities, nurseries, residential institutions	A more flexible approach to development in this area to transform this older industrial area to enable a greater mix of uses. Opportunity to improve public realm and strengthen the quality of the areas' environment.	<b>Underwood Road, Paisley</b>	Business and industrial uses within classes 4,5 and 6 of the use class order, residential, residential institutions, educational facilities, nurseries, leisure, commercial facilities (retail uses would not be acceptable)	There are currently a mix of uses within this area therefore there are opportunities for a wide range of developments. This area benefits from being in a sustainable location, in close proximity to a range of transport options, services and facilities.



## POLICY E1 – Renfrewshire's Economic Investment Locations

The Council identifies and promotes Strategic Economic Investment Locations and a number of Local Business / Industrial areas for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development and ancillary service provision. Development proposals require to be assessed against the criteria detailed in the New Development SG. The Council welcomes development which can demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites.

## POLICY E2 – Glasgow Airport Investment Zone

The Council promotes the area around Glasgow Airport and in particular Inchinnan Business Park, Westway and Linwood as key locations which will support economic growth; the operational requirements of the airport; and, the regeneration and renewal of the Cart Corridor and Murray Street . All development proposals will be assessed against the relevant criteria as detailed in the New Development SG.

## POLICY E3 – Transition Areas

The Council has identified a number of Transition Areas that could support a mix of uses. Figure 9 and the proposals maps highlight the areas identified as being in transition. Development proposals or a change of use within Transition Areas should be able to co-exist with existing uses, having no significant affect on the character and amenity of the surrounding area including the impact on the vitality and viability of the Network of Centres and demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites. All development proposals require to be assessed against the criteria detailed in the New Development SG.

## POLICY E4 – Tourism

Proposals for the development of tourist facilities will be supported where it can be demonstrated that:

- The scale of the proposal is proportionate and fits in well with the location;
- The development will complement existing / proposed tourist facilities in that area;
- Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and,
- The development can demonstrate a site specific locational need.

All development proposals will be assessed against the criteria detailed in the New Development SG.

## POLICY E5 – Glasgow Airport Operational Land

The Council promotes the area around Glasgow Airport as a key location which will support economic growth and the requirements of the airport. Within the operational land and land surrounding the airport there will be a presumption in favour of uses associated with the operational functions of the airport, or uses which are compatible and do not compromise the airport functionality; this includes land required to improve surface access arrangements, including sustainable transport and travel. Enhanced connectivity to and from the airport requires the support of a number of stakeholders and the Council will continue to work in partnership to ensure enhanced connections in and around the airport. Any development proposals in or around the airport should not have a significant adverse impact on the infrastructure of the airport or surrounding environment and it must be demonstrated that it does not have an adverse effect on the integrity of any Natura 2000 sites. Development proposals will be assessed against the relevant criteria as detailed in the New Development SG.

## LDP Objectives

- Development locations supported by existing or planned physical infrastructure and services
- An enhancement in the natural and built environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery

## Programme Of Delivery

The spatial strategy will be implemented through a number of key actions including:

- A Regeneration Strategy to provide a framework for prioritising Renfrewshire's economic focus
- Facilitate public / private sector forums to prioritise and help deliver future infrastructure, services and environmental enhancement within economic investment areas
- Investigate the potential for Business Improvement District status for economic locations within Renfrewshire
- Analysis of the effectiveness and quality of the economic land supply with promotion and prioritising of investment within specific economic growth locations
- Work in partnership to foster positive relationships with the private and third sector to bring more employment opportunities to Renfrewshire
- Assist Renfrewshire businesses to grow through initiatives such as 'Invest in Renfrewshire'
- Adopt an enterprising and entrepreneurial approach by providing financial assistance to new and existing businesses to enable them to exploit business opportunities, helping to support sustainable economic growth

(Please refer to the LDP Action Programme for full implementation and delivery details)





*Inchinnan Business Park*



Town Centres are always in a state of evolution and their role and function has changed throughout the years. It is recognised that the current retailing trends will change our centres forever.

The strengthening of the vitality and viability of Renfrewshire's centres requires the channelling of investment to allow a diverse range of activities and uses to develop. The LDP will support existing and encourage new uses which contribute positively to the economic and cultural life of centres as well as improving the quality of offer, creating sustainable mixed communities and reducing the need to travel.

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

## Renfrewshire's Network of Centres

Centres have evolved and changed over the years with each of Renfrewshire's centres providing a complementary role and function within the network. (See Figure 10 and Figure 11)

Renfrewshire's Network of Centres comprises of a mix of:

### • Strategic Centres

The Network of Centres can be viewed as hierarchical. The Strategic Town Centres sit at the top of this hierarchy and have a significant role that extends to the whole of or beyond the boundaries of Renfrewshire. These centres provide an appropriate mix of activities and fulfil a strategic role as a retail location, or cultural and civic centre.

### • Core Town Centres

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

### • Local Service Centres

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

### • Commercial Centres

These centres provide for retail development that typically cannot be located within town centres. They have a different and more specialised range of uses, physical structure, character and sense of place than the other network centres. Each centre provides a complementary role and function which together adds to the strength and diverse mix of uses within the network.

## Spatial distribution of Renfrewshire's Network of Centres

To help explain the function of the network it has been split into 3 geographic clusters based on the linkages that exist between centres and the complementary uses that they share.

### Clyde Riverside - Braehead, Renfrew, Erskine, Bishopton

The LDP recognises Braehead as a town centre. Braehead is identified in the SDP as a Strategic Centre however Scottish Planning Policy does make a distinction between town centres and other centres. The SDP seeks the development of a masterplan for the regeneration of the centre and wider area, as Braehead is central to the Clyde Waterfront regeneration initiative and the emerging community of Renfrew North. The Council recognises that to secure this regeneration the policy backing of town centre status is very important. The implication of this status would be to allow further retail development but the LDP will only support such expansion where it furthers the town centre status and character of Braehead. There is a need for Braehead as a place to develop a town centre rather than a shopping mall character and this must have a bearing on all proposals that emerge in the future.

Braehead has a particular role in Renfrewshire's network of centres. It is the main centre for comparison goods retailing in the area. As the role of Paisley, the traditional retail centre, changes within this network so Braehead

fulfils this function. In doing so Braehead therefore retains significant retail employment opportunities in Renfrewshire and retains retail expenditure within the area that might otherwise be met in further afield locations. Braehead benefits from being under single ownership and remains the only centre within Renfrewshire which has enough flexibility in its built fabric to accommodate future retailing trends.

It is important that Braehead does not provide local scale service and community uses. These are catered for in nearby Renfrew Town Centre. Development of Braehead should not impact on this role for Renfrew as a Core Town Centre, providing local civic and community services for Renfrew and the neighbouring settlements. There is a need for Braehead to continue to develop its town centre character, to reflect its identification as a new town centre in Renfrewshire.

The LDP establishes a framework for a masterplan for Braehead, set out in Figure 12. This spatial strategy connects Braehead to its adjacent communities, improves accessibility around and through the centre, enhances its commercial and business functions and delivers substantive enhancements to its public realm. All of this should aim to meet an overall objective of creating a modern and exemplary town centre environment.

Renfrew Town Centre is the main local civic centre serving the Clyde Riverside area. It is an important local retail, leisure and commercial centre providing local community services for Renfrew and the neighbouring settlements. In recent years Renfrew Town Centre has seen the completion of major public realm and shopfront enhancement works. This has greatly benefited the quality of the environment of the centre helping to retain existing uses and promote new uses and development.

Erskine Town Centre is a retail, leisure and commercial centre serving Erskine, Bishopton and Inchinnan. The centre performs well and has experienced few or no vacancies in recent years, however, the role and function of the town centre could be strengthened, creating a place with a range and quality of facilities. The overall quality of the town centres' public spaces and linkages to the waterfront and the town's residential areas also require improvement to help it achieve a sustainable future.

Bishopton Local Service Centre provides local convenience retail, commercial and community uses. Residents however do make use of the services on offer within Erskine Town Centre. Bishopton has developed in a sporadic manner and lacks a focal point within the settlement. The development of Dargavel Village on the former Royal Ordnance Factory site provides an opportunity to strengthen the offer within the settlement and to develop a hub for retail and community uses.

### Paisley Area - Paisley Town Centre, West End, East End, Neilston Road

Paisley Town Centre sits alongside Braehead at the top of the hierarchy of centres being the main civic and cultural hub within Renfrewshire. The centre offers a diverse mix of uses and a high level of attraction and accessibility. The centre provides a focus for business, community, leisure, heritage and educational uses and provides an attractive setting to live, work and visit.

While Paisley Town Centre has a rich mix of attributes its role is changing. Retail remains important to the future of the centre, however, this will focus more on convenience retailing and independent and local retailers. As the comparison retail offer contracts the strategy is to build on its strengths as a transport hub and a centre for community, cultural heritage, leisure, education and residential functions. Paisley Town Centre has a range of assets which are unique within Renfrewshire and are vital in supporting the overall strength of the Network of Centres. The spatial strategy for the centre is presented in Figure 13 showing a more concentrated retail area, with improvements to accessibility and circulation in and around the centre by potential enhancements to pedestrian, cycle and vehicular networks and the enhancement of attractions as well as heritage and cultural assets.

Paisley Town Centre is supported by the West End, East End and Neilston Road Local Service Centres. These centres fulfil an important role in supporting the local population providing retail and commercial uses which add to the range and choice of uses available in the Paisley area.



### West Renfrewshire - Johnstone, Linwood, Bridge of Weir and Lochwinnoch

The West Renfrewshire area is well served by a mix of town, local service and village centres which relate to and reinforce each other's role and function.

Johnstone Town Centre is the largest and most diverse centre within West Renfrewshire. In addition to its local retail offer, it is a civic and commercial centre providing local community services for West Renfrewshire.

Johnstone Town Centre, in common with other similar sized centres faces a number of challenges. Importantly, it needs to continue to refresh and improve its offer to ensure that it retains a competitive edge and remains the service centre for the wider West Renfrewshire area. The Council are making a significant investment in Johnstone Town Centre, delivering a new town hall for Johnstone to be opened in 2015. This will be a catalyst for further development opportunities.

Linwood (on completion of planned redevelopment), Bridge of Weir and Lochwinnoch Local Service Centres provide convenience retail, commercial and local community uses to meet local demand. Proposals to redevelop Linwood will result in dramatic improvements in terms of the vitality and viability of this centre. This centre will play an important role in the provision and choice of convenience retailing in West Renfrewshire and will attract shoppers from the neighbouring settlements.

Bridge of Weir's centre provides a diverse mix of specialist independent convenience and comparison retailers, as well as local commercial uses that contribute to and meet the needs of Bridge of Weir and the neighbouring villages.

Lochwinnoch, due to its location, doesn't perform the same complementary role as the other centres within West Renfrewshire, although specialist uses within the village may attract visitors from the wider area. This centre is essentially independent providing local services for the village.

Although not included in the network of centres other villages within West Renfrewshire do offer complementary uses which add to the strength and diverse mix of uses within the network in this area. These villages do not form part of the network as often the settlement and its centre are very small, or the shops and services are dispersed throughout the settlement in such a way that they do not take the form of a centre.

### Commercial Centres – Linwood Phoenix, Abbotsinch Retail Park, Braehead Retail Park

Within the Phoenix Commercial Centre and the Braehead Commercial Centre, there may be opportunities for some ancillary and / or enabling commercial development to complement the existing uses.

Renfrewshire's Commercial Centres will continue to reinforce the role and function of the Strategic Centres and Core Town Centres within the network and support will not be given to developments which could adversely impact upon the role and function of any other Network Centre, particularly the Strategic Centres.

Blythswood Retail Park is identified as a Transition Area in the LDP. The retail park is in a marginal retail location and has struggled to attract retailers since the loss of key anchor stores a number of years ago. A more flexible policy approach to allow for a greater mix of uses will help stimulate investment and improve the vibrancy of this area.

Figure 10 - Renfrewshire Network of Centres

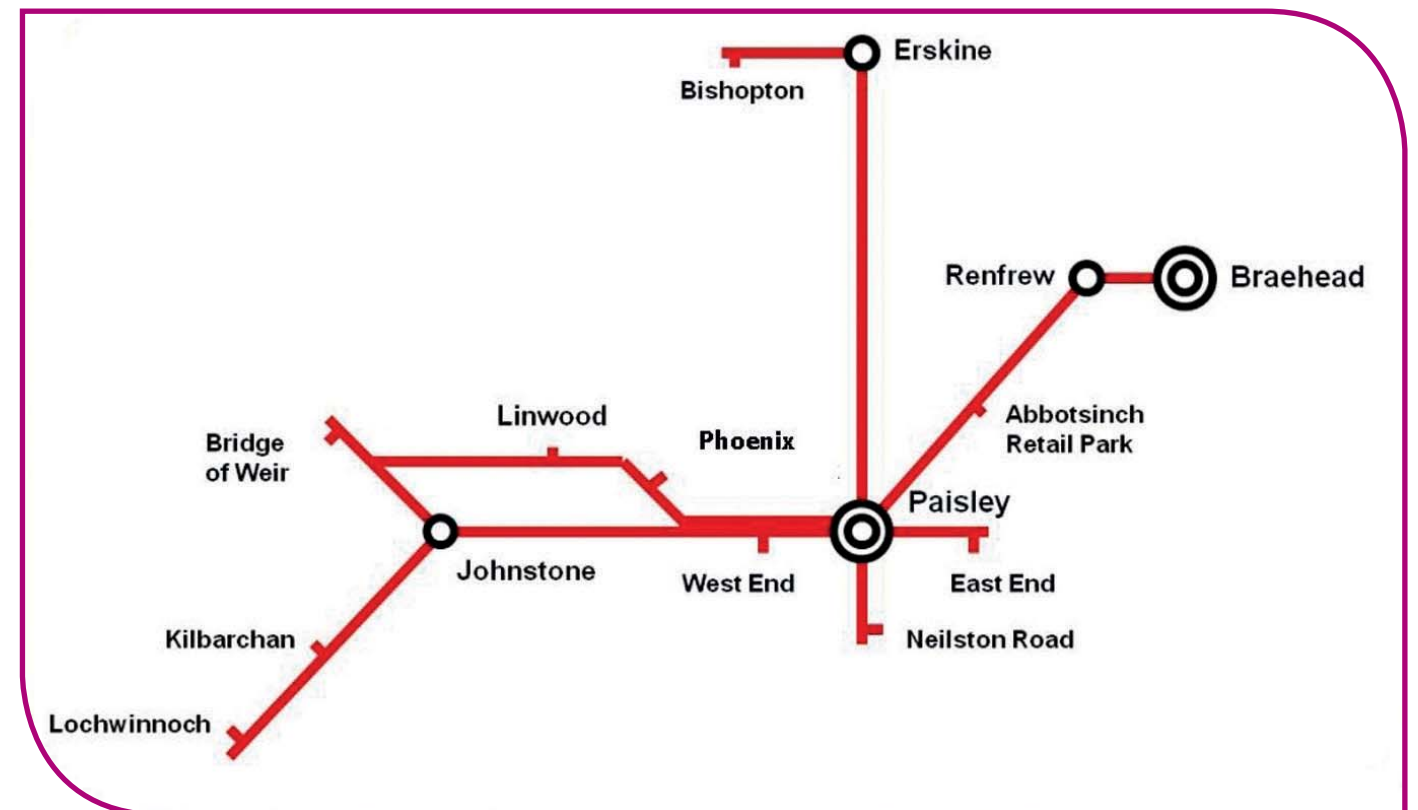


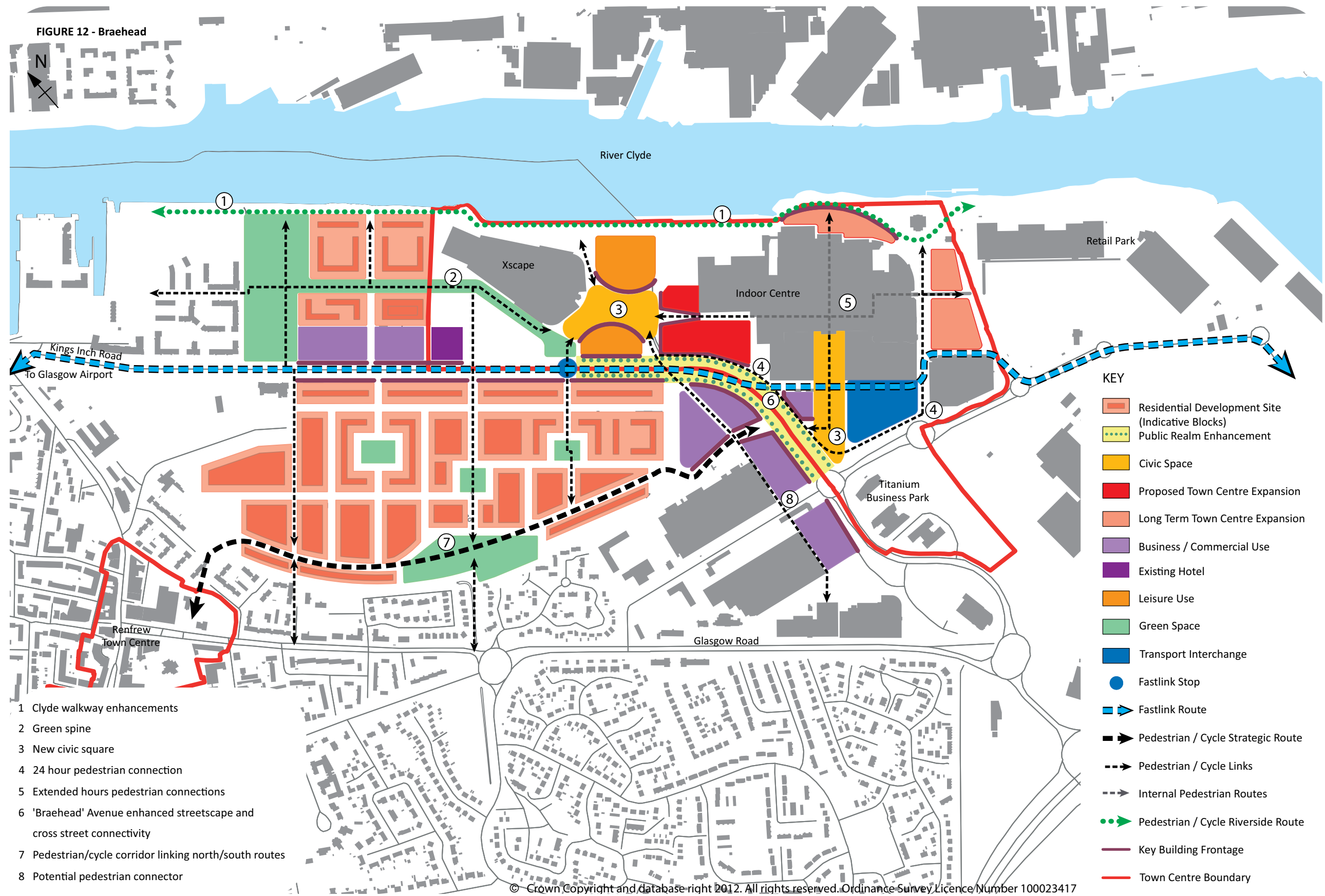


Figure 11 - Renfrewshire Network of Centres Role & Function

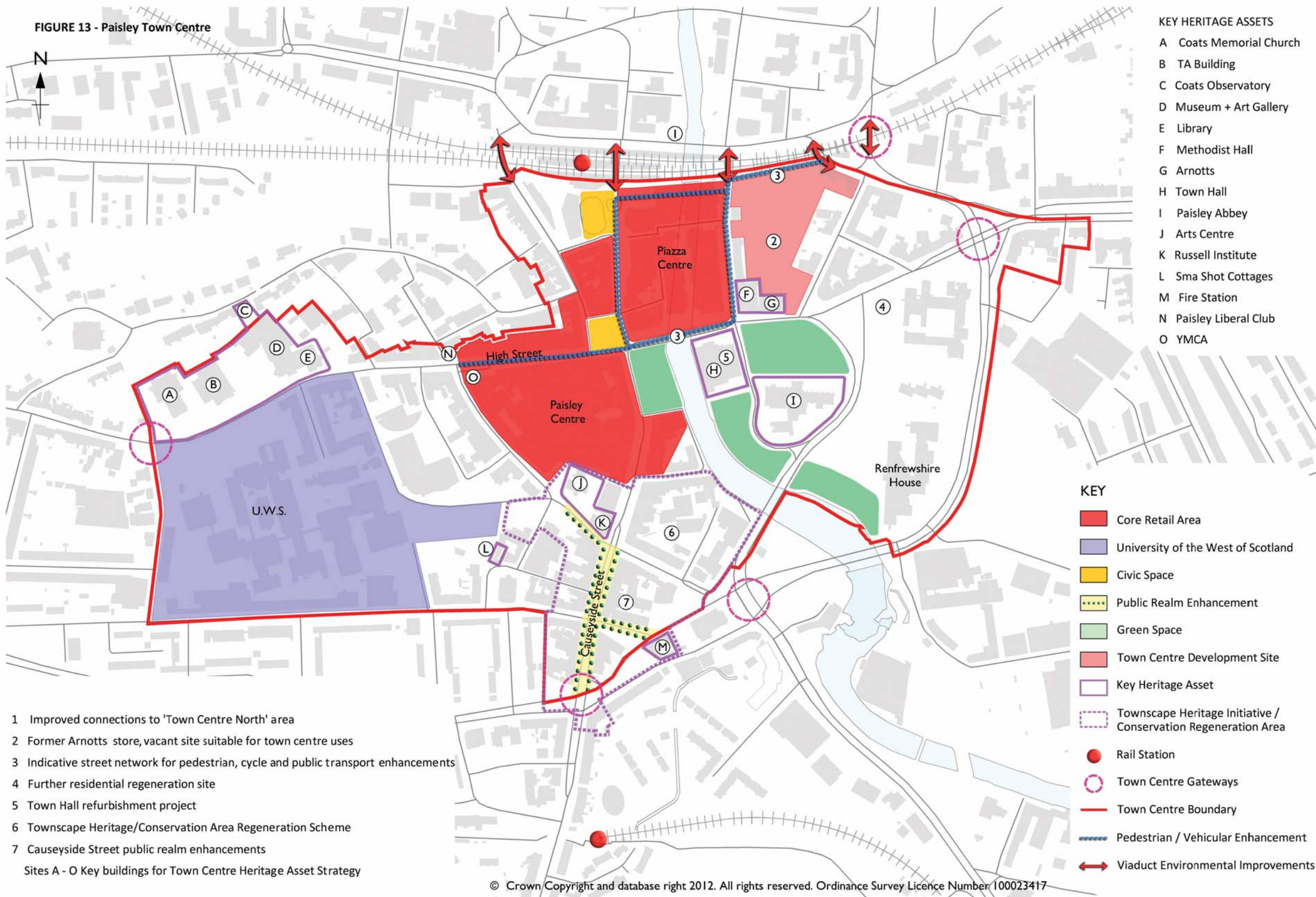
Centre	Role and Function	Challenges/Opportunities
<strong>Strategic Centres</strong>		
Paisley Town Centre	Renfrewshire's main civic and cultural centre. Offers the most diverse mix of uses and attributes providing a hub for transport, retail, business, community, leisure, heritage, health and educational uses.	Area regeneration and diversification as the retail offer contracts - reinforce community role, residential development and promote university and heritage areas. Improving circulation and access by enhancing the pedestrian, cycle and vehicular network.
Braehead Town Centre	Principal retail centre within Renfrewshire with strong supporting leisure, commercial, and business uses.	To develop the town centre character, creating a sense of place and increasing connectivity between Braehead and Renfrew while developing a hub for public transport. Significant opportunity for development of town centre uses that will continue to stimulate and complete the wider Clyde Waterfront regeneration.
<strong>Core Town Centres</strong>		
Renfrew Town Centre	Local retail, civic, leisure and commercial centre providing local community services for Renfrew and neighbouring settlements.	Opportunities to have better linkages and connections to Braehead for a range of uses and transport functions. Continue to strengthen and refresh the offer within the town centre to maintain its vitality and viability.
Johnstone Town Centre	Local retail, civic and commercial centre providing local community services for West Renfrewshire.	Opportunity to deliver regeneration - integrate new civic hub with existing role and function, improve public realm and encourage complementary uses within the town centre. Encourage residential regeneration into the town centre.
Erskine Town Centre	Local retail, leisure and commercial centre providing local community services for Erskine, Bishopton and Inchinnan.	Strengthen the role and function of the town centre, creating a place with a range and quality of facilities appropriate for a town of its size. Opportunity to improve overall quality of the town centres' public spaces and linkages to the waterfront. There is a need to demonstrate that development does not have an adverse effect on the integrity of the Inner Clyde SPA.
<strong>Local Service Centres</strong>		
Linwood	On completion of planned redevelopment, the centre will provide convenience retail, commercial and local community uses to meet local demand.	Deliver regeneration of the centre to significantly improve public realm and the range and quality of uses (primarily retail offer).

Centre	Role and Function	Challenges/Opportunities
Bridge of Weir	Local convenience retail, commercial and community village centre.	Improvements in public realm as well as development of gap sites with appropriate uses to strengthen the quality of the centres' environment.
Bishopton	Local convenience retail, commercial and community village centre.	Protection and enhancement of village centre to support existing services.
Dargavel at ROF Bishopton	Local convenience retail, commercial and community village centre.	Opportunity to strengthen the offer within the settlement and develop a hub for retail, community and other complementary uses.
Lochwinnoch	Local convenience retail, commercial and community village centre.	Protection and enhancement of physical fabric of buildings and surrounding areas to support the existing services within the village.
Paisley West End	Local retail and commercial service centre.	Improve offer which would include a range of uses and reduce vacancy rate within the centre - improvements to the quality of the environment and area regeneration.
Paisley East End	Local retail and commercial service centre.	A flexible approach to development in this area to encourage other complementary uses in and around the centre.
Neilston Road	Local retail and commercial service centre.	Develop and refresh offer as well as extend area of the centre to build upon the diversification of the centre.
<strong>Commercial Centres</strong>		
Phoenix	Out of town retail and commercial centre.	Continue to ensure that buildings and built environment modernise and evolve to facilitate a range of commercial and retail uses appropriate in this location. Ensure centre continues to support the network and there is no significant impact on town centres.
Abbotsinch	Out of town retail centre.	A flexible approach to accommodate an appropriate range and choice of retail offer within centre to maintain an attractive and viable retail location. Ensure centre continues to support network and there is no significant impact on town centres.
Blythswood	Transition area.	Manage the change of Blythswood Retail Park from an out of town retail location to a mixed use transition area.
Braehead Retail Park	Edge of Centre Retail and Commercial Location.	Improve linkages with Braehead Town Centre and promote remaining development sites to improve range of commercial and retail offer appropriate in this location. Ensure centre continues to support network and there is no significant impact on town centres.











## POLICY C1 - Renfrewshire Network of Centres

Each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities and gain access to important transport connections. The Council welcomes development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses. All proposals will be considered in line with the hierarchy and role and function of centres detailed in Figure 11 and against the development criteria set out within the New Development SG.

## POLICY C2 - Development Outwith the Network of Centres

Proposals for retail and commercial developments out with the network of centres require to demonstrate that the following has been considered and that the location is appropriate for the use/development. Proposals out with the network of centres should:

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

All development proposals will be assessed against the relevant criteria detailed in the New Development SG.



## LDP Objectives

- The regeneration and evolution of the Strategic Development Plan strategic centres and other town and village centres as places of municipal, commercial and community value
- An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery
- Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places

## Programme of Delivery

The spatial strategy will be implemented through a number of key actions including:

- Work in partnership to develop Centre Strategies, Action Plans and Management Plans for centres to strengthen the role, function and diversification of uses within Renfrewshire's Network of Centres
- Continue to promote and develop initiatives such as Paisley Townscape Heritage Initiative to help building restoration and enhance public realm as well as leveraging in additional resources for investment
- Continue to develop initiatives targeted at promoting improvements to frontages and the fabric of our centres
- Develop more partnership approaches to tackling priority stalled sites and buildings such as joint venture arrangements, leveraging in more resources and skills to implement projects and proposals

(Please refer to the LDP Action Programme for full implementation and delivery details)



Central to the successful implementation of the spatial strategy for the Renfrewshire LDP is investment in infrastructure in the right place and at the right time to enable and support development opportunities.

Given the financial climate and uncertainty, the provision of infrastructure will be a constraint on the rate of development, therefore the focus within this LDP has been to identify development sites, primarily brownfield within existing areas which can colocate beside existing uses where adequate infrastructure and services are available to allow development without significant investment being required. Management, incremental additions or upgrades as well as aiming to reduce demands on existing infrastructure is the preferred development approach within Renfrewshire.

The Council are taking a proactive approach in exploring a range of initiatives to assist with the funding of infrastructure development along with investigating what action might be taken to unlock stalled development sites, including partnership with the private sector and investors. The LDP Action Programme outlines these steps.

## Connecting Places

Ensuring that people and places are well connected is important in delivering regeneration outcomes and sustainable communities within Renfrewshire. Connection to travel and transport networks is a key enabler for increasing access to employment, opening up new markets, particularly to Glasgow Airport and for encouraging people to live, work and spend time in Renfrewshire.

The LDP concentrates and consolidates development in Renfrewshire's more urban areas. In doing so it promotes areas which are located beside or close to existing active travel, public transport and road networks. These areas are beside existing services and adequate facilities thereby reducing the need to travel and helping to lessen the amount of emissions generated by development.

The Council will support investment in locations where there is good access to walking, cycling and public transport networks and where existing infrastructure has the capacity to accommodate additional demand. All new developments will also require to consider the criteria

set out in the New Development SG which promotes sites that facilitate sustainable travel choices as a realistic alternative to the private car, encouraging a modal shift to sustainable transport and travel.

Economic success will depend on good connections, therefore efficient freight movement is of significant economic importance to many businesses. This LDP aims to safeguard and enhance existing freight transfer facilities to support increased movement of freight by rail and air to serve Renfrewshire's Economic Investment Locations.

Strategic transport networks such as trunk roads, motorway and rail networks are important in supporting connectivity and facilitating sustainable economic growth. The Council will work in partnership with Transport Scotland, Network Rail, the First Group, developers and investors to ensure development proposals do not affect the efficient operation or safety of the strategic transport network, as well as supporting relevant projects identified in the strategic transport review. This partnership will also be important to advising and helping the preparation of masterplans and development briefs associated with development proposals and the delivery and implementation of projects and proposals.

The attractiveness of places and centres is strongly influenced by the ease with which people can access them and move around, as well as feeling safe as they do so. Potential active travel and transport improvements have been identified and indicated in Policy I3 as well as highlighted in the proposals maps setting out the priorities for Renfrewshire in the lifetime of this plan. These priority transport improvements aim to enhance connectivity and encourage increased use of walking, cycling and public transport networks as well as better circulation through improvements to vehicular routes.

The implementation of the Fastlink route within Renfrewshire is an important transport intervention which will improve connectivity and promote more sustainable travel patterns. Fastlink (a scheme to deliver high quality, fast frequent and reliable bus services) and other public transport modes such as rail, support the NPF and the SDP priority for the redevelopment of the Clyde Waterfront, providing a high quality transport system between Renfrew, Braehead and Glasgow. Given

the importance of delivering high quality public transport accessibility to Renfrewshire, a developer contribution policy specifically to help expand the Fastlink scheme in Renfrewshire is required with detailed guidance set out in the New Development SG.

## Communication Networks

Access to enhanced electronic communication networks is considered essential to the growth of Renfrewshire. It is important not only to retain and attract new businesses but also reduce the need to travel, contributing to a reduction in emissions. Working in partnership to enhance electronic communications is an action identified in the LDP Action Programme to ensure Renfrewshire is well connected.

## Flooding and Drainage

When preparing a development plan, the probability of flooding from all sources including coastal, fluvial (water courses), pluvial (surface water), groundwater, sewers and culverts and pipes requires to be assessed to set out the direction for development. In partnership with key agencies and other stakeholders, we will manage the flood risk in and around Renfrewshire, particularly in relation to new development.

The Flood Risk Management (Scotland) Act 2009 promotes the management of drainage and flooding in a sustainable manner by using landscapes, green spaces and networks as mechanisms for control and storage of water. The focus within this LDP will be to promote these softer control and prevention mechanisms which enable the creation of blue and green corridors, ensuring protection as well as enhancement of biodiversity and landscape areas.

A more sustainable proactive approach to tackle the risk from flooding and the causes is set out in the LDP policies and the guidance in the New Development SG. As well as this, Renfrewshire Council will work together with all stakeholders to promote sustainable flood management aiming to conform with the objectives of a Flood Risk Management Plan which covers the Renfrewshire area.

## Renewable & Low Carbon Technologies

The LDP will aim to support the development of all types of renewable and low carbon energy generating technologies, in principle, to help meet the Scottish Government's target of generating the equivalent of 50% of Scotland's electricity demand from renewable resources by 2015, the equivalent of 100% by 2020 and the equivalent of 11% of heat demand from renewable sources by 2020. As well as this Renfrewshire Council will aim to support the Scottish Government's target of 500 megawatts of community and locally-owned renewable energy by 2020.

At present there are limitations to the implementation of wind power renewable technologies in Renfrewshire due to radar restrictions which rule out almost all of the area for wind farm development. However the Council welcome a range of other renewable technologies in the right locations with the appropriate scale and design. Further investigation into the current limitations with wind energy proposals is to be undertaken, details are set out in the LDP Action Programme.

All proposals for renewable or low carbon technology developments will require to be assessed against the criteria based framework set out in the New Development SG. Background Paper 1 provides further information on the considerations, constraints and opportunities that were taken into account in establishing the policy and guidance on renewable and low carbon technologies. This background paper also sets out the heat mapping exercise that was carried out in the preparation of the LDP which was used to identify areas of high demand which present opportunities for appropriate renewable heat developments.



## Waste

A policy framework to aim to achieve sustainable waste management in accordance with the objectives identified in the Scottish Government's Zero Waste Plan is set out within the LDP.

## Developer Contributions

The Council recognises the important role that developments have in contributing to economic growth and also that infrastructure is required to support development and ensure quality of place. As public and private sector funding is curtailed, delivering infrastructure is increasingly challenging with a resultant impact on implementation of development. To assist development delivery and facilitate sustainable economic growth, Renfrewshire Council will investigate potential measures to facilitate development delivery, this is an action which is indicated in the LDP Action Programme. The Council have also decided that there will be no specific developer contribution policy in this LDP, beyond those associated with Fastlink, however this will be monitored and reviewed in the preparation of each new LDP.

A proactive approach outlined in the LDP Action Programme along with early discussions with developers and key agencies responsible for the provision and management of infrastructure will outline where partnership working will be required to implement suitable development which will have minimal impact on existing infrastructure, timescales or budgets. However, developers will still require to make good any infrastructure deficits associated with any new development, in terms of infrastructure, facilities, services, traffic management measures or other arrangements, including where appropriate any future maintenance, where necessary.



*Paisley Gilmour Street*



# Delivering the Infrastructure Strategy

## POLICY I1 – Connecting Places

Increased access and connectivity to walking, cycling and public transport networks is a key consideration for investment locations within Renfrewshire. Getting to and from employment, education, residential, retail and other land uses by a range of modes is an important consideration when developing places and will require to be demonstrated in the submission of proposals. Appropriate provision to connect to active travel and public transport networks, hubs and interchanges as well as allowing for walking, cycling and public transport accessibility requires to be considered from the outset with details outlining how this can be achieved. The Council will support development proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local or trunk road network.

## POLICY I2 – Freight

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

## POLICY I3 – Potential Transport Improvements

Land has been safeguarded for the active travel, public transport and other transport improvements listed below and also highlighted on the proposals maps. Other transport improvements, not listed below, which are required to facilitate new development, will be supported where they include walking, cycling or public transport enhancements or new and improved junctions and roads.

- Enhanced pedestrian, cycle and vehicular networks within Paisley Town Centre;
- Enhanced pedestrian, cycle and public transport facilities at Braehead;
- Implementation of Fastlink route;
- Increased park and ride facilities at Johnstone Rail Station;

- Enhanced interchange for active travel, bus and rail at Milliken Park Rail Station;
- Increased park and ride facilities at Hawkhead Rail Station;
- Renfrew Northern Distributor Road;
- Increased park and ride facilities at Bishopton Rail Station;
- Surface access enhancements at Glasgow Airport.

## POLICY I4 – Fastlink

The Council will seek contributions from developers, where applications that would benefit from the Clyde Fastlink route are proposed. This includes all applications for development within 400 metres of the route centre line. Contributions will continue to be sought after construction works are complete and until associated borrowings have been repaid. The New Development SG details the level of contribution required for each development.

## POLICY I5 – Flooding and Drainage

New development should avoid areas susceptible to flooding and is required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure. Development must not have an impact on existing drainage infrastructure or increase the risk of flooding. Where any development involves land raising, effective compensation for any loss of local flood storage capacity must be secured. The implementation of new or improved drainage requires to employ Sustainable Urban Drainage Systems (SUDS) measures and flooding and drainage measures should aim to have a positive effect on the water environment as well as the natural heritage interests of the site or land surrounding the site. Any development will require to be assessed against the criteria and guidance set out in the New Development SG and be supported by an assessment of flood risk when deemed necessary by the planning authority.

## POLICY I6 – Renewable and Low Carbon Energy Developments

Renewable and low carbon energy developments will be supported in principle where they are appropriate in terms of the location, siting and design having regard to any individual or cumulative significant effects on:

- Local environment, landscape character, built, natural or cultural heritage;
- Amenity of existing or allocated uses;
- Visual amenity;
- Outdoor sport and recreation interest; and,
- The safe and efficient use of the airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system.

Any development will require to comply with the above criteria as well as the details outlined in the New Development SG.

## POLICY I7 – Low Carbon Developments

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

The developments exempt from the above standards are as follows:

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

The submission of a statement will be required to demonstrate to the satisfaction of the Council that this requirement can be met or setting out the reasons why it is neither practical nor viable to meet the requirement in part or in full.

## POLICY I8 – Waste Management

The Council recognises the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire. Existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the Zero Waste Plan and incompatible uses in the vicinity of current sites will be resisted. Development proposals for waste management infrastructure and facilities on new or existing sites will require to demonstrate how it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating the following:

- Ensure that the site has a good level of accessibility and the development does not have an adverse impact on the existing road network;
- Keep transportation of waste to a minimum;
- Be able to co-exist with surrounding existing and allocated land uses;
- Be located on or adjacent to land previously licensed for waste management processes without impact upon amenity or operation of other uses or on land designated for Renfrewshire's Economic Investment Locations or Transition Areas, subject to site specific considerations;
- Protect the built heritage and natural environment and demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites.



## LDP Objectives

- Development locations supported by existing or planned physical infrastructure and services
- A framework for local solutions to energy needs, waste generation
- Measures to reduce and mitigate for the effects of climate change

## Programme of Delivery

The spatial strategy will be implemented through a number of key actions including:

- Facilitate and work in partnership to implement enhanced walking, cycling and public transport facilities across Renfrewshire
- Assist with the preparation of strategies and plans to improve surface access to and from Glasgow Airport
- Take a proactive approach to delivering infrastructure on regeneration sites by developing different approaches and funding mechanisms to help deliver development
- Work in partnership to help lever investment to develop the necessary infrastructure across Renfrewshire
- Support the preparation of Flood Risk Management Plans
- Investigate potential for renewable energy infrastructure developments
- Work in partnership to deliver waste infrastructure

(Please refer to the LDP Action Programme for full implementation and delivery details)



Inchinnan



To retain and attract people, the Council will support investment which creates strong communities and places within Renfrewshire. The focus on regeneration, by providing a mix of physical, economic, social and environmental enhancements within existing places is central to this LDP.

Understanding the role of each place, the strengths and weaknesses, has been fully analysed in the preparation of this plan. This ensured that development sites identified on the proposal maps will assist in augmenting communities, following sustainable patterns of development.

Sustainability as the core element of the spatial strategy should promote developments which improve the health and well being of communities. By promoting good access to green networks this will help support healthier and active lifestyles as well as social interaction.

The New Development SG will facilitate a level of quality in developments to preserve and enhance the character and amenity of places within Renfrewshire.

## Sustainable Mixed Communities

Land identified to support sustainable mixed communities is concentrated in existing built up areas, with a focus on the available brownfield land to meet the majority of the requirements. In particular there is an emphasis in ensuring the continued delivery of Renfrewshire's Community Growth Areas at Bishopton and Johnstone South West.

The Johnstone South West Community Growth Area (CGA) was the subject of a Scottish Government 'Scottish Sustainable Communities Initiative' (SSCI) in 2011. A design charrette held in the area prepared holistic views of how the CGA should develop. These principles are presented in Figure 14 and show how new development fits within a green network that incorporates sustainable urban drainage and a series of measures to improve the quality of the place. The Council views this as an exploratory approach that should also be undertaken at Paisley South.

## Green Network

The green network plays a significant role in the place making agenda for the LDP. It has a multifunctional role contributing to water and flood risk management, habitat networks as well as active travel corridors and quality of place. Safeguarding of the existing green network along with the promotion of improvements to and connectivity of the network will be supported, particularly where there are likely to be health and quality of life benefits to the surrounding communities and places.

Increased connectivity within Renfrewshire as well as to networks outwith the boundary, supports the Central Scotland Green Network, a national priority in the NPF, as well as a strategic priority outlined in the SDP with the expansion and enhancement of the Glasgow and the Clyde Valley Green Network, with Johnstone/Black Cart Corridor Green Network being a specific spatial priority.

Figure 15 identifies priority areas at a Renfrewshire wide scale to strengthen and augment current networks with a focus on access to open spaces and the strengthening of connections between spaces and places. Background Paper 2 outlines how the green network has been spatially defined and sets out the methodology behind setting out the short, medium and long term priorities to augment the strategic level green network in and around Renfrewshire. The proactive approach adopted by the Council will require to be replicated at the individual site level and it is expected that developers comply with Policy P7 and the criteria set out in the New Development SG.

## Open Space

Open space makes an important contribution within both the urban and rural areas within Renfrewshire and contributes to the natural and built environment of places. Development proposals should aim to protect and where possible enhance open space, recreational areas and amenity space. In new residential developments it is important that a high quality environment is created with good access to open space and the provision of green space which enhances the setting of the development.

## Regeneration

Renfrewshire has a large supply of vacant and derelict land. Some of this land exists within residential areas or is land which is suitable for residential development (land identified within transition zones, see Economy section of the LDP). These sites are sustainable, with good transport links, connections to existing services and facilities, but constraints associated with redevelopment has meant that in the recent economic climate they have stalled. Nevertheless they are still part of Renfrewshire's housing land supply and to enable development the Council proposes to promote measures to facilitate the delivery of these sites, working in partnership with owners and developers as well as Homes for Scotland. These sites are identified in Schedule 4 and the requirements to deliver these sites are contained within the LDP Action Programme.

## Additional Housing Sites

With the recent economic challenges in mind, the Council recognises that to deliver a sufficient number of new housing units in the short term, i.e. in the next 5 years, there is a requirement to identify a number of small sites with limited constraints, on the edge of existing settlements that provide an additional range and choice of development sites.

The additional short term sites have been chosen primarily due to their ability to meet planning and sustainability criteria as well as the ability to be delivered in the timeframe of this plan. The additional sites which have been identified are shown on Schedule 1 and 2 overleaf.

The sites outlined in Schedule 1 are previously developed sites primarily in the green belt where the current land use designation is no longer applicable. These sites contribute to Renfrewshire's places and will be covered by Policy P1 designation although for the purposes of this plan they have been identified to meet the housing land requirements for the LDP. The sites listed in Schedule 2 are sites in the green belt on the edge of settlements which have never been developed.

At present there is great financial uncertainty and house building is seen as a method to kick-start the economy. The Council is not in favour of the additional Greenfield sites that have been identified in this LDP being left undeveloped. Therefore, any of the additional housing sites with no planning permission for housing by the adoption of the next LDP may be replaced by other effective sites and returned to the green belt.

## Future Delivery of an Optimistic Growth Strategy

In line with the SDP's optimistic growth strategy for rebalancing the city region economy, along with the uncertainty and unpredictable nature of housing development due to the economic downturn, the Council proposes to investigate the potential for the release of land to meet future housing requirements to the south of Paisley's built up area. Although this site has been identified in the LDP, it is considered for investigation purposes only with a view to providing a longer-term strategy to ensure that there is a range and choice of sites available. The site will require careful consideration, further investigation and a masterplan approach through a partnership which is detailed in the LDP Action Programme.



Housing Land Requirement

The SDP identifies an indicative level of housing requirement across all-tenures for Renfrewshire to 2025. This is derived from the Glasgow and the Clyde Valley Housing Need and Demand Assessment (HNDA). Renfrewshire’s LDP is required to consider these requirements. It should be noted that Renfrewshire Council are agreeable to the requirements as concluded in the HNDA. Together with the housing supply targets set out in the Renfrewshire Local Housing Strategy (LHS), the requirements and targets have been translated into the scale and distribution of the housing land required to be identified in the LDP.

The council recognises that a five year effective supply of land for housing, as set out in Scottish Planning Policy, will not be provided at the start of the plan period. The council will investigate the potential for further release of land and prepare supplementary guidance to ensure an effective and generous supply. The land supply will be monitored through annual housing land audits and where the 5-year supply is not being maintained, further land release will be set out in that supplementary guidance.

Table 1 details the housing need and demand for Renfrewshire from the HNDA with Table 2 indicating the housing supply targets from the LHS and Table 3 setting out how the Renfrewshire LDP will meet the housing land requirement to 2025. Details of the Council approach in meeting the housing land requirement are contained within Background Report 3.

Affordable Housing

Renfrewshire has been successful in delivering an adequate supply of affordable and particular needs housing in a variety of locations. The HNDA and the LHS indicate that the demand for affordable homes within Renfrewshire is not significant and therefore the targets are manageable. The housing land identified in the LDP provides an ample amount of sites that could be used for a range of housing tenures.

Given the current ability to deliver the requirement of affordable housing within Renfrewshire, there is no need for a particular policy on affordable housing. However the impact from changes in Scottish Government funding for affordable homes, welfare reform and any future changes to housing policy are unknown at this stage and therefore the need for a specific policy to deliver affordable homes will be continuously reviewed through the preparation of each new LDP.

Other Housing Requirements

With regards to the housing needs of specific groups, the Renfrewshire LHS sets out how Renfrewshire plans to meet these needs and the all tenure housing land supply in the LDP provides suitable land to meet these requirements.

The requirement of land for gypsies and travellers as well as travelling show people continues to be monitored with the need for site provision regularly discussed in conjunction with neighbouring authorities in Glasgow, Inverclyde and East Renfrewshire. These requirements will be continuously reviewed through the preparation of each new LDP.

Table 1: Strategic Development Plan HNDA Indicative All-Tenure Housing Requirement for Renfrewshire 2008/2009 to 2025

2008/2009 to 2020	2020 to 2025	2008/2009 to 2025
9100 (total)	2700 (total)	11,800 (total)
800 (affordable sector)	0	800 (affordable sector)
8300 (private sector)	2700 (private sector)	/

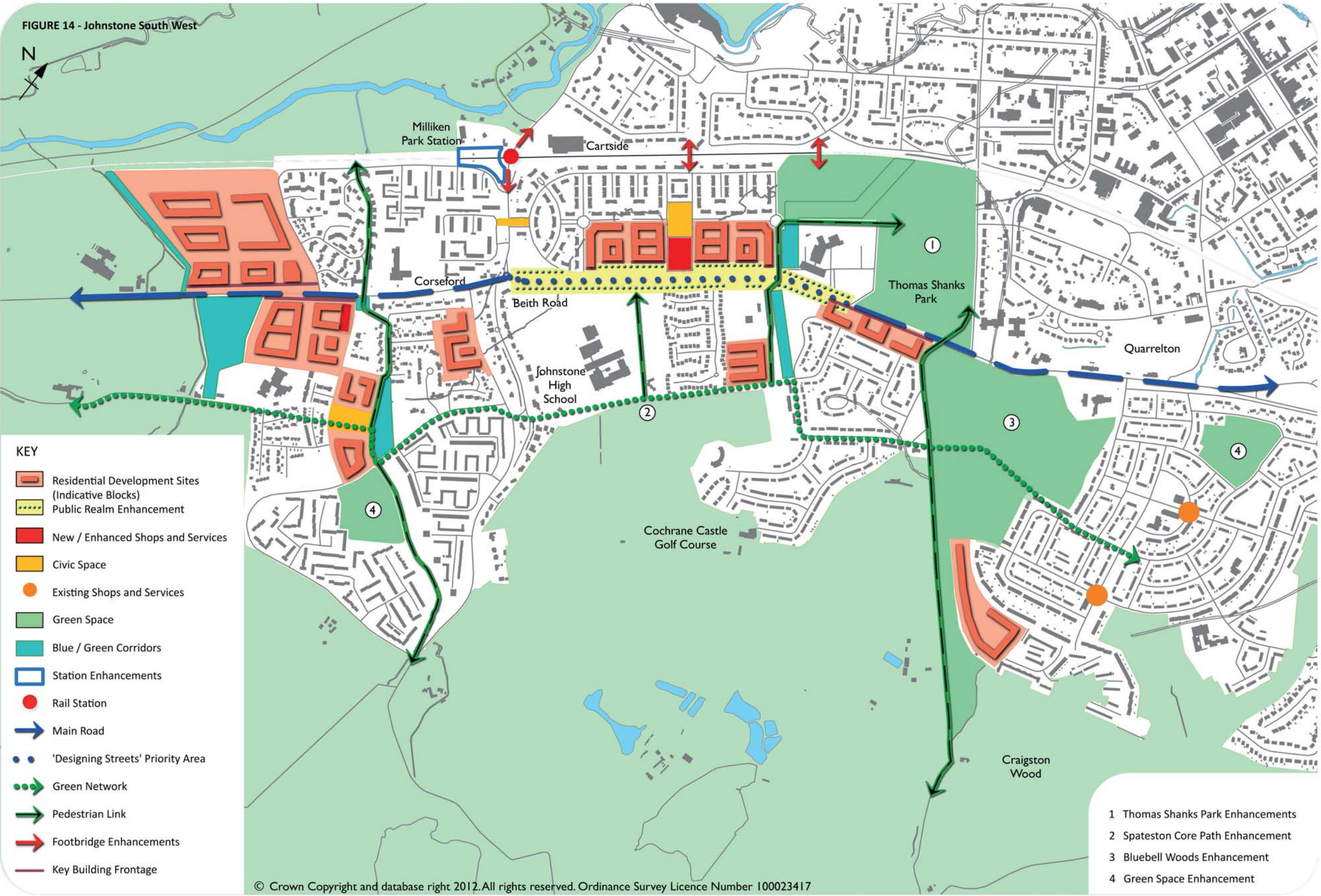
Table 2: Renfrewshire Local Housing Strategy – Housing Supply Targets

	2011 – 2016 (5 years)	2016 – 2025 (9 years)
Affordable Housing	150 per annum	150 per annum
Private Sector Housing (Land Supply)	745 per annum	632 per annum
Renfrewshire Total	895 per annum	782 per annum

Table 3: Meeting the Housing Land Requirement to 2025

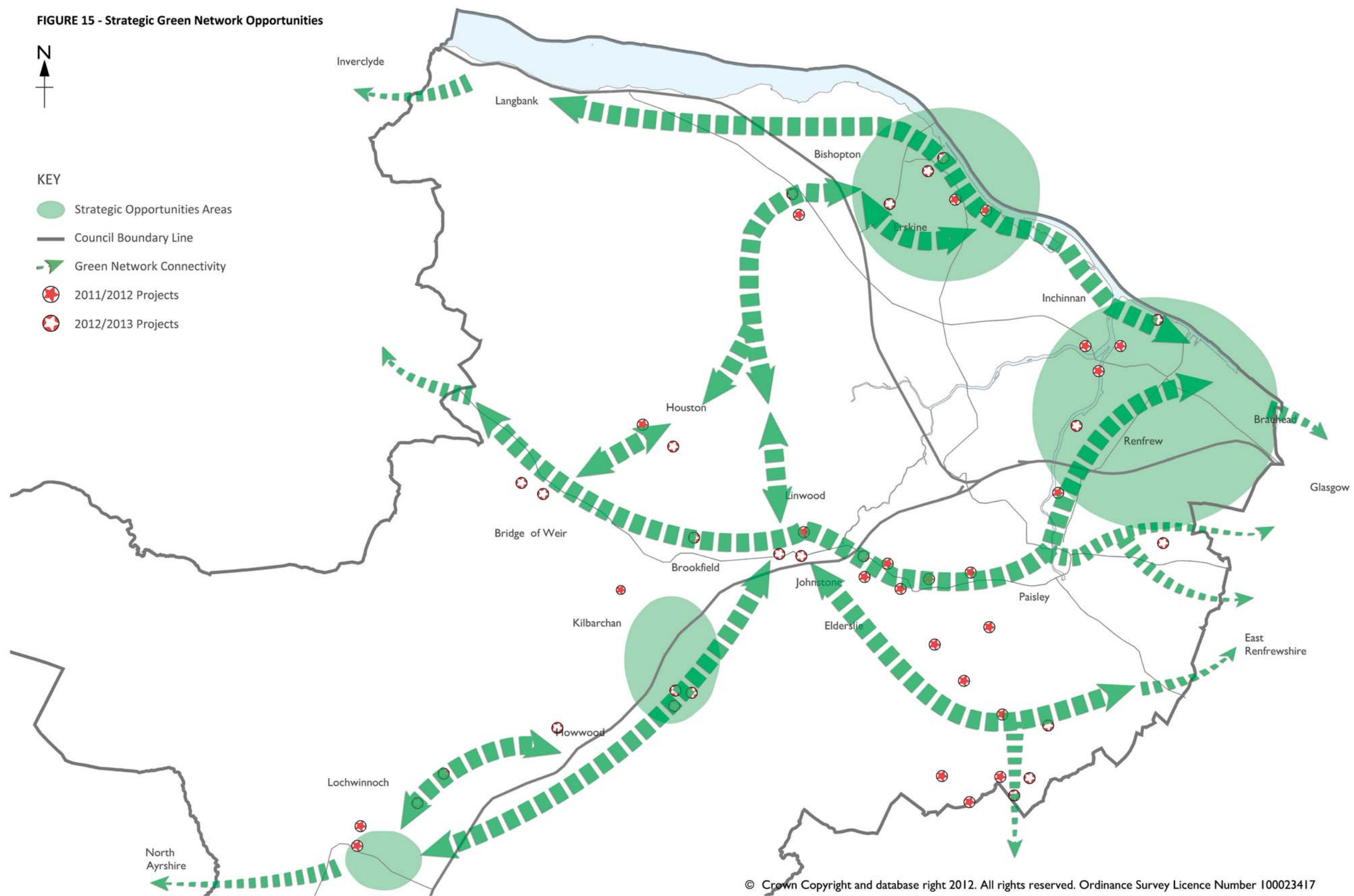
Renfrewshire's Housing Completions 2008/9 – 2012	Renfrewshire's Effective Land Supply at 2012	Renfrewshire's Established Land Supply at 2012	Housing Action Programme Sites	Additional housing sites identified in the LDP	Total land supply identified
1393	2064	5875	1414	802	11548 (with Paisley South Expansion Area having the potential to provide between 500/1000 additional units)







**FIGURE 15 - Strategic Green Network Opportunities**





POLICY P1 – Renfrewshire's Places

Within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form. New developments within these areas should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses as set out by the criteria in the New Development SG.

POLICY P2 – Housing Land Supply

The Council will maintain a 5-year supply of effective housing land at all times. The total housing land supply is set out in Schedule 3 and Renfrewshire Council will support development of housing on the sites identified within this schedule which are in line with the spatial strategy set out in this plan. The Council will prepare supplementary guidance within 1 year of the adoption of this plan to include a detailed framework to guide the release of additional housing land where a 5-year supply of effective housing land is not being maintained. The guidance should be subject to annual monitoring and review. The Council will grant planning permission in accordance with the detailed guidance provided that:

- The site is shown to be effective and can be delivered to address the identified shortfall;
- It will not undermine the spatial strategy of the plan; and,
- Its design would comply with the criteria for implementing the spatial strategy on page 4 of this plan and the Council's New Development SG.

POLICY P3 – Additional Housing Sites

The Council will support and encourage residential development on the sites identified in Schedule 1 and 2 and shown on the proposals maps as additional allocated housing sites to meet the identified housing requirements. These sites will require to comply with the criteria set out in the New Development SG to ensure that they make a positive contribution to Renfrewshire's places.

POLICY P4 – Housing Action Programme Sites

The Council will aim to support and enable housing sites which are capable of becoming effective by identifying the necessary requirements needed to help implement and deliver housing on these sites. The sites are set out in Schedule 4 and the actions for implementation and / or delivery are detailed in the LDP Action Programme.

POLICY P5 – Community Growth Areas

The Council will support and encourage development within the Community Growth Areas where it supports the principles set out in the approved masterplan for the sites.

POLICY P6 – Paisley South Expansion Area

Land to the south of Thornly Park and Dykebar is allocated as a site to provide medium to long term residential expansion to Paisley. The general location and area for development is indicated on the proposals map. The area will be subject to a masterplan where in the details will be brought forward and presented as part of the preparation of the next Local Development Plan.

POLICY P7 – Green Network

The Council will support and promote development which safeguards existing green networks and / or has the potential to contribute to an integrated green network where there are opportunities for activity and access to open space as well as increasing accessibility in and around communities and places.

POLICY P8 – Open Space

The Council will support the protection of open space, recreational provision and amenity space from development unless it's demonstrated that its loss, or replacement with alternative provision of quality and quantity which is in a suitable accessible location, is acceptable and in accordance with the criteria set out in the New Development SG. New development should, where appropriate, incorporate accessible multi-functional open space, recreational facilities and amenity space of a quality and quantity, in the right location, to meet the needs arising from the development.

Schedule 1 – Additional Housing sites – Redevelopment

Site Address	Indicative capacity	Comments
Bracken Place, Bridge of Weir	5 units	Redevelopment opportunity
Merchiston Hospital, Brookfield	200 units	Redevelopment opportunity in the green belt
Barbush Farm, Johnstone	45 units	Redevelopment opportunity in the green belt
Johnstone Hospital, Bridge of Weir Road, Linwood	50 units	Redevelopment opportunity in the green belt
Station Road, Bishopton	50 units	Redevelopment opportunity in the green belt

Schedule 2 – Additional Housing Sites – Greenfield

Site Address	Indicative capacity	Comments
Abbey Road, Elderslie	140 units	Green belt release
Midton Road, Howwood	30-50 units	Green belt release
Shillingworth, off Earl Place, Bridge of Weir	40 units	Green belt release (the proposed western boundary of the site shall be defined by a masterplan approved by the Council.)
East of Fleming Road, Houston	23 units	Green belt release
Houston Road, Houston	10 units	Green belt release
Lawmarnoch Road, Bridge of Weir	9 units	Green belt release
Northbar Florish Road, Erskine	200 units	Green belt release



## LDP Objectives

- Development locations supported by existing or planned physical infrastructure and services
- Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places

## Programme Of Delivery

The spatial strategy will be implemented through a number of key actions including:

- Preparing and assisting with the implementation of the priorities identified in the Johnstone South West Master Plan
- Developing initiatives to assist with unlocking development sites
- Take a proactive approach to delivering infrastructure on regeneration sites by developing different approaches and funding mechanisms to help deliver development
- Working with partners and developers to lever in resources, funding and expertise to expand, enhance integration and increase the connections with the green network
- Enhance accessibility, connectivity and the quality of Renfrewshire's green spaces by continuing the development of the Local Green Network Programme as well as enabling match funding to increase resources for places and spaces within Renfrewshire
- Prepare and promote development briefs for development sites
- Prepare and advocate Renfrewshire's residential design guide — 'Renfrewshire's Places'.

(Please refer to the LDP Action Programme for full implementation and delivery details)



Paisley



The Renfrewshire LDP aims to promote sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and facilitate adaptation to the likely effects of climate change in line with the Climate Change (Scotland) Act 2009.

Development plays a significant role in contributing to climate change however by focusing and prioritising investment and development in sustainable locations, the LDP can help with the mitigation of and adaptation to, climate change. As well as this, there will be the promotion of incorporating low carbon generating technologies into development to reduce emissions.

By promoting good quality development, the LDP aims to protect and enhance natural heritage, green spaces, landscape character, biodiversity, as well as recreational and access resources. There is support for development or use of land that protects and enhances the built heritage, including projects where a high quality public realm and better place making will result.

## Green belt

Areas within the green belt can be used for a variety of uses and can integrate and align well with the objectives of the green network and connectivity to open spaces. A large majority of the land within Renfrewshire's boundary is rural and therefore land designated as green belt in the proposal maps is the most extensive area. The aim of the green belt is not to restrict appropriate development. It is the role of the LDP spatial strategy to direct development and the use of land to locations that will support sustainable growth, development and regeneration.

As part of the preparation of this LDP, the boundaries of the green belt have been reviewed. The identification of a small amount of green belt land release to meet the needs and demands of the housing requirements to 2025 has been identified. The Places section in this LDP and Background Paper 4 provides more detail in support of this review.

## Natural Heritage

The natural environment plays a vital role in the prosperity of Scotland with green spaces contributing to the community's health and wellbeing. Protecting and improving biodiversity, flora and fauna will play a key part in Scotland's transition to a low carbon economy and adapting to climate change.

The natural environment within Renfrewshire is considered a valuable resource, although it can become vulnerable through development. The LDP aims to protect and improve the natural environment by focusing development in areas less likely to result in the loss of, or impact on, the natural environment. The protection and enhancement of wildlife and their habitats as well as other natural features will be a consideration when assessing new proposals aiming to conserve and promote biodiversity as well as contribute to integrated habitat networks, which are all set out in the criteria of the New Development SG.

The protection and enhancement of trees, woodland and forestry contributes to the aims of sustainable development. The Glasgow and the Clyde Valley Forestry and Woodland Strategy sets out the role of trees for potential biomass schemes. The Council will prepare Forestry and Woodland Strategy for Renfrewshire in partnership with other stakeholders as detailed in the LDP Action Programme.

## Built Heritage

A quality built historic environment is a key resource for places within Renfrewshire and will be a careful consideration in the promotion of sites. The LDP aims to achieve a high-quality built environment with the built heritage sustainably managed, preserved and protected, whilst still supporting and enabling appropriate development. The restoration and reuse of Renfrewshire's historic assets will bring many social, cultural and economic benefits to communities as well as helping in the pursuit of sustainable development and plays an important role in the regeneration of places and centres.

Historic buildings define the character and form a core component of the cultural infrastructure of the area. Heritage and cultural assets often require continued significant investment which can prove very challenging; however this is important for securing the long term future of these assets. Many of the historic buildings that contribute to our places are often vacant as the original use within these buildings has ceased and finding new uses for these buildings can be challenging. The promotion of the built heritage within Renfrewshire is important and the LDP Action Programme highlights an approach to facilitate development and manage the assets within Renfrewshire.

The policy framework set out within the LDP will assess all developments taking into consideration the level of importance as well as the nature of the heritage and cultural assets. The use of enabling development will be considered where it is essential to the preservation of built heritage and where the benefits outweigh any conflict with other parts of the development plan. The New Development SG sets out the criteria to be met by enabling development.

## Water Environment

The integration of land and water resources is an important consideration for the LDP to ensure development protects and where possible improves the water environment leading to better water quality and an enhancement of biodiversity. If integrated well in new development proposals, this can lead to the creation of a natural habitat that is an asset to places. Through partnership working to contribute to the Clyde Area Management Plan in support of the River Basin Management Plan, the LDP policy framework aims to meet the objectives of the Water Framework Directive helping to improve the overall water environment within and flowing out of Renfrewshire and to promote sustainable flood management as outlined in the infrastructure section of the LDP.

## Minerals

There has been a long history of minerals extraction in Renfrewshire, with 346 known sites where mineral workings have been carried out, dating back 300 years. However there is now a low level of interest in developing new operations, due to sites either being exhausted or

no longer economically viable. There are now only two operational mineral workings within Renfrewshire, both of which are quarries working igneous rocks used for crushed rock aggregates.

In accordance with Scottish Planning Policy, Renfrewshire Council has worked with neighbouring authorities to identify broad areas of search at a strategic level so that a 'local supply' can be ensured for a minimum of 10 years extraction. These areas of search are based on the geography of locations where there are minerals of a sufficient quantity and quality to be economically worked. None of these search areas are within Renfrewshire. At present it is considered that there is an adequate and steady supply of minerals sources for the lifetime of this LDP, therefore the need for additional operations in Renfrewshire is not required at present. Further detail supporting this approach is contained in Background Paper 5. Identification of broad areas of search for mineral extraction will be continuously reviewed through the preparation of each new LDP.



## POLICY ENV 1 – Green Belt

The green belt in Renfrewshire aims to identify appropriate locations to support planned growth, where required, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting of an area and protecting and promoting access opportunities to open space. Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development SG. Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment opportunities and / or community benefits.

## POLICY ENV 2 – Natural heritage

To accord with the Local Development Plan, developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest or which have the potential to protect and enhance designated sites and the wider biodiversity and geodiversity of the area. Where appropriate, the Council will seek to improve these resources. All proposals will be assessed in terms of the cumulative impact of development based on the precautionary principle considering the effect on the following:

- Natura 2000 and Ramsar Sites;
- Protected Species;
- SSSI's;
- LNRs, SINCs and wildlife corridors;
- Biodiversity;
- Trees - Ancient and semi- natural woodland, TPOs and Conservation Areas;

Developments and change of uses affecting those outlined above will be assessed against criteria set out in the New Development SG.

## POLICY ENV3 – Built Heritage

The built heritage which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes will be safeguarded, conserved and enhanced, where appropriate. Development proposals, including enabling development, within or in the vicinity of built heritage assets will be required to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions set out in the New Development SG.

The Council supports the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be sensitive to the buildings character, appearance and setting.

## POLICY ENV4 – The Water Environment

In line with the Water Framework Directive, River Basin Management Plan and the Clyde Area Management Plan, there will be support for proposals which encourage protection of the existing water environment as well as improvement to the control and management of water along with the enhancement of biodiversity, flora and fauna surrounding blue corridors. The inclusion of green infrastructure which promotes the integration of blue and green networks in and around developments will be encouraged to ensure that the water environment is central to the fabric of places, contributing to sustainable flood management and not having an adverse effect on the integrity of any Natura 2000 sites. Proposals for development will require to be assessed against the criteria set out in the New Development SG.

## POLICY ENV5 – Air Quality

The Council will seek to ensure that development proposals shall not individually or cumulatively have an adverse effect on air quality. Where required, planning applications should be accompanied by an air quality assessment which demonstrates the likely impact on air quality and how such impacts will be mitigated. All development proposals will require to be in accordance with the provisions set out in the New Development SG.

## LDP Objectives

- Development that neither individually nor cumulatively causes significant environmental impacts
- An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery
- Measures to reduce and mitigate for the effects of climate change

## Programme Of Delivery

The spatial strategy will be implemented through a number of key actions including:

- Continue to review the detailed boundaries of the green belt taking account of the need for expansion or protection of places
- Preparation of Paisley Town Centre Heritage Asset Strategy to bring together all parties with an interest in the economic, social and cultural regeneration of Paisley
- Development of action plans associated with the Paisley Town Centre Heritage Asset Strategy to help prioritise and focus resources on certain projects
- Work in partnership with stakeholders to facilitate investment in various heritage and culture led projects around Renfrewshire helping to get new uses in historic buildings as well as developing mechanisms to secure the long term future of heritage assets
- Preparation of a forestry and woodland strategy for Renfrewshire based on the outcomes of the Glasgow and the Clyde Valley Strategic Development Plan strategy

(Please refer to the LDP Action Programme for full implementation and delivery details)



# Delivery and monitoring of the Local Development Plan

The spatial development strategy and vision set out by the Glasgow and the Clyde Valley SDP is bold and ambitious. The Renfrewshire LDP aims to deliver this aspirational and optimistic agenda by providing a spatial strategy which sets a framework for investment and delivery of developments over the lifetime of the plan.

The effectiveness of the LDP will be dependent upon successful implementation of the LDP's spatial strategy. The LDP Action Programme is central to this process and promotion of partnership working with an early understanding of priorities and what is required to deliver these priorities, all of which is set within a timeframe, allows delivery and implementation to be embedded into the LDP. This approach makes the Renfrewshire LDP ambitious but realistic.

Should the programme of delivery, as identified in the LDP Action Programme, fail to deliver in some areas or deliver at a slower pace, then given this is a 'live' document that will be reviewed regularly, there are opportunities to change the development approach. This regular review will also be a good indicator for assessing whether the policies enable the spatial strategy to be delivered.

The Action Programme requires to be reviewed at least every two years with the LDP reviewed every five years. In the interim period, in preparation of a new LDP, a monitoring statement is prepared and reports on a collection of indicators to assess progress towards implementation of the spatial strategy and the effectiveness of policies as a regulatory framework. The monitoring statement will be central in the production of the LDP that will follow this one.

## Glossary

### A

#### Action Programme

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

#### Accessibility

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

#### Affordable housing

Housing that is affordable to people on relatively modest incomes who cannot afford to buy or rent housing on the open market. Social rented housing or housing which costs less than market value, which includes shared-ownership, shared-equity, low-cost sale, mid-market rent or private sector housing.

#### Appropriate Assessment

An assessment required under the Conservation (Natural Habitats & c) Regulations 1994 (as amended), wherein the planning authority determine the likely impact of the plan and development proposals on the integrity of Natura 2000 sites (Special Protection Areas).

### B

#### Biodiversity

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

#### Blue /Green Corridors

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

#### Brownfield Land

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

### C

#### Clyde Area Management Plan

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

### D

#### Developer Contribution

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

### E

#### Effective Housing Land

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

#### Environmental Report

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

#### Established Housing Land Supply

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

### F

#### Fastlink

High frequency bus service to / from Glasgow City Centre partly segregated from the existing road system which includes priority at particular traffic signals and junctions.

#### Flood Risk

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

### G

#### Green belt

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

#### Greenfield Land

Land which has never been previously developed.

#### Green Network

The linking together of natural, semi natural and manmade open spaces to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to green belt while enhancing biodiversity and the quality of the external environment.

### H

#### Habitat Network

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

#### Housing Requirement

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



I  
J  
K  
L

Local Housing Strategy

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

M

Main Issues Report

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

N

Natura 2000

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

National Planning Framework

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

O

Open Space

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

P

Placemaking

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

Q  
R

Ramsar Site

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

Renfrewshire Community Plan

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

S

Scheduled Monument

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

Scottish Planning Policy

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

Special Protection Area (SPA)

Designated under European Union legislation for specific protection of birdlife.

Strategic Environmental Assessment (SEA)

An environmental assessment of plans, programmes and strategies.

Supplementary Guidance

Guidance and detailed criteria prepared by the Council which supplements the policies set out in the Local Development Plan and carries equal weight in the decision making process.

Sustainable Development

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

Sustainable Flood Risk Management

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

Sustainable Urban Drainage Systems (SUDS)

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

T

Transition Areas

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

ACRONYMS

CGA	Community Growth Area
HNDA	Housing Needs and Demands Assessment
LDP	Local Development Plan
LHS	Local Housing Strategy
LNR	Local Nature Reserve
MoD	Ministry of Defence
NPF2	National Planning Framework 2
SDP	Strategic Development Plan
SG	Supplementary Guidance
SINC	Site of Importance for Nature Conservation
SOA	Single Outcome Agreement
SSSI	Site of Special Scientific Interest
SSCI	Sustainable Scottish Communities Initiative
SHIP	Strategic Housing Investment Plan
SEIL	Strategic Economic Investment Location
REIL	Renfrewshire Economic Investment Location



# SCHEDULE 3 - RENFREWSHIRE'S TOTAL HOUSING LAND SUPPLY

## (Effective Land Supply from Housing Land Audit 2012)

Site Reference	Address	Effective Capacity at 2012	Site Reference	Address	Effective Capacity at 2012
RFRF0495	Dykebar (Phase 4), Paisley	30 units	RFRF0880	Station Road, Millerston	115 units
RFRF0715A	Ferry Village 1 and 2, Renfrew North	51 units	RFRF0882	Lacy Street, Paisley	47 units
RFRF0715C	Millburn, St Andrews Ave, SW, Renfrew	46 units	RFRF0883	33 Brown Street, Renfrew	30 units
RFRF0745	Marr Hall, Erskine Park, Erskine	6 units	RFRF0888	4 – 6 Forbes Place, Paisley	4 units
RFRF0752	Ingliston Drive, Bishopton	40 units	RFRF0892A	Former Renfrewshire Council HQ, Cotton Street, Paisley	98 units
RFRF0764	Rashilee Avenue (N), Erskine	92 units	RFRF0893	Moredun House, Stanely Road, Paisley	7 units
RFRF0769A	Ferry Village 3 (E) Carndon Square, Renfrew	162 units	RFRF0895	St Joseph's, Kilbirnie Road, Lochwinnoch	30 units
RFRF0769C	Ferry Village 3 (E) Mulberry Sq, Renfrew	100 units	RFRF0899	Old Govan Road/Rocep Drive, Renfrew	35 units
RFRF0770A	Kings Inch Road (S) West, Renfrew	185 units	RFRF0907A	Phoenix Park, Linwood Road, Phoenix	49 units
RFRF0770B	Kings Inch Road (S) East, Renfrew	61 units	RFRF0908	South Arkleston Farm, Arkleston Road, Paisley	9 units
RFRF0771	Moorpark Square, Renfrew	43 units	RFRF0909	72 – 74 Oakshaw Street West, Paisley	4 units
RFRF0797	Cattle Market site, Glenfield Road, Paisley	20 units	RFRF0911A	ROF, Bishopton	670 units
RFRF0806B	17 Hunter Street, Paisley	7 units	RFRF0912C	Fordbank Stables, Beith Road, Johnstone	57 units
RFRF0807	Fetlar Road, Bridge of Weir	2 units	RFRF0912D	Former St Cuthbert's School, Beith Road, Johnstone	100 units
RFRF0813	Millarston Drive/Ferguslie Road, Paisley	6 units	RFRF0912G	Tannahill Crescent, Johnstone	33 units
RFRF0816	24 High Street, Renfrew	11 units	RFRF0916	18 – 22 Richmond Drive, Linwood	5 units
RFRF0817	25 High Calside, Paisley	13 units	RFRF0928	Former South Primary School, Neilston Road, Paisley	55 units
RFRF0828	Amochrie Road, Foxbar, Paisley	4 units	RFRF0929	Dundonald Road, Gallowhill, Paisley	71 units
RFRF0838	Fullerton Street, Shortroods	81 units	RFRF0930	Former St Mirren Park, Love Street, Paisley	60 units
RFRF0840	Carsewood House, Hillfoot Drive, Howwood	10 units	RFRF0931	Houstonfield Quadrant, Houston	20 units
RFRF0854	Elliston Farm, Beith Road, Howwood	5 units	RFRF0932	Fleming Road, Houston	10 units
RFRF0856	65 Espedair Street, Paisley	18 units	RFRF0933	Stewart House, Renfrew	25 units
RFRF0860	Blythswood, Inchinnan Road, Renfrew	30 units	RFRF0934	Garthland Lane, Paisley	25 units
RFRF0870	Hawkhead Hospital, Hawkhead Road, Paisley	178 units	RFRF0935	Auchentorlie, Seedhill, Paisley	46 units
RFRF0871	Western Park, Inchinnan Road, Renfrew	60 units	RFRF0936	Bleach Works, Midton Road, Howwood	41 units
RFRF0872	Mossland Road, Renfrew	49 units	RFRF0937	Stanely Firs, Amochrie Road, Paisley	48 units
RFRF0876	Maple Drive, Johnstone	38 units			
RFRF0878	Castle House, Barrhead Road, Paisley	37 units			



## SCHEDULE 3 - RENFREWSHIRE'S TOTAL HOUSING LAND SUPPLY (Established Land Supply from Housing Land Audit 2012)

Site Reference	Address	Capacity
RFRF0671	Findhorn Avenue/Dee Drive/Manor Road, Foxbar, Paisley	107 units
RFRF0667	Millview Crescent, Barbush, Johnstone	12 units
RFRF0694	Auchenlodment Road, Elderslie, Johnstone	59 units
RFRF0706	The Institute, Maxwellton Street, Paisley	40 units
RFRF0711	West Brae, Oakshaw, Paisley	70 units
RFRF715A	Ferry Village 1 and 2, Renfrew	106 units
RFRF0715B	Millburn, St Andrew Avenue NW, Renfrew	100 units
RFRF0754	Maxwell Place, Bridge of Weir	6 units
RFRF0758B	Mill of Gryffe Road, Bridge of Weir	20 units
RFRF0759	Kilbarchan Road, Johnstone	20 units
RFRF0769B	Ferry Village (west), Renfrew	350 units
RFRF0769C	Ferry Village 3 (E), Mulberry Square, Renfrew	21 units
RFRF0770A	Kings Inch Road (S) West, Renfrew	39 units
RFRF0770B	King Inch Road (S) East, Renfrew	368 units
RFRF0773	Almond Crescent, Foxbar, Paisley	41 units
RFRF0796A	Patons Mill, high Street, Johnstone	80 units
RFRF0807	Fetlar Road, Bridge of Weir	2 units
RFRF0811	Gauze Street/Lawn Street/Smithhills Street, Paisley	13 units
RFRF0813	Millarston Drive/Ferguslie Road, Paisley	10 units
RFRF0819B	North Road/Gibson Crescent, Johnstone	40 units
RFRF0829	Rankine Street, Johnstone	4 units
RFRF0839	Montrose Road, Foxbar, Paisley	35 units
RFRF0851	Former RAI, Neilston Road, Paisley	47 units
RFRF0857	6 New Sneddon Street, Paisley	32 units
RFRF0860	Blythwood, Inchinnan Road, Renfrew	27 units

Site Reference	Address	Capacity
RFRF0861	13 Old Sneddon Street, Paisley	14 units
RFRF0862	St Brendan's Social Club, Stirling Drive, Linwood	20 units
RFRF0864	Old Power Station site, Kings Inch Road, Renfrew	100 units
RFRF0870	Hawkhead Hospital, Hawkhead Road, Paisley	125 units
RFRF0871	Western Park, Inchinnan Road, Renfrew	16 units
RFRF0875	Bute Crescent/Iona Drive, Glenburn	130 units
RFRF0879	Carbrook Street, Paisley	30 units
RFRF0885	TA Centre, High Street, Paisley	26 units
RFRF0888	4 – 6 Forbes Place, Paisley	4 units
RFRF0889	Carlile Street/New Sneddon Street, Paisley	26 units
RFRF0896	Underwood Road/ Kerr Street, Paisley	40 units
RFRF0898	Porterfield Road, Renfrew	50 units
RFRF0900	East of St Brendan's Social Club, Stirling Drive, Linwood	12 units
RFRF0907A	Phoenix Park, Linwood Road, Phoenix	101 units
RFRF0907B	Barskiven Road, Phoenix Park, Linwood	200 units
RFRF0911 A and B	Former ROF, Bishopton	1830 units
RFRF0912C	Fordbank Stables, Beith Road, Johnstone	73 units
RFRF0912E	Craigview Avenue/Beith Road, Johnstone	128 units
RFRF0912F	Floorsburn, Spateston, Johnstone	20 units
RFRF0912I	Auchengreoch Road, Johnstone	40 units
RFRF0913	221 Neilston Road, Paisley	5 units
RFRF0914	18 High Street, Paisley	6 units
RFRF0926	Springbank Terrace, Shortroods, Paisley	80 units
RFRF0927	Springbank Road/Inchinnan Road, Shortroods, Paisley	50 units
RFRF0930	Former St Mirren Park, Love Street, Paisley	60 units



## SCHEDULE 4 – HOUSING ACTION PROGRAMME SITES

Reference	Address	Potential Unit Numbers	Potential Constraints	Reference	Address	Potential Unit Numbers	Potential Constraints
RFRF0912E	Former primary schools, Beith Road, Johnstone	Units already counted as part of the established land supply	Site investigation requires to be undertaken, comprehensive drainage infrastructure required	SFS12/02	Todholm Road, Blackhall, Paisley	20 units	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed,
RFRF0912F and JSW8	Floorsburn at Spateston, Johnstone	Units already counted as part of the established land supply plus 20 additional units identified through the charrette process	Site investigation requires to be undertaken, comprehensive drainage infrastructure required	NEW045	Grampian Avenue/ Lomond Crescent, Glenburn	30 units	Site investigation requires to be undertaken
RFRF0912I	Auchengreoch Road, Johnstone	Units already counted as part of the established land supply	Site investigation requires to be undertaken, comprehensive drainage infrastructure required	NEW040	Thrushcraigs Crescent, Paisley	80 units	Site investigation requires to be undertaken, flood risk issues from Espedair Burn
JSW 2/3	Spateston Road/Hallhill Road, Johnstone	40 units	Demolition of existing buildings required, Site investigation requires to be undertaken, comprehensive drainage infrastructure required	UC/12/02	Arkleston Road, Paisley	70 units	Drainage issues on site with areas known to flood at times of heavy rainfall, access issues
RFRF0759	Kilbarchan Road, Johnstone	Units already counted as part of the established land supply	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed	SFS12/04	Floors Street, Johnstone	30 units	Demolition of existing buildings required, Site investigation requires to be undertaken
SFS12/01	Former Co-op site, Broomlands Street, Paisley	115 units	Site investigation requires to be undertaken, existing buildings on site require to be removed	SFS12/05	Craigdonald Place, Johnstone	20 units	Demolition of existing buildings required, Site investigation requires to be undertaken
RFRF0875	Bute Crescent/Iona Drive, Glenburn	Units already counted as part of the established land supply	Site investigation requires to be undertaken	SFS12/06	Drums Avenue, Ferguslie, Paisley	38 units	Site investigation requires to be undertaken, Scottish Water constraints – sewerage capacity
NEW053 and 0813	Millarston Drive, Paisley	150 units	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed, part of the Candren Catchment, drainage infrastructure required	1072	Former Environmental Services Depot, Brediland Road, Linwood	15 units	Demolition of existing buildings required, Site investigation requires to be undertaken, TPO on existing trees on site, shape of site is irregular
NEW052B	Cartha Crescent, Blackhall, Paisley	50 units	Site investigation requires to be undertaken	NEW099	Bankfoot Road/Scadlock Road, Ferguslie, Paisley	65 units	Demolition of existing buildings required, Site investigation requires to be undertaken



Reference	Address	Potential Unit Numbers	Potential Constraints
NEW100	Ferguslie Park Avenue, Ferguslie, Paisley	50 units	Demolition of existing buildings required, Site investigation requires to be undertaken
RFRF0839	Former Foxbar Flats, Almond Crescent, Foxbar, Paisley	Units already counted as part of the established land supply	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed
RFRF0671	Dee Drive/Findhorn Avenue/Manor Road, Foxbar, Paisley	Units already counted as part of the established land supply	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed
RFRF0773	Heriot Avenue, Foxbar, Paisley	Units already counted as part of the established land supply	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed
NEW098	Mannering Road, Foxbar, Paisley	30 units	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed, slim site area
RFRF0926	Springbank Terrace, Shortroods, Paisley	Units already counted as part of the established land supply	Site investigation requires to be undertaken
RFRF0927	Springbank Road/ Inchinnan Road, Shortroods, Paisley	Units already counted as part of the established land supply	Site investigation requires to be undertaken
LIN01	Former school site, Middleton Road, Linwood	150 units	Site investigation requires to be undertaken
NEW124	Erskine Town Centre, Erskine	10 units	Site investigation requires to be undertaken

Reference	Address	Potential Unit Numbers	Potential Constraints
NEW021	Scottish Water site, Middleton Road, Linwood	120 units	Site investigation requires to be undertaken, existing water infrastructure will need removal
REN02	Brown Street, Renfrew	50 units	Site investigation requires to be undertaken, existing business on part of the site
JSW10	Former petrol station site, Beith Road, Johnstone	50 units	Site investigation requires to be undertaken, access and drainage issues
UC12/05	Sutherland Street, Paisley	16 units	Site investigation requires to be undertaken, fitting new development in with existing streetscape/built form
1099	Land surrounding St Brendan's Social Club, Stirling Drive, Linwood	50 units	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed, slim site area, existing play facilities and footpaths will require to be incorporated, existing buildings on site will require demolished, existing uses still in-situ
2300	Former Bingo Hall, High Street, Paisley	15 units	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed, slim site area
RFRF0903	Middleton Road, Ferguslie, Paisley	100 units	Site investigation requires to be undertaken
RFRF0879	Carbrook Street, Paisley	30 units	Site investigation requires to be undertaken



# APPENDIX 1 - Schedule of Council Land Ownership

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the Proposed Renfrewshire Local Development Plan. All of the sites listed within the table below are indicated on Figure 16.

Reference Number	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the local development plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
1	Land to the north and west of Ingliston Drive, Bishopston	P1 – Greenfield site on the edge of settlement, previously identified as a housing opportunity site. Site identified for residential development for 40 units.	9,201 sqm.
2	The Grove, Greenock Road, Bishopston	P1 – Amenity space, site not suitable for development.	1,991sqm
3	Land to the south east of Loch Road, Bridge of Weir	ENV 1 – Green belt, not suitable for development	5,670sqm
4	Newton Terrace, Elderslie	P1 – Site previously identified as a housing opportunity site. Suitable for residential.	16,710sqm
5	Abbey Road, Elderslie	P3 – Additional housing sites. Site to be combined with land to the south of the site for residential development.	9,209sqm
6	Craigends, Erskine	P1 – This is amenity land which is to be enhanced as part of the green network.	3,408sqm
7	Craigends, Erskine	P1 – This is amenity land which is to be enhanced as part of the green network.	4,724sqm
8	Rashielee, Erskine	This site is covered by two policies, P3 – Additional housing sites and E3 – Transition Area. The other part of the site will be for uses compatible with existing and future uses.	118,616sqm
9	Park Road, Erskine	P1 – Amenity space not suitable for development	3,773sqm
10	Land to the north of Kilpartick Drive, Erskine	ENV1 – Green belt. This site was previously identified as industry and business land and is now proposed to be part of the green network, retaining green field land.	113,157sqm
11	Land to the east of the A726, Erskine	ENV1 – Green belt. This site was previously identified as industry and business land and is now proposed to be part of the green network, retaining green field land.	14,111sqm
12	Land to the north west of Erskine Town Centre, Erskine	C1 – within the network of centres, there is potential for a small residential development for 8 units.	6,241sqm
13	Land to the north of Newshot Drive Erskine	ENV 1 – Green belt not suitable for development.	47,960sqm
14	Former care home, Killallan House, Houstonfield Road, Houston	P1 – Potential residential site for 20 units	5,731sqm
15	Former care home, Urquhart House, Fleming Road, Houston	P1 – Potential residential site for 10 units	3,067sqm

Reference Number	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the local development plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
16	Land at Manse Crescent, Houston	P1 – Amenity space not suitable for development	14,078sqm
17	Land to the south of Bridge of Weir Road, Houston	P1 – Amenity space not suitable for development	13,053sqm
18	Former Carsewood Childrens' home, 30 Hillfoot Drive, Howwood	P1 – Potential residential site for 10 units	5245sqm
19	Barnsford, land to the west of Barnsford Road, Inchinnan	ENV 1 – Green belt not suitable for development.	979sqm
20	Beardmore Cottages, land to the north of Greenock Road, Inchinnan	ENV 1 – Green belt not suitable for development.	10,003sqm
21	Former Cochrane Castle Primary School, Craigview Avenue, Johnstone	P4 – Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	16,283sqm
22	Former St David's Primary School, Craigview Avenue, Johnstone	P4 – Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	16,105sqm
23	Former St Cuthbert's School, Hallhill Road, Johnstone	P1 - Site being promoted for residential development as part of the Johnstone South West Community Growth Area	38,084sqm
24	Auchengreoch Road, Johnstone	P4 – Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	10,306sqm
25	Floorsburn at Spateston, Johnstone	P4 – Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	20,140sqm
26	Waterside Lane / Kilbarchan Road, Johnstone	P1 – Site was previously identified as a housing opportunity site, suitable for small scale residential.	1,363sqm
27	Spateston Road/Hallhill Road, Johnstone	P4 – Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	25,133sqm
28	Clippens Farm/Brediland Road, Linwood	P4 – Housing Action Programme site being promoted for residential development.	1,879sqm
29	Middleton Road, Linwood	E3 - Transition Area. This site has been identified as part of a larger area where future uses will be compatible with the existing surrounding uses.	36,935sqm



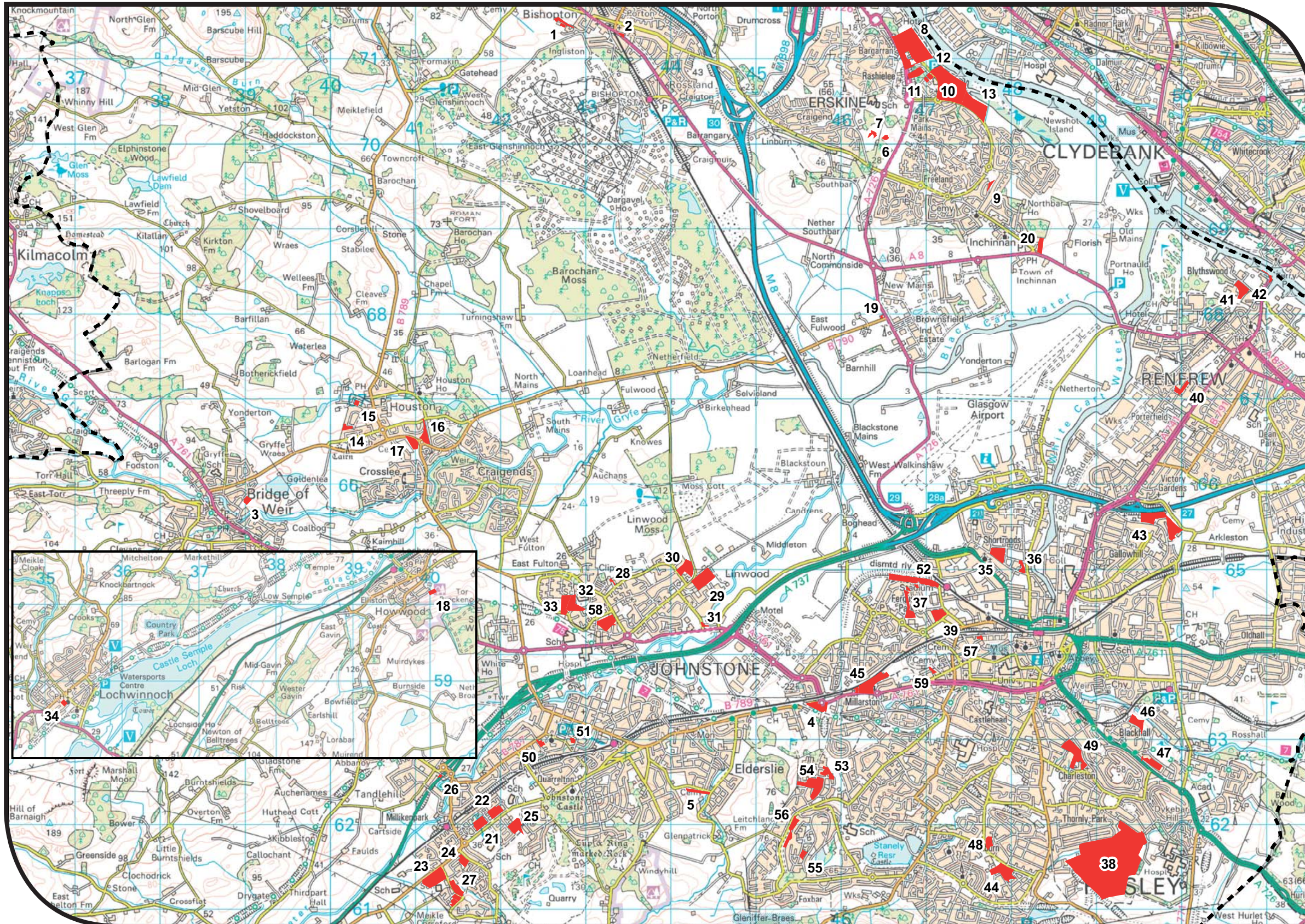
Reference Number	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the local development plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
30	Moss Road, Linwood	P1 – Amenity space not suitable for development.	23,855sqm
31	Bridge Street/Kashmir Road, Linwood	E3- Transition Area. This site has been identified as part of a larger area where future uses will be compatible with the existing surrounding uses.	2,747sqm
32	Stirling drive, Linwood	P1 – Amenity space not suitable for development.	21,799sqm
33	Stirling Drive, Linwood	P1 – Amenity space not suitable for development.	19,308sqm
34	Lochhead Avenue, Lochwinnoch	P1 – Future uses must be compatible with existing surrounding uses.	4,398sqm
35	Springbank Road, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	21,986sqm
36	Inchinnan Road, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	7,040sqm
37	Bankfoot Road, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	20,129sqm
38	Shaw Wood, Paisley	P6 – Site identified for residential development.	475,415sqm
39	Drums Avenue, Ferguslie, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	16,344sqm
40	Brown Street, Renfrew	P1 – Future uses must be compatible with existing surrounding uses. Suitable for residential.	11,133sqm
41	Fishers Road, Renfrew	E3- Transition Area. This site has been identified as part of a larger area where future uses will be compatible with the existing surrounding uses.	19,016sqm
42	Ferry Road, Renfrew	E3- Transition Area. This site has been identified as part of a larger area where future uses will be compatible with the existing surrounding uses.	3,324sqm
43	Arkleston Road, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	54,577sqm
44	Bute Crescent/Iona Drive, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	33,008sqm
45	Millarston Drive, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	41,726sqm

Reference Number	Description of Land Owned by the Planning Authority	Reference to policies, proposals or views contained in the local development plan which relates to the occurrence of development of the land	Site size (All site sizes are approximate)
46	Cartha Crescent, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	16,678sqm
47	Todholm Road, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	15,624sqm
48	Grampian Avenue/Lomond Crescent, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	9,944sqm
49	Thrushcraigs Crescent, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	41,522sqm
50	Floors Street, Johnstone	P4 – Housing Action Programme site, site being promoted for residential development.	4,835sqm
51	Craigdonald Place, Johnstone	P4 – Housing Action Programme site, site being promoted for residential development.	3,099sqm
52	Ferguslie Park Avenue, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	39,738sqm
53	Almond Crescent, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	12,587sqm
54	Dee Drive/Findhorn Avenue/Manor Road, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	37,597sqm
55	Heriot Avenue, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	5,541sqm
56	Mannering Road, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	18,006sqm
57	Sutherland Street, Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	2,487sqm
58	Land surrounding St. Brendan's Social Club, Stirling Drive, Linwood	P4 – Housing Action Programme site, site being promoted for residential development.	25,424sqm
59	Carbrook Street. Paisley	P4 – Housing Action Programme site, site being promoted for residential development.	3,304sqm



# APPENDIX 1 - Location of Council Land Ownership

Figure 16



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey Licence number 100023417







If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

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

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੇ ਮੰਗ ਲਓ।

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

☎ 0300 300 0144



Renfrewshire  
Council