



Renfrewshire Local Development Plan Action Programme

November 2014



Aerial view of Howwood

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Introduction

This Action Programme sets out how the objectives, strategy and policies within the Renfrewshire Local Development Plan (LDP) can be successfully implemented and delivered along with the various actions and partnerships that will be required to support and achieve implementation.

In accordance with Section 21 of the Planning etc. (Scotland) Act 2006, the Action Programme requires to set out:

- A list of actions required to deliver each of the plan's policies and proposals;
- The name of the person(s) or organisation(s) who is to carry out the action; and
- The timescales for carrying out each action.

Ensuring that the Action Programme is relevant and up to date is important for certainty and confidence in the LDP as well as reflecting resource availability and updates to other national and strategic plans, policies, strategies and proposals. The Action Programme will be a continuously developing document which will be updated at least every two years.

Format

The format for the Action Programme will reflect the five themes of the LDP, providing alignment and consistency between all of the LDP documents.

The framework of the Action Programme which is set out in the following pages reflects the information that was available at the time of submission.

Given the continually developing nature of the document, actions, timescales and resource allocations may require to be altered. Any changes will be reflected in each updated Action Programme, building realism and flexibility into the Action Programme.

Monitoring of the Action Programme is a key part of the LDP process, with continuous engagement and consultation with the development industry, key agencies, stakeholders and communities providing an up to date programme of delivery.

Abbreviations and Acronyms

A&DS	Architecture & Design Scotland
BID	Business Improvement District
CAA	Civil Aviation Authority
CARS	Conservation Area Renewal Scheme
CCJVG	Cart Corridor Joint Venture Group
CGA	Community Growth Area
CHP	Combined Heating and Power
CPP	Community Planning Partnership
CVIF	Clyde Valley Infrastructure Fund
ERC	East Renfrewshire Council
FCS	Forestry Commission Scotland
FG	First Group
GAIZ	Glasgow Airport Investment Zone
GAL	Glasgow Airport Ltd
GCC	Glasgow City Council
GCVSDP	Glasgow & the Clyde Valley Strategic Development Plan
GCVSDPA	Glasgow & the Clyde Valley Strategic Development Planning Authority
HLF	Heritage Lottery Fund
HRA	Habitats Regulations Appraisal
HS	Historic Scotland
HSE	Health & Safety Executive
IC	Inverclyde Council
INTU	Owners of Braehead
JSW	Johnstone South West

LBAP	Local Biodiversity Action Plan
LDP	Local Development Plan
MEPC	Owners of Hillington Industrial Estate
MIR	Main Issues Report
MOD	Ministry of Defence
MPS	Megabytes per second
NLC	North Lanarkshire Council
NR	Network Rail
OECD	Organisation for Economic Co-operation and Development
PTCHS	Paisley Town Centre Heritage Strategy
RC	Renfrewshire Council
SE	Scottish Enterprise
SG	Scottish Government
SNH	Scottish Natural Heritage
SPA	Special Protection Areas
SPZ	Simplified Planning Zone
SPT	Strathclyde Partnership for Transport
SW	Scottish Water
THI	Townscape Heritage Initiative
TS	Transport Scotland
UWS	University of the West of Scotland
VS	VisitScotland
WCS	West College Scotland
WDC	West Dunbartonshire Council

Programme of Delivery



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REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE ECONOMIC STRATEGY						
1	Develop and continuously review Renfrewshire Regeneration Strategy and associated action plans to support economic activity and employment opportunities as well as social and cultural development for Renfrewshire.	E1, E2, E3, E4, E5, C1, C2, I1, I2, I3, I4, I5, I8, P1, P2, P5, P7, ENV3	RC, CPP, Renfrewshire's business community, OECD	Ongoing	Resources have been identified.	A Renfrewshire Regeneration Strategy is being prepared in association with the OECD. Creating an overarching strategy with a focus on social, cultural and economic outcomes.
2	Prepare a baseline report and quarterly updates on the State of the Renfrewshire Economy to ensure a focus on priority areas/issues/opportunities within Renfrewshire.	E1, E2, E3, E4, E5	RC, CPP	Ongoing	Resources have been identified.	The first State of Economy baseline report has been collated and published. The next addition of the economic baseline report will be progressed in 2015. It will have a wider scope to take account of economic as well as social and cultural aspects. It will provide the baseline for the Regeneration Strategy and the Paisley Town Centre Heritage Strategy (PTCHS). It will become the Regeneration Baseline Report and will be produced bi-annually.
3	Take the lead in facilitating the Glasgow Airport Investment Zone (GAIZ) Business Forum to prioritise actions for the area and gain support for the delivery of GAIZ across public and private sectors.	E1, E2, E5	RC, businesses community within the GAIZ area, SE, GAL	Ongoing	Resources have been identified.	Meetings held with forum members on a quarterly basis. The forum has recently been involved in a rebranding exercise in pursuit of promoting the area as an internationally recognised business location. By developing a GAIZ brand this will help to market the area.

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DELIVERING THE ECONOMIC STRATEGY						
4	Assist in the preparation of a masterplan and a strategic investment framework for future development within GAIZ.	E1, E2, E5	SE, RC, business community within the GAIZ area, GAL	Ongoing	There is an in-principle commitment from each partner organisation with a core partnership agreement formalised by an outline business case. Identified funding through the Clyde Valley Infrastructure Fund (CVIF).	An economic appraisal has been prepared by partners (GCC, SE, GAL, RC) and there will be continuous assessment of delivery mechanisms and funding for this framework. A detailed action plan is being developed which will address opportunities and constraints. Glasgow International Airport and adjoining land has been identified in the National Planning Framework 3 as part of the national development for Strategic Airport Enhancements.
5	Investigate the potential to span an additional bridge over the River Cart to enhance movement and connectivity in and around the Glasgow Airport Investment Zone.	E1, E2, E3, E5	RC, members of the GAIZ public/private sector forum, local landowners, HSE	2014–2025	Identified funding through the Clyde Valley Infrastructure Fund (CVIF).	RC working in partnership to implement this project identified as part of the CVIF.
6	Facilitate improvements to the physical environment, streetscape and public realm within Murray Street Economic Investment Location.	E1, E2, P1	RC, Airlink, local business community, local land owners	2014–2018	There are a number of land owners and operators in this area, a partnership approach to co-ordinate resources and efforts is required.	There have been significant changes to the key operators and ownership within the area and this has precluded progress on the project to date.
7	Facilitate the continued development along the Cart Corridor.	E1, E3, P1	CCJVG, RC	2014–2016	Decrease in public and private sector finance likely to be a risk to development of this area.	A revised planning application has been approved which provides a more flexible consent for a mix of uses to attract a range of potential developers.

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DELIVERING THE ECONOMIC STRATEGY						
8	<p>Work in partnership to support investment in the Paisley Town Centre to Glasgow Airport Corridor.</p> <p>Facilitate physical environmental improvements and better circulation networks in and around Paisley North/ Abercorn Street.</p> <p>Undertake a study to identify opportunities and constraints.</p> <p>Prepare an action plan to facilitate a more co-ordinated approach to redevelopment.</p>	E1, E3, E4, E5, P1	RC, GAL, local business community, various land owners within the area, WCS SE, VS, SPT	2014–2025	<p>There are a number of land owners and operators in this area, a partnership approach to co-ordinate resources and efforts is required.</p> <p>Funding has been identified through CVIF.</p>	There is continuous assessment of potential delivery mechanisms and funding streams to implement this action.
9	<p>Work in partnership to support improved surface access connections to and from Glasgow Airport.</p>	E1, E2, E3, E4, E5, I1, I3	GAL, TS, RC, SPT, GCC, Scottish Government, UK Treasury	2014–2025	<p>Decrease in budgets of all partners likely to slow progress.</p> <p>Funding has been identified through CVIF.</p>	<p>The Glasgow Airport Strategic Transport Appraisal has been undertaken and reported.</p> <p>The appraisal provided a framework for decision making on the potential transport interventions and the Scottish Government announced at the end of February 2014 that the Tram-Train option was the preferred option which is to run a light rail vehicle on the existing heavy rail network and then on-street on tram tracks to the airport.</p> <p>There is continuing assessment of the potential delivery mechanism and funding for this option with all partners.</p> <p>RC working in partnership to implement this project identified as part of the CVIF.</p>

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DELIVERING THE ECONOMIC STRATEGY						
10	Facilitate the delivery and implementation of a high quality employment area within Bishopton CGA by working in partnership with BAE systems and the business community to ensure appropriate employment uses at the site.	E1, E2, P1	RC, BAE Systems, local business community, SE, Chamber of Commerce	2014–2016	BAE Systems implementing serviced development platforms within the Bishopton site to lessen the risk to potential developers.	Development platforms have been prepared. Services, roads and footways have also been constructed. A marketing strategy is being prepared and this is due for completion by the end of 2014, prior to marketing the site as a strategic economic investment location and promoting future development of the site.
11	Facilitate the development of a new eco-industrial park at Hawkhead Road, Paisley by working in partnership to ensure appropriate uses are promoted and developed.	E1, P1	RC, SE	2015	The economic climate may impact on timescale for development.	BASF no longer retains an interest in this site. The Council are working with SE to promote the site for new investment, aiming to continue to develop the site as an eco-industrial park but are also re-appraising the site potentials.
12	Prepare development briefs for areas zoned as Transition Areas.	E1, E3, P1, P7	RC	2014–2015	Resources have been identified.	Sites identified in the LDP. Development opportunity briefs are being prepared for each transition area identified.
13	Undertake a study outlining the effectiveness / quality of employment land and floorspace in Renfrewshire.	E1, E2	RC	Annually	Resources have been identified.	A development pipeline map has been prepared and published to identify and promote available employment land and floorspace in Renfrewshire as well as identifying current developments under construction or those that have gained consent. This pipeline map will be updated on an annual basis.
14	Undertake a tourism feasibility study to analyse the quality of tourism offer, hotel availability, site provision for new and/or expanding tourism facilities.	E4, P1, P7	RC, VS	2014–2016	Resources have been identified.	A tourism framework for Renfrewshire has been prepared. This framework is to inform the development of a Tourism Strategy to be published by 2015–16.
15	Investigate the potential of implementing a Simplified Planning Zone (SPZ) at Hillington.	E1, P1	MEPC, RC	2014	Resources have been identified, cost of the scheme being met by MEPC.	A SPZ at Hillington was adopted on the 1 October 2014.

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE CENTRES STRATEGY						
16	<p>Undertake baseline studies and centre health checks to assess the performance and vitality of the following centres:</p> <ul style="list-style-type: none"> • Paisley • Johnstone • Erskine • Renfrew • Elderslie • Braehead <p>This baseline information will help to develop centre strategies to deliver and implement proposals.</p>	C1, C2, P1, E3, E4, ENV3, ENV5	RC, CPP, Paisley BID group	2014–2015	Resources have been identified.	<p>Health check proformas have been prepared for each centre for the basis of assessing all centres.</p> <p>A working group has been set up to co-ordinate what information is available and what additional information requires to be collected and analysed.</p> <p>Baseline information has been collected and analysed.</p>
17	<p>Prepare town centre strategies, management plans and action plans for the following centres:</p> <ul style="list-style-type: none"> • Paisley • Johnstone • Erskine • Renfrew • Elderslie • Braehead 	C1, C2, P1, E3, E4, ENV3, ENV5	RC	2014–2015	Resources have been identified.	<p>A scope for the preparation of town centre strategies is being prepared through various workshops sessions.</p> <p>A list of qualitative and quantitative centre baseline KPIs have been produced and information has been collected and analysed. It is anticipated that this framework will provide the basis of what will be collected and reported annually to monitor the trends and the impact of the centre strategies, management plans and action plans.</p> <p>Consultation and engagement with stakeholders will happen in spring 2015 to ensure consideration of all parties are included in the preparation of strategies, management plans and action plans.</p> <p>Town Centre Strategy documents are being prepared and expected to be complete by Autumn 2015.</p>

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DELIVERING THE CENTRES STRATEGY						
18	Prepare a Paisley Town Centre Heritage Strategy. Facilitate improvements to the vitality and viability of Paisley Town Centre and manage the transition of the retail offer and promote diversification of uses.	E4, C1, I1, I3, P1, ENV3, ENV5	RC, CPP, Paisley BID Group, Creative and Cultural Communities	Ongoing	There are a number of land owners and operators in this area, a partnership approach to co-ordinate resources and efforts is required. Resources have been identified.	The heritage strategy is complete. An 8 year programme of activity has been scoped out with a rollout of the recommended actions from the approved strategy. Implementation of the projects are to commence at the end of 2014.
19	Facilitate a partnership to support a masterplan which will strengthen the role, function and diversification of uses at Braehead as well as promoting place making enhancement to gateway and public realm areas in and around Braehead.	C1, P1, P7, E1, E3, I1, I3, I4, I7, ENV5	INTU, RC , A&DS	2014–2018	Resources have been identified by INTU however this is based upon being granted Town Centre status through the Local Development Plan process. Failure to gain town centre status prevents substantial investment at Braehead.	Early discussion with A&DS and RC provided INTU with the parameters to develop a masterplan for the future development of the site. The Renfrewshire Local Development Plan was adopted on the 28 August 2014. Braehead is designated as a Town Centre in the Adopted LDP. An application for a mixed use development has been submitted. It is accompanied by a masterplan which includes a retail, transport and community/ leisure element, amongst many enhancements to the existing centre. This application is to be determined in 2014.
20	Continue to develop initiatives which promote improvements to frontages and the fabric within centres.	C1, P1, ENV3	RC	Ongoing	Funding for the Retail Improvement Scheme is being delivered through the 'Invest in Renfrewshire' programme. Additional funding sources will require to be sought to continue this successful initiative.	A number of Renfrewshire's businesses have received grant funding through the current Retail Improvement Scheme with work on those projects being implemented and completed.

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DELIVERING THE CENTRES STRATEGY						
21	Investigate various mechanisms to facilitate development on priority stalled sites and buildings within centres.	C1, P1, ENV3, E1	RC	Ongoing	There are a number of sites and buildings that require assistance and support and with public and private sector funding being curtailed it is very challenging to progress some development/projects. Additional resources are being identified.	RC have formed joint venture partnerships to facilitate development on stalled sites and because of the success of this, are looking at other sites and locations to form similar partnerships. RC are currently preparing various masterplans and design studies to accompany development briefs for stalled sites to put forward a vision/framework for how sites could be developed. RC are looking to establish a SPZ within Renfrew Town Centre, to allow a flexible approach to development, encourage a range of uses and developments to increase investment in the Town Centre. For other Town Centres RC are looking to implement innovative approaches to enterprise.
22	Undertake an annual review of all commercial development and take up to ensure effective land supply.	C1, C2, E1, P1	RC	Annual	Resources have been identified.	A comprehensive audit of all commercial development is being undertaken annually as part of the submission of the Planning Performance Framework to the Scottish Government.
23	Prepare planning advice notes on shopfront design and advertisements.	C1, P1	RC	2015	Resources have been identified.	Shopfront design and advertisement advice note to be published and available in early 2015.



Aerial view of Paisley

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE INFRASTRUCTURE STRATEGY						
24	<p>Support the implementation of Fastlink core route extension to Braehead and onward to Renfrew.</p> <p>Work in partnership to investigate potential of an extension of the Fastlink core route to Glasgow Airport.</p>	E1, E2, E4, E5, C1, I1, I3, I4, P1	SPT, RC, INTU, GAL, GCC, other land owners	2014–2018	<p>Resources have been identified.</p> <p>SPT have provided £150,000 for 13/14, £160,000 for 14/15.</p> <p>Identification of sufficient funding is required to successfully implement Fastlink scheme. This may be challenging depending on the economic circumstances.</p> <p>A section of the Fastlink Route requires resources from INTU.</p>	<p>Work is being undertaken to implement the Fastlink Core Route from Glasgow City Centre to New South Glasgow Hospital for its opening in 2015.</p> <p>RC is progressing the development of an extension to the Fastlink Core Route from the New South Glasgow Hospital through Braehead and on to Renfrew Town Centre. A Fastlink Steering Group and Project Delivery Group has been set up which includes RC, SPT and GCC.</p> <p>Route feasibility and detailed design work has been completed.</p>
25	<p>Facilitate improved circulation and access to/from and within Paisley Town Centre.</p>	I1, I3, P1	RC, SPT, Bus & Taxi Operators, local business community	2014–2016	<p>Co-ordination of resources and efforts required.</p> <p>Resources have been identified.</p> <p>SPT has provided £450,000 for the Paisley Bus Facility Improvements project.</p>	<p>Paisley Bus Facility Improvements Study and a parking study have been undertaken to provide option for at improving the circulation in and around Paisley. Improving existing bus facilities, incorporating a bus layover facility and wider traffic management improvements emerged as options. These interventions along with the integration of wider town centre plans should improve the current arrangements.</p> <p>The Paisley Town Centre Bus Facilities improvement project is currently being progressed by RC in partnership with SPT. Implementation of the project will commence in early 2015.</p>

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE INFRASTRUCTURE STRATEGY						
26	Investigate the feasibility of expansion to freight facilities at Glasgow Airport.	I2, I4	GAL, RC, SE,	2014–2016	Any expansion of existing facilities would be for GAL to resource.	The Council continue to work in partnership with Glasgow Airport Limited looking at the available land around the airport for the potential expansion of infrastructure at the airport.
27	Promote enhanced public transport facilities at Braehead.	I1, I3, I4, P1, C1	INTU, RC, SPT, FG, McGills Buses,	2014–2018	An enhanced, centralised public transport hub is part of the overall investment at Braehead reliant on Town Centre status.	The centralised public transport hub continues to be progressed between INTU, SPT and RC.
28	Facilitate the expansion of Johnstone Rail Station park and ride by supporting investigations into suitable sites to accommodate further parking provision.	I1, I3, P1	SPT, FG, RC, NR	2014–2015	Funding for the project has been sourced and secured with SPT providing £985,000 towards the implementation of the project.	Identified in LDP as a public transport priority project for Renfrewshire. A planning application has been approved for a deck structure on the existing station car park. Construction of the deck will progress from late 2014 with completion in Autumn 2015.
29	Investigate the feasibility of an enhanced interchange for active travel, bus and rail facilities at Milliken Park Station.	I1, I3, P1, P5	RC, SPT, NR, FG	2014–2016	Partnership approach required. Reduction in public and private sector resources will have implications for implementation of project.	Identified in LDP as a public transport priority project for Renfrewshire. Progress has been made in making the station accessible to all with the provision of disabled access ramps. On going work on the assessment of delivery mechanisms and potential funding streams.

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DELIVERING THE INFRASTRUCTURE STRATEGY						
30	Facilitate increased park and ride facilities at Hawkhead Rail Station by working in partnership to implement the transport intervention.	I1, I3, P1	NR, SPT, FG, RC	2014–2016	Partnership approach to funding required. Reduction in partners budgets likely to have implications for implementation of project.	Identified in LDP as a public transport priority project for Renfrewshire. An area of land adjacent to the existing parking facility at the station has been identified as being suitable to accommodate additional parking. Assessment of delivery mechanisms and potential funding is on going.
31	Facilitate increased park and ride facilities at Bishopton Rail Station by working in partnership to implement transport intervention.	I1, I3, P1, P5	NR, SPT, FG, BAE Systems, RC	2014–2018	Availability of funding is likely to have implications for timescales for implementation.	Identified in LDP as a public transport priority project for Renfrewshire. Progress has been made in making the station more accessible to all with the installation of disabled access ramps. The masterplan for the overall redevelopment of the Royal Ordnance Factory site indicates that by the completion of 400 houses on the site, then 150 new parking spaces at the existing park and ride will require to be provided. This is expected to be around 2016.
32	Promote implementation of the Renfrew Northern Distributor Road by working in partnership with others.	I3, P1, E3	RC, local land owners, Scottish Water, SPT	2014–2016	A masterplan approach to the re-development of land between Meadowside Street and Inchinnan Road in Renfrew which will require significant resources and funding. Identified funding through the CVIF.	Initial study undertaken to identify potential route. Identified in LDP as a public transport priority project for Renfrewshire. RC working in partnership to implement this project identified as part of the CVIF.

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE INFRASTRUCTURE STRATEGY						
33	Work in partnership to increase accessibility to broadband for all areas.	I1, P1, E1, C1	RC Planning & Transport, SG, SE, BT Openreach	2014–2018	SG funding already allocated. No additional funds required from RC to meet 95% coverage of Superfast Broadband in Renfrewshire.	Working in partnership with the SG, attending consultation and engagement sessions on the roll out of Broadband. Roll out of Superfast Broadband in Renfrewshire likely to be Summer 2015.
34	Support the preparation of Flood Risk Management Plans.	I5, P1	RC, SEPA, SG	Ongoing	It is a statutory duty for public bodies to implement the requirements of the Flood (Scotland) Act 2009. Resources will be required to ensure implementation.	A Strategic Flood Risk Assessment was undertaken in preparation of the Renfrewshire LDP MIR. Partnership working between the Council and SEPA is taking place to help prepare National Flood Risk Management plans which will inform LDPs.
35	Investigate the potential for large scale wind energy development.	I6	RC, GAL, CAA, MOD, SNH	2014	Not required.	Updated aviation radar mapping received from GAL identifying potential areas of restrictions. All areas in Renfrewshire are unable to accommodate large scale wind developments at present.
36	Prepare planning advice note for small scale wind developments.	I6	RC	2014	Resources have been identified.	The planning advice note for small scale wind turbine installations is expected to be published in early 2015.
37	Undertake feasibility study for potential new or expanded waste facilities that will serve Renfrewshire.	I8	RC & neighbouring councils	2014–2016	Resources have been identified.	Working in partnership with neighbouring councils and an initial option appraisal has been undertaken to identify potential sites for waste facilities.

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DELIVERING THE PLACES STRATEGY						
38	Assist with implementation of the Community Growth Area at Johnstone South West.	P5, P1, I1, I3, I5, P7, P8, ENV4	RC, various house builders, housing associations, SW, SEPA, SPT, FG	2014–2025	<p>The development will require a comprehensive approach to infrastructure implementation, funding likely to be a risk.</p> <p>The pace of house building is likely to extend timescales of development.</p> <p>Changes in Scottish Government funding for affordable housing likely to pose a risk.</p> <p>Realistic phasing is a key element to successful delivery.</p>	<p>Masterplan prepared following a week long charrette held in the community.</p> <p>Principle and framework for development set out.</p> <p>First house builder on site. A number of houses are completed and are occupied.</p> <p>House builders have submitted layouts for the second site in JSW community growth area.</p> <p>Proposals to fund the implementation of drainage infrastructure is being progressed with assessment of delivery mechanisms and potential funding streams.</p>

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE PLACES STRATEGY						
39	Support the successful implementation of the Bishopton CGA masterplan through a partnership approach with others, including the delivery of regeneration associated with the S75 legal agreement.	P5, P1	BAE Systems, developers, SW, SEPA, FCS, SPT, SNH, RC, local community organisations	2014–2025	<p>Funding secured through approved S75 agreement.</p> <p>Additional external funding sources to be investigated.</p> <p>The slow pace of development due to economic circumstances is likely to extend timescales of development.</p>	<p>National house builders are currently developing the northern portion of the site and are well advanced. To the south of the site, preparatory works are underway for the marketing of the first plot in this area. In addition an application for a "whole life" housing development has been granted planning consent.</p> <p>Both the Northern and Southern Access Roads have now been constructed, with consent given for extensions to these roads to provide linkages and improved connectivity within the site. Completion of these linkages, will release further development sites within the central core of the overall site, including a potential land transfer to the Council for affordable housing provision.</p> <p>An access spur has been built off the A8, with the overall design of the junction being progressed by the developer in consultation with Transport Scotland.</p> <p>The Council are progressing the Employment Land Marketing Strategy to identify potential occupants for this land.</p> <p>The developer has submitted a draft brief for the provision of a new community facility. Opportunities to develop a multi functional hub incorporating community facilities, the proposed new primary school and potentially health care services are currently being explored.</p> <p>Discussions are being progressed with SPT to confirm the extent of service provision and timescales for implementation.</p> <p>Discussions are progressing with the submission of the strategy to develop sport, recreation and play facilities and to determine the approach to future management and maintenance.</p> <p>Bishopton Community Development Trust has been established to provide the mechanism to identify and deliver projects to benefit the wider community of Bishopton.</p>

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DELIVERING THE PLACES STRATEGY						
40	Preparation of development briefs for surplus Council assets.	P4, P1, P7	RC	2014–2015	Resources have been identified.	A number of development briefs have been prepared for sites and this will continue as further sites are identified.
41	Investigate the potential for taking forward a range of initiatives to assist with the funding of development infrastructure requirements for housing identified as Housing Action Programme Sites.	P2 , P4, P1, P5,	RC	2014–2016	Details of the opportunities and constraints are set out in Appendix 1 of this Action Programme.	<p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions and infrastructure requirements, to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value • Providing sites for self builds
42	Facilitate and support enhancement of environment and public realm areas as well as diversification of uses within the West End of Paisley.	P1, P7, E3, C1,	RC, UWS, land owners, Housing Associations, local community	2014–2016	<p>Multi agency partnership approach required given the scale and complexity of comprehensively regenerating this area.</p> <p>Resourcing this action is likely to be difficult and result in an increase in timescales for implementation.</p>	<p>Masterplan approach to redevelopment of the area is currently being prepared by RC.</p> <p>Land use and layout sketches have been prepared to show the potential for redevelopment in this area.</p> <p>Discussions with housing associations are on-going as well as discussions with the Scottish Government regarding potential funding for new/improved housing provision in the area.</p> <p>The masterplan and layout sketches will be discussed with the local community to progress ideas for the area.</p>

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DELIVERING THE PLACES STRATEGY						
43	Investigate the requirement for affordable housing for the next LDP, investigate various low cost home ownership options including park homes, chalets and self-build.	P1, P2	RC	2014–2016	Resources have been identified. Renfrewshire's Strategic Housing Investment Programme (SHIP) identifies potential resources becoming available for low cost home ownership housing units.	Continuing to work with others trying to identify the need and demand for low cost home ownership options and to find potential sites that would be suitable for self-build and park home developments.
44	Investigate the requirement to provide a site for gypsies / travelling people with neighbouring authorities.	P2, P1	RC, neighbouring local authorities	2014–2019	Resources have been identified Finding the most appropriate site that is suitable for different traveller groups is a challenge.	Cross authority liaison group set up to discuss potential sites to accommodate gypsies/travelling people. RC contributing to the second housing need and demand assessment for the Glasgow and the Clyde Valley area.
45	Progress the development of the area to the south of Paisley through a masterplan approach as well as significant community engagement and consultation, to ensure the creation of a successful place.	P6, P2, P1	RC, NHS, UWS, SW, SEPA, SPT, surrounding community, other stakeholders	2014–2025	Resources have been identified.	The site has been identified in the Renfrewshire Local Development Plan as a potential residential expansion area. A Memorandum of Understanding between the main landowners has been signed to ensure that there is a co-ordinated and consistent approach to progressing this development.

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE PLACES STRATEGY						
46	Investigate the potential expansion and enhancement of the Green Network throughout Renfrewshire in line with the vision set out in the LDP and deliver associated projects in partnership with funders, communities and key agencies through the approved Green Network Investment Programme.	P1, P7, P8	RC	2014–2017	Revenue funding was provided for local green network projects in 2012/13 to be used as matching funding for external funds. Decrease in availability of external funding and increased competition for funds may result in reduced levels of investment in projects. Resources for the investigative work have been identified.	<p>A number of local green network projects continue to be progressed with many completed. Some new projects have been identified within Renfrewshire in priority areas or where funding has been made available for particular projects.</p> <p>The Council continues to work in partnership with many other bodies looking at priorities across Renfrewshire and how this will link in with the Glasgow and the Clyde Valley Green Network and the Central Scotland Green Network. Currently the Council are working in partnership to assess green network indicators and data in order to inform future local green network projects.</p> <p>In order to draw many related strands of the green network and natural heritage together, the Council propose to prepare a Green Network Strategy which will include access, active travel, open space, green belt, trees, woodlands, forestry, biodiversity, blue and green corridors and renewable/sustainable infrastructure provision.</p>
47	Prepare residential design guide in line with Designing Places and Designing Streets.	P1, P7	RC	2014–2015	Resources have been identified.	Working in partnership with the SG, neighbouring councils and other stakeholders to prepare 'Renfrewshire Places'. This is a good practice design guide which allows all developers to enhance the places in Renfrewshire. The guide is currently being prepared and will be reported to the Planning and Property Policy Board in January 2015.



Housing at ROF, Bishopton

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE ENVIRONMENTAL STRATEGY						
48	Undertake an inner and outer green belt review to monitor the Green Belt effectiveness.	ENV1, P1	RC	2014–2016	Resources have been identified.	Although this is essentially required for the preparation of the next Renfrewshire LDP it will also form part of the Green Network Strategy which will also include looking at a combined strategy for access, active travel, open space, trees, woodlands, forestry, biodiversity, blue and green corridors and renewable/sustainable infrastructure provision.
49	Prepare Forestry and Woodland Strategy for Renfrewshire in line with framework set out in the GCVSDP.	ENV2	RC, FCS	2014–2016	Potential for partnership approach with FCS being investigated, for management & maintenance mechanisms.	The Council are currently working with the GCVSDPA in the preparation of the second Forestry and Woodland Strategy, which will look at urban forests and woodland and inform the approach for the next Renfrewshire LDP, as well as feeding into the preparation of the Green Network Strategy. This will also include looking at a combined strategy for access, active travel, open space, green belt, biodiversity, blue and green corridors and renewable/sustainable infrastructure provision.
50	Ensure implementation of any actions arising from the Appropriate Assessment / HRA due to potential developments over the lifetime of the LDP.	ENV 2	RC, SNH	Ongoing	Resources have been identified.	Continue to work with SNH looking at what would be required for Renfrewshire.

REF NO.	LDP ACTION	POLICY / PROPOSAL	LEAD / PARTNERS	TIMESCALES	FUNDING DETAILS / RISK	PROGRESS
DELIVERING THE ENVIRONMENTAL STRATEGY						
51	Facilitate the delivery of the Paisley Town Centre THI/CARS project as a means of stimulating investment and improving the sense of place.	ENV3, P1, C1, E1	RC, Heritage Lottery Fund, Historic Scotland, property owners	2012-2016	<p>Funding secured from HLF, HS and RC to deliver programme of heritage projects valued at £3.7million.</p> <p>Partnership approach involving property owners and key agencies is essential to ensure successful delivery of projects.</p>	<p>Paisley Arts Centre has benefitted from external restoration works and this project is now fully complete.</p> <p>Public realm improvements to Causeyside Street/ Johnston Street were delivered to a very high standard, which were on schedule and under budget.</p> <p>Grants have been awarded for shopfront improvements to high conservation standards.</p> <p>The THI/CARS Activity Training Plan continues to deliver a wide range of activities and training including photograph and tourist guide training courses, awareness sessions on traditional construction techniques which includes a recruitment programme for local college students as well as local residents aged 18-25.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
1.	Former St David's & Cochrane Castle Primary Schools, Craigview Avenue/ Beith Road, Johnstone.	<p>A comprehensive approach is required to deal with the drainage issues in this area.</p> <p>Brownfield site, previous buildings on site, site investigation would be required.</p>	<p>A detailed masterplan has been prepared for the CGA area.</p> <p>A mechanism to facilitate development of these sites including partnership working, implementation of infrastructure and other assistance to support development is being explored by the Council.</p> <p>Both sites are flat, they have roads infrastructure serving them with other services and facilities in the surrounding area. Both sites would be easy to integrate with the existing built form in the area.</p>	<p>Principle and framework for development is set out.</p> <p>Development brief for both sites is being prepared (expected early 2015).</p> <p>Proposals to fund the implementation of drainage infrastructure are being progressed with assessment of various delivery mechanisms and potential funding streams being investigated through an internal working group. (Confirmation of delivery mechanism expected to be decided early 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements, to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided early 2015).</p> <p>Marketing of the site to take place early 2015.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER /TIMESCALES / PROGRESS
2.	Floorsburn at Spateston, Johnstone.	A comprehensive approach is required to deal with the drainage issues in this area.	<p>A detailed masterplan has been prepared for the CGA area.</p> <p>A mechanism to facilitate development of these sites including partnership working, implementation of infrastructure and other assistance to support development is being explored by the Council.</p>	<p>Principle and framework for development is set out.</p> <p>Development brief for the site will require to be prepared (early 2015).</p> <p>Proposals to fund the implementation of drainage infrastructure are being progressed with assessment of various delivery mechanisms and potential funding streams being investigated through an internal working group. (Confirmation of delivery mechanism expected to be decided early 2015).</p> <p>To facilitate development of this site. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>Marketing of the site to take place in 2015.</p>
3.	Auchengreoch Road, Johnstone.	A comprehensive approach is required to deal with the drainage issues in this area.	<p>A detailed masterplan has been prepared for the CGA area.</p> <p>A mechanism to facilitate development of these sites including partnership working, implementation of infrastructure and other assistance to support development is being explored by the Council.</p>	<p>Principle and framework for development is set out.</p> <p>Development brief for the site will require to be prepared (2015).</p> <p>Proposals to fund the implementation of drainage infrastructure are being progressed with assessment of various delivery mechanisms and potential funding streams being investigated through an internal working group. (Confirmation of delivery mechanism expected to be decided early 2015).</p> <p>To facilitate development of this site. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>Marketing of the site to take place late 2015.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
4.	Spateston Road/ Hallhill Road, Johnstone.	<p>A comprehensive approach is required to deal with the drainage issues in this area.</p> <p>Brownfield site previous buildings on site, site investigation required.</p> <p>Joint ownership between the Council and private landowner.</p> <p>This site includes plans to provide commercial units.</p>	<p>A detailed masterplan has been prepared for the CGA area.</p> <p>A mechanism to facilitate development of these sites including partnership working, implementation of infrastructure and other assistance to support development is being explored by the Council.</p> <p>This site has roads infrastructure serving it with other services and facilities in the surrounding area. This site would be easy to integrate with the existing built form in the area.</p>	<p>Principle and framework for development is set out.</p> <p>Development brief for the site has been prepared.</p> <p>Discussions with potential commercial operators is on-going.</p> <p>Proposals to fund the implementation of drainage infrastructure are being progressed with assessment of various delivery mechanisms and potential funding streams being investigated through an internal working group. (Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>To facilitate development of this site. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>Marketing of the site to take place early 2015.</p>
5.	Kilbarchan Road, Johnstone.	<p>Not a level site, development platform required.</p> <p>Brownfield site, previous buildings on site, site investigation required.</p>	<p>Small site with very little constraints. The site has access to the surrounding road network and to services. Within existing built up area close to good public transport links and other facilities.</p>	<p>Development brief for the site will require to be prepared (late 2015).</p> <p>Assessment of various delivery mechanisms and potential funding streams being investigated through an internal working group to facilitate development of this site. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>Marketing of the site to take place late 2015.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
6.	Former Co-op site, Broomland Street, Paisley.	Existing building still in-situ, potential contamination on site, uncertainty over Strategic Housing Investment Plan (SHIP) funding or other Scottish Government funding.	Sustainable site in the centre of the built up area, good public transport, facilities and services surrounding the site. Close to the UWS. Existing access to the site.	Partnership approach being developed for regeneration in Paisley West End (on-going) (2015).
7.	Bute Crescent/Iona Drive, Glenburn.	Previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared, flat, green space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. This site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>Marketing of the site to take place mid 2015.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
8.	Millerston Drive, Paisley.	Not a level site, development platform requires to be created, previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. The site adjacent has recently had successful private sector residential development with a mix of flats and houses. Good sustainable site. Site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (early 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>Marketing of the site to take place mid 2015.</p>
9.	Cartha Crescent, Blackhall, Paisley.	Previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage. Not a level site and would require development platforms.	Cleared green space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. Site would be easy to integrate with the existing built form in the area. Given the types of residential units in the area, the site may be ideal for low cost home ownership options such as self-build or park homes.	<p>Development brief for the site will require to be prepared (late 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in late 2015).</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER /TIMESCALES / PROGRESS
10.	Todholm Road, Blackhall, Paisley.	Not a level site, development platform requires to be created, previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. Site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (late 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in late 2015).</p>
11.	Grampian Avenue/ Lomond Crescent, Glenburn.	Previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared green space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. This site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (early 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in mid 2015).</p> <p>Marketing of the site to take place in late 2015.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
12.	Thrushcraigs Crescent, Paisley.	Flood risk from Espedair Burn to north west of site, previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared green space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to good public transport links and other facilities. Good sustainable site. Site would be easy to integrate with the existing built form in the area.	Planning approval for new houses. Development has commenced on site.
13.	Arkleston Road, Paisley.	Existing football pitch on part of site which is not used or maintained. Existing buildings on other part of site, a site investigation will be required.	Relatively flat site on the edge of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. This site would be easy to integrate with the existing built form in the area.	Development brief for the site will require to be prepared (mid 2015). An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include: <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites (Confirmation of delivery mechanism expected to be decided in late 2015). Marketing of the site to take place in late 2015.
14.	Floors Street, Johnstone.	Buildings remain in-situ, removal of existing buildings, site investigation required with the implementation of sustainable urban drainage.	The site has access to the surrounding road network and to services. Within existing built up area, close to good public transport links and other facilities. Good sustainable site. This site would be easy to integrate with the existing built form in the area.	Development brief for the site will require to be prepared (late 2015). An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include: <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites (Confirmation of delivery mechanism expected to be decided late 2015). Marketing of the site to take place in 2016.

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
15.	Craigdonald Place, Johnstone.	Buildings remain in-situ, removal of existing buildings, site investigation required with the implementation of sustainable urban drainage.	The site has access to the surrounding road network and to services. Within existing built up area, close to good public transport links and other facilities. Good sustainable site. This site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will required to be prepared (late 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites <p>(Confirmation of delivery mechanism expected to be decided in late 2015).</p> <p>Marketing of the site to take place in 2016.</p>
16.	Drums Avenue, Ferguslie, Paisley.	Sewerage capacity requires investigation, previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared, flat, green open space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. This site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (late 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided late 2015).</p> <p>Marketing of the site to take place in 2016.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
17.	Former Environmental Services Depot, Brediland Road, Linwood.	Buildings remain in-situ, buildings require to be removed from site, site investigation required with the implementation of sustainable urban drainage, Tree Preservation Order on existing trees on the site.	The site has access to the surrounding road network and to services. Within existing built up area, close to good public transport links and other facilities. This site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (2016).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites <p>(Confirmation of delivery mechanism expected to be decided in 2016).</p> <p>Marketing of the site to take place in 2016.</p>
18.	Bankfoot Road/ Scadlock Road, Ferguslie, Paisley.	Sewerage capacity requires further investigation, previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared, flat, green open space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. This site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (2016).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites <p>(Confirmation of delivery mechanism expected to be decided in 2016).</p> <p>Marketing of the site to take place in 2016.</p>
19.	Ferguslie Park Avenue, Paisley.	Sewerage capacity requires further investigation, previous housing on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared, flat, green open space in the middle of an existing built up area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities.	<p>On-going discussions with a developer who owns the adjacent site. This site may be required to access the adjacent site. The formation of an access onto Ferguslie Park Avenue could be accommodated along with housing fronting the site.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER /TIMESCALES / PROGRESS
20.	Former Foxbar Flats, Almond Crescent, Foxbar, Paisley.	Previous housing on the site, site investigation required with the implementation of sustainable urban drainage. Provision of parking requires to be investigated.	Cleared, green space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. Site would be easy to integrate with the existing built form in the area.	Development brief for the site will require to be prepared (2016).
21.	Dee Drive/ Findhorn Avenue/ Manor Road, Foxbar, Paisley.	No physical constraints, previous housing on the site, site investigation required with the implementation of sustainable urban drainage. Provision of parking requires to be investigated.	Cleared, green space in the middle of an existing residential area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. Site would be easy to integrate with the existing built form in the area.	Development brief for the site will require to be prepared (2016).
22.	Heriot Avenue, Foxbar, Paisley.	Topography/level issues, suitable development platforms would require to be implemented, previous buildings on the site, site investigation required with the implementation of sustainable urban drainage. Provision of parking requires to be investigated.	Cleared, green space in the middle of an existing residential area. The site has access to the surrounding road network and to services, within existing built up area, close to public transport links and other facilities. Site would be easy to integrate with the existing built form in the area.	<p>Development brief for the site will require to be prepared (2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided in 2015).</p> <p>Marketing of the site to take place in 2015.</p>

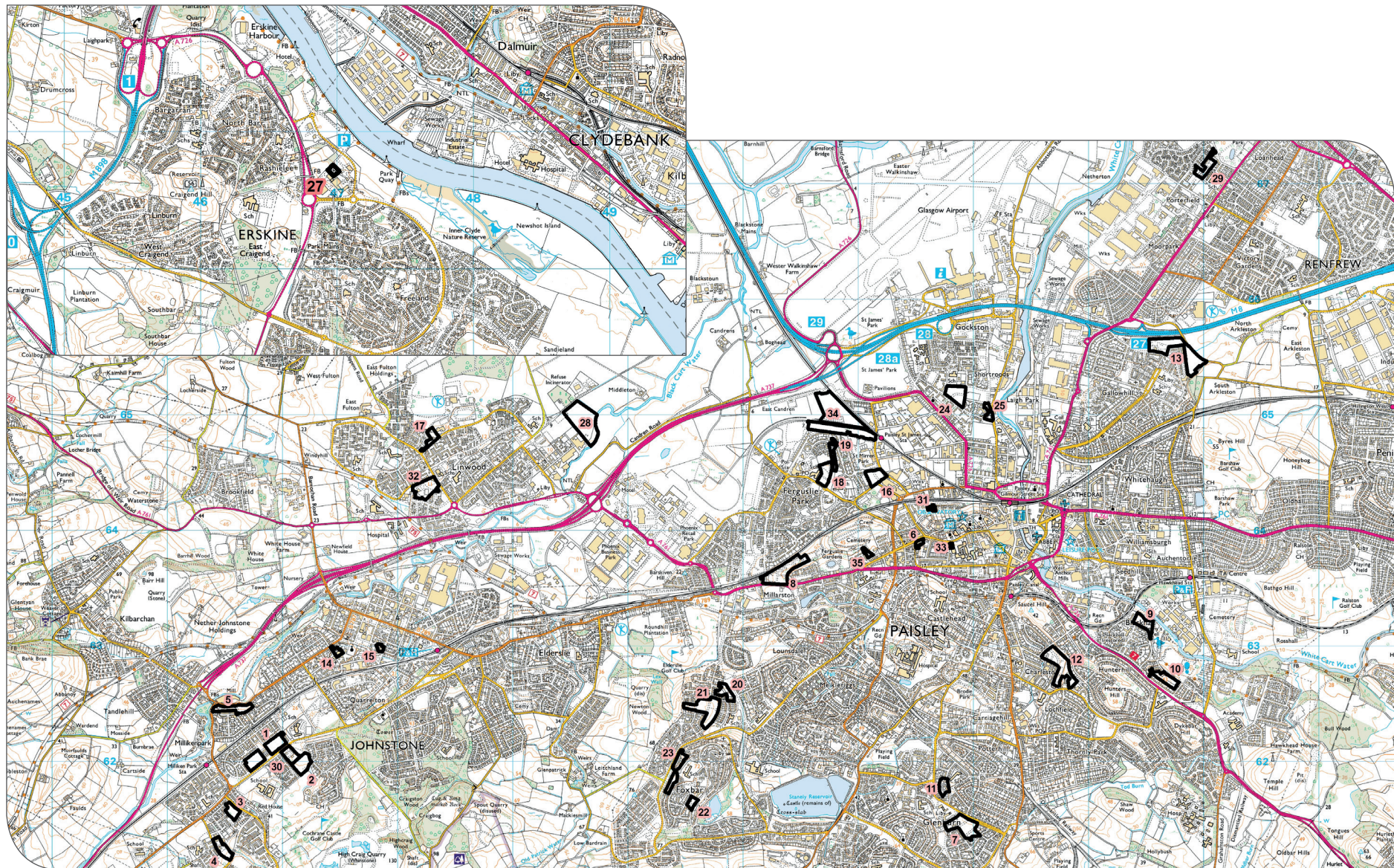
NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
23.	Mannering Road, Foxbar, Paisley.	Topography/level issues, suitable development platforms would require to be implemented, previous buildings on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage.	Cleared site in the middle of an existing residential area. The site has access to the surrounding road network and to services, within existing built up area, close to public transport links and other facilities.	<p>Development brief for the site will require to be prepared (2016).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites • Stagger capital receipts on the basis of a phased payment structure • Disposal of land in Council ownership at nil value <p>(Confirmation of delivery mechanism expected to be decided 2016).</p> <p>Marketing of the site to take place in 2016.</p>
24.	Springbank Terrace, Shortroods, Paisley.	Previous buildings on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared, flat, green site in the middle of an existing built up area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. Site would be easy to integrate with the existing built form in the area.	<p>Planning consent granted for 36 units in November 2013.</p> <p>Construction on the site commenced April 2014.</p> <p>40 units have been completed.</p>
25.	Springbank Road/ Inchinnan Road, Shortroods, Paisley.	No physical constraints, previous buildings on the site, site investigation required with the implementation of sustainable urban drainage.	Cleared, flat, green site in the middle of an existing built up area. The site has access to the surrounding road network and to services. Within existing built up area, close to public transport links and other facilities. Site would be easy to integrate with the existing built form in the area.	<p>Planning consent was granted for 83 houses.</p> <p>All houses have now been completed and are occupied.</p>

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
26.	Former school site, Middleton Road, Linwood.	Building previously situated on the site, requires a site investigation to be undertaken.	This is a flat, cleared site on the edge of an existing residential area. Site would be easy to integrate with the existing built form in the area.	Development brief for the site will require to be prepared (2016).
27.	Erskine Town Centre, Erskine.	Site investigation requires to be undertaken.	Flat site. Site would be easy to integrate with the existing built form in the area.	Development brief for the site will require to be prepared (2015). An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Measures being investigated include: <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty Marketing of the site to take place in 2016.
28.	Scottish Water site, Middleton Road, Linwood.	Site investigation requires to be undertaken, existing water infrastructure will need removal. Site not in the ownership of the Council.	This is a flat, cleared site on the edge of an existing residential area. Site would be easy to integrate with the existing built form in the area as well as the existing adjacent development site which has been identified for residential use.	On-going discussions with Scottish Water and their developer on proposed layout for the site. Various investigations have been completed such as a site investigation, noise assessment, drainage assessment, habitat assessment, traffic assessment. The developer hopes to bring a planning application forward late 2014.
29.	Brown Street, Renfrew.	Site investigation requires to be undertaken, existing business exist on part of the site.	Flat site in the middle of a primarily residential area. Site would be easy to integrate with the existing built form in the area.	Development brief has been prepared for the site. Site recently remarketed. Interest received from developers and negotiations on purchasing the site from the Council are on-going.

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
30.	Former petrol station site, Beith Road, Johnstone.	<p>A comprehensive approach is required to deal with the drainage issues in this area.</p> <p>Brownfield site previous buildings on site, site investigation would be required.</p> <p>Providing a safe access to the site requires a detailed design.</p> <p>Joint ownership between the Council and private landowner.</p>	<p>A detailed masterplan has been prepared for the CGA area.</p> <p>A mechanism to facilitate development of these sites including partnership working, implementation of infrastructure and other assistance to support development being explored by the Council.</p>	<p>Principle and framework for development is set out.</p> <p>Proposals to fund the implementation of drainage infrastructure which is being progressed by the Council will help development of this site (Confirmation of delivery mechanism expected to be decided 2016).</p> <p>A partnership between landowners will need to be formed to progress development at the site (expected 2015/2016).</p> <p>Development brief for site is to be prepared in partnership with landowner (expected 2015/2016).</p>
31.	Sutherland Street, Paisley.	Site investigation requires to be undertaken, fitting new development in with existing streetscape/built form may be challenging.	Flat site in the middle of an existing residential area, close to good public transport links as well as other services and facilities.	<p>Development brief for the site will require to be prepared (mid 2015).</p> <p>An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Measures being investigated include:</p> <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty
32.	Land surrounding St Brendan's Social Club, Stirling Drive, Linwood.	Site investigation requires to be undertaken, existing play facilities and footpaths may require to be incorporated into new development, existing buildings on site will require demolished, existing uses still in-situ.	The site in the middle of an existing residential area, close to good public transport links as well as other services and facilities.	On-going discussions with developer on purchasing the site from the Council.

NO.	SITE	POTENTIAL CONSTRAINTS	OPPORTUNITIES	ACTION TO DELIVER / TIMESCALES / PROGRESS
33.	Former Bingo Hall, High Street, Paisley.	Site investigation requires to be undertaken, This is not an entirely flat site therefore development platform requires to be formed, slim site area. Site not in the ownership of the Council.	The site in the middle of an existing built up area adjacent to the UWS, ideal site for a flatted development. The site is close to good public transport links as well as other services and facilities.	On-going discussions with the UWS (landowner) as to the potential development of the site.
34.	Middleton Road, Ferguslie, Paisley.	Site investigation requires to be undertaken, access issues, assessment of noise from rail line required. Not in Council ownership.	Previous outline planning consent granted for this site, residential use acceptable.	On-going discussion with landowner given that the Council owns the site to the south and this land may be required to access the site. Discussions have also taken place regarding potential affordable units being provided on this site. The developer is looking for a partnership approach with the Council in order to lessen the risk when developing this site.
35.	Carbrook Street, Paisley.	Previous building on site, site investigation requires to be undertaken.	The site is in the middle of an existing residential area, close to good public transport links as well as other services and facilities.	Development brief for the site will require to be prepared (2016). An assessment of alternative approaches to land disposal has been prepared and the different approaches continue to be discussed in a working group set up in the Council to assess each site and to put forward possible assistance measures. Some of the measures being investigated include: <ul style="list-style-type: none"> • Undertaking site assessments in relation to ground conditions, infrastructure requirements to provide greater developer certainty • Implementing enabling infrastructure to help progress development of sites (Confirmation of delivery mechanism expected to be decided in 2016). Marketing of the site to take place in 2016.

Appendix 1 – Location of Housing Action Programme Sites



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

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