



**Renfrewshire Local Development Plan  
Proposed Plan  
Green Belt Review 2019  
Background Paper 3**







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## 1. INTRODUCTION

- 1.1 Ironside Farrar was commissioned by Renfrewshire Council to undertake a strategic review of the green belt around the settlements of Renfrewshire.
- 1.2 This assessment has been undertaken in parallel with the landscape review of housing sites submitted to the Council for consideration in preparation of the next Renfrewshire Local Development Plan (LDP). Most of the proposed housing sites are located in the green belt, and as part of their review, the strength of the green belt at each site has been considered.
- 1.3 The green belt within Renfrewshire is extensive. Almost 75% of Renfrewshire is designated as green belt, comprising almost all of the landscape outside of urban areas, which mostly lie towards the east and central parts of the Local Authority area. Therefore, this study is focused upon the 'inner' green belt edge where it typically adjoins areas of settlement.
- 1.4 Green belt is a planning designation and therefore its condition has to be considered in relation to planning objectives as set out in national and local planning policy. The following sections describe these objectives and the corresponding method used for the assessment. Detailed assessments for each green belt area are provided in the tables which follow.

## 2. METHODOLOGY

### National Policy

- 4.1 SPP sets out the reasons why a Local Authority may consider it necessary to designate green belt around a city or town. SPP paragraph 49 states that '*...where the planning authority considers it appropriate, the development plan may designate a green belt around a city or town to support the spatial strategy by:*
  - *directing development to the most appropriate locations and supporting regeneration;*
  - *protecting and enhancing the character, landscape setting and identity of the settlement; and*
  - *protecting and providing access to open space.'*
- 4.2 SPP paragraph 51 states that '*...the spatial form of the green belt should be appropriate to the location. It may encircle a settlement or take the shape of a buffer, corridor, strip or wedge. Local Development Plans should show the detailed boundary of any green belt, giving consideration to:*
  - *excluding existing settlements and major educational and research uses, major businesses and industrial operations, airports and Ministry of Defence establishments;*
  - *the need for development in smaller settlements within the green belt, where appropriate leaving room for expansion;*
  - *redirecting development pressure to more suitable locations; and*
  - *establishing clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads. Hedges and field enclosures will rarely provide a sufficiently robust boundary.'*
- 4.3 SPP paragraph 52 states that local development plans should describe the types and scales of development which would be appropriate within a green belt, which are described in the context of Renfrewshire below.



## Local Policy

4.4 This assessment provides an update to the Strategic Greenbelt Review undertaken by Renfrewshire Council in 2013 to inform the 2014 LDP. The 2013 assessment undertook a review of the green belt around settlements in Renfrewshire to assess its strength and identify any sites suitable for release from the green belt for development. The assessment identified a small number of sites considered acceptable for release from the green belt.

4.5 Policy ENV 1 of the 2014 Renfrewshire Local Development Plan describes the purpose of the green belt as follows:

*'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'.*

4.6 Development within the green belt may be considered acceptable where compatible with the provisions of the 2014 New Developments Supplementary Guidance (SG). The New Development SG sets out forms of development which are considered appropriate in principle in the green belt. These are fully defined in the SG but in summary are:

- Agricultural, forestry, horticulture including riding stables, kennels;
- Recreational uses compatible with an agricultural or rural setting;
- Essential infrastructure for transport or telecommunications;
- Some forms of tourism development assuming acceptable landscape and visual impacts;
- The conversion of existing buildings to residential use and the limited extension of residential units;
- The reuse or expansion of existing industrial or business premises;
- Mineral extraction and landfill;
- Cemeteries; and,
- Renewable energy developments.

## Method of Assessment

### Green Belt Parcel Identification

4.7 The Renfrewshire green belt is shown in Figure 2.1. With almost all rural areas of Renfrewshire included within the green belt designation, this assessment focuses only on the green belt adjacent to urban areas, the part of the green belt most likely to be subject to development pressure. The assessment follows a similar approach to that of the 2013 assessment.

4.8 The assessment considers the green belt around each settlement in Renfrewshire, subdivided into sectors of similar land use and character, bounded by distinct landscape features. The assessment is concerned principally with the immediate green belt settlement buffer up to approximately 500m from the settlement edge, but the green belt beyond this distance is also considered, for example when close to a neighbouring settlement or other development. The settlement maps accompanying the assessment are provided in Figures 3.1 – 3.12.

### Evaluation Criteria

4.9 National and local green belt objectives and guidance provide the basis for assessing the strength of the green belt in Renfrewshire. The green belt around each settlement is assessed against the following criteria:

**1. Landscape character and land uses within the green belt:** the strength of the green belt landscape character, also taking into consideration its width and degree of integrity or fragmentation;



**2. Strength of the inner green belt boundary:** the robustness of the green belt boundary at the settlement edge; i.e. whether defined by strong landscape features such as rivers or major roads creating a defensible edge, or on the other hand weakly defined or arbitrary; and

**3. Green network contribution:** the degree to which the green belt contributes to the wider network of green infrastructure<sup>1</sup>. Green infrastructure may be 'green' or 'blue' features such as parks, woodlands, allotments, gardens, watercourses etc. This assessment considers the degree to which the green belt provides opportunities for access and recreation, its contribution to habitat and biodiversity connectivity, and where there may be opportunities for enhancement.

- 4.10 The green belt sectors are assessed against each of the criteria using a 3-point scale (Good, Fair, Weak).

#### Assessment of Green Belt Strength

- 4.11 An overall assessment of the strength of the green belt is derived. A 3-point scale is used, as outlined below:

**Category 'A' – The green belt is strong:** the green belt corresponds positively to all of the three assessment criteria with no significant weakness in any, fulfilling green belt policy objectives.

**Category 'B' – The greenbelt has strengths and weaknesses:** the green belt has weakness in one of the criteria, or more limited weaknesses in a number of different areas.

**Category 'C' – The greenbelt is weak:** the green belt has significant weaknesses in more than one criterion.

- 4.12 Ultimately this final assessment is a qualitative one, evidenced by the assessment criteria, and not one based on arithmetic scoring or equal weighting. For example, in some circumstances one of the criteria may be strong enough to override the weaknesses in others, and so the criteria are not consistently or equally weighted.
- 4.13 The assessment assesses the current status and condition of the inner green belt. It does not then consider the implications of developing any of the sites submitted for consideration for the next Renfrewshire Local Development Plan or identify potential changes to the greenbelt boundary.

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<sup>1</sup> SPP p73 defines green networks as '*connected areas of green infrastructure and open space that together form an integrated and multi-functional network*'.



### 3. SETTLEMENT ASSESSMENTS

Green belt boundary locations and sectors are shown on Figures 3.1 to 3.12.

<b>Table 1. Bridge of Weir (Figure 3.1)</b>				
The green belt has been divided into the 3 sectors – sectors 1 and 2 are the more low-lying landscapes to the north, parts of which form the River Gryfe corridor. Area 3 is somewhat more rugged, located on higher ground to the south of the river, characterised by golf courses and some industrial development.				
<b>Sector/ Location</b>	<b>Landscape character and land uses within the green belt</b>	<b>Strength of the inner green belt boundary</b>	<b>Green network contribution</b>	<b>Green Belt Classification</b>
BW1 – North West	The landscape is typically pastoral with large farm buildings and houses, some rural roads and tracks. <b>Good</b>	The green belt boundary with the settlement is generally quite well defined by areas of woodland (either inside or outside the boundary), roads and the wooded NCN 75 former rail corridor. There are some areas of short weaker sections defined by property boundaries. <b>Good</b>	The River Gryfe is a key green corridor. To the north there are areas of woodland (protected by TPO) contributing to the wider woodland framework. NCN 75 is an important part of the green network. <b>Good</b>	Category A
BW2 – East	Undulating pastoral landscape with a predominantly rural character including roads, tracks and farms. Houston & Crosslee is a relatively short distance to the east, however the green belt separation is sufficient to maintain a rural setting to the settlement in this direction. <b>Good</b>	Sections north of the river are mostly defined by property boundaries, with housing along some sections exposed. South of the river boundaries are defined by the river corridor or woodland and are much stronger. <b>Fair</b>	NCN 75, the River Gryfe corridor (SINC), including the walkway, plus other Core Path connections, contribute strongly to the green network. <b>Good</b>	Category A
BW3 – South	A more elevated landform than other green belt sectors, including rugged farmland and several golf courses. The sector includes the Locher Works industrial unit, which has a relatively localised effect on green belt character. <b>Good</b>	Much of the green belt boundary is relatively weakly defined by adjacent residential property boundaries, although some sections are better defined by roads and the settlement is mostly contained within the landform. <b>Fair</b>	Core Paths along roads rather than green corridors. Golf courses are accessible sports facilities. Includes the Locher Water corridor and a number of SINC. <b>Fair</b>	Category B
<b>Summary:</b> The green belt around Bridge of Weir is strongest to the north west of the settlement, where the boundary is well defined by strong features and includes important elements of the wider green network. Overall the green belt is reasonably strong, providing a good landscape setting to the settlement.				

**Table 2. Houston, Craigends and Crosslee (Figure 3.2)**

The green belt has been divided into 4 sectors. Sector 1 comprises the undulating pastures west of the settlement, north of the Gryfe and extending around the northern part of the settlement. Sector 2 mostly comprises the more wooded estate landscape of Houston House to the north. Sector 3 is the flat farmland located to the east of the settlement, transitioning to the more undulating Sector 4 to the south between Fulton Drive and the River Gryfe.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
HC1 – West	Undulating pastures includes some large farm buildings, tracks and roads. There is a sports centre to the north west of Houston within the green belt. The landscape has a strong rural character. <b>Good</b>	Parts of the green belt boundary at the settlement edge are well defined by road and tree lines, while elsewhere the boundary is formed by the fences to neighbouring properties. To the north of Crosslee part of the green belt is enclosed on 3 sides by housing which provides a less robust settlement edge. <b>Fair</b>	There is countryside access from the Core Path network, on a combination of roads, tracks and paths. The Gryfe corridor is an import green corridor, including the River Gryfe Walkway walking route. <b>Good</b>	Category A
HC2 – North	Much of the landscape is defined by the wooded estate of Houston House, which has a strong landscape character. <b>Good</b>	The boundary is defined mostly by a combination of minor roads and property boundaries and in places woodland provides containment. The boundary is irregular in places where it is formed by residential properties. <b>Fair</b>	There is limited public access to Houston Estate via Core Paths along 'Leisure Lanes'. The area includes extensive woodland including AWI sites and areas protected by TPO. <b>Fair</b>	Category B
HC3 – East	Mostly flat, open farmland with few trees, includes larger farm buildings, tracks and minor roads. There is a small amount of housing at South Mains. In places the green belt is narrow. <b>Good</b>	The settlement is largely contained by minor roads at the perimeter of the settlement beyond which is open countryside, and in places by woodland e.g. at Ardgriffe Park. The boundary is well defined by existing roads. <b>Good</b>	The River Gryfe and Locher Water flow through the green belt but offer no formal countryside access. There are few trees, little woodland and no natural heritage designations. The Core Path network comprises paths on rural roads. <b>Fair</b>	Category A
HC4 – South	Undulating farmland including farm buildings, roads including the busy A789, overhead power lines. There are few trees. <b>Good</b>	The wooded corridor of the River Gryfe forms much of the settlement boundary, which provides good containment to the settlement. <b>Good</b>	The Locher Water passes through the green belt, however there are few features contributing to the green network and limited access to the countryside other than via the road network. <b>Fair</b>	Category A

**Summary:** The green belt around Houston, Craigends and Crosslee is of a well-defined rural character and provides a rural buffer to neighbouring settlements, even though separated from these settlements by relatively short distances. In places the green belt boundary is not formed by strong landscape features. Recreation opportunities in the green belt are provided by walking routes, but which frequently follow minor roads and tracks, thereby offering a somewhat limited means of accessing the green belt and using it for recreation. The Gryfe and Locher Water corridors, and areas of woodland particularly around Houston Estate, provide habitats and wildlife corridors. The majority of the green belt comprises arable farmland and pasture of limited habitat diversity and value to the green network.



<b>Table 3. Brookfield (Figure 3.3)</b>				
The green belt around Brookfield is divided into three areas. Sector 1 is to the north of the settlement, including the NCN 75 corridor, separating Brookfield from Craigends. Sector 2 is to the east of the expanded settlement edge formed by the development of the hospital site, and east of the B789. Sector 3 is that enveloping the settlement to the south and west.				
<b>Sector/ Location</b>	<b>Landscape character and land uses within the green belt</b>	<b>Strength of the green belt boundary</b>	<b>Green network contribution</b>	<b>Green Belt Classification</b>
BR1 – North	North of the settlement the landscape comprises undulating rushy pastures, a small number of single residential properties, the busy B789 and a high voltage power line. The landscape has a well-defined rural character, and good separation remains between Brookfield and Craigends. <b>Good</b>	The wooded corridor of NCN 75, following the route of a former railway line, is a strong landscape feature providing good containment to the settlement to the north. <b>Good</b>	The NCN 75 corridor is an important part of the green network, both as an active travel/recreational route and as a wooded corridor linking to the wider green network. Elsewhere the green network contribution of the green belt is more limited. <b>Fair</b>	Category A
BR2 – East	This is a narrow area of farmland, divided by the former rail corridor and the A767, including a small number of buildings, and a high voltage power line. The green belt is separated from Linwood by <300m in places. <b>Fair</b>	The Barrochan Road provides a well-defined edge to the settlement although the green belt between Brookfield and Linwood is narrow at this location. <b>Fair</b>	A short section of NCN 75 is included within this area, but otherwise there are few features which contribute to the green network. Opportunity to enhance the green network in this area as well as enhancing connections. <b>Fair</b>	Category B
BR3 – South West	The topography of this part of the green belt is more pronounced and includes more woodland such as that of the former Milliken Estate, contributing to the character of the farming landscape. There are a small number of single properties and the area includes Kilbarchan cemetery. <b>Good</b>	The settlement is bounded to the south by the A761 Bridge of Weir Road and the west by Sandholes Road, beyond which topography provides some containment to the settlement on both sides. The A761 boundary is vegetated and relatively robust, while Sandholes Road has a greater number of properties fronting the road, is less vegetated, and is a somewhat less robust edge. <b>Good</b>	A network of woodland runs through the green belt, however access to the green belt for recreation is limited, with no Core Paths or other opportunities for recreation noted. <b>Fair</b>	Category A
<b>Summary:</b> The settlement, including its recent eastward extension, is bounded by the road network and the NCN 75 corridor which form logical settlement edge features. The NCN 75 corridor is well wooded and creates a strong sense of separation between the urban area and rural green belt. The weakness of the eastern section derives principally from the lack of depth of the green belt at this location.				

**Table 4. Kilbarchan (Figure 3.4)**

The green belt around Kilbarchan has been divided into 4 areas to reflect broad topography and landscape character. Sector 1 to the south of the settlement lies on the northern slopes of the Black Cart water valley. Sector 2 comprises the undulating farmland to the north of the settlement, including the wooded estates at Glentyan. Sector 3 lies to the east of the settlement, on the southern flanks of the quarried Barr Hill which provides the northern enclosure to the valley of the Black Cart water. Sector 4 is the area of green belt that separates Kilbarchan from Johnstone, south east of the A737.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
KI1 – South West	An open farming landscape of pastures and arable fields, with some large farms/ farm building, and some single properties. These are quite frequent in the flatter part of the landscape to the south. There are several minor roads and tracks running through the area, plus the corridor of the former railway line which is now NCN 7. There is a small ribbon of development extending west along Tandlehill Road and towards a cluster of farms and other properties. <b>Good</b>	Part of the settlement is contained east of Kibbleston road. However, parts of the boundary are formed by residential properties and is fragmented without physical containment. <b>Fair</b>	The NCN 7 cycle corridor passes through the green belt, a significant link in the green network, linking with another Core Path/ PRoW, but otherwise the network of paths/ tracks is limited. Farmland does not contribute greatly to habitat diversity/ connectivity. <b>Fair</b>	Category B
KI2 – North West	A relatively rugged, undulating farmland landscape of pasture and arable fields. Glentyan Estate to the west is well wooded. There are a small number of farms, tracks and minor roads. <b>Good</b>	The settlement edge at this location is largely defined by the boundaries of residential properties. A small section to the west is well contained by the wooded estate at Glentyan. <b>Fair</b>	The Glentyan Burn is a green corridor, while woodland at Glentyan Estate is included in the Ancient Woodland Inventory and is protected by TPO. The Core Path network provides some access around Glentyan Estate via minor roads. <b>Good</b>	Category B
KI3 – East	A Quarry occupies much of the green belt, contained by woodland planting, to the south of which are pastures and concentrations of rural properties, for example at Nether Johnstone Holdings and Barrhill Crescent. <b>Fair</b>	The woodland containing the Quarry at Barr Hill provides strong containment, as does the landform of the hill itself. Elsewhere the settlement edge is defined by residential properties. <b>Fair</b>	NCN 7 provides a key green network connection, but otherwise formal countryside access and recreation opportunities are limited. The quarry area is inaccessible but likely to have some habitat connectivity/ biodiversity benefit. The Kilbarchan Burn flows through the area. <b>Fair</b>	Category B



K14 – South East	The south eastern parts of Kilbarchan are effectively contiguous with Johnstone, separated only by a narrow green belt corridor of the Black Cart Water. Green belt land comprises the immediate river corridor and some surrounding farmland but is very narrow. <b>Weak</b>	The south eastern extent of the settlement is mostly contained by the A737, the Kilbarchan Interchange, or the river, however the boundary formed by Milliken Park road is relatively weak. <b>Fair</b>	This part of the green belt plays an important role in the wider green network, containing the Black Cart Water corridor, which includes a section of Core Path/ cycle way linking to the wider green network, albeit there is no continuous formal access south along the Black Cart Water. <b>Good</b>	<b>Category B</b>
<b>Summary:</b> Land uses and the landscape character of much of the green belt around Kilbarchan provides an attractive rural setting to the settlement, although in many places the settlement edge is defined only by the boundaries of housing. The section of green belt providing separation between Kilbarchan and Johnstone is narrow but provides an important green corridor including a walking/ cycle route linked to a wider network.				

<b>Table 5. Howwood (Figure 3.5)</b>				
The green belt at Howwood has been subdivided to reflect variations in topography and land use. Sector 1 lies to the north of the settlement in the broad valley bottom of the Black Cart Water. Sector 2 includes the sloping pastures bounding the settlement to the east, while Sector 3 is the more rugged and steeply sloping terrain towards the south.				
<b>Sector/ Location</b>	<b>Landscape character and land uses within the green belt</b>	<b>Strength of the inner green belt boundary</b>	<b>Green network contribution</b>	<b>Green Belt Classification</b>
HW1 – North	This sector is characterised by the low-lying corridor of the Black Cart Water. This is an open landscape of undulating pastures and little woodland, but also includes the main A737 single carriageway road and the railway line following the course of the river, plus some minor roads, tracks and some farms. <b>Good</b>	The main transport corridors strongly bound the settlement to the north, and the road corridor is well wooded, adding to the strength of the boundary. <b>Good</b>	A Core Path runs along the Black Cart Water, and there are informal links to NCN 7 across the pastures and formally via a Core Path along the Lochwinnoch Road. The Black Cart Water is an important green corridor, and there is an area of wetland/marsh designated as a SINC. <b>Good</b>	Category A
HW2 – East	An area of gently sloping pasture with rush and scrub. There is very little development within this sector except for roads, tracks and the farm at West Corseford. There is a former quarry site at Kilnknowe Cottages, now overgrown with trees and scrub. The farming landscape is of modest scenic quality but provides a rural setting to the settlement. <b>Fair</b>	There are no natural features to contain the settlement to the east and the settlement edge tends to be defined by the boundaries of housing and the primary school, but in places augmented by additional tree planting/woodland belts. The workings and vegetation of the former quarry provide a level of containment. <b>Fair</b>	Core Paths are within the area passing along the minor road network, linking to the wider network e.g. at Skiff Wood. There is likely to be informal access from neighbouring houses to the pastures. The area is immediately north of the SINC at Low Corsehead Brae. Scrub, woodland and low intensity pastures are likely to be of some wildlife benefit. <b>Good</b>	Category B
HW3 – South	The area is quite steeply sloping and well wooded including areas of rough grazing, with better quality pastures on less steeply sloping ground to the west. There are a relatively small number of single/ farm properties and some minor/ B roads. <b>Good</b>	Topography tends to dictate the extent of development, with the landform sloping steeply upwards at the southern settlement edge. Containment is also provided by the wooded burn corridor to the south west. North of the B787 the settlement extends westwards, taking a linear form, but the tree belt at its western extent provides a reasonably well-defined edge. <b>Good</b>	The wooded area south of the settlement is within the Low Corsehead Brae SINC and includes an area of ancient semi-natural woodland here and LEPO <sup>2</sup> woodland at Skiff Wood. There is good access to the area via Core Paths. <b>Good</b>	Category A
<b>Summary:</b> The settlement is generally well contained within a strong rural setting, and there are a number of good links from the settlement to surrounding countryside, which includes features of importance to the green network of habitats and wildlife corridors.				

<sup>2</sup> Long Established Woodland of Plantation Origin as classified in the SNH Ancient Woodland Inventory.



**Table 6. Lochwinnoch (Figure 3.6)**

The green belt has been divided into the 3 sectors. Sector 1 mostly comprises the valley of the Calder Water flowing towards the settlement from the north. Sector 2 forms the Castle Semple Loch basin, while to the south Sector 3 forms part of the setting to Loch Barr.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
LO1 - North West	Steeply sloping, rugged landscape of the River Calder corridor comprised mostly of pasture but also the golf course and a cemetery. Some scenic qualities, with strongly rural character at the upland fringe. <b>Good</b>	Partly formed by the strong feature of the River Calder and typically residential property boundaries which provide a less robust settlement edge Topography helps contain the settlement. <b>Fair</b>	The River Calder is an important natural green corridor. A network of Core Paths run along quiet roads and tracks. <b>Good</b>	Category B
LO2 – East	Sloping pastures to the shores of Castle Semple Loch and the loch itself. Well defined character, scenic and includes recreational uses at Castle Semple Country Park and the RSPB site. <b>Good</b>	The south eastern settlement boundary is strong, defined by roads, the wooded corridor of NCN 7 and the loch itself. Short sections to the north are weaker where defined by residential property boundaries, but overall the boundary is strong. <b>Good</b>	Significant contribution to the green network with various paths, walking routes and opportunities for outdoor recreation at the Country Park. Castle Semple Loch is a SSSI. <b>Good</b>	Category A
LO3 – South	Flat landscape of pastures within a wooded framework. Includes a sports centre close to Lochwinnoch but otherwise minimal development. <b>Good</b>	The River Calder and the A760 form a robust settlement edge to this part of the green belt. The leisure centre occupies a small part of the green belt. <b>Good</b>	The NCN 7 corridor runs through this area of green belt. There are areas of woodland (AWI/ SINC) and the SSSI of Barr Loch. <b>Good</b>	Category A
<b>Summary:</b> Much of the settlement is strongly bounded by the natural features of Castle Semple Loch and the River Calder and has a strongly defined green belt character. In Sector LO1, part of the settlement boundary is somewhat weaker and defined in large part by topography and residential properties. There may be an opportunity to strengthen the settlement boundary at this location.				

**Table 7. Johnstone (Figure 3.7)**

The greenbelt at Johnstone is divided into 2 sectors. Sector 1 is to the south of the settlement, consisting predominantly of rolling farmland, Sector 2 to the northwest is a narrow area of land associated with the A737 and Black Cart corridor.

Settlement/ Sector	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
JO 1 – South	A rolling relatively rugged farmland landscape predominantly pasture. The landform rises to the south towards Gleniffer Braes, and as it does it becomes increasingly open and expansive, with fewer individual properties. A section of the greenbelt includes some substantial quarry and mineral workings to the immediate south of the settlement, operated by Tarmac. In addition, two golf courses are also significant in terms of land use. Otherwise the predominantly rural landscape character provides a strong rural backdrop to Johnstone. <b>Fair</b>	Although there is variance of character along the southern boundary of Johnstone, generally rising topography together with considerable areas of woodland and field boundaries result in containment of much of the settlement. Areas of the green belt boundary are provided by residential properties which provides a less robust settlement edge. <b>Fair</b>	There are a series of Core Paths to the south of Johnstone, including links to Gleniffer Braes. These provide significant positive contribution to the green network. <b>Good</b>	Category B
JO 2 – North West	Between Kilbarchan and Linwood the green belt is of a relatively robust rural character, including woodland of the former estate landscape south of Brookfield. The A737 passes through the green belt, and there are various rural properties, farms and small commercial enterprises within the area. At Millikenspark, where there is minimal separation between Johnstone and Kilbarchan, the green belt is only the width of the river corridor. <b>Good</b>	The inner green belt edge/ northern extent of the settlement is defined by the wooded corridor of the Black Cart Water which is largely contained by a narrow corridor bounded by the A737. <b>Good</b>	The National Cycle Network provides a significant contribution to the green network and affords pedestrian / cycle crossing of the A737. It also contains the Black Cart Water, an important habitat corridor, but presently there is no formal continuous access. <b>Good</b>	Category A

**Summary:** The greenbelt to the south of Johnstone provides a strong setting to the settlement, while to the north the Black Cart Water and A737 provide a strong settlement edge. To the south much of the settlement is well contained, however, there are areas where existing residential properties provide a less robust settlement edge.

**Table 8. Linwood (Figure 3.8)**

The green belt at Linwood is divided into 2 sectors. Sector 1 is that to the west, a narrow area of farmland separating the settlement from nearby Brookfield. Sector 2 includes the remainder of the green belt enveloping the settlement to the north and east.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
LI1 - West	This is a narrow area of farmland, divided by the former rail corridor and the A767, including a small number of buildings, and a high voltage power line. The green belt is separated from Brookfield by <300m in places. <b>Fair</b>	Most of the settlement is contained to the west by Gilmartin Road, the wooded boundary of St Benedict's High School and the A761. However, there is limited separation distance between Linwood and Brookfield. <b>Fair</b>	A short section of NCN 75 is included within this area, while a Core Path provides a link to Johnstone. Limited biodiversity interest in the area. Opportunity to enhance the green network in this area as well as enhancing connections. <b>Fair</b>	Category B
LI2 – North & East	To the north and east the green belt comprises largely flat farmland, including an area of woodland at Linwood Moss. North of Clippens Road a small number of properties have extended into the green belt, there is a commercial site east of Craig Road, and there is a waste facility to the east of the settlement on Middleton Road. The green belt is of rural character. <b>Good</b>	The strength of the settlement edge varies at this location. To the south east it is quite strongly defined by the Black Cart Water. To the north Linwood Moss helps define the green belt boundary. The boundary is weaker to the north east where the recycling facility is located. Development on Darluith Road extends into the green belt. Opportunity to strengthen the boundary at this location. <b>Fair</b>	The area includes the Black Cart Water and Linwood Moss, both of which contribute to the wider green network. There is good access via Core Paths along minor roads, paths and tracks. <b>Good</b>	Category B
<b>Summary:</b> To the west, there is an opportunity to strengthen the existing settlement edge. However, there is limited separation between Linwood and Brookfield at this location. Elsewhere the green belt has a robust character and contributes well to the wider green network.				

**Table 9. Paisley (Figure 3.9)**

The greenbelt at Paisley is divided into 4 sectors. Sector 1 is to the south largely covering the rugged landscape of Gleniffer Braes and marginal farmland. Sector 2 is to the east, centred along the course of the White Cart Water. Sector 3 is an area of green belt to the north east between the settlement and Hillington. Sector 4 lies to the north west of the settlement beyond the A737.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
PA 1 - South	The landscape character is of rolling farmland to the north rising to rugged moorland associated with Gleniffer Braes including golf courses, reservoirs and forestry / woodland belts. <b>Good</b>	The majority of the sector's topographical change creates a strong greenbelt boundary. To the east and west the green belt boundary is formed by residential properties but generally the boundary is well defined. <b>Good</b>	Core Paths and open access within Gleniffer Braes Country Park and surrounding countryside provide significant recreational resources. <b>Good</b>	Category A
PA 2 – East	Area of land from the A726 northwards towards Ralston. Area includes the White Cart corridor and includes a variety of land uses including rolling farmland (mainly pasture) to the south, a cemetery and golf course. Rail line also runs through site. <b>Fair</b>	To the north the green belt boundary is defined by a golf course and the boundaries of residential properties. The southern boundary is more clearly defined by the A726. Parts of the western boundary are fragmented and formed by residential properties which provide a less robust settlement edge. <b>Fair</b>	The NCN follows the White Cart Water providing a valuable green network resource. There are no other green network links within this sector. <b>Fair</b>	Category B
PA 3 – North East	This is a small area of farmland divided by the rail corridor and bounded by Hillington Industrial Estate and the M8 corridor. The area includes farm buildings, residential properties, a cemetery and a golf course. The area provides an important separation between Paisley and Hillington and contributes to the landscape setting of Paisley. <b>Fair</b>	Greenbelt is defined by the M8 corridor to the north and Penilee Road provides an urban edge to the east. Part of the southern and western green belt boundary is fringed by residential properties which provides a less robust settlement edge. This area of green belt provides an important separation between Paisley and Hillington. <b>Fair</b>	Only small sections of Core Paths are within this sector. However, it does include a pedestrian bridge over M8 providing access from Renfrew. <b>Poor</b>	Category B
PA 4 – North West	An area of flat pastoral farmland on the floodplain of the Black Cart Water. The area includes a small number of farms and single residential properties, with a network of minor roads and tracks. <b>Good</b>	The inner green belt boundary is defined by the A737, with this major road corridor providing a well defined and robust boundary feature. <b>Good</b>	Core Paths pass along minor roads and tracks within the green belt area. The area includes 2 small SINC's. <b>Fair</b>	Category A
<b>Summary:</b> The south of the settlement edge is well defined, and the rising Gleniffer Braes provide a strong backdrop to the settlement. Parts of the northern and eastern boundaries are formed by residential properties which provides a less robust settlement edge at these locations. The A737 provides a robust inner green belt edge to the north west.				



**Table 10. Erskine and Inchinnan (Figure 3.10)**

The greenbelt at Erskine is divided into 3 sectors. Sector 1 is to the north west of the settlement, Sector 2 comprises of land to the south of the settlement towards the M8 corridor and Sector 3 comprises farmland to the north east of the settlement bounded by the River Clyde and Coast.

Sector/ Location	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
ER 1 - North West	Parts of this sector are characterised by the landscape associated with the Mar Estate. Mature parkland, significant woodland, residential and industrial elements are contained within this area. Golf course and farmland are significant land uses. <b>Good</b>	The main settlement of Erskine is well contained at this location by existing woodland and the trunk road network which provide a robust settlement edge. <b>Good</b>	This area includes core footpaths parallel to the River Clyde and around Big Wood, and the grounds of Erskine Hospital. The Core Path Network also links across the M8 to Bishopton. A Special Protection Area (SPA) extends along the banks of the River Clyde. <b>Good</b>	Category A
ER 2 – South	Landscape is predominantly level arable farmland which is sub-divided by hedging and boundary trees within the West Craigend area in particular. The land rises to low hills to the immediate south of the settlement which assists its containment. <b>Fair</b>	The main settlement of Erskine is contained at this location via mature structure planting and topography within the Southbar estate. This weakens towards Inchinnan where the settlement edge is more fragmented and defined by residential properties in part. <b>Fair</b>	There are Core Paths within the green belt including the West Craigend area and linking Inchinnan with the Inchinnan Business Park. There is little access to the Southbar estate which covers a large part of the green belt boundary at this location. <b>Fair</b>	Category B
ER 3 – North East	The landscape is predominantly level, low lying farmland adjacent to the Clyde, and contains areas of wetland. It is relatively open to the south west. Towards the north and east there are blocks of mature woodland, stronger field boundaries and more individual trees. This section also has a more gently rolling landform that contains the settlement. <b>Good</b>	The majority of the settlement boundary at this location is provided by residential properties and is relatively weak although containment is provided by natural features and the floodplain of the River Clyde. To the east limited containment is provided by hedgerows and groups of trees before reaching the A8 corridor. <b>Fair</b>	The River Clyde walkway provides access to the west and there is a looped path towards the east which creates some opportunities for recreation. However, there are limited connections from the adjoining settlement to this part of the green belt <b>Fair</b>	Category B
<b>Summary:</b> Settlement is generally well contained and defined with high quality landscapes adjacent to the Clyde, to both the east and northwest of the settlement. Topographical features also provide containment for much of Erskine. However, there are sections where there are some weaknesses particularly towards Inchinnan Business Park.				

**Table 11. Bishopton (Figure 3.11)**

The green belt is divided into 3 sectors. Sector 1 lies to the north and east of the settlement and is characterised by major transport routes including the M8, A8 and railway line. Sector 2 lies to the south of the settlement and incorporates Dargavel Village Community Growth Area. Sector 3 incorporates farmland lying to the west of the settlement.

Settlement/ Sector	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
BO1 – North & East	This part of the green belt contains several major transport corridors including the M8, railway, A8, plus a high voltage power line, all aligned in a north west to south east direction. There are also pastures, arable farmland, a golf course and woodland. <b>Good</b>	The strength of the boundary varies but is generally good. Parts of the boundary are strongly contained by the M8 motorway and railway line, while in other locations the settlement boundary is formed by residential properties with few strong containing features. <b>Good</b>	Access to the countryside is available via several connecting Core Paths, running along either minor roads or paths. Some LEPO woodland lies within the area. <b>Fair</b>	Category A
BO2 – South	This sector comprises land to the south of Dargavel Village Community Growth Area and is characterised by woodland, agricultural land and some infrastructure associated with the former ROF use. Community Woodland Park to be formed as part of CGA masterplan. <b>Fair</b>	Although the greenbelt boundary currently lacks definition at this location the development of the CGA is still ongoing. The new development will be set within a landscape framework which will in time define a robust settlement edge. <b>Fair</b>	It is likely that there is wildlife and biodiversity interest in parts of the site, but there is no public access. Opportunity to enhance connectivity through development of CGA masterplan and community woodland park. <b>Fair</b>	Category B
BO3 – West	Undulating pastures and arable farmland situated on a more elevated landform than that of the main body of the settlement. The area includes a small number of residential properties, minor roads and tracks. <b>Good</b>	Although the greenbelt boundary currently lacks definition at this location the development of the CGA is still ongoing. The new development will be set within a landscape framework which will in time define a robust settlement edge. Towards the north, the boundary is fragmented in parts and defined by existing housing development, some of which is bounded by a road. <b>Fair</b>	Limited formal access at this location although tracks running through farmland may provide a level of informal access. There are few notable green network features. <b>Poor.</b>	Category B

**Summary:** At the time of assessment the settlement is undergoing a significant transformation with the development of Dargavel Village CGA. The inner green belt boundary reflects the expanded settlement edge, which will be defined through the implementation of the CGA masterplan. The area of green belt to the south of the settlement will be identified as a community woodland park and should allow a strong green belt boundary to be created at this location. The green belt has some weaknesses to the north where part of the boundary is formed by existing residential properties.

**Table 12. Langbank (Figure 3.12)**

A single assessment of the entire green belt surrounding the west, south and east of this small settlement is provided. The northern edge is contained by the south bank of the River Clyde.

Settlement/ Sector	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
LA1	Steeply sloping landscape of pastures, with woodland and scrub typically found on the steeper ground. There is a golf course/ country club to the south, some farms, and rural properties including Eastbank and its wooded grounds. <b>Good</b>	To the east the settlement is contained by woodland at Eastbank, while in places to the south a steepening landform prevents further southward expansion. In some locations however, the settlement edge is not strong, formed by the boundaries of residential properties. <b>Fair</b>	There is some access to the green belt via Core Paths/ Rights of Way passing along tracks and minor roads. There are some areas of ancient semi-natural woodland and woodland protected by TPO. <b>Fair</b>	<b>Category B</b>
<p><b>Summary:</b> The settlement is relatively well contained by the landscape features and topography. In some locations however, the settlement edge is not strong, formed by the boundaries of residential properties but there would appear to be limited opportunities to enhance the boundary at these locations.</p>				



**Table 13. Renfrew (Figure 3.10)**

The green belt marking the north western extent of Renfrew beyond Glasgow Airport. The section runs from the M8 towards the River Clyde.




Settlement/ Sector	Landscape character and land uses within the green belt	Strength of the green belt boundary	Green network contribution	Green Belt Classification
R1	The green belt broadly follows the course of the Black Cart Water before its confluences with the River Clyde. The landform is that of a broad river floodplain of pastures and some arable farmland, while further east it includes a golf course adjacent to the Clyde. Near Inchinnan business park the green belt is quite narrow, less than 400m wide. The area includes some farm buildings and small industrial units. <b>Good</b>	The inner green belt boundary is mostly formed by the perimeter of Glasgow Airport. The perimeter is defined by a security fence, and while not a robust landscape feature this does provide a clear demarcation of the boundary. Further east the woodland framework at Blythswood provides a strong green belt edge. <b>Fair</b>	The river corridor is designated as a SINC, and some sections are SSSI and SPA. Sections of Core Path cross the green belt and follow the river on its final approaches to the Clyde. <b>Good</b>	Category A
<p><b>Summary:</b> The green belt to the north west of Renfrew and Glasgow Airport is quite robust, with the corridor of the Black Cart Water and its flood plain forming a natural barrier to significant northern expansion into the green belt.</p>				



**Legend**

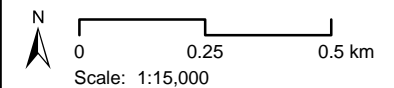
-  Bridge of Weir Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

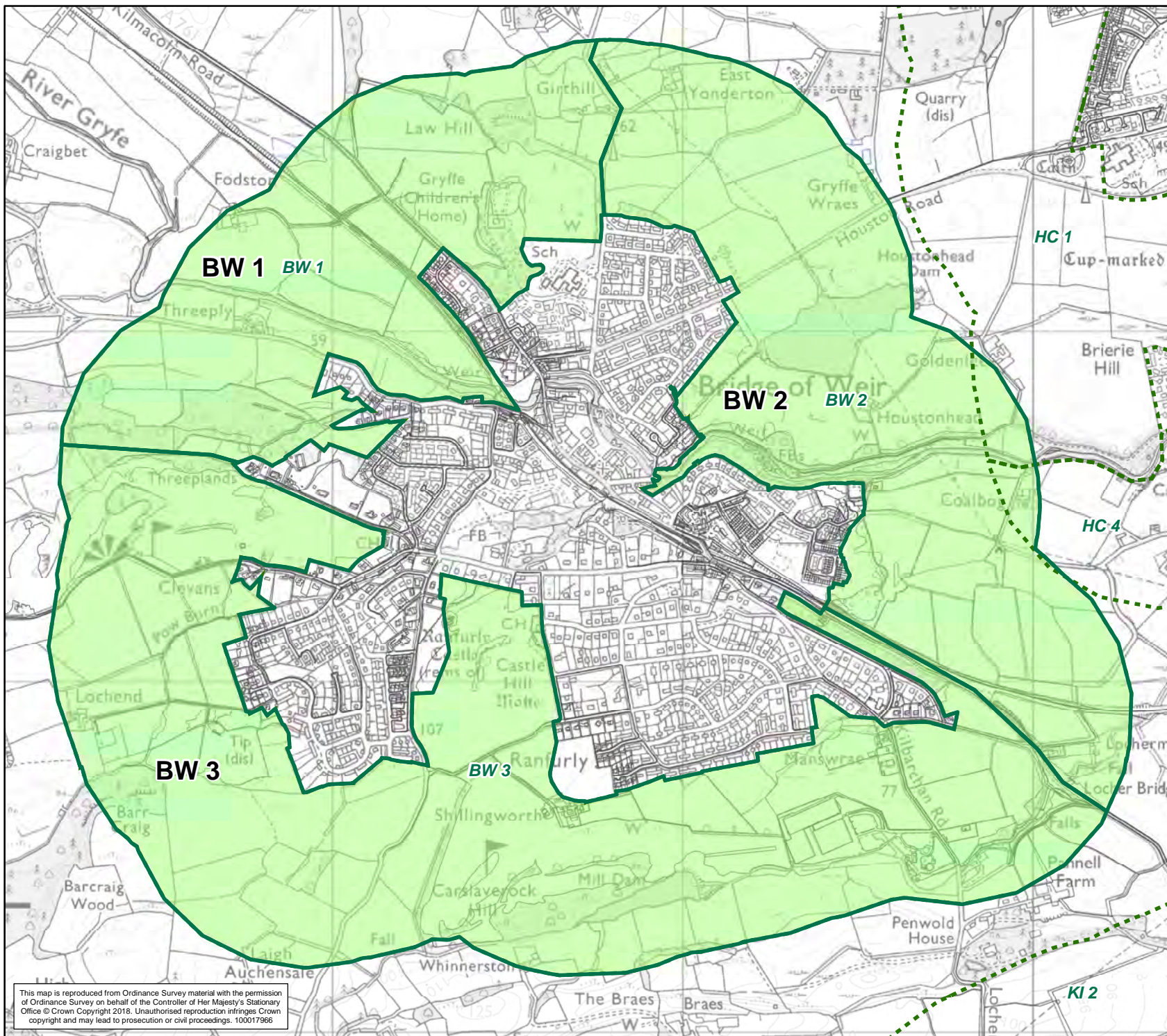
-  BW 1 Bridge of Weir
-  BW 2 Bridge of Weir
-  BW 3 Bridge of Weir



**Site Locations**  
Scale: 1:500,000





**Figure 3.1**  
**Bridge of Weir**







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**Legend**

-  Houston & Craigend Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

-  HC 1 Houston & Craigend
-  HC 2 Houston & Craigend
-  HC 3 Houston & Craigend
-  HC 4 Houston & Craigend



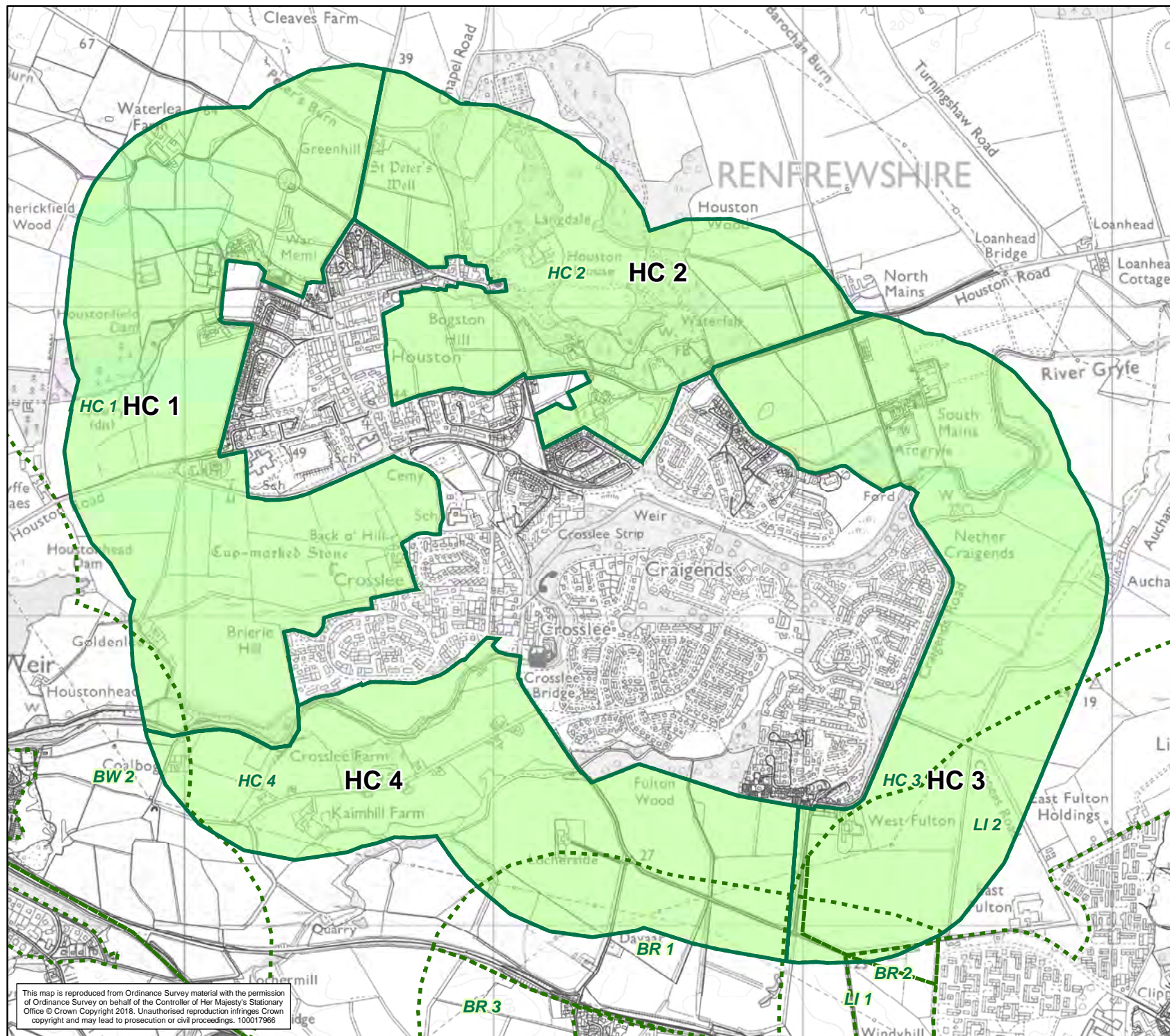
**Site Locations**

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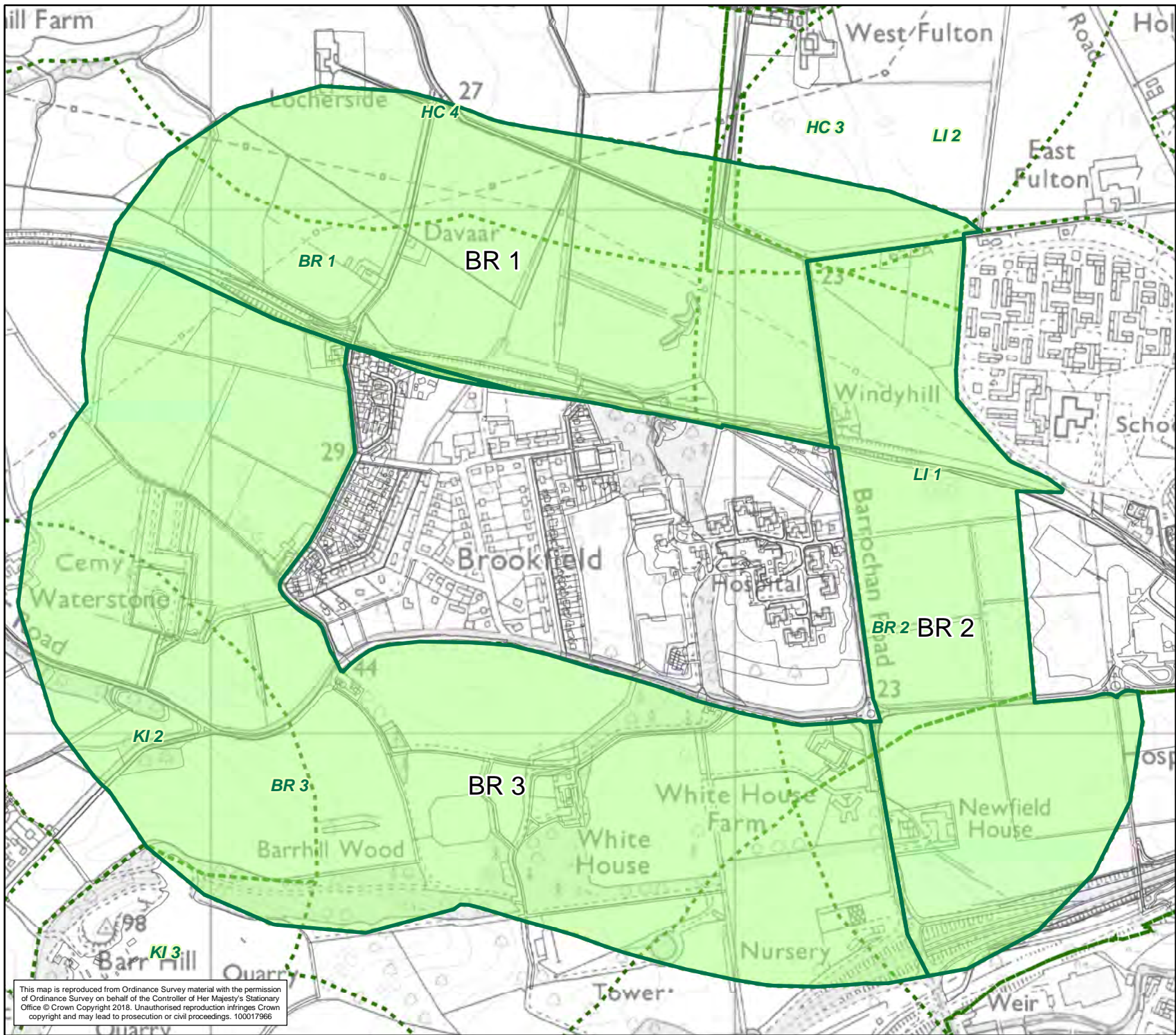
**Figure 3.2**

**Houston and Craigend**



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Greenbelt Review**

Sept 2018 50116 GIS FigG3.3

**Legend**

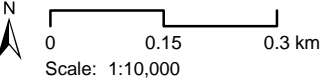
-  50116\_Greenbelt\_Brookfield
-  Greenbelt Buffer

**Settlement Code**

-  BR 1 Brookfield
-  BR 2 Brookfield
-  BR 3 Brookfield



**Site Locations**  
Scale: 1:500,000





**Figure 3.3**

**Brookfield**

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**Legend**

-  Kilbarchan Greenbelt Buffer
-  Greenbelt Buffer

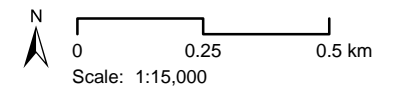
**Settlement Code**

-  KI 1 Kilbarchan
-  KI 2 Kilbarchan
-  KI 3 Kilbarchan
-  KI 4 Kilbarchan



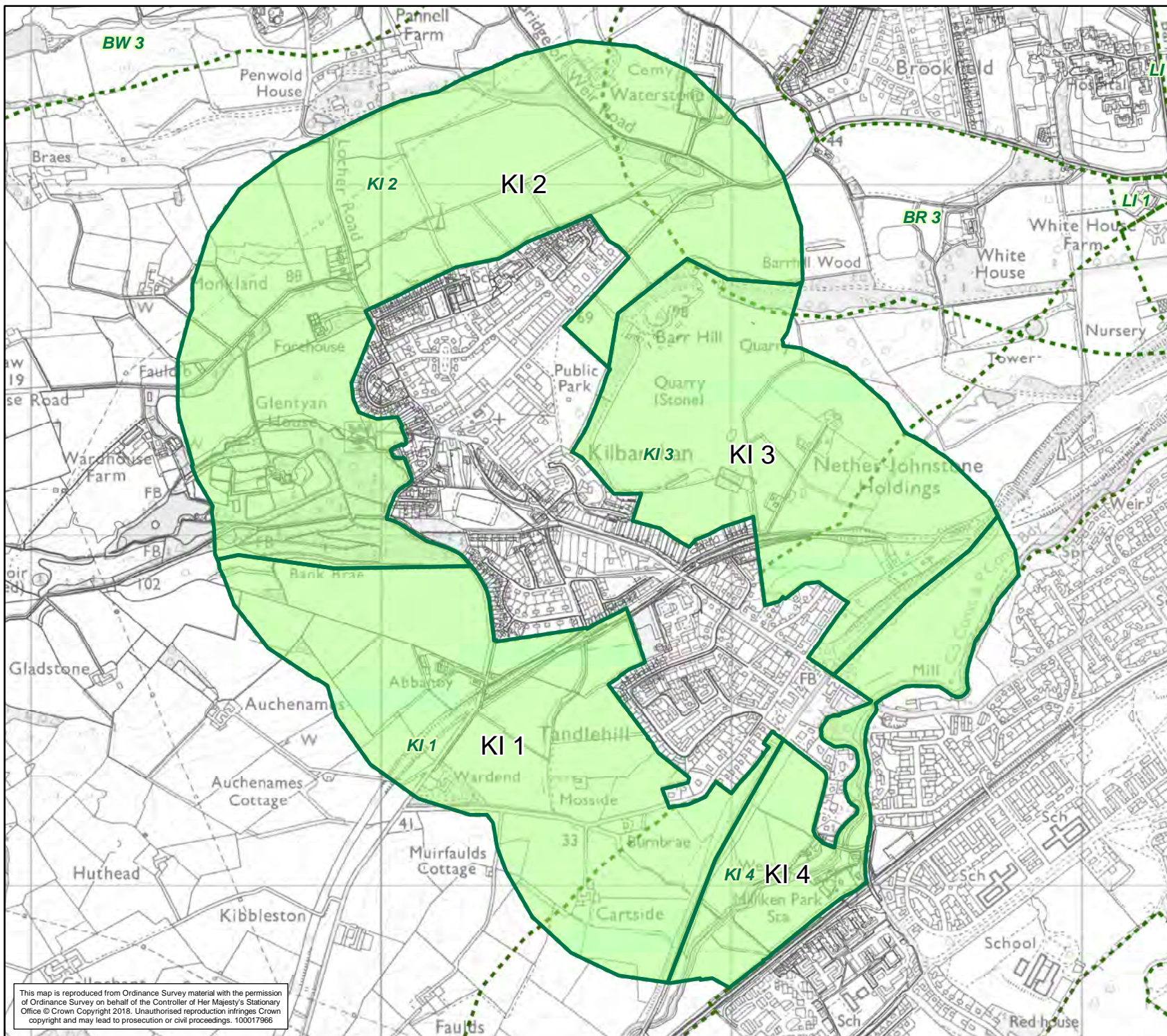
**Site Locations**

Scale: 1:500,000



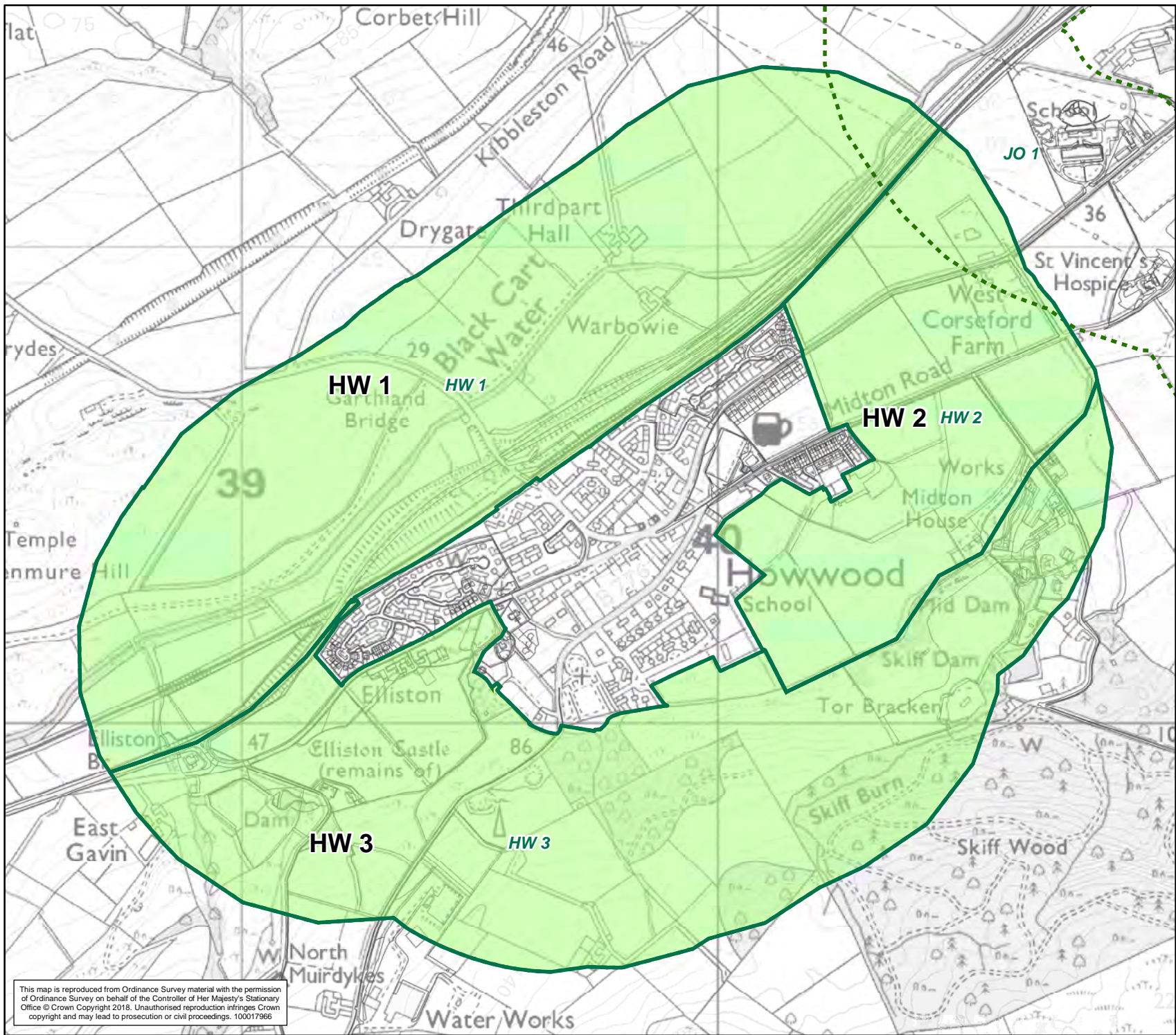
**Figure 3.4**

**Kilbarchan**



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**Renfrewshire LDP  
Greenbelt Review**

Sept 2018 50116 GIS FigG3.5

**Legend**

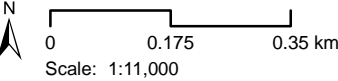
-  Howwood Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

-  HW 1 Howwood
-  HW 2 Howwood
-  HW 3 Howwood



**Site Locations**  
Scale: 1:500,000



**Figure 3.5**

**Howwood**



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# Renfrewshire LDP Greenbelt Review

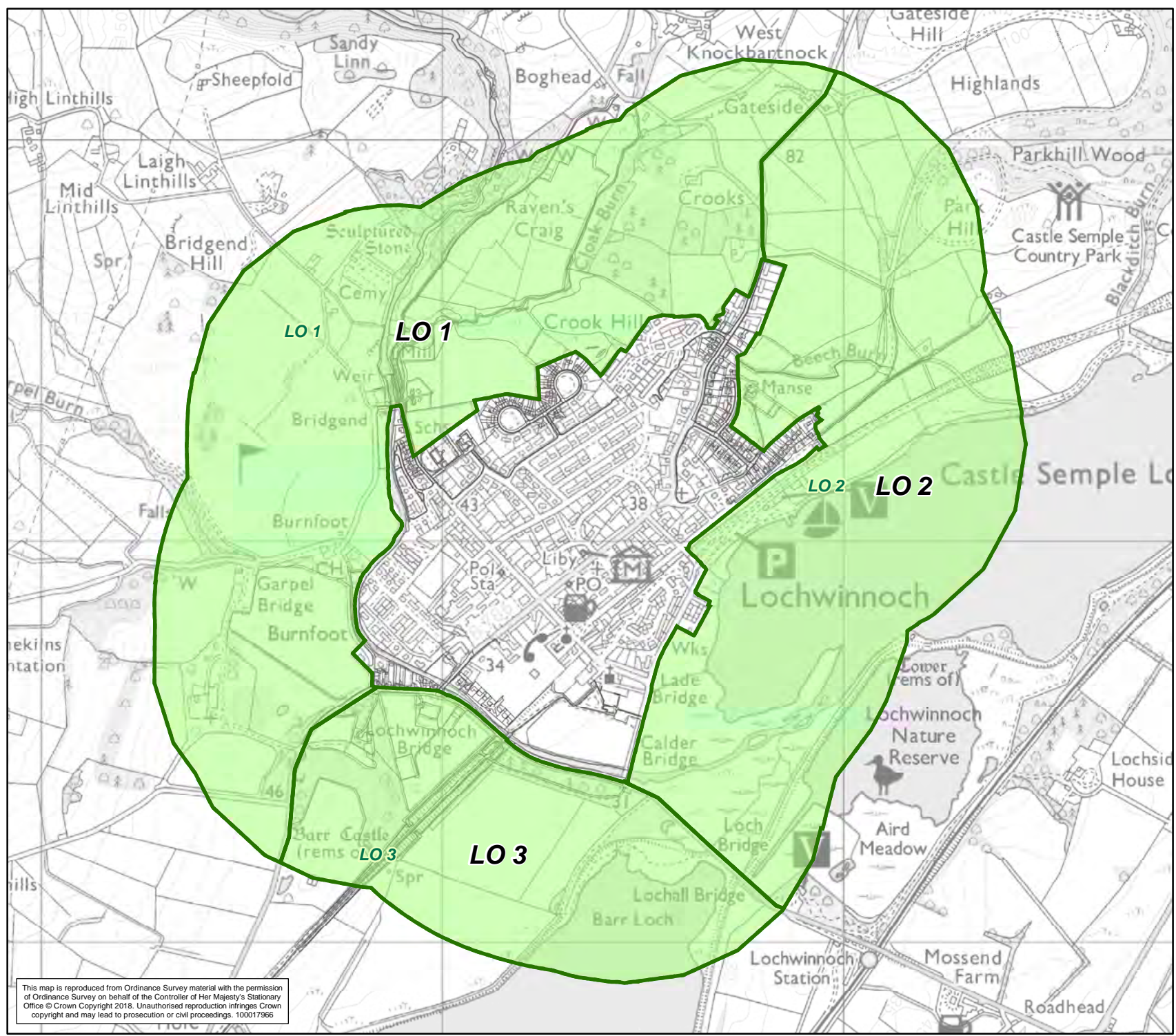
Sept 2018 50116 GIS FigG3.6

## Legend

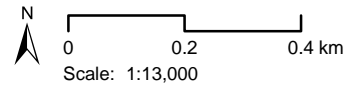
-  Lochwinnoch Greenbelt Buffer
-  Greenbelt Buffer

## Settlement Code

-  LO 1 Lochwinnoch
-  LO 2 Lochwinnoch
-  LO 3 Lochwinnoch



**Site Locations**  
Scale: 1:500,000





**Figure 3.6**

**Lochwinnoch**



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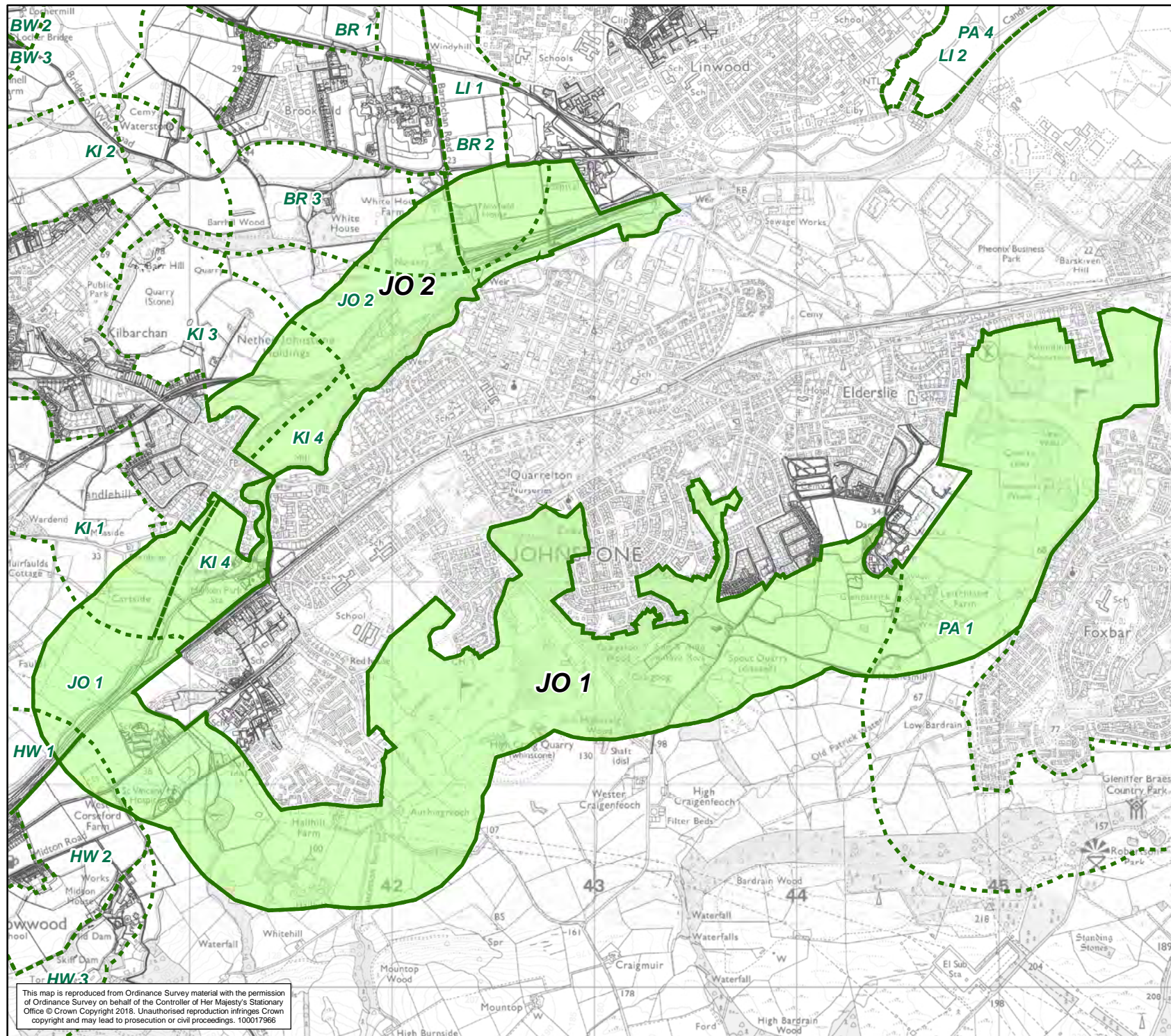


**Legend**

-  Johnstone Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

-  JO 1 Johnstone
-  JO 2 Johnstone



**Site Locations**  
Scale: 1:500,000



**Figure 3.7**

**Johnstone**

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# Renfrewshire LDP Greenbelt Review



Sept 2018

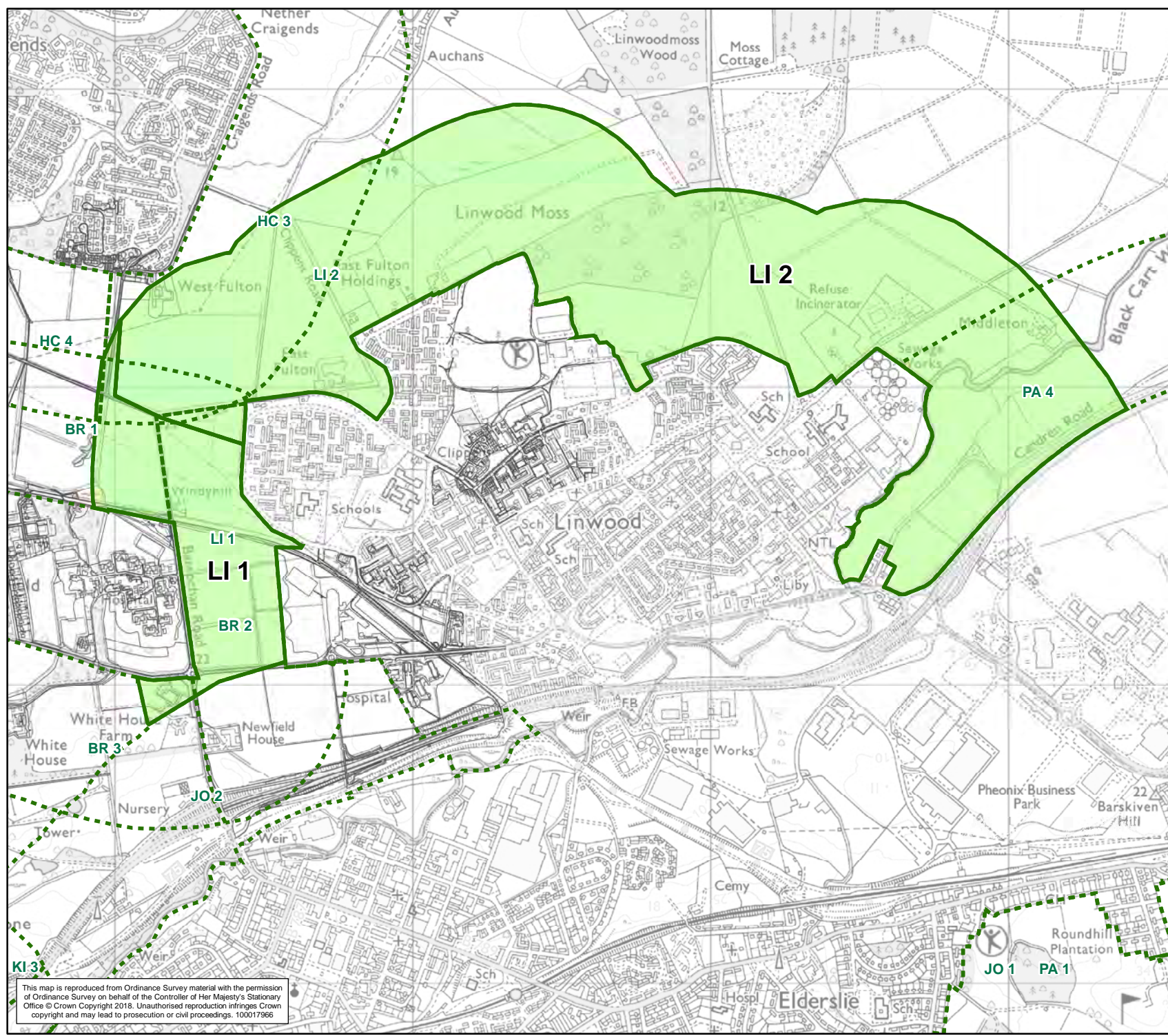
50116 GIS FigG3.8

### Legend

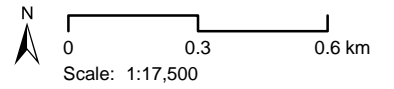
-  Linwood Greenbelt Buffer
-  Greenbelt Buffer

### Settlement Code

-  LI 1 Linwood
-  LI 2 Linwood



**Site Locations**  
Scale: 1:500,000





**Figure 3.8**

**Linwood**





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**Legend**

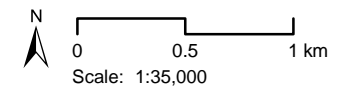
-  Paisley Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

-  PA 1 Paisley
-  PA 2 Paisley
-  PA 3 Paisley
-  PA 4 Paisley

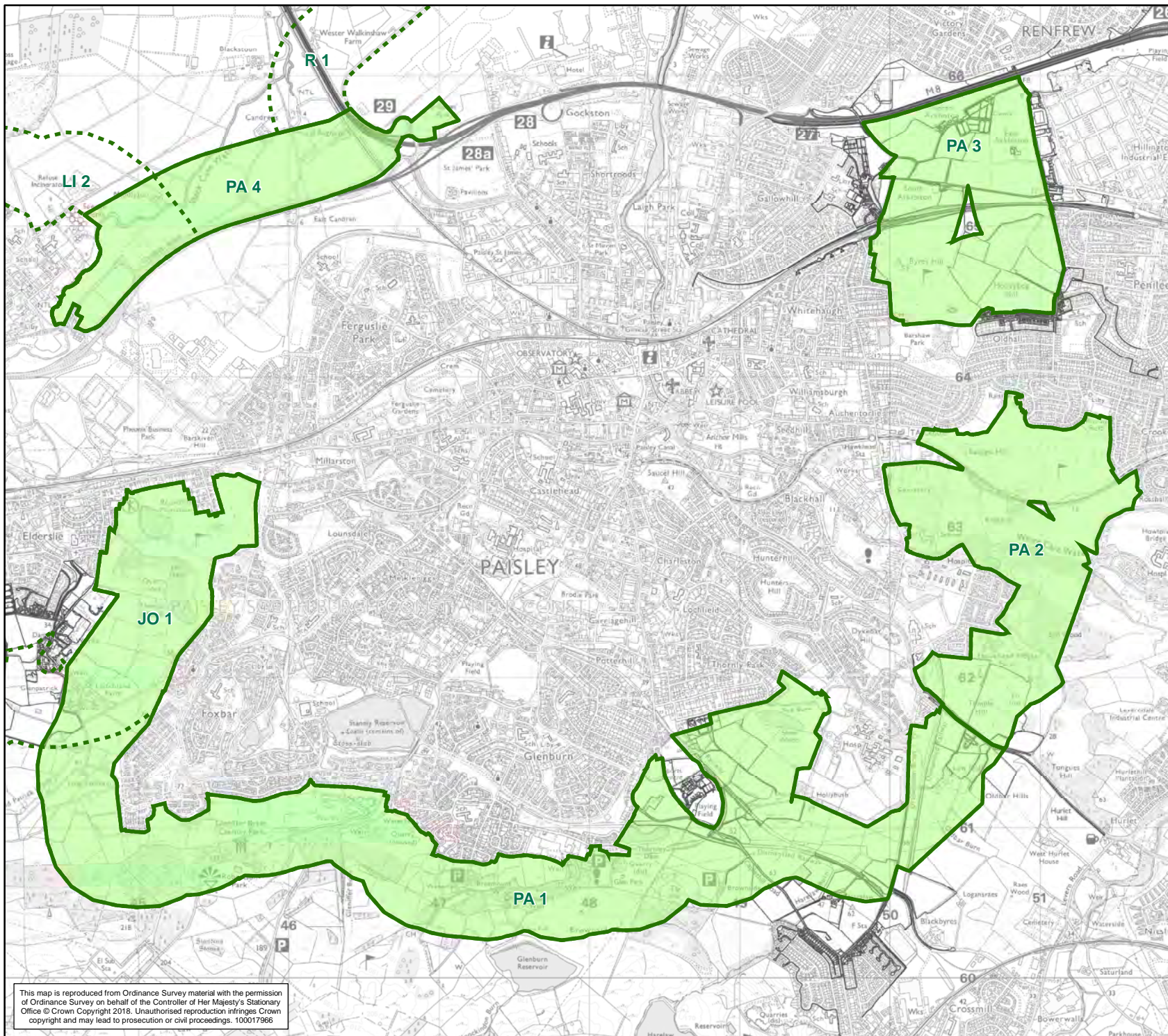


**Site Locations**  
Scale: 1:500,000



**Figure 3.9**



**Paisley**



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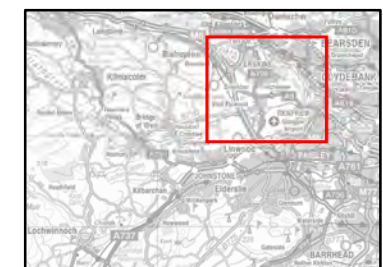


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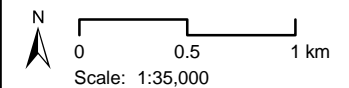
-  Renfrew & Erskine Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

-  ER 1 Erskine
-  ER 2 Erskine
-  ER 3 Erskine
-  R 1 Renfrew

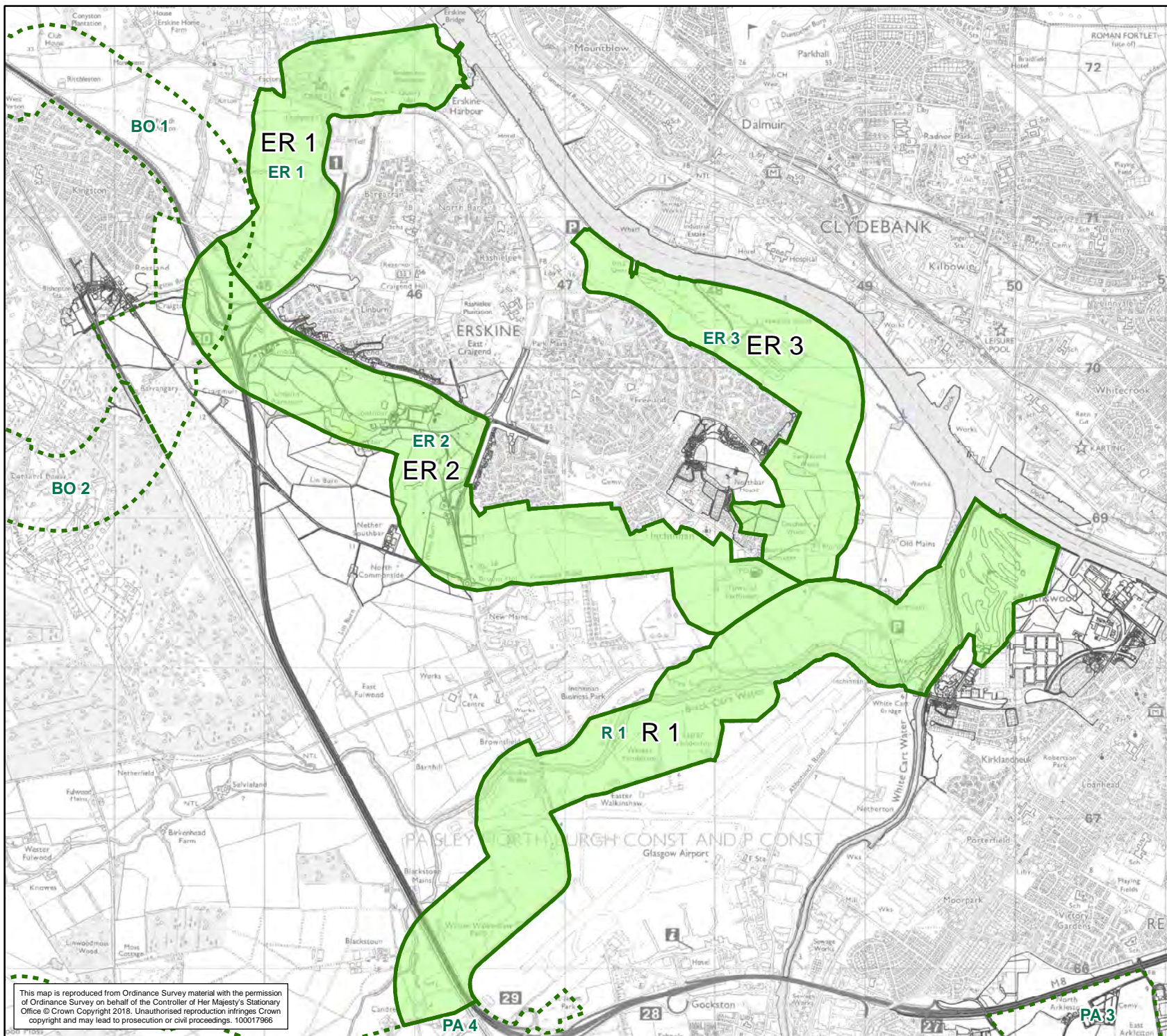


**Site Locations**  
Scale: 1:500,000



**Figure 3.10**



**Renfrew, Inchinnan  
& Erskine**



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**Legend**

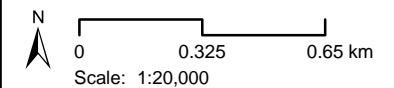
-  Bishopton Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

-  BO 1 Bishopton
-  BO 2 Bishopton
-  BO 3 Bishopton

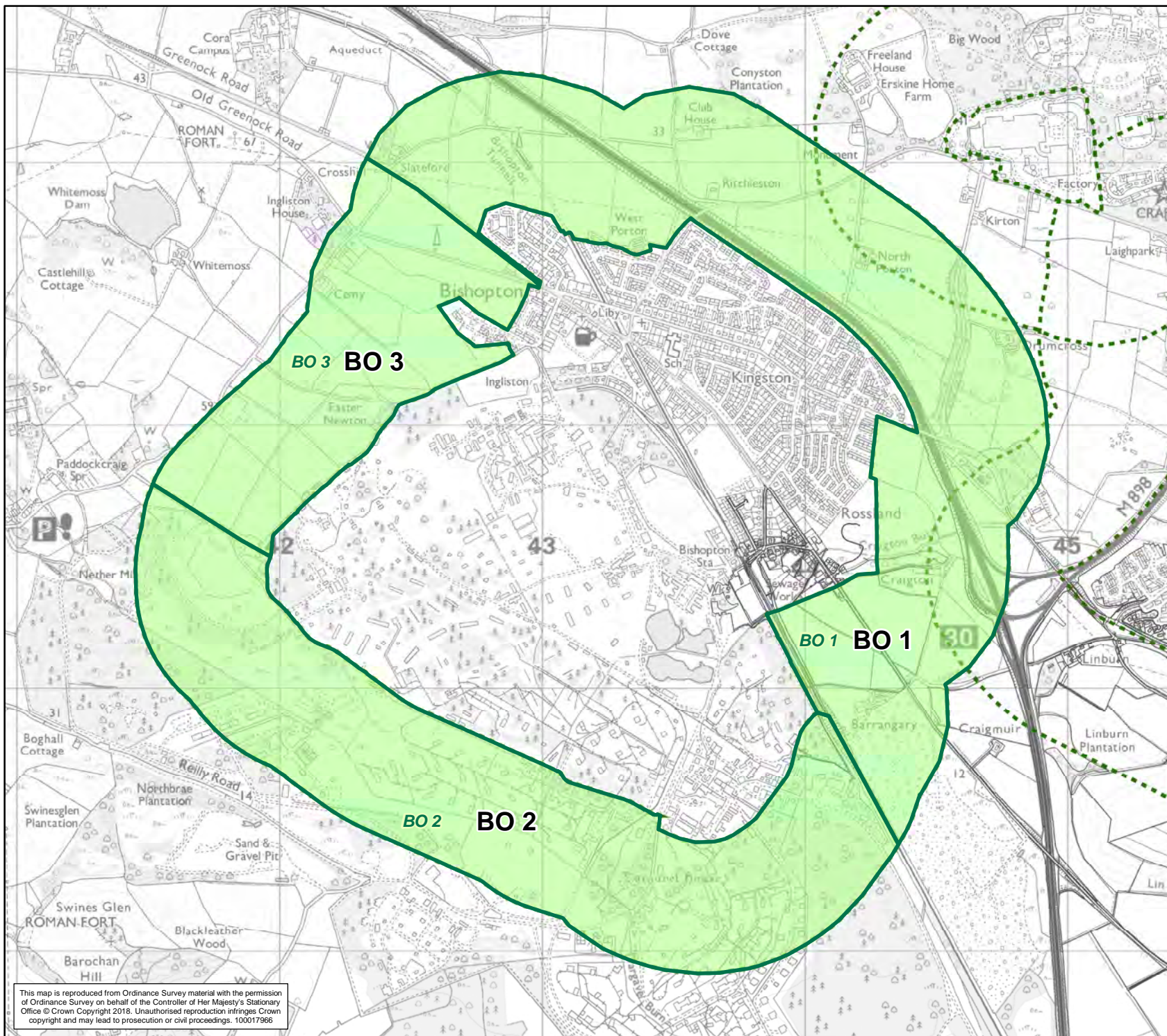


**Site Locations**  
Scale: 1:500,000



**Figure 3.11**



**Bishopton**



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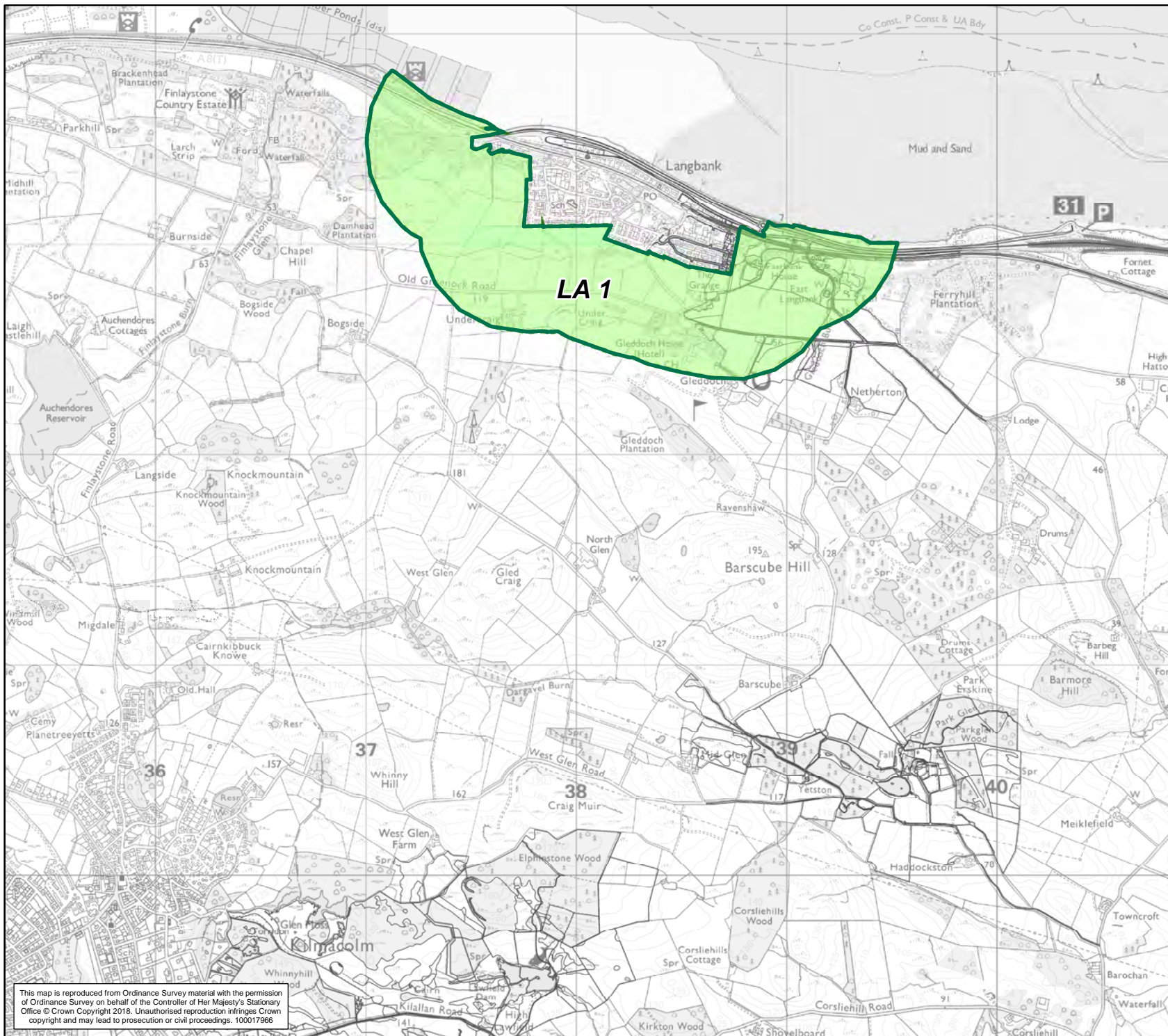


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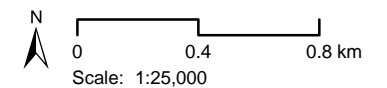
-  Langbank Greenbelt Buffer
-  Greenbelt Buffer

**Settlement Code**

-  LA 1 Langbank



**Site Locations**  
Scale: 1:500,000



**Figure 3.12**

**Langbank**

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