



Renfrewshire Local Development Plan

Proposed Plan

January 2013

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Foreword



I am pleased to present the Renfrewshire Proposed 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 in the early stages 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 a chance to voice their opinion on the content of the Local Development Plan and in the vision for Renfrewshire in the future. I encourage everyone to contribute to this plan during the consultation period providing comments and representations which will help us set the planning framework.

Councillor Terry Kelly, Convener of the Planning and Economic Development 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 purpose of the Proposed LDP is to present the Council's final view on the content of the adopted LDP, based on the early extensive consultation and engagement with communities and a range of stakeholders at the pre Main Issues Report stage and the analysis and consideration of the comments raised through the consultation on the Main Issues Report and accompanying documents.

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.

Once the Renfrewshire LDP is adopted (see 'What happens next'), both the Glasgow and Clyde Valley Strategic Development Plan (SDP) and the Renfrewshire LDP make up the development plan for the Renfrewshire area.

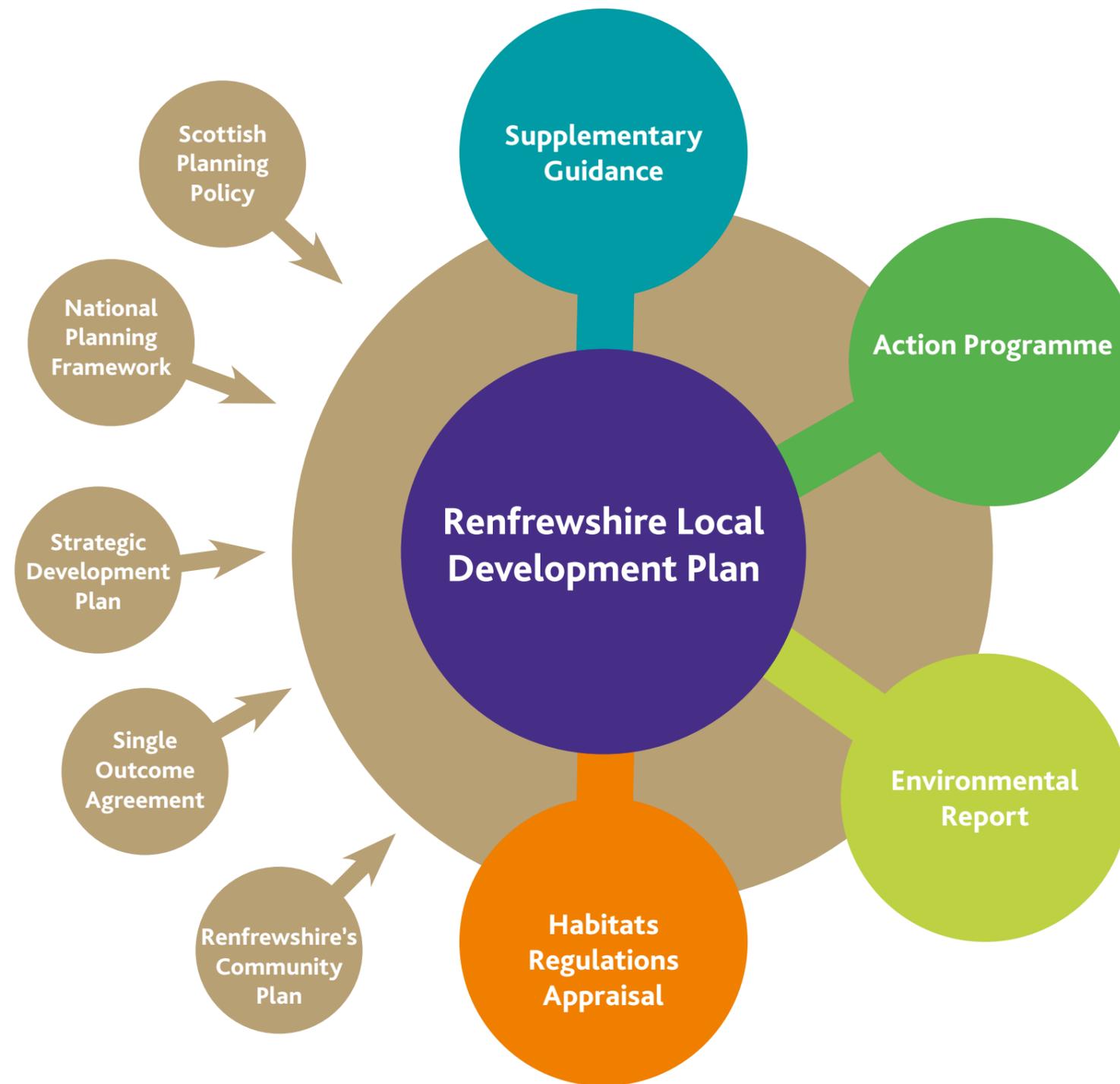


Figure 1 - The LDP Process

Figure 2 - The development planning hierarchy



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National
Planning Policy



City-region
strategic planning
policy



Renfrewshire
LDP sets out the
local perspective
for the area



Renfrew/Glasgow Airport

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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 the diagrams, 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.

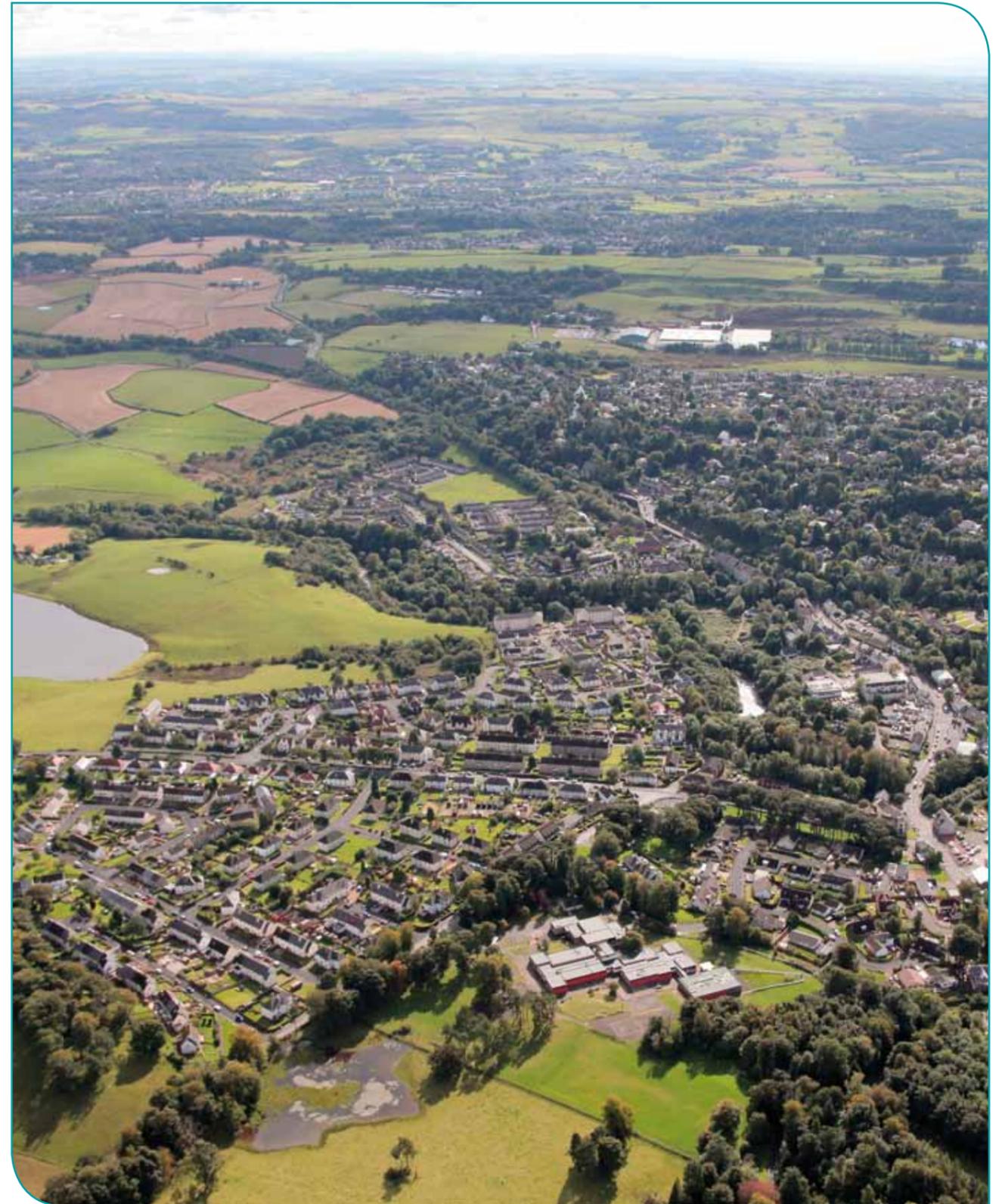
Action Programme

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 as noted below. They include:

- An updated 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.



Bridge of Weir

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.

What Happens Next?

The Proposed LDP is published for consultation over a 6 week period. This will commence on the 14 January 2013. During this time representations in support or in objection to any part of the Plan can be made to the Council. The consultation period will be advertised in the local press and community organisations and other interested parties will be notified directly. Copies of the Plan and associated documents will be available at Renfrewshire House, all Council libraries and will be published on the Council's web site.

Once the consultation period has ended, the Council must consider all representations received and decide if it wishes to amend the LDP as a consequence. If no significant changes are proposed a summary of any unresolved objections must be prepared and submitted to the Scottish Ministers.

The Scottish Ministers will appoint a Reporter to hold an Examination to consider these objections and the Reporter will provide recommendations to the Council and the Scottish Ministers on changes that should be made to the Plan. The Council must take on board these recommendations before proceeding to adopt the Plan. Once adopted the Renfrewshire LDP has a legal status and is used for the assessment of planning proposals and actions.

How to Respond

Ensuring that everyone has an opportunity to participate and comment on the LDP is a key mechanism for improving the outcome for people, communities and businesses in Renfrewshire. It is important that comment is made on the Proposed LDP to gauge whether the intended outcomes are likely to be delivered by this plan.

If you wish to make representations to the Proposed LDP, the New Development SG and/or the Environmental Report, you can do so during the 6 week period of representation. **The closing date for representations is 5.00pm, on Monday 25 February 2013.**

Representations require to be concise and limited to 2000 words. Representations should include all of the supporting information you wish to raise at the examination stage as there will be no opportunity to submit any further material to the examination unless required to do so by the Scottish Government Reporter.

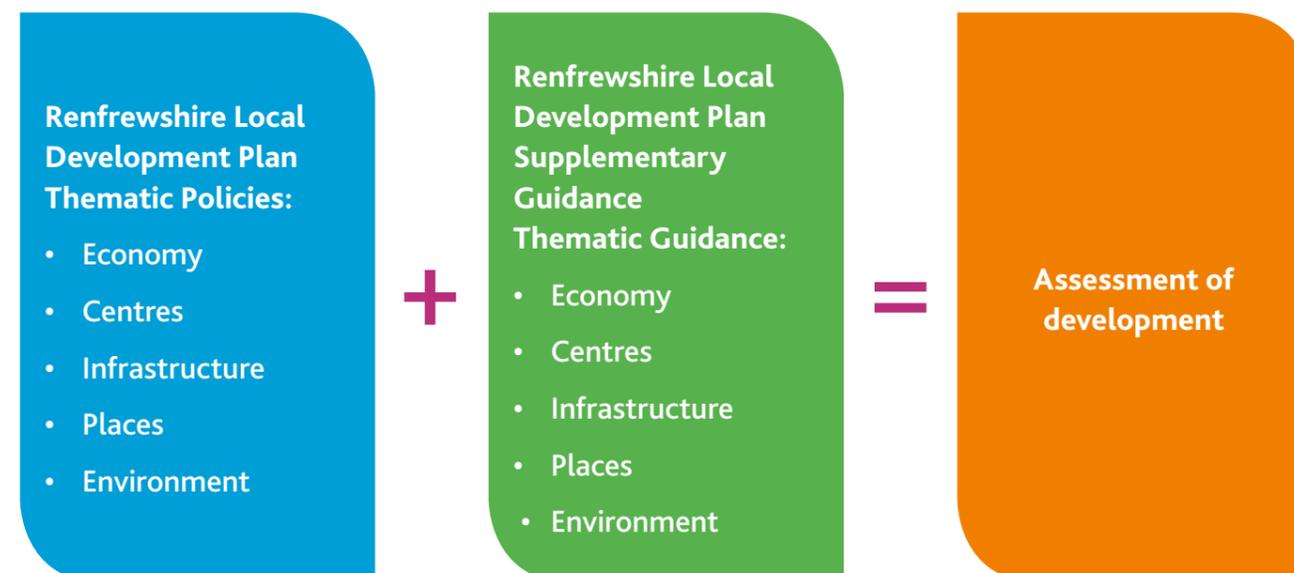
Responses can be made via the Council's consultation portal on the Planning and Building Standards page at www.renfrewshire.gov.uk

We have also made Response Forms available online to provide comments. Please return the completed form to:-

Email: localplanconsultation@renfrewshire.gov.uk

We strongly recommend the use of either one of the above formats to avoid any unnecessary duplication and confusion in how your representation is recorded.

Figure 3 - Proposed LDP Framework



Spatial Strategy

The spatial vision and related spatial development strategy at the national level set by National Planning Framework 2 (NPF2) and at the strategic level by the Glasgow and the Clyde Valley Strategic Development Plan (SDP) 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 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 updated 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.

A 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

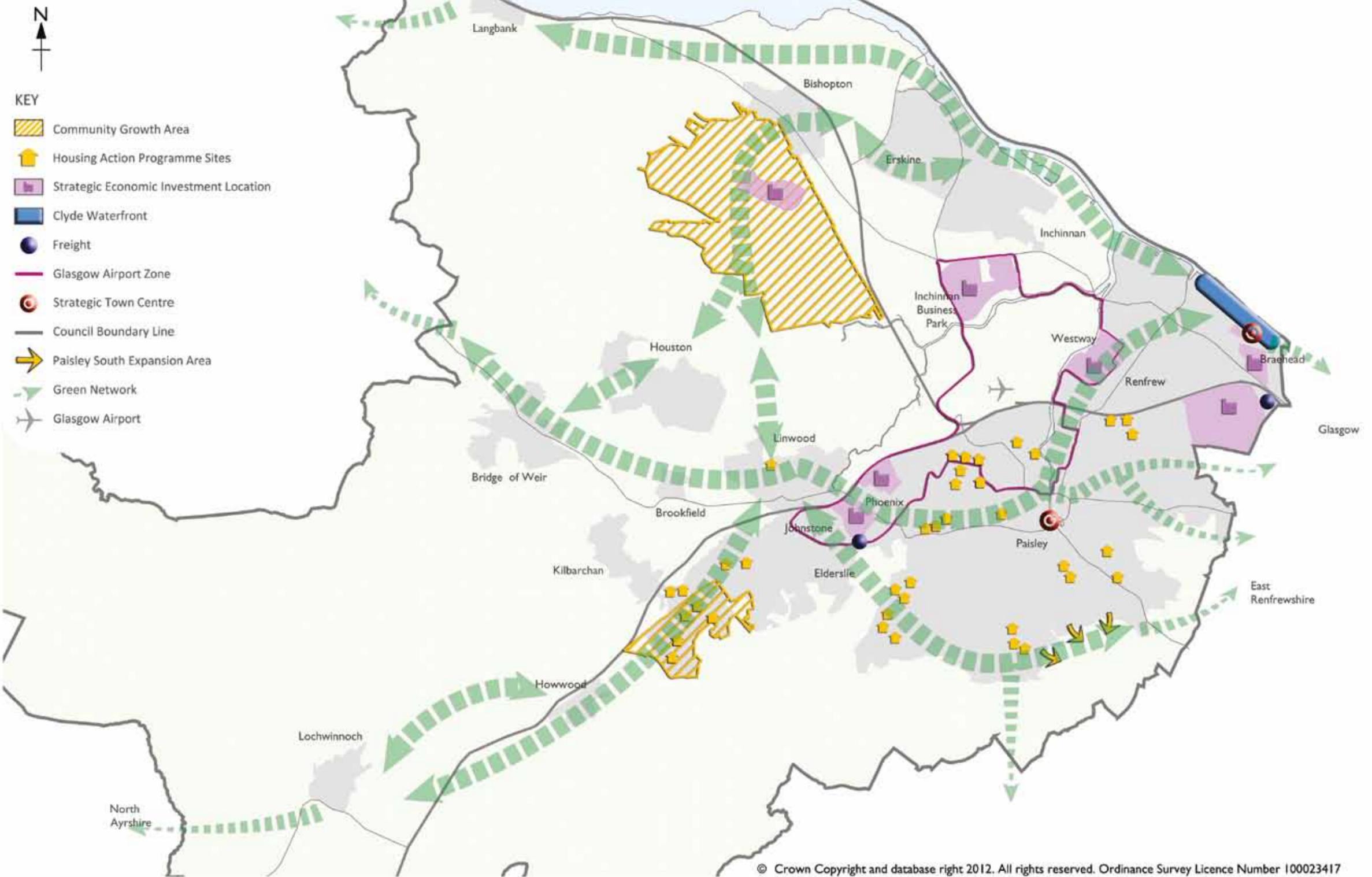
Implementing the Spatial Strategy

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 policy.

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, benefitting the amenity of the area and protecting the built heritage and their settings and the natural environment;
- The form, layout, structure, massing and position of new development contributes towards or creates buildings, spaces and streets which complements, enhances and cohesively creates a sense of place;
- The design of new development is appropriate for the area in terms of appearance, height, scale, massing and use of materials and incorporates the principles of 'Designing Places';
- New development provides safe access for all and is connected to sustainable travel and transport modes and follows the principles of 'Designing Streets';
- 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 Diagram



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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 properties and locations, its educational and training institutions and its air, rail, river and motorway infrastructure. The Council has prepared an Employment and Economic 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.

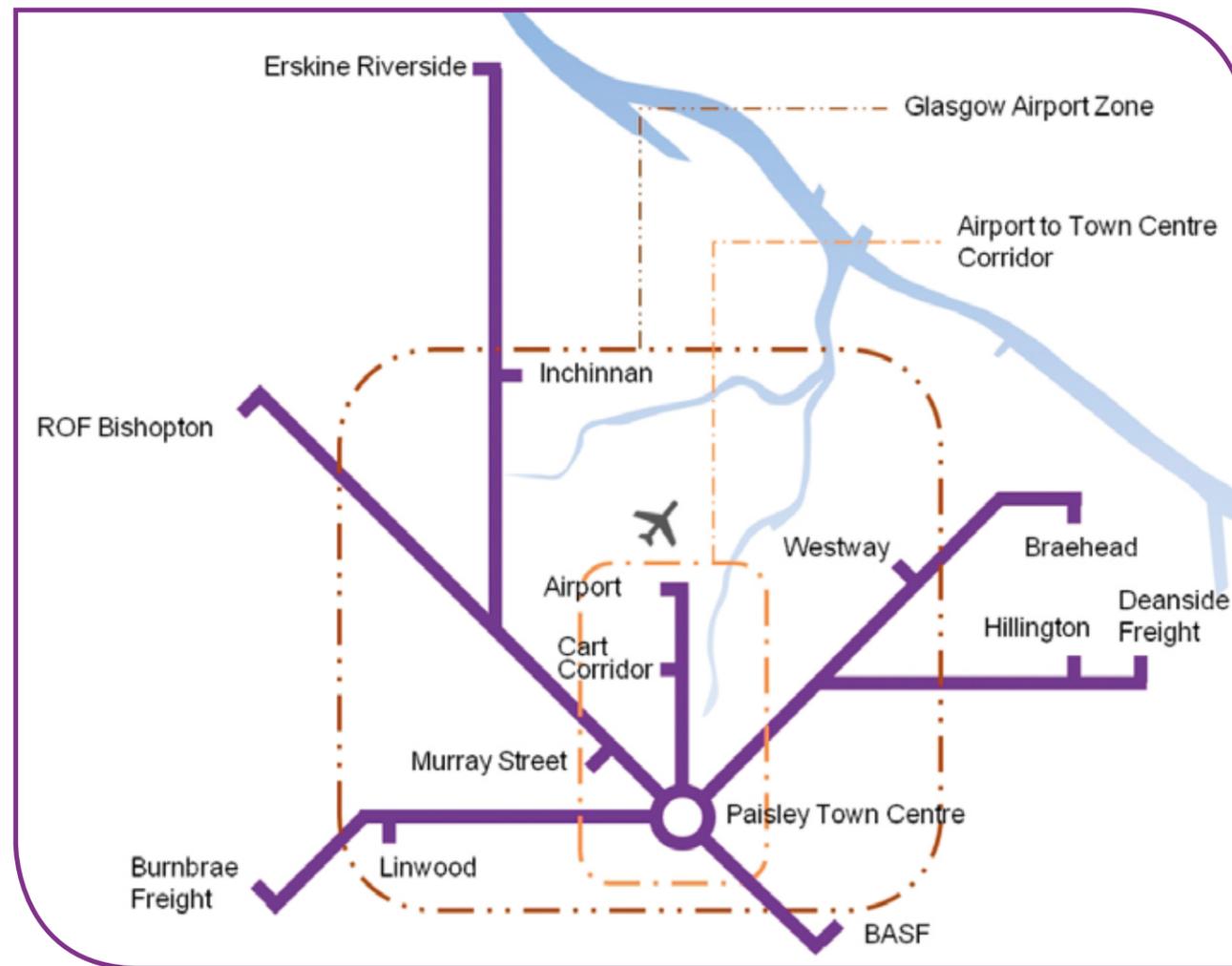
The role of the LDP is to facilitate economic investment within a framework of locations and policies that will deliver economic growth sustainably.

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 Clyde Valley Strategic Development Plan. To support all scales and types of investment the LDP identifies other locally important economic areas. These locations are shown in Figure 5 and Figure 6. The locations of these economic centres are all sustainable, providing a range and choice of sites across Renfrewshire close to existing transport networks, with much of the key infrastructure already in place.

More broadly, across Renfrewshire, an appropriate and available supply of land has been identified in sustainable locations to support economic growth and 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 whilst reducing the need to travel and outward commuting for employment.

Figure 5 - Renfrewshire Economic Investment Locations



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Glasgow Airport Investment Zone

This broad area groups the airport and three significant industrial areas (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 significant 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. These are taken from the areas described

above but also from the wider 'Zone' catchment. 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 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 briefs 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.

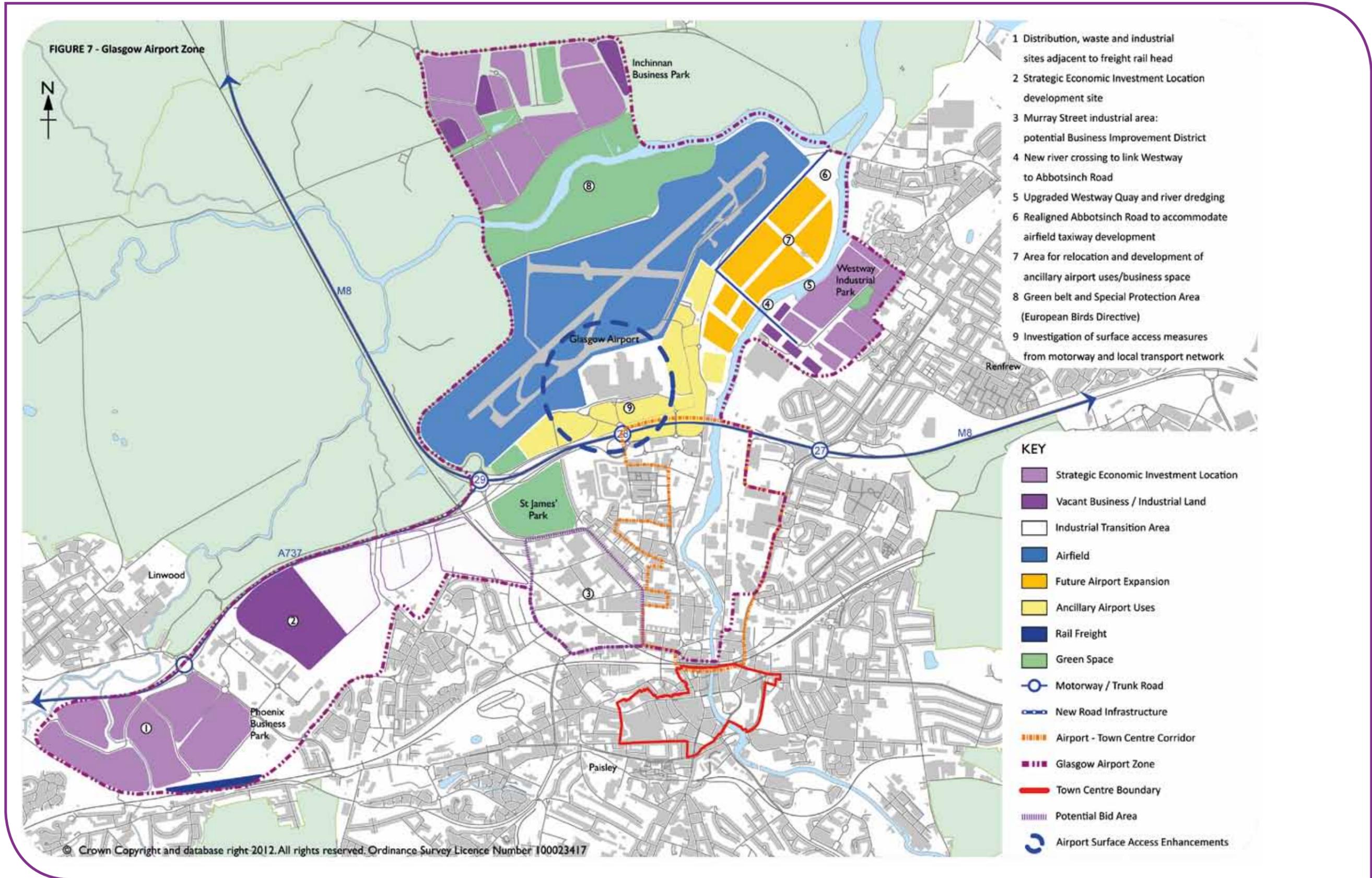


Bishopton

Figure 6 - Renfrewshire's Economic Investment Locations

Renfrewshire's Economic Investment Locations	Role and function	Challenges/Opportunities
Glasgow Airport	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.
Westway, Renfrew	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 has been given planning consent
Inchinnan Business Park	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 access
Burnbrae and the Phoenix, Linwood	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
Cart Corridor	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
Murray Street, Paisley	Locally important traditional industrial area	Unmanaged area and 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. The feasibility of a Business Improvement District will be explored with owners and occupiers

Renfrewshire's Economic Investment Locations	Role and function	Challenges/Opportunities
Paisley Town Centre	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
Bishopton	Major regeneration opportunity	Development is being led by new housing but 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
Hillington (including Deanside Freight depot)	Large 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
Braehead/Renfrew Riverside	Key strategic investment location which has been subject of major regeneration	Part of the site is within the Braehead strategic centre where better connectivity to the town centre and its proposed commercial facilities will benefit the area as an employment location
Burnbrae (including Burnbrae Freight depot)	Road/rail transfer facility	Intermodal terminal providing road/rail freight transfers, removing an appreciable number of goods vehicles from the M8 in particular
Erskine Riverside	Local business park	Serviced sites have remained undeveloped for several years. The area will be taken forward as a Transition Zone
BASF, Hawkhead Road, Paisley	Potential Eco - Industrial Park opportunity	Well located sustainable site with access via rail and road. Masterplan development strategy in place which outlines employment opportunities for the long term including life sciences, green technologies, research and development and distribution and logistics



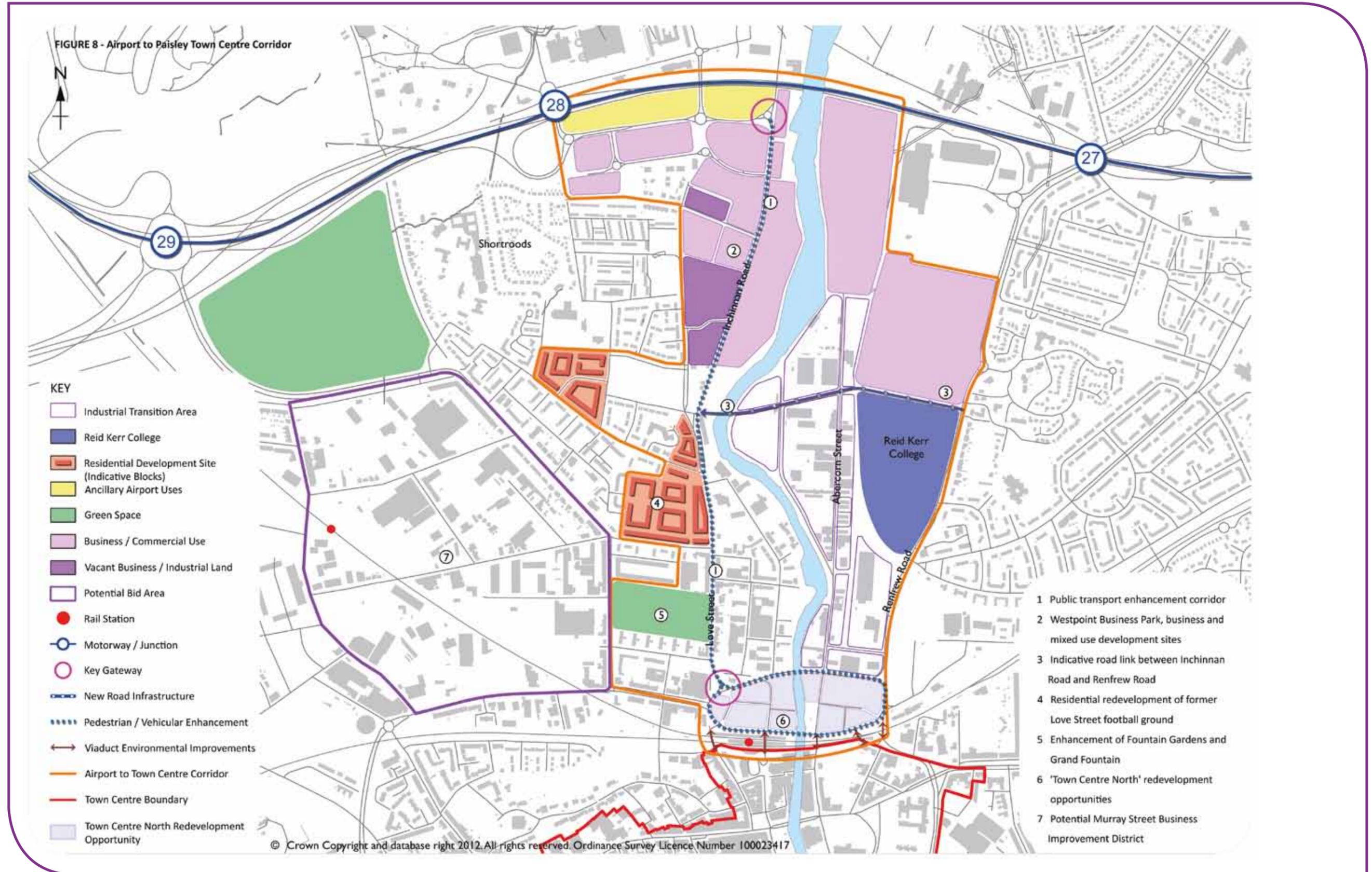


Figure 9 - Renfrewshire LDP Transition Areas

Location of Transition Area	Acceptable uses within Transition Area	Opportunities	Location of Transition Area	Acceptable uses within Transition Area	Opportunities
Erskine Riverfront	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	Wright Street, Renfrew	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
Candren, Paisley	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 Zone with good links to the M8 and the airport	Middleton Road, Linwood	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 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
North Johnstone	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 proximity to Johnstone Town Centre	Meadowside Street/ Blythswood Area/ Normandy Hotel, Renfrew	Residential, residential institutions, educational facilities, leisure, retail of a scale appropriate to the Network of Centres, nurseries, business 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
Neilston Road	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	Old Glasgow Road, Braehead	Residential, business and industrial uses within classes 4, 5 and 6 of the use class order, hotels, residential institutions, educational facilities, nurseries, hotels (retail uses would not be acceptable)	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
Paisley West End	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	Paisley North / Abercorn Street / Renfrew Road, Paisley	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
Paisley East End	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	Underwood Road, Paisley	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 Zone

The Council promotes the area around Glasgow Airport and in particular Inchinnan Business Park, Westway, Linwood and Hillington / Renfrew North as a 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. 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.

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 impact on the infrastructure of the airport or surrounding 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
- 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:

- An Employment and Economic Regeneration Strategy to provide a framework for prioritising Renfrewshire's economic focus
- Facilitate public / private sector forums to prioritise future infrastructure, service and environmental enhancement within our economic investment areas
- Investigate the potential for Business Improvement District status for economic locations within Renfrewshire
- Analysis of the effectiveness / quality of the economic land supply with promotion / 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

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.

• Retail Warehouse Parks

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.

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)

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 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 local 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 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 of 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, 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 and heritage 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 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 will make a significant investment in Johnstone Town Centre to deliver a new Civic Hub for Johnstone to be opened in 2014. 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 re-develop 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 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.

Retail Warehouse Parks - Linwood Phoenix, Abbotsinch Retail Park, Braehead Retail Park

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

Renfrewshire's Retail Warehouse Parks will continue to reinforce the role and function of the Strategic 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

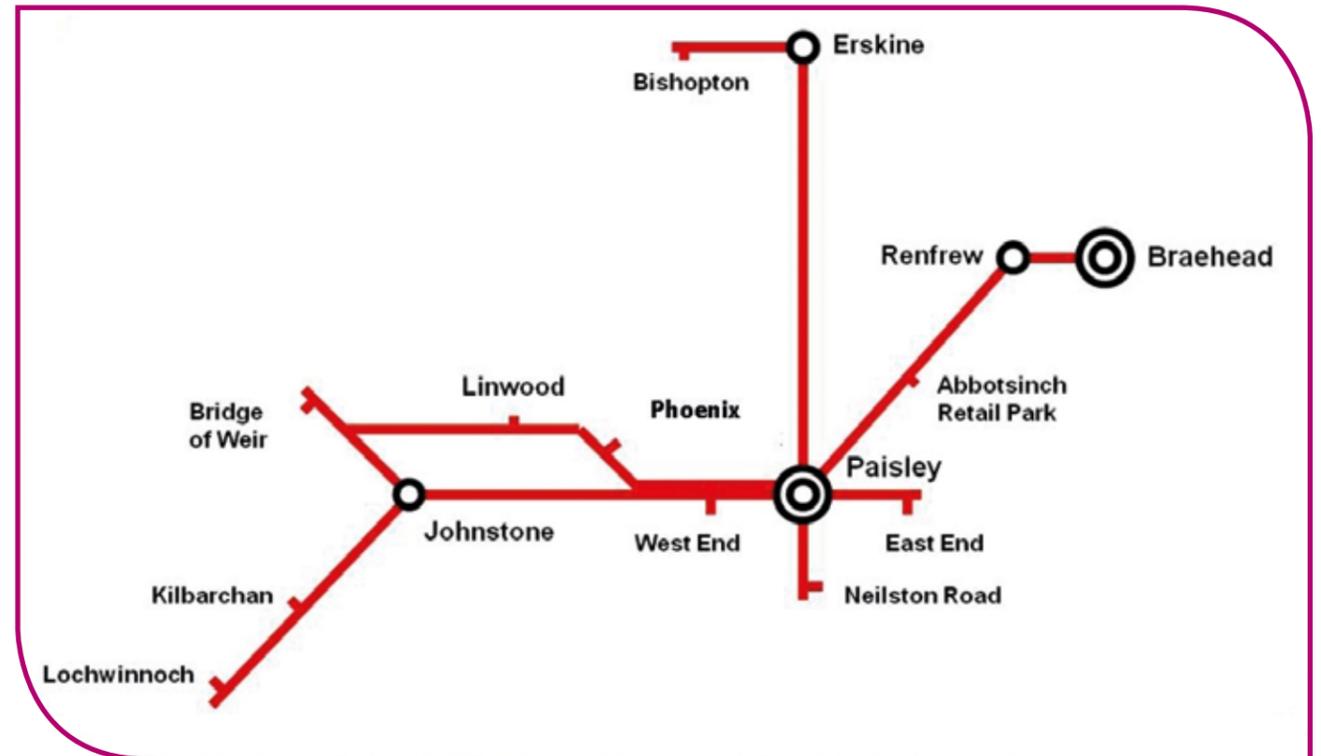
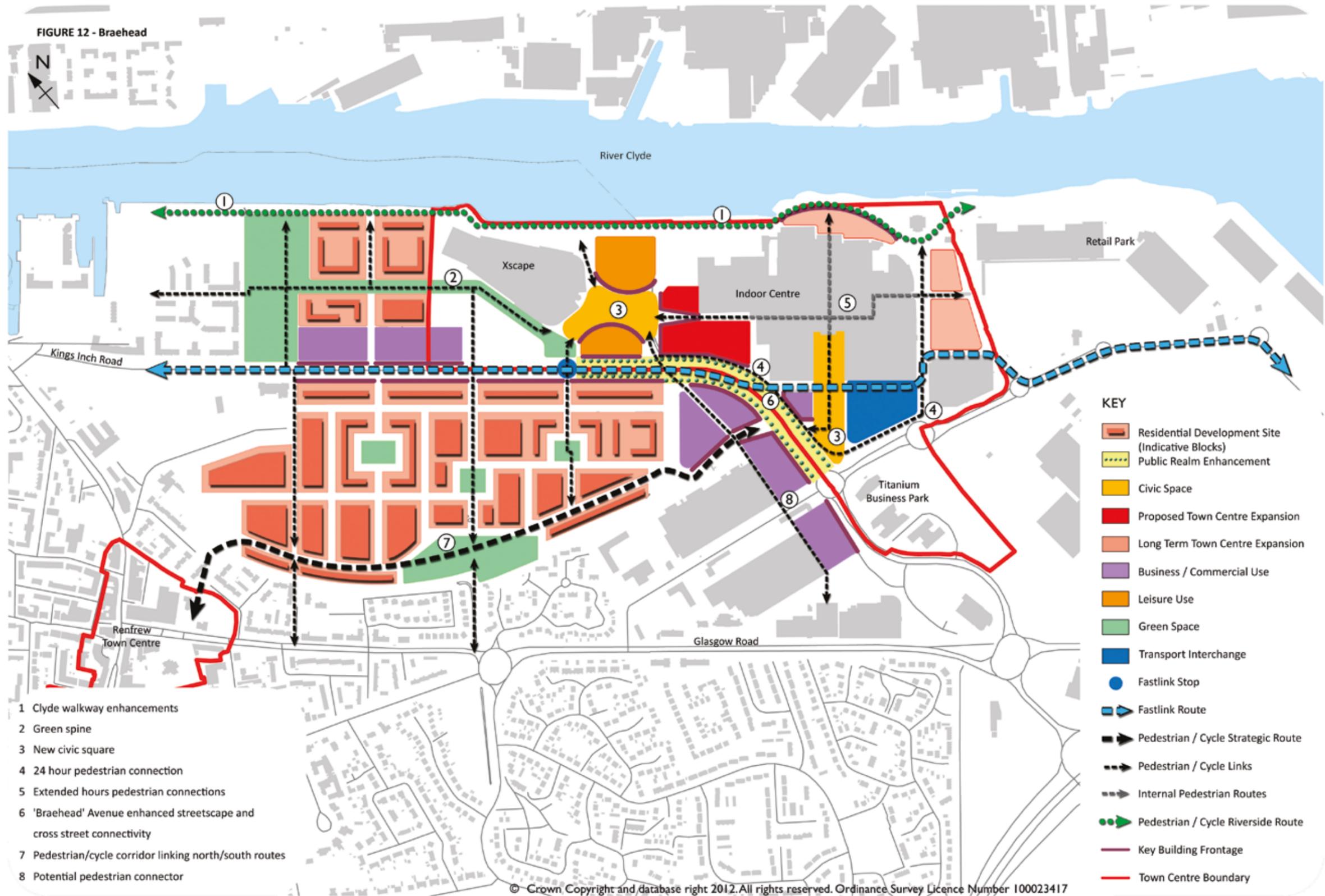


Figure 11 - Renfrewshire Network of Centres Role & Function

Centre	Role and Function	Challenges/Opportunities
Strategic Centres		
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 education 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.
Core Town Centres		
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.
Local Service Centres		
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).

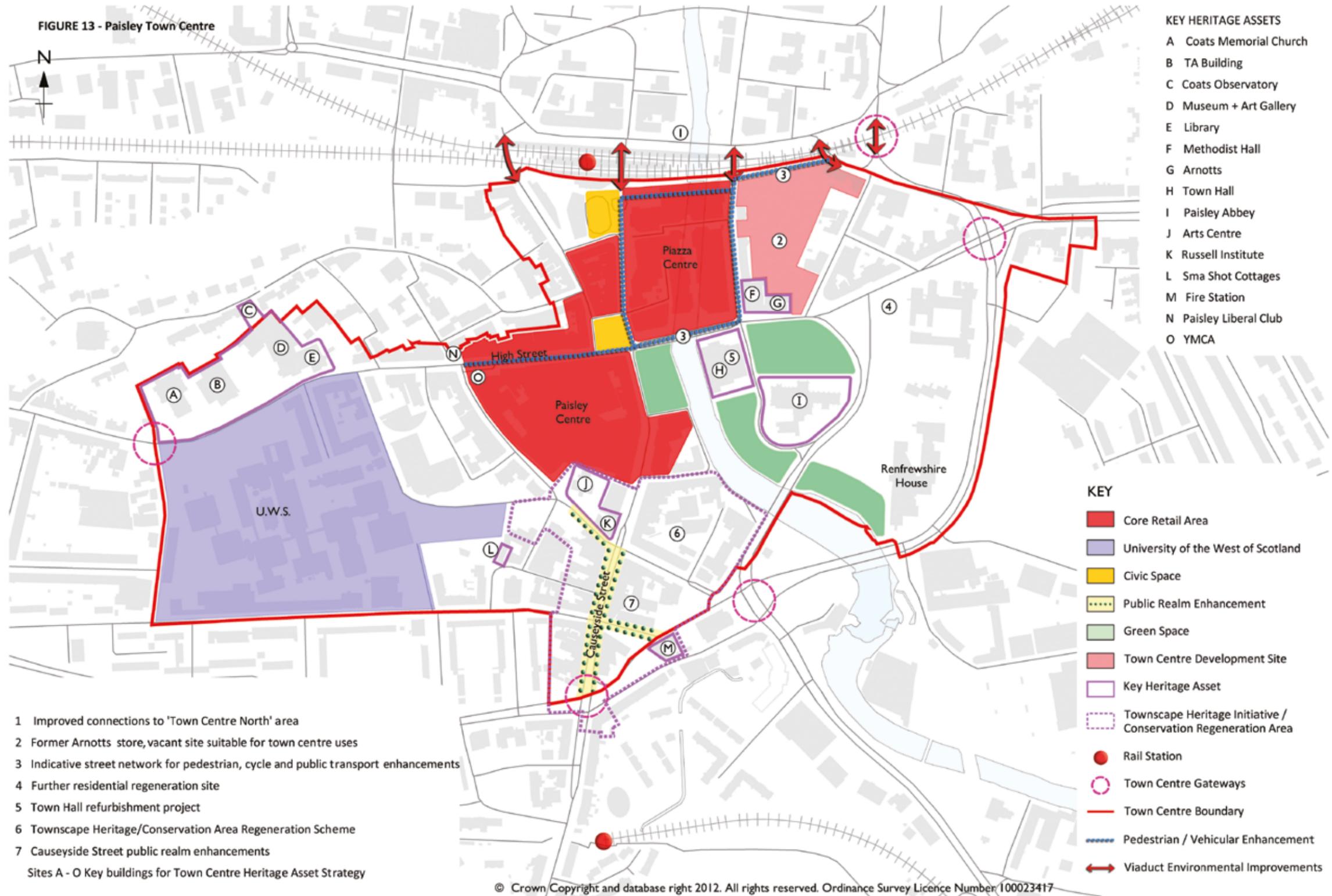
Centre	Role and Function	Challenges/Opportunities
Bridge of Weir	Local convenience retail, commercial and community village centre.	Improvements in public realm as well as development of gap sites with appropriate uses to strengthen the quality of the centres' environment.
Bishopton	Local convenience 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.
Retail Warehouse Parks		
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.

FIGURE 12 - Braehead



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FIGURE 13 - Paisley Town Centre



Delivering the Centres Strategy

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
- The development would tackle deficiencies in qualitative or quantitative terms that cannot be met in the network of centres.

LDP Objectives

- The regeneration and evolution of 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 strengthen the role, function and diversification of uses within Renfrewshire's Network of Centres
- Prepare guidance on design, public realm and place making for Renfrewshire's 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 development opportunities.

Given the current financial climate and uncertainty, the provision of infrastructure will be a restraint on the rate of development, therefore the focus within this LDP has been to identify development sites, primarily brownfield within existing areas which can co-locate 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 approach within Renfrewshire.

The Council are taking a pro-active 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 International 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, developers and investors to ensure development proposals do not affect the efficient operation or safety of the strategic transport network. This partnership will also be important to advising and helping the preparation of masterplans and development briefs associated with development proposal 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 get to 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 NPF2 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 set out 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 rules 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 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 Proposed 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 will be set out within the LDP with criteria outlined in the New Development SG for new waste management infrastructure.

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 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, which is required.



Paisley Gilmour Street

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 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.

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 will require to demonstrate that it will promote 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.

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; and,
- The safe use of the airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system.

The above criteria as well as the details outlined in the New Developments SG should be considered for all developments.

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.

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 purposes or on land which is able to support waste management processes without significant impact upon amenity or operation of other uses;
- 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
- Undertake a Core Paths review
- 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 large scale 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 in an area of expansion on the edge of Paisley as discussed below.

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 NPF2, 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 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 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. 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 present 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.

By identifying these additional sites in the LDP it is considered that the Council are providing both an effective and generous housing land supply. 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.

Although 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 land banked by house builders or developers. Therefore if the additional sites that are listed in Schedule 2 are not delivered by the time of the next LDP then they will return back to 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 this LDP, it 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 up to 2025. The site will require careful consideration, further investigation and a masterplan approach through a partnership which is detailed in the 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 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 housing land supply identified in the LDP.

The LDP identifies a generous supply of appropriate and effective housing land, providing a range and choice of sites to meet the all tenure housing need and demand requirements of Renfrewshire's residents and potential new residents. Sufficient land has been identified as effective or capable of becoming effective to meet the housing land requirement up to year 10 from the adoption of the LDP providing at least a 5 year effective land supply. This land supply will be continuously monitored and updated annually through the Housing Land Audit.

Table 1 details the housing need and demand for Renfrewshire from the HNDA with Table 2 indicating the housing supply targets from the LHS with Table 3 outlining Renfrewshire's current housing land supply at 2012 and Table 4 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.

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	2700	11,800

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: Renfrewshire Housing Land Supply to 2025

Renfrewshire's Housing Completions 2008-2012	Renfrewshire's Effective Land Supply at 2012	Renfrewshire's Established Land Supply at 2012	Shortfall
2028	3070	4869	1833

Table 4: Meeting the Housing Land Requirement to 2025

Housing Action Programme Sites	Additional housing sites identified in the LDP	Paisley South Expansion Area - (long term site)	Total Land Supply to 2025
1414	543	500/1000	Between 620 and 1120 units above the identified all tenure housing requirement

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 all tenure housing land supply 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.

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 Action 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 of 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

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

FIGURE 14 - Johnstone South West

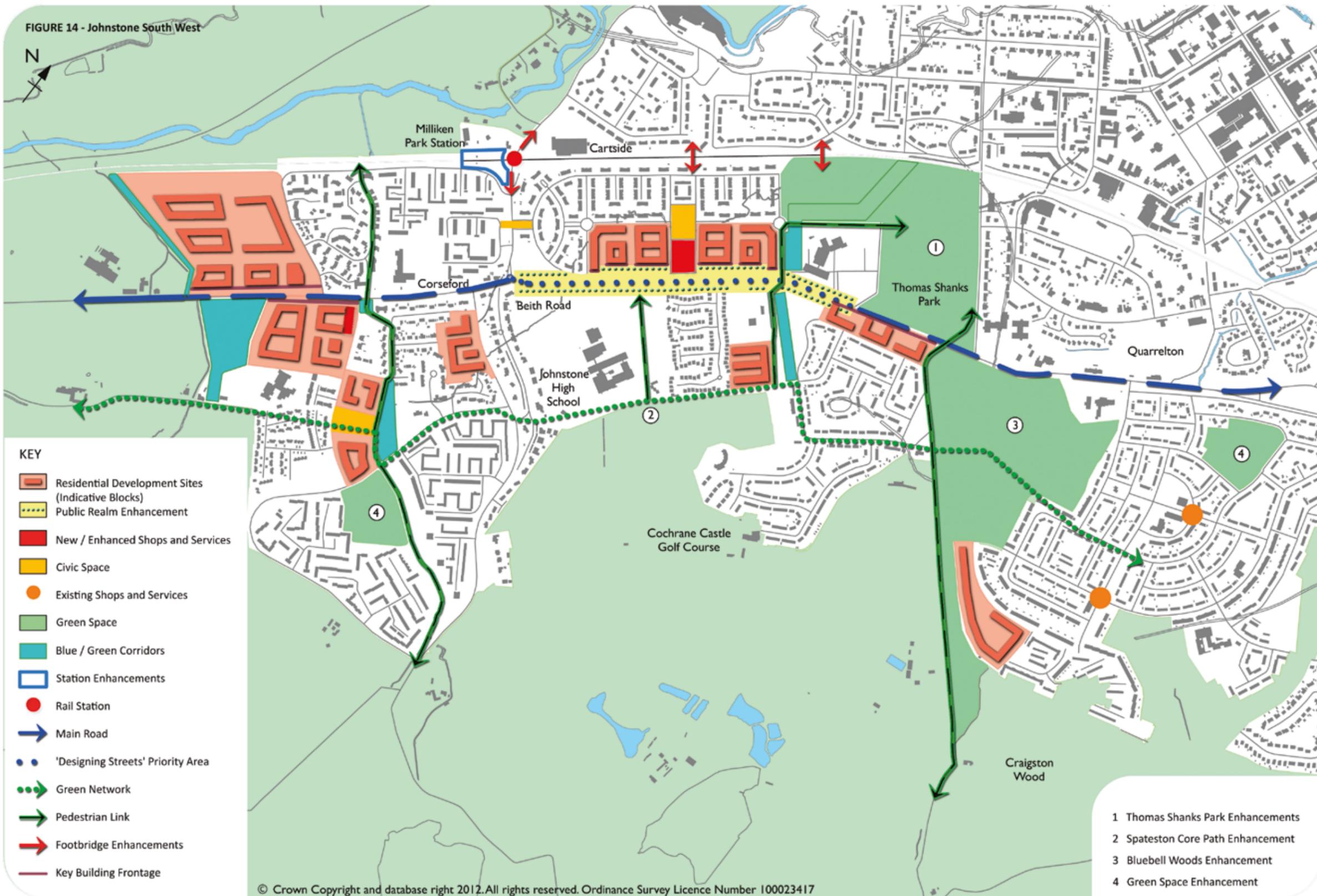
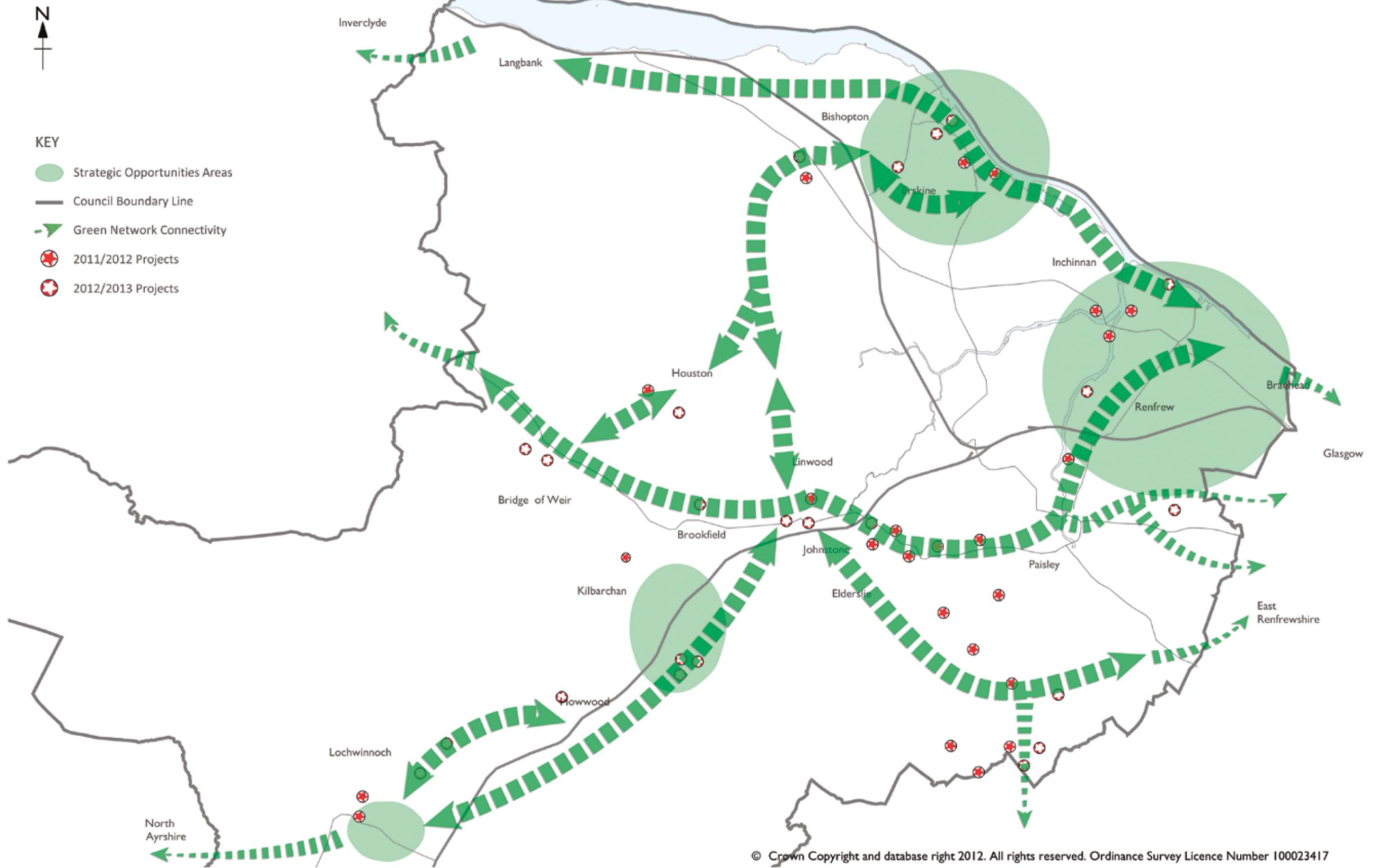


FIGURE 15 - Strategic Green Network Opportunities



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 impact on 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.

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.

PROPOSAL P3 - Additional Housing Sites - Greenfield

The sites listed in Schedule 2 will be promoted and supported for residential development for the lifetime of this plan. Should development not occur within the lifetime of this plan the sites will revert back to green belt land use designation.

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 identified as a possible long term residential expansion to Paisley. The general location of the area is indicated on the proposals map. The area will be the subject of a study.

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 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

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
East of Fleming Road, Houston	23 units	Green belt release
Houston Road, Houston	10 units	Green belt release



Paisley

The Renfrewshire LDP aims to promote sustainable patterns of development that contributes 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 largest land use. 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 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 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 building can be difficult. 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 assets.

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

The Council welcome any development which does not have an adverse effect on the integrity of sites protected for their natural conservation interest, which have the potential to protect and enhance designated nature conservation sites and the wider biodiversity of the area, and where appropriate, 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 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

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.

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 Strategy to bring together all parties with an interest in the regeneration of Paisley Town Centre
- Development of action plans associated with the Paisley Town Centre Heritage Strategy to help prioritise and focus resources on certain projects
- Work in partnership with stakeholders to facilitate investment in various heritage 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 being prepared that will report 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 to 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-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

Environmental Report

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

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.

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

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

Place-making

A network of well designed, accessible and healthy communities and places which collectively forms Renfrewshire as a place of diversity and inclusiveness which is interconnected.

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 and programmes.

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 & 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	Morehun 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	48 units
RFRF0807	Fetlar Road, Bridge of Weir	2 units	RFRF0912D	Former St Cuthbert's School, Beith Road, Johnstone	100 units
RFRF0813	Millerston 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	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	Blysthwood, 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	Site Reference	Address	Capacity
RFRF0671	Findhorn Avenue/Dee Drive, Foxbar , Paisley	107 units	RFRF0861	13 Old Sneddon Street, Paisley	14 units
RFRF0667	Millview Crescent, Barbush, Johnstone	12 units	RFRF0862	St Brendan's Social Club, Stirling Drive, Linwood	20 units
RFRF0694	Auchenlodgement Road, Elderslie, Johnstone	59 units	RFRF0864	Old Power Station site, Kings Inch Road, Renfrew	100 units
RFRF0706	The Institute , Maxwellton Street, Paisley	40 units	RFRF0870	Hawkhead Hospital, Hawkhead Road, Paisley	125 units
RFRF0711	West Brae, Oakshaw, Paisley	70 units	RFRF0871	Western Park, Inchinnan Road, Renfrew	16 units
RFRF715A	Ferry Village 1 and 2, Renfrew	106 units	RFRF0875	Bute Crescent / Iona Drive, Glenburn	130 units
RFRF0715B	Millburn, St Andrew Avenue NW, Renfrew	100 units	RFRF0879	Carbrook Street, Paisley	30 units
RFRF0754	Maxwell Place, Bridge of Weir	6 units	RFRF0885	TA Centre, High Street, Paisley	26 units
RFRF0758B	Mill of Gryffe Road, Bridge of Weir	20 units	RFRF0888	4-6 Forbes Place, Paisley	4 units
RFRF0759	Kilbarchan Road, Bridge of Weir	20 units	RFRF0889	Carlile Street / New Sneddon Street, Paisley	26 units
RFRF0769B	Ferry Village (west), Renfrew	350 units	RFRF0896	Underwood Road/ Kerr Street, Paisley	40 units
RFRF0769C	Ferry Village 3 (E), Mulberry Square, Renfrew	21 units	RFRF0890	Porterfield Road, Renfrew	50 units
RFRF0770A	Kings Inch Road (S) West, Renfrew	39 units	RFRF0900	East of St Brendan's Social Club, Stirling Drive, Linwood	12 units
RFRF0770B	King Inch Road (S) East, Renfrew	368 units	RFRF0907A	Phoenix Park, Linwood Road, Phoenix	101 units
RFRF0773	Almond Crescent, Foxbar, Paisley	41 units	RFRF0907B	Barskiven Road, Phoenix Park, Linwood	200 units
RFRF0796A	Patons Mill, high Street, Johnstone	80 units	RFRF0911	Former ROF, Bishopton	1830 units
RFRF0807	Fetlar Road, Bridge of Weir	2 units	A & B		
RFRF0811	Gauze Street / Lawn Street / Smithhills Street, Paisley	13 units	RFRF0912C	Fordbank Stables, Beith Road, Johnstone	73 units
RFRF0813	Millerston Drive / Ferguslie road, Paisley	10 units	RFRF0912E	Craigview Avenue/ Beith Road, Johnstone	128 units
RFRF0819B	North Road / Gibson Crescent, Johnstone	40 units	RFRF0912F	Floorsburn, Spateston, Johnstone	20 units
RFRF0829	Rankine Street, Johnstone	4 units	RFRF0912I	Auchengreoch Road, Johnstone	40 units
RFRF0839	Montrose Road, Foxbar, Paisley	35 units	RFRF0913	221 Neilston Road, Paisley	5 units
RFRF0851	Former RAI, Neilston Road, Paisley	47 units	RFRF0914	18 High Street, Paisley	6 units
RFRF0857	6 New Sneddon Street, Paisley	32 units	RFRF0926	Shortroods, Paisley	80 units
RFRF0860	Blythswood, Inchinnan Road, Renfrew	27 units	RFRF0927	Shortroods, Paisley	50 units
			RFRF0930	St Mirren Park, Love Street, Paisley	60 units

SCHEDULE 4 – HOUSING ACTION PROGRAMME SITES

Authority Site Reference	Address	Potential Unit Numbers	Potential Constraints
RFRF0912/E	Former St David's / Cochrane Castle Primary Schools, Craigview Avenue, Beith Road, Johnstone	128 units	Comprehensive drainage infrastructure required
RFRF0912/ F	Tannahill Crescent, Johnstone	20 units	Comprehensive drainage infrastructure required
RFRF0912/ I	Auchengreoch Road, Johnstone	40 units	Comprehensive drainage infrastructure required
JSW 2 / 3	Spateston Road / Hallhill Road, Johnstone	40 units	Comprehensive drainage infrastructure required
RFRF0759	Kilbarchan Road, Johnstone	20 units	Not a level site, development platform requires to be created, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS12/01	Co-op site, Broomland Street, Paisley	115 units	Existing building still in-situ, potential contamination, potential time constraints to development, uncertainty over Strategic Housing Investment Plan (SHIP) funding
RFRF0875	Bute Crescent/Iona Avenue, Glenburn	130 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW053 & 0813	Millerston Drive, Paisley	150 units	Not a level site, development platform requires to be created, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW052B	Cartha Crescent, Blackhall	50 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS12/02	Todholm Road, Blackhall	20 units	Not a level site, development platform requires to be created, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage

Authority Site Reference	Address	Potential Unit Numbers	Potential Constraints
NEW045	Grampian Avenue / Lomond Cres, Glenburn	30 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW 040	Thrushcraigs Crescent, Paisley	80 units	Flood risk from Espedair Burn to north west of site, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
UC/12/02	Arkleston Road, Paisley	70 units	No physical constraints
SFS12/04	Floors Street, Johnstone	30 units	Buildings remain in-situ, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS12/05	Craigdonald Place, Johnstone	20 units	Buildings remain in-situ, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS 12/06	Drums Avenue, Ferguslie, Paisley	38 units	Scottish Water constraints - sewerage capacity, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
1072	Former Env Services Depot, Brediland Road, Linwood	15 units	Buildings remain in-situ, site investigation would require to be undertaken with the implementation of sustainable urban drainage, Tree Preservation Order on existing trees on the site
NEW 099	Bankfoot Road / Scadlock Road, Ferguslie, Paisley	65 units	Water constraints - sewerage capacity, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW100	Ferguslie Park Avenue, Paisley	50 units	Scottish Water constraints - sewerage capacity, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage

Authority Site Reference	Address	Potential Unit Numbers	Potential Constraints
RFRF0839	Heriot Avenue, Foxbar, Paisley	35 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0671	Findhorn Avenue, Dee Drive, Tweed Avenue, Foxbar, Paisley	107 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0773	Almond Crescent, Foxbar, Paisley	41 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW098	Mannering Road, Foxbar, Paisley	30 units	Topography/level issues, suitable development platforms would require to be implemented, previous buildings on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0926	Springbank Terrace, Shortroods , Paisley	80 units	No physical constraints, previous buildings on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0927	Shortroods Crescent / Inchinnan Road, Shortroods, Paisley	50 units	No physical constraints, previous buildings on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage

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 Inghliston 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.	1,91sqm
3	Land to the south east of Loch Road, Bridge of Weir	ENV 1 - Green belt, not suitable for development	5797sqm
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. Part of this site has been identified as a housing release site for around 200 residential units. 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 in 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 in 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
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	Land at Meadowside Farm, Millikenpark , Johnstone	ENV1 - Site not suitable for development due to constraints.	32,563sqm
22	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	2708sqm
23	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

24	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
25	Tannahill Crescent, Johnstone	P4 - Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	1.95Ha
26	Auchengreoch Road, Johnstone	P4 - Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	1.08Ha
27	Waterside Lane / Kilbarchan Road, Johnstone	P1 - site was previously identified as a housing opportunity site, suitable for small scale residential.	1,363sqm
28	Highcraig Avenue, Johnstone	P4 - Housing Action Programme site, site being promoted for residential development as part of the Johnstone South West Community Growth Area	3,803sqm
29	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	16,213sqm
30	Clippens Farm/Brediland Road, Linwood	P4 - Housing Action Programme site being promoted for residential development.	1,879sqm
31	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
32	Moss Road, Linwood	P1 - Amenity space not suitable for development.	23,855sqm
33	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

34	Stirling Drive, Linwood	P1 - Amenity space not suitable for development.	21,799sqm
35	Stirling Drive, Linwood	P1 - Amenity space not suitable for development.	19,308sqm
36	Lochhead Avenue, Lochwinnoch	P1 - Future uses must be compatible with existing surrounding uses.	4,398sqm
37	Springbank Road, Paisley	P4 - Housing Action Programme site, site being promoted for residential development.	21,986sqm
38	Inchinnan Road, Paisley	P4 - Housing Action Programme site, site being promoted for residential development.	5,921sqm
39	Bankfoot Road, Paisley	P4 - Housing Action Programme site, site being promoted for residential development.	20,129sqm
40	Manor Road, Paisley	P4 - Housing Action Programme site, site being promoted for residential development.	16,427sqm
41	Shaw Wood, Paisley	P6 - site to be investigated for residential potential.	47.6ha
42	Craigielea drive/ Mackenzie Drive, Paisley	P4 - Housing Action Programme site, site being promoted for residential development.	22,254sqm
43	Brown Street, Renfrew	P1 - Future uses must be compatible with existing surrounding uses. Suitable for residential.	6,363sqm
44	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.	3,324sqm
45	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.	386sqm

APPENDIX 1 - Location of Council Land Owner

Figure 16

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