



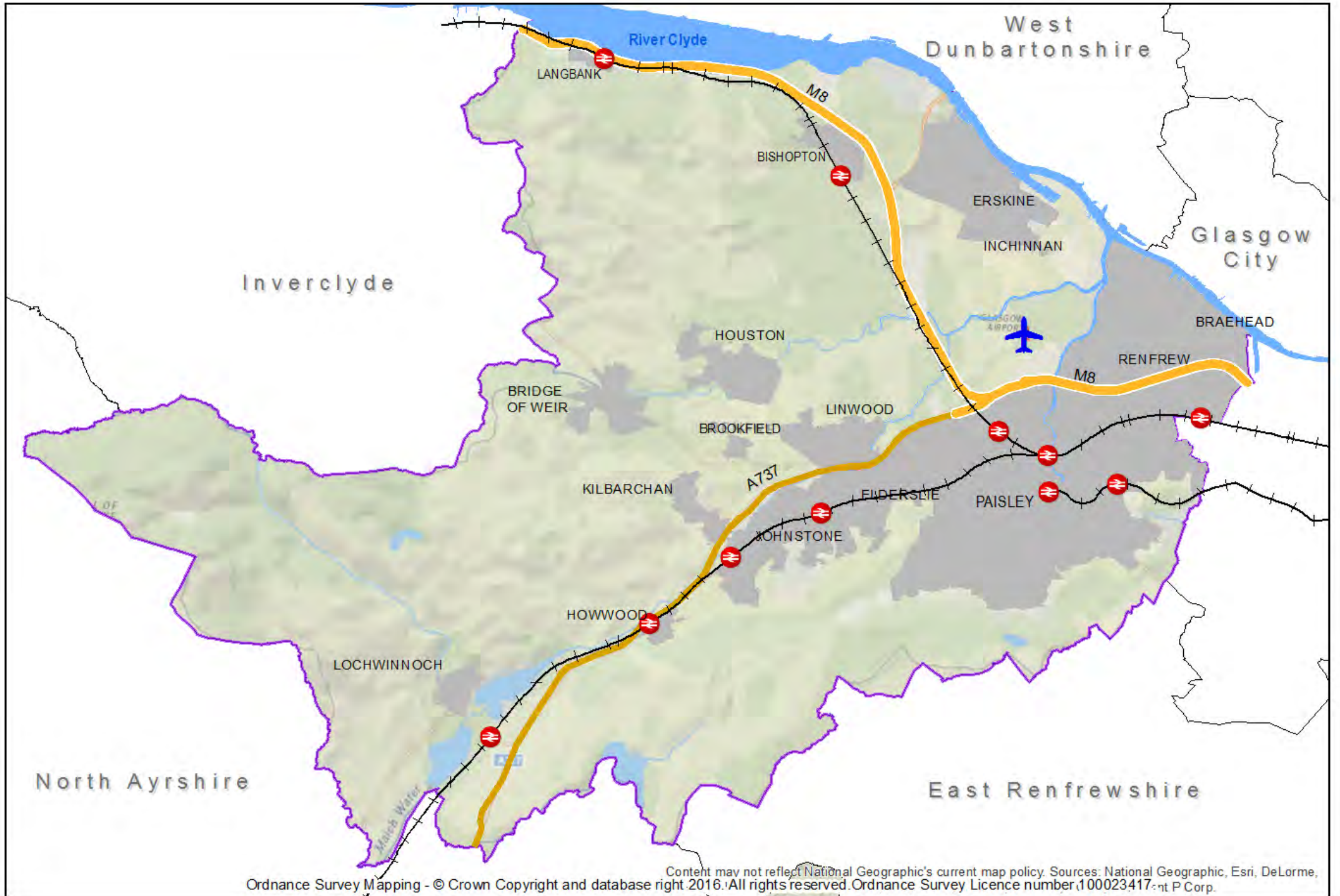
Renfrewshire Local Development Plan – Main Issues Report

# MONITORING STATEMENT 2016/17



Renfrewshire  
Council

Map 1 – Map of Renfrewshire



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**The Renfrewshire Local Development Plan was adopted in August 2014. This Monitoring Statement reviews the progress in implementing the plans, policies and strategies in the current Renfrewshire Local Development Plan. It also provides part of the evidence base which will inform the preparation of the next Renfrewshire Local Development Plan Main Issues Report and the accompanying Environmental Report.**

The publication of a Monitoring Statement is a statutory requirement for planning authorities to undertake in order to:

- inform the plan making process;
- provide evidence to support the plan's content; and,
- provide a benchmark for continuous monitoring.

The Monitoring Statement sets out the changes in economic, environmental and social characteristics, along with any trends since the preparation of the first Renfrewshire Local Development. This together with the overall impact and performance of the plan, leads to the identification of main issues and sets the context for the Local Development Plan that is emerging.

### **Main Issues Report**

The Main Issues Report outlines Renfrewshire Council's strategy for future development, focusing on the key changes, issues and opportunities since the adoption of the current Renfrewshire Local Development Plan.

It provides an early opportunity for consultation and engagement, which will inform the next stage in the plan preparation process, the Proposed Renfrewshire Local Development Plan.

### **Strategic Environmental Assessment**

In parallel with the preparation of the Main Issues Report, a Strategic Environmental Assessment is undertaken as required by the Environmental Assessment (Scotland) Act 2005. The purpose of the Strategic Environmental Assessment is to assess the potential environmental impact of the main issues.

The Strategic Environmental Assessment considers how these potential positive effects can be enhanced and possible negative effects avoided, reduced or mitigated. This parallel process between the Main Issues Report and the Strategic Environmental Assessment integrates the policy making and environmental assessment processes.



### Current Planning Framework

**Renfrewshire Council is committed to maintaining an ambitious and visionary planning framework that supports and guides development.**

**The Council recognise the value of having an up to date Local Development Plan which is responsive to emerging trends. This enables the Local Development Plan to also be aligned with and to support a range of plans, strategies and programmes.**

The Development Plan system in Renfrewshire consists of five core statutory documents:

- The National Planning Framework for Scotland – Scottish Government’s strategy for spatial development with Scotland, currently NPF3;
- The Strategic Development Plan – The Glasgow and the Clyde Valley Strategic Development Plan 2012;
- The Local Development Plan – The Renfrewshire Local Development Plan 2014;
- Supplementary Guidance - New Development Supplementary Guidance 2014; and,
- Supplementary Guidance – Housing Land Supply Supplementary Guidance 2015.

The Development Plan aims to guide the use and development of land indicating where development or changes in land use should or should not take place. It sets out policies that provide the basis for planning decisions.

### Scottish Planning Policy

In June 2014, the Scottish Government updated Scottish Planning Policy, which sets out the Scottish Ministers’ priorities for the planning system and the development and use of land.

Scottish Planning Policy promotes a consistent approach across Scotland, while allowing flexibility to reflect local circumstances. The requirement contained within Scottish Planning Policy will be central in the review of the Renfrewshire Local Development Plan.

### National Planning Framework

The third National Planning Framework (NPF3) was approved in 2014. National Planning Framework 3 is the long term strategy for Scotland, it identifies the spatial elements of the Government’s Economic Strategy and outlines the national priorities for infrastructure investment. These include 14 national developments and other strategically important development opportunities in Scotland.

Two of these national developments will continue to be reflected in the Local Development Plan in order to support their delivery:

- Strategic Airport Enhancements at Glasgow Airport; and,
- Central Scotland Green Network.

## Review of Development Plan

The Clydeplan Strategic Development Plan is prepared in partnership between the eight Glasgow and the Clyde Valley local authorities. It sets out the long term strategy and vision for the city region.

The policies in the Clydeplan Strategic Development Plan provide the strategic context for the Renfrewshire Local Development Plan.

The review of the Clydeplan Strategic Development Plan is underway, with consultation on the Proposed Plan ending February 2016 and an examination of the Plan by the Scottish Ministers currently ongoing.

The reviewed Clydeplan will replace the existing Glasgow and the Clyde Valley Strategic Development Plan (2012).

Renfrewshire’s Development Plan Scheme, which is published annually, sets out the timetable for the review of the Renfrewshire Local Development Plan and the steps in the process of its preparation. This is shown in Figure 1.

Figure 1 – Renfrewshire Local Development Plan Review and Timescales



# SECTION 1 RENFREWSHIRE TODAY



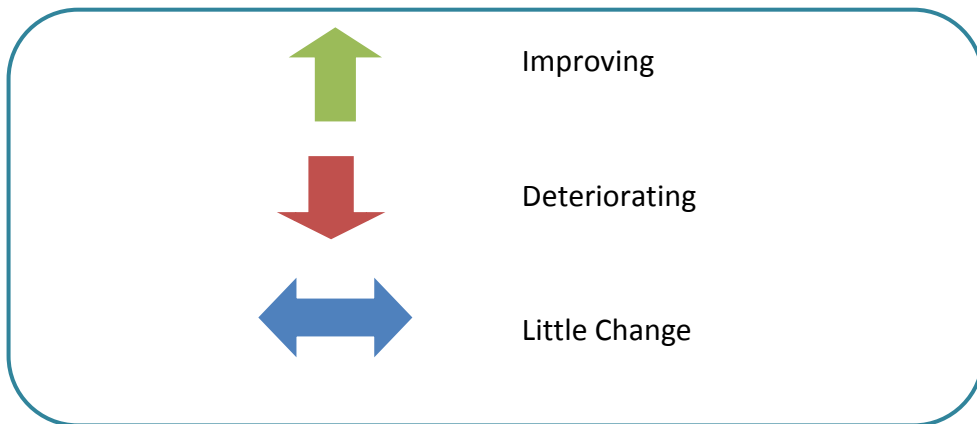
This part of the Monitoring Statement sets out the changes in economic, environmental and social characteristics and the key trends under each of the 5 sections:

- Economy;
- Centres;
- Infrastructure;
- Places; and
- Environment.

Detailed baseline information is contained in Appendix 1.

Baseline information has been used to identify the recent trends along with the changes and emerging characteristics that inform the review of the Renfrewshire Local Development Plan.

Key Performance Indicators have been highlighted under each of the 5 sections which details whether the indicator is:





**Renfrewshire’s Economy**

One of Renfrewshire’s key assets is its location, which offers good access to air, road, rail and motorway networks providing an excellent base for businesses for a range of economic ventures.

Renfrewshire already has a strong business base in a number of key sectors including life sciences, technology, food and drink and engineering.

The Renfrewshire Local Development Plan sets a framework to direct and encourage economic investment to Renfrewshire’s Economic Investment Locations assisting with the delivery of sustainable economic growth.

The next Local Development Plan will require to build on this providing a sufficient supply of industrial and business land in the right locations and continuing to promote Renfrewshire as a place to invest.

**City Deal**

The Renfrewshire economy will benefit from the £274 million Glasgow City Region City Deal which is expected to result in a significant increase in jobs within the Glasgow and the Clyde Valley Area through investing in twenty infrastructure projects.

Three significant infrastructure projects will be delivered in Renfrewshire which will facilitate the development and expansion of Glasgow Airport, unlock the development potential of key sites and establish programmes to support unemployed people and people on low incomes across.

**Renfrewshire – Innovative Economic Mechanisms**

A successful action implemented through the current Renfrewshire Local Development Plan is the establishment of a Simplified Planning Zone at Hillington Park.

The Simplified Planning Zone at Hillington was prepared in a partnership between Renfrewshire Council, Glasgow City Council, and the majority landowner of Hillington Park. The Simplified Planning Zone scheme aims to encourage investment in the park and to deliver sustainable economic development.

Altogether in its first two years the Hillington Park Simplified Planning Zone has supported development proposals which will deliver over £20m investment in the Park, creating over 20,000 square metres of new floorspace.

**Table 1 – Economy Key Performance Indicators**

Indicator	Trend Direction
% of Economically Active in Employment and % Unemployed	
Renfrewshire Tourism Employment 2011-14	
Industrial Land Supply 2012-15 total take-up	
Amount in vacant and derelict sites between 2011 - 2015	
Resident Weekly Wage	

**Renfrewshire’s Centres**

Centres are at the heart of Renfrewshire’s communities and are hubs for a range of activities. It is important for the local economy that Renfrewshire’s centres continue to thrive and meet the needs of residents, businesses and visitors.

**Town Centres First**

The next Renfrewshire Local Development Plan will require to promote the Town Centre First approach, assisting the further development and promotion of Renfrewshire’s Centres which are important hubs for our communities. To assist with this the Council are working to develop Strategies and Action Plans for Renfrewshire’s Centres.

**Promoting Town Centre First Approach**

**Centre Strategies**

Centre Strategies and Action Plans are being prepared for Paisley, Braehead, Renfrew, Johnstone, Linwood and Erskine. All of these Strategies and Action Plans will be in place early 2017.

Each Centre Strategy explains the role of the centre, the strengths and opportunities for enhancement within that centre. The strategies are prepared following consultation and engagement with local communities and key stakeholders.

**Paisley UK City of Culture 2021 Bid**

Paisley is bidding for UK City of Culture 2021 as part of ambitious plans to use Paisley’s internationally significant collection of heritage and cultural

assets to transform its future. The 2021 Bid will create jobs, provide new opportunities for local business, and generate additional footfall in Paisley Town Centre as well as bring visitors to explore other assets in Renfrewshire.

**Simplified Planning Zones**

Renfrewshire Council designated Renfrew Town Centre as a Simplified Planning Zone, the first such Town Centre Simplified Planning Zone in Scotland. The Simplified Planning Zone Scheme will help to reduce vacancy further and offer flexibility to Renfrew’s businesses to grow and adapt, as well as encouraging new businesses to locate in the Town Centre.

**Table 2 : Centres Key Performance Indicators**

Indicator	Trend Direction
Paisley Strategic Centre Shopping Population	
Paisley Strategic Centre Vacancy Rate 2010-15	
Braehead Strategic Centre Shopping Population	
Braehead Strategic Centre Vacancy Rate 2010-15 * improved during 2015	
Other Town Centres Vacancy Rate	

**Renfrewshire’s Infrastructure**

Ensuring that people and places are well connected is important in delivering sustainable communities within Renfrewshire. Connection to travel and transport networks is a key factor for increasing access to employment and encouraging people to live, work and spend time within Renfrewshire.

Ensuring that people and places are well connected is key to the delivery of the Renfrewshire Local Development Plan Spatial Strategy and sustainable communities across Renfrewshire.

**City Deal**

In reviewing the Renfrewshire Local Development Plan, the Spatial Strategy and policy framework will require to support the delivery of the planned City Deal infrastructure investment to significantly enhance connectivity and economic development opportunities for existing and new businesses across Renfrewshire.

**Renewables**

The Renfrewshire Local Development Plan provides a flexible policy framework which supports the development of renewable and low carbon energy generating technologies in support of the Scottish Government’s renewable energy targets that by 2020, 30% of all Scottish energy needs will be generated from renewable sources

The Council is currently investigating opportunities to utilise District Heating Systems within existing and new developments, with new projects emerging across Renfrewshire which aim to transform our heat generation and heat use.

**North Renfrew Flood Prevention Scheme**

A new flood prevention scheme is now in place at North Renfrew. The £10m scheme comprises a 3 metre high embankment and a new underground pumping station. The embankment provides a barrier against direct flooding from the River Clyde. The new scheme is a major boost for the area and it will see an end to periodic flooding in the area.

**Waste Recycling**

Renfrewshire Council is complying with national targets of reducing waste by recycling or composting 70% of waste by 2025 and the amount of waste recycled (Paper, cardboard, plastics, metal and glass, food waste and garden waste) is continuing to rise each year. Details of this trend (Table 3) are shown in Appendix 1.

**Table 3: Infrastructure Key Performance Indicators**

Indicator	Trend Direction
Residential Properties at Risk of Coastal Flooding 2009-16	
Change (2012/14) for Household Waste Recycled by Renfrewshire Council	
Passenger numbers at Glasgow Airport 2010 / 2015	
Travel to work mode in Renfrewshire (2009-13)	

### Renfrewshire’s Places

The towns and villages of Renfrewshire provide attractive and pleasant places to live and work. Sustainability and Placemaking is central to the Renfrewshire Local Development Plan, which aims to deliver new housing and associated facilities/services in the right locations to assist economic growth and to support the housing need and demand of Renfrewshire.

To support the delivery of this, the Renfrewshire’s Places Residential Design Guide was published in 2015 which sets out the objectives of sustainable placemaking, design considerations and the process through which high quality design can be achieved.

### Renfrewshire’s Local Housing Strategy

Renfrewshire’s Local Housing Strategy sets out the vision for housing in Renfrewshire. It provides the framework to deliver new homes to meet the housing need and demand and informs future housing investment and related services. It sets Renfrewshire’s Housing Supply Targets along with ambitious plans to assist in the integration of health and social care, help tackle poverty, reduce homelessness and improve conditions in the private rented sector.

The Housing Land Requirements for the next Renfrewshire Local Development Plan are set in the Clydeplan Strategic Development Plan. The Renfrewshire Local Housing Strategy takes this into account and provides a local housing dimension which then has to be displayed spatially in the next Renfrewshire Local Development Plan.


The Renfrewshire Local Housing Strategy identifies affordability issues in North Renfrewshire (Erskine/Bishopton) and West Renfrewshire (villages to the west of Renfrewshire) particularly for younger and emerging households, as well as the older householders looking to downsize. The next

Renfrewshire Local Development Plan will aim to address this housing need through developing more balanced housing markets to achieve mixed sustainable communities throughout Renfrewshire. The Renfrewshire Main Issues Report will consult on the need for an Affordable Housing Policy for the next Renfrewshire Local Development Plan.

The Renfrewshire Local Housing Strategy details that there is no requirement at this time for an older person housing policy, to provide a percentage of units suitable for older people. The Council and Registered Social Landlord’s continue to work to develop proposals to reconfigure the existing housing stock and a new Affordable Housing Policy in the next Renfrewshire Local Development Plan would help address any potential need.

The Renfrewshire Local Housing Strategy also identifies a need for Gypsy/Traveller provision in Renfrewshire to be considered through the review of the next Renfrewshire Local Development Plan. This potential need will be consulted upon within the Renfrewshire Main Issues Report.

**Table 4 – Places Key Performance Indicators**

Indicator	Trend Direction
Population Projections 2012 to 2029	
Number of house sales in Renfrewshire between 2011/12 and 2014/15	
Number of private sector completions between 2012/13 and 2014/15	
Proportion of people in Renfrewshire in top 15% most deprived datazones in Scotland 2009-2015 (overall trend)	

**Renfrewshire’s Environment/Assets**

A Heritage Asset Strategy has been prepared for Paisley Town Centre. The focus of the Strategy is to harness the potential of the town’s historic assets. Paisley Town Centre, in particular, has a range of historic buildings, rich in terms of both architecture and history.

Renfrewshire also has a rich natural environment, providing pleasant living and working surroundings for local residents as well as offering green outdoor recreational spaces for the urban centres of Renfrewshire. The Gleniffer Braes Country Park and the Clyde-Muirshiel Regional Park also offer attractive recreational opportunities for those living out with Renfrewshire.

**Townscape Heritage Initiative / Conservation Area Regeneration Scheme**

Renfrewshire Council has been awarded £113,300 from the Heritage Lottery Fund to develop a new Townscape Heritage (TH) project for Paisley Town Centre. This will compliment the Town Centre Townscape Heritage Initiative (THI) / Conservation Area Regeneration Scheme (CARS), which has successfully invested £3m to restore a number of key assets, such as Paisley Arts Centre and deliver public realm improvements within the Town Centre.

**Restoration Projects**

A key achievement for Renfrewshire Council in recent years was the award winning restoration of the Grand Fountain in Fountain Gardens, Paisley. Another successful project is the restoration of the Category A listed building, the Russell Institute, in Paisley Town Centre. Restoration started in

November 2015. This will facilitate the re-use of this important building, providing flexible office space to accommodate a Skills and Employability Hub.

**Water Environment in Renfrewshire**




The Scottish Environment Protection Agency continues to seek the improvement in the condition of the Water Environment in Scotland. It is projected (from 2014 to 2021) that approximately 13% of the Surface Water within Renfrewshire will see an improvement in their condition.

**Outdoor Access Strategy in Renfrewshire**

Outdoors for You 2016 – 2026, an updated Outdoor Access Strategy was published for consultation early in 2016. This Strategy, will:

- improve health and well being;
- increase economic benefit;
- improve connectivity between people and places and
- aid responsible access for people and nature.

**Table 5 – Environment Key Performance Indicators**

Indicator	Trend Direction
Land within Green Belt 2006-2014	
Water Environment 13% of surface waters projected to improve between 2014 and 2021	
tCO2 emissions for Renfrewshire (within scope of influence of local authorities)	

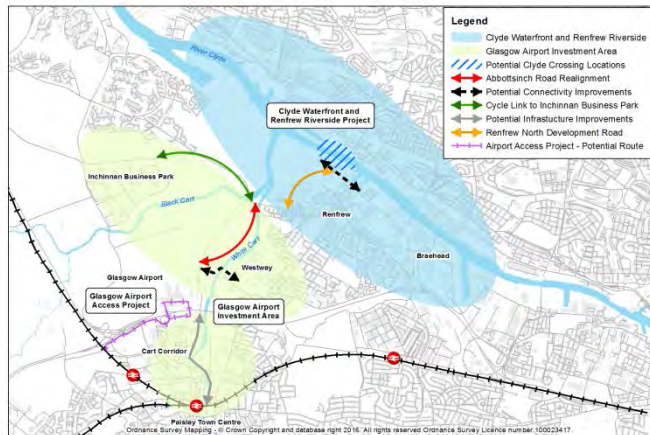
## Key Changes Since Publication of Current Local Development Plan

Publication of **Scottish Planning Policy (2014)** and the third **National Planning Framework (2014)**

**Clydeplan Strategic Development Plan Proposed Plan** published and once adopted will direct investment across the City Region



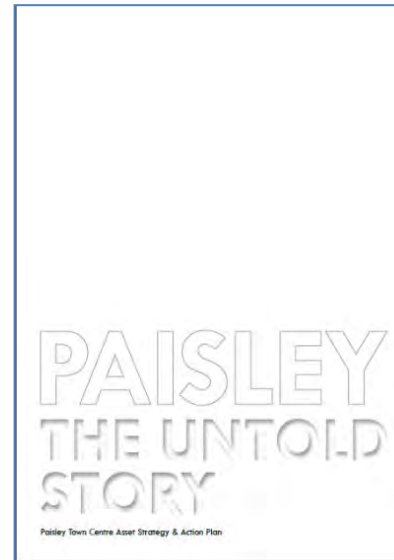
**£1.13 billion Glasgow City Region City Deal Investment Programme** will deliver three key projects in Renfrewshire: Glasgow Airport Access; Glasgow Airport Investment Area; and, Clyde Waterfront and Renfrew Riverside Project.



**Town Centre Strategies and Action Plans** being delivered for Renfrewshire's Town Centres.



**£90 million Paisley Town Centre Heritage Asset Strategy and 2021 Bid for City of Culture** will utilise the world class standard of Paisley's built and cultural heritage to provide a framework for investment to drive regeneration



**£200 million Master plan** to regenerate Braehead Centre approved by Renfrewshire Council



Ambitious proposals launched for a **£15million regional sports facility** that will assist the ongoing transformation of Ferguslie Park



First **Simplified Planning Zone** in Scotland for over 20 years delivered for **Hillington Business Park** and Scotland's first **Town Centre Simplified Planning Zone** delivered for **Renfrew**.



**New Local Housing Strategy** sets new **Housing Supply Targets** for Renfrewshire



**Scottish Government's new £50 million infrastructure fund** which local authorities can use to help unlock strategic housing sites and increase the scale of housing delivery

Delivered **172 new homes** in **Paisley Town Centre** through the redevelopment of key sites at Cotton Street and the former Arnotts site on Gauze Street



New homes, facilities and services continue to be delivered at **Bishopton Community Growth Area**



Publication of Renfrewshire's **Housing Land Supply Supplementary Guidance** providing a framework to support new residential development.

**Renfrewshire's Places Guidance** prepared to encourage best practice and high quality design.



**First Transition Area Development Guide** prepared for Erskine Riverfront



Since 2011, around **£6 million** has been spent on delivering **Green Network Projects** across Renfrewshire

**New Renfrewshire Outdoor Access Strategy 2015-25**



An aerial photograph of an industrial and residential area. In the foreground, there are several large industrial buildings with grey roofs, parking lots filled with cars, and a road with a roundabout. A river flows through the middle ground, with more industrial buildings on the opposite bank. In the background, a dense residential area with many houses and several tall apartment buildings is visible. The text "SECTION 2 POLICY AND SUPPLEMENTARY GUIDANCE REVIEW" is overlaid in white, bold, sans-serif font on the left side of the image.

# SECTION 2 POLICY AND SUPPLEMENTARY GUIDANCE REVIEW

## Performance of the Renfrewshire Local Development Plan

This section of the Monitoring Statement will review the Local Development Plan Spatial Strategy, together with the policies of the current Plan and the New Development Supplementary Guidance.

An assessment was undertaken of each policy and associated guidance, to examine policy use and to identify any issues in the application of the policies.

A review has also been undertaken into what policy changes have occurred since the preparation of the Renfrewshire Local Development Plan, including the publication of the revised Scottish Planning Policy, National Planning Framework 3 and the Clydeplan Strategic Development Plan Proposed Plan.

This review highlighted gaps and areas of policy where updates would be required to ensure Renfrewshire Local Development Plan policy is in line with these national and strategic documents.



## Local Development Plan Objectives

The current policies and proposals in the Renfrewshire Local Development Plan are structured around five themes. Under each theme key objectives are identified, these are listed below:

### Economy

- 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;

### Centres

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

### Infrastructure

- Development locations supported by existing or planned physical infrastructure and services;
- A framework for local solutions to energy needs, waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy;
- Measures to reduce and mitigate the effects of climate change;

### Places

- 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;

### Environment

- 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; and,
- Measures to reduce and mitigate for the effects of climate change.

### The Next Local Development Plan

The next Renfrewshire Local Development Plan is likely to be structured around the same five themes. It is unlikely that there will be significant changes to these objectives.

It is considered that the objectives are still relevant and cover the key issues that the policies in the Renfrewshire Local Development Plan are required to address.

However, the Local Development Plan Objectives will be reviewed through the Renfrewshire Local Development Plan Main Issues Report and through consultation and engagement. This will assist in confirming whether the objectives are still relevant or require changes, additions or deletions.

## Review of Local Development Plan Spatial Strategy

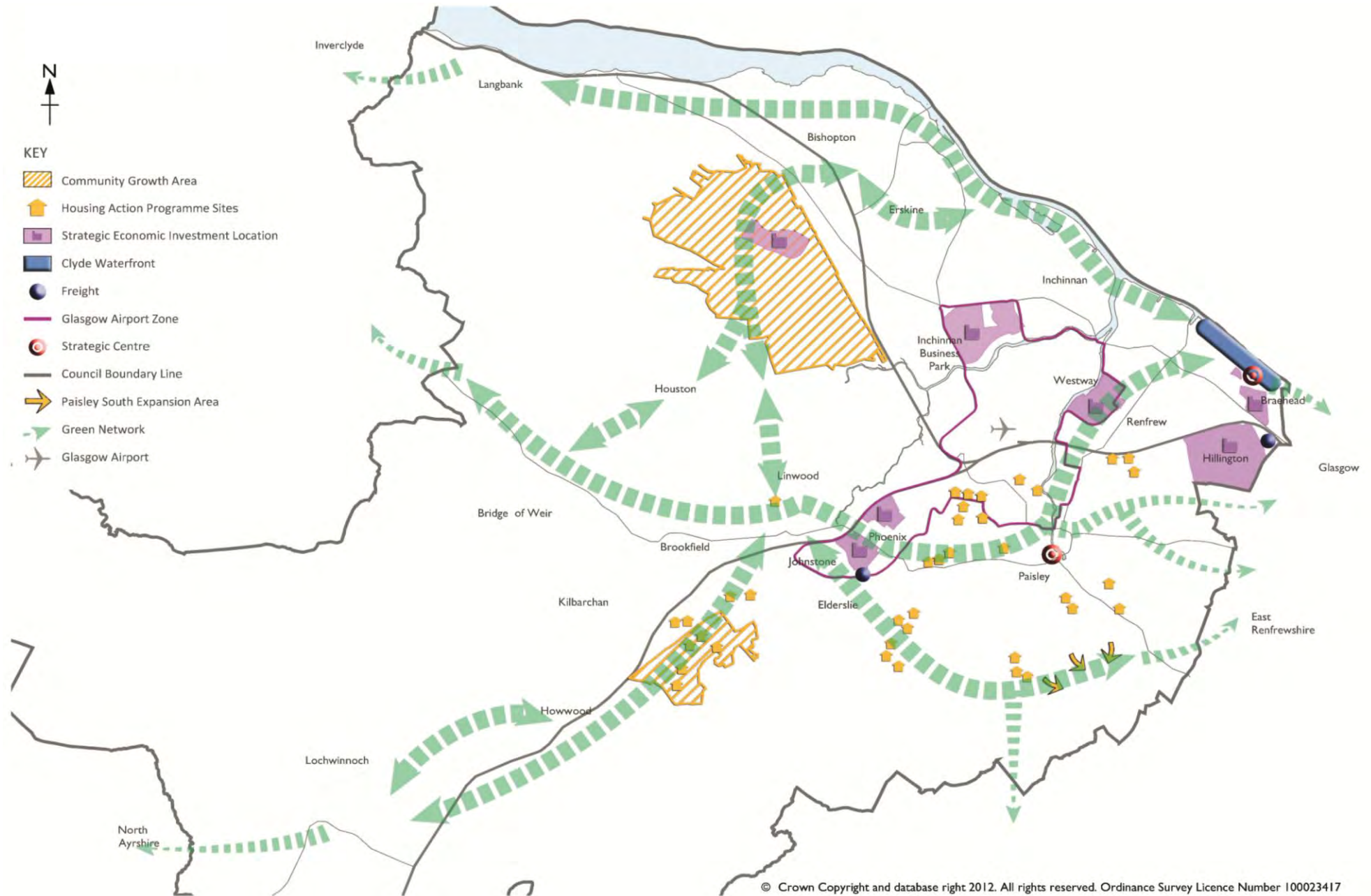
The aim of the Spatial Strategy set out in the Renfrewshire Local Development Plan is to promote sustainable economic growth by identifying opportunities for change and supporting investment which helps to regenerate, create and enhance communities and places, providing high quality new development in appropriate locations. Figure 2 illustrates the current Renfrewshire Local Development Plan Strategy.

It is considered that the main components of the Spatial Strategy remain relevant to the delivery of sustainable economic growth in Renfrewshire. The Spatial Strategy will also be consulted upon in the Renfrewshire Local Development Plan Main Issues Report in order to set the context for the next Local Development Plan. The existing focus of the Strategy to deliver place making and sustainable economic growth will continue to be important and will be enhanced by the following key opportunities:

- Renfrewshire's Glasgow City Region City Deal projects
- Town Centre Strategies
- Paisley City of Culture 2021 Bid
- A range and choice of housing across Renfrewshire
- Proposals to regenerate Ferguslie Park in Paisley creating a new regional sports facility



Figure 2 – Renfrewshire Local Development Plan Spatial Strategy

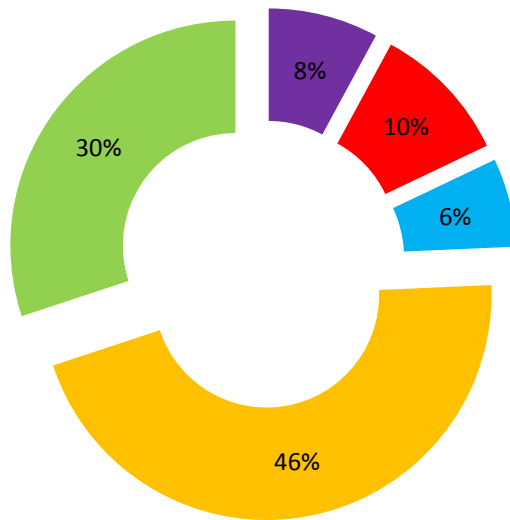


## Local Development Plan Policy Use

The policy analysis demonstrates that most of the current Local Development Plan policies are well used. Figure 3 shows the thematic breakdown of policy use and illustrates that almost half of the planning applications received are assessed against the policies within the Places section.

Figure 3 - Renfrewshire Local Development Plan - Policy Use by topic

■ Economy ■ Centres ■ Infrastructure ■ Places ■ Environment



## Renfrewshire Local Development Plan Policy Review

Table 6 below records the frequency of use of Renfrewshire Local Development Plan policies and includes a general comment on their continued applicability. On this basis, potential amendments have been identified, with a recommendation on whether the policy should be retained or modified in the next Renfrewshire Local Development Plan. This review in addition to feedback received from Key Agencies and internal Council services, suggests that there are no significant gaps or fundamental changes required to existing policies. Potential significant changes will be consulted upon through the Renfrewshire Local Development Plan Main Issues Report.

Table 6 –Renfrewshire Local Development Plan Policy Review - Economy

Policy Reference	Number of times used	Comments on policy use	Are Any Changes Required?	Inclusion in next LDP?	Amend Policy?	Main Issue?
<b>Economy</b>						
<b>E1 – Renfrewshire’s Economic Investment Locations</b>	94	No issues in terms of policy use.	Changes will be required to reflect Clydeplan Strategic Development Plan Proposed Plan in respect of the Strategic Economic Investment Location’s to ensure the maps and diagrams are consistent and show boundary changes at Glasgow Airport Investment Area Strategic Economic Investment Location and the addition of a Strategic Freight Hub at Burnbrae Linwood. Changes required to Figure 6 in the Renfrewshire Local Development Plan to update Role & Function and challenges & opportunities at each Strategic Economic Investment Location.	Yes	Minor	No
<b>E2 – Glasgow Airport Investment Zone</b>	10	No issues in terms of policy use.	Policy to be replaced by new Glasgow City Region City Deal policy which will include the Glasgow Airport Investment Area.	To be replaced by City Deal Investment Policy	New Policy	Yes
<b>E3 – Transition Area</b>	51	No issues raised in respect of the policy itself.	Minor changes needed to Figure 9 of Renfrewshire Local Development Plan to update opportunities at each Transition Area.	Yes	No	No
<b>E4 - Tourism</b>	10	No issues raised in respect of the policy itself.	This policy will be required to reflect both the Tourism Development Framework for Scotland and the Local Tourism Strategy. Paisley Strategic Town Centre requires to be updated in Figure 11 of the Renfrewshire Local Development Plan to reflect the Heritage Asset Strategy and the City of Culture 2021 Bid.	Yes	Minor	No
<b>E5 – Glasgow Airport Operational Land</b>	13	No issues raised in respect of the policy itself.	Need to update proposals maps to reflect Glasgow Airport Investment Area Glasgow City Region City Deal project.	Yes	No	No

Table 6 – Renfrewshire Local Development Plan Policy Review - Centres

Policy Reference	Number of times used	Comments on policy use	Are Any Changes Required?	Inclusion in next LDP?	Amend Policy?	Main Issue?
<b>Centres</b>						
<b>C1 – Renfrewshire Network of Centres</b>	234	No issues in terms of policy use.	<p>Minor changes required to wording to reflect the Town Centres First principle in line with Scottish Planning Policy (paragraphs 58-60). Change required to Figure 11 of the Renfrewshire Local Development Plan to update role and function and challenges and opportunities of each centre, including Paisley Town Centre Heritage Asset Strategy. Figure 11 requires to be updated to identify Linwood as a Core Town Centre.</p> <p>Braehead will remain as a Strategic Centre and the emphasis will continue to be on a framework for the delivery of the masterplan to support the development of the place, the regeneration outcomes and delivery of the town centre character, in line with Clydeplan Strategic Development Plan.</p>	Yes	Minor	No
<b>C2 – Development Outwith the Network of Centres</b>	27	No issues in terms of policy use.	Broaden policy scope to ensure it applies to the full range of town centre uses set out in Scottish Planning Policy including offices, community and cultural facilities and uses which attract significant numbers of people.	Yes	Yes	No



Table 6 – Local Development Plan Policy Review – Infrastructure

Policy Reference	Number of times used	Comments on policy use	Are Any Changes Required?	Inclusion in next LDP?	Amend Policy?	Main Issue?
<b>Infrastructure</b>						
<b>I1 - Connecting Places</b>	14	No issues in terms of use	Update policy to ensure digital connectivity is identified as a key consideration for Renfrewshire’s investment locations alongside access and connectivity to walking, cycling and public transport networks.	Yes	Yes	No
<b>I2 - Freight</b>	0	No recent freight Developments	Burnbrae Linwood Strategic Freight Hub will be included to reflect Clydeplan Strategic Development Plan Proposed Plan. This policy needs strengthened to safeguard and promote investment in the Strategic Freight Transport Hubs in line with Clydeplan Strategic Development Plan Proposed Plan.	Yes	Minor	No
<b>I3 – Potential Transport Improvements</b>	2	Limited use	This policy is not required. The proposed transport improvements are being addressed through other mechanisms.	No	Minor (if included in LDP2)	No
<b>I4 –Fastlink</b>	12	No issues in terms of use	No changes required	Yes	No	No
<b>I5 – Flooding and Drainage</b>	35	No issues in terms of use.	Minor wording changes to reflect (Paragraph 262) of Scottish Planning Policy regarding the protection of land with the potential to contribute to the management of flood risk. Need to reflect other plans and guidance including: the new River Basin Management Plan 2015-2027, the Local Flood Risk Management Plan and SEPA’s Development Plan Guidance on Flood Risk.	Yes	Minor	No
<b>I6 – Renewable and Low Carbon Energy Developments</b>	11	No issues in terms of use.	Update development criteria in line with Paragraph 169 of Scottish Planning Policy. New Supplementary Guidance required in relation to wind turbine development and solar farms. Additional Guidance is required to support the delivery of Heat Networks.	Yes	Yes	Yes
<b>I7 – Low Carbon Developments</b>	0	Under review	Requirement for policy under review. Closely related to the requirements of Building Standards addressed through Building Warrant Process.	Under Review	No	No
<b>I8 – Waste Management</b>	1	Limited use	Update policy to support opportunities for integrating energy and waste innovations within business environments.	Yes	Minor	No

Table 6 – Renfrewshire Local Development Plan Policy Review – Places

Policy Reference	Number of times used	Comments on policy use	Are Any Changes Required?	Inclusion in next LDP?	Amend Policy?	Main Issue?
<b>Places</b>						
<b>P1 – Renfrewshire’s Places</b>	1110	No issues in terms of policy use.	The policy is in line with the relevant guidance and policies of the Scottish Government in terms of Placemaking.	Yes	No	No
<b>P2 – Housing Land Supply</b>	0	No Issues raised in respect of the policy.	The Housing Land Supply Supplementary Guidance was approved in December 2015. This policy will remain to support the framework to allow additional effective sites to be brought forward should a 5 year effective supply not be maintained.	Yes	Minor	Yes
<b>P3 – Additional Housing Sites</b>	7	No issues in terms of policy use.	<p>The progress of the existing sites released through this policy is shown in Appendix 2.</p> <p>The Renfrewshire Local Housing Strategy identifies a need for affordable housing primarily in north and west Renfrewshire. The Renfrewshire Main Issues Report will consult on the requirement for an affordable housing policy.</p> <p>The current Renfrewshire Local Development Plan does not include a developer’s contribution policy. The Main Issues Report will consult on the need for a developer’s contribution policy.</p> <p>Through the review of the current Renfrewshire Local Development Plan, there will be consideration given to the need to provide a site for Gypsy/Travellers. A policy on small, privately owned Gypsy Traveller and travelling showpeople sites will also be considered.</p>	Yes	No	Yes
<b>P4 – Housing Action Programme Sites</b>	4	No issues in terms of policy use.	Renfrewshire Council have taken a proactive role to promote the opportunities provided by these sites and has committed funding to establish the infrastructure requirements to promote development. The progress of these sites is shown in Appendix 2.	Yes	No	No

Places						
<b>P5 – Community Growth Areas</b>	21	No issues in terms of policy use.	May need updated to reflect progress at Community Growth Areas. This will be consulted upon through the Renfrewshire Main Issues Report.	Yes	No	Yes
<b>P6 – Paisley South Expansion Area</b>	1	No issues raised in respect of the policy.	The future strategy for development at Paisley South will be considered within the Renfrewshire Main Issues Report and the policy updated where necessary.	Under Review	Under Review	Yes
<b>P7 – Green Network</b>	1	No issues raised in respect of the policy. Seems to be underused although detailed development criteria is in New Development Supplementary Guidance.	Update policy to make specific reference to the need to safeguard access rights and core paths in line with Paragraph 224 of Scottish Planning Policy and Core Path Plan.	Yes	Minor	No
<b>P8 – Open Space</b>	5	No issues raised in respect of the policy.	Update policy in line with Scottish Planning Policy to safeguard Outdoor Sports Facilities and existing allotments.  In line with Paragraph 224 of Scottish Planning Policy open space requires to be identified and protected in the Renfrewshire Local Development Plan as valued and functional or capable of being brought back into use to meet local needs.	Yes	Minor	No

Table 6 – Renfrewshire Local Development Plan Policy Review – Environment

Policy Reference	Number of times used	Comments on policy use	Are Any Changes Required?	Inclusion in next LDP?	Amend Policy?	Main Issue?
<b>Environment</b>						
<b>ENV1 – Green Belt</b>	70	No issues in terms of policy use.	Policy aligned with Scottish Planning Policy and Strategic Development Plan. Some small revisions and amendments required to guidance in the Renfrewshire Local Development Plan New Development Supplementary Guidance.	Yes	No	No
<b>ENV2 Natural Heritage</b>	101	No issues in terms of policy use.	<p>No significant changes to policy required, some minor wording changes to reflect:</p> <ul style="list-style-type: none"> <li>• Scottish Planning Policy principles now include: protecting, enhancing and promoting access to natural heritage including green infrastructure</li> <li>• Requirements set out in Clydeplan’s Forestry and Woodland Strategy (2016) which will meet requirements of Scottish Planning Policy by referring to National Control of Woodland Removal Policy and includes a presumption in favour of protecting woodland. Removal is only permitted where it achieves significant and clearly defined public benefits. This will be encompassed in the Renfrewshire Local Development Plan and Supplementary Guidance.</li> <li>• Wild Land Mapping in Clyde Muirshiel Regional Park – potentially this includes only a very small area near Hill of Stake. Scottish Planning Policy requires plans to safeguard the character of areas of wild land. (paragraph 200)</li> <li>• Scottish Natural Heritage’s Carbon and Peatland (2014) mapping which assists in identifying peat and other carbon rich soil. Additional Guidance may be required in Renfrewshire Local Development Plan New Development Supplementary Guidance.</li> </ul>	Yes	Minor	No
<b>ENV3 – Built Heritage</b>	177	No issues in terms of policy use.	<p>Support for Paisley 2021 City of Culture Bid and Heritage Asset Strategy within the text of plan but no changes required to policy.</p> <p>Updated Conservation Management Plan for Paisley Conservation Area needs to be reflected in the Supplementary Guidance.</p>	Yes	No	No

Environment						
<b>ENV4 – The Water Environment</b>	4	No issues in terms of policy use.	<p>Need to reflect new and emerging plans including: the new River Basin Management Plan for the Scotland River Basin district 2015-2027; Local Flood Risk Management Plan and emerging Regional Marine Plan.</p> <p>Policy to be updated to strengthen the promotion and protection of the Blue Networks. Also, Blue Networks to be identified on Spatial Strategy Diagram.</p> <p>In preparing the Proposed Local Development Plan a map will be produced which identifies blue networks, overlain with the River Basin Management Plan status of the water environment. This diagram will identify those parts of the water environment that require protection and those that will be subject to improvement under the River Basin Management Plan.</p>	Yes	Minor	No
<b>ENV5 – Air Quality</b>	2	No issues in terms of policy use.	<p>Need to reflect requirements of ‘Cleaner Air for Scotland – The Road to a Healthier Future (November 2015) and the designation of Renfrew &amp; Johnstone Town Centres as Air Quality Management Areas.</p> <p>Air quality along the M8 motorway (from the Glasgow Airport area to the Braehead junction) has also been the subject of further monitoring. It may be designated an air quality management area within the timeframe of the next Local Development Plan depending on the outcome of this investigation.</p> <p>Air Quality Management Areas to be identified on proposals map and policy to be amended to ensure that an air quality assessment is undertaken for development proposals within these areas or significant developments nearby.</p> <p>Renfrewshire wide Air Quality Action Plan being drafted for the end of next year. These details will be set out in the Supplementary Guidance.</p>	Yes	Yes	No

## Renfrewshire New Development Supplementary Guidance Review

The following table reviews the current Renfrewshire Local Development Plan’s New Development Supplementary Guidance in terms of its scope and detail. Potential changes have been identified, with a recommendation on whether the guidance should be retained, supplemented or modified in the New Development Supplementary Guidance Review. This review shows that only a small number of amendments and additions are required to the guidance.

**Table 7 – Renfrewshire New Development Supplementary Guidance Review – Delivering the Economy Strategy**

New Development Supplementary Guidance Review	
Delivering the Economy Strategy	
General Comments	Potential Guidance Updates
<p><b>No significant changes required -</b></p> <p><b>Minor amendments &amp; additions required to strengthen guidance in the following areas:</b></p>	<p>Strengthen Supplementary Guidance development criteria under the following themes to reflect new and updated legislation, policy guidance and strategies.</p> <p><b>Strategic Economic Investment Locations</b> Amend Supplementary Guidance to reflect the Proposed Strategic Development Plan in relation to the Glasgow City Region City Deal.</p> <p><b>Tourism</b> Strengthen Supplementary Guidance development criteria linked with the Tourism Development Framework.</p> <p><b>Glasgow City Region City Deal</b> Develop Supplementary Guidance in support of potential Glasgow City Region City Deal investment policy in the new Local Development Plan.</p> <p><b>Economic Development Criteria</b> Update economic development criteria to reflect forthcoming ‘Implementation of Net Economic Benefit Planning Guidance’ should this be adopted prior to the publication of the proposed Renfrewshire Local Development Plan.</p> <p>Guidance to encourage opportunities for home-working, live-work units, micro-businesses and community hubs.</p>

Table 7 – Renfrewshire New Development Supplementary Guidance Review – Delivering the Centres Strategy

New Development Supplementary Guidance Review	
Delivering the Centres Strategy	
General Comments	Potential Guidance Updates
<p><b>No significant changes required –</b></p> <p><b>Minor amendments &amp; additions to strengthen guidance in the following areas:</b></p>	<p>Strengthen Supplementary Guidance development criteria under the following themes to reflect new and updated legislation, policy guidance and strategies.</p> <p><b>Centre Development Criteria</b> Amend the Supplementary Guidance to reflect Scottish Planning Policy’s focus on Town Centres First, and specifically for Paisley Town Centre in support of the Heritage Asset Strategy and 2021 Bid for City of Culture.</p> <p><b>Development Out with the Network of Centres</b> Broaden scope to ensure guidance applies to the full range of town centre uses set out in Scottish Planning Policy including offices, community and cultural facilities and uses which attract significant numbers of people.</p>

Table 7 – Renfrewshire New Development Supplementary Guidance Review – Delivering the Infrastructure Strategy

New Development Supplementary Guidance Review	
Delivering the Infrastructure Strategy	
General Comments	Potential Guidance Updates
<p><b>No significant changes required -</b></p> <p><b>Minor amendments &amp; additions required to strengthen guidance in the following areas:</b></p>	<p>Strengthen Supplementary Guidance development criteria under the following themes to reflect new and updated legislation, policy guidance and strategies.</p> <p><b>Connecting Places Development Criteria</b> Add guidance with regards to the process for receiving Roads Construction Consent (RCC) in line with Scottish Planning Policy and the National Roads Development Guide 2014, in line with Renfrewshire Places.</p> <p><b>Flooding and Drainage</b> Need to reflect SEPA’s Development Plan Guidance on Flood Risk, the emerging Local Flood Risk Management Plan and the River Basin Management Plan for the Scotland River Basin district 2015-2027 within guidance.</p> <p><b>Renewable and Low Carbon Technologies</b> Guidance needs strengthened in relation to Scottish Planning Policy encouragement of other renewable resources, including heat networks and Solar Farms.</p> <p>Update development criteria for energy infrastructure developments in line with Paragraph 169 of Scottish Planning Policy.</p> <p><b>Supporting Digital Connectivity</b> New Supplementary Guidance required to reflect National Planning Framework 3 and Scottish Planning Policy with regards to digital connectivity. Guidance to encourage developers to explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development. Additional development criteria required for communications equipment in line with Scottish Planning Policy.</p> <p><b>Electric Vehicle Charging Points</b> Additional guidance required in relation to the provision of Electric Vehicle Charging Points</p>



Table 7 – Renfrewshire New Development Supplementary Guidance Review – Delivering the places Strategy

New Development Supplementary Guidance Review	
Delivering the Places Strategy	
General Comments	Potential Guidance Updates
<p><b>No significant changes required -</b></p> <p><b>Additions required to strengthen guidance in the following areas:</b></p>	<p>Strengthen Supplementary Guidance development criteria under the following themes to reflect new and updated legislation, policy guidance and strategies.</p> <p><b>Places Development Criteria</b> Strengthen Places Development Criteria in line with Renfrewshire Places.</p> <p><b>Affordable Housing Policy</b> Additional guidance would be required to support an affordable housing policy depending on the outcome of Renfrewshire Local Development Plan Main Issues Report consultation.</p> <p><b>Developers Contribution Policy</b> Additional guidance would be required to support a developers’ contribution policy should consultation on the Renfrewshire Local Development Plan Main Issues Report identify a need for a policy.</p> <p><b>Gypsy / Travellers and Travelling Showpeople</b> Consider the need for Gypsy/ Traveller and Travelling Showpeople provision in Renfrewshire</p> <p><b>Green Network</b> Update guidance to safeguard access rights and core paths in line with Paragraph 224 of Scottish Planning Policy.</p> <p><b>Open Space</b> Update guidance in line with Scottish Planning Policy to safeguard Outdoor Sports Facilities and existing allotments. Update guidance to protect identified areas of open space as valued and functional or capable of being brought back into use to meet local needs. Guidance to encourage temporary greening and community growing in line with Scottish Planning Policy.</p>

Table 7 – Renfrewshire New Development Supplementary Guidance Review – Delivering the Environment Strategy

New Development Supplementary Guidance Review	
Delivering the Environment Strategy	
General Comments	Potential Guidance Updates
<p><b>No significant changes required -</b></p> <p><b>Minor amendments and additions required to strengthen guidance in the following areas:</b></p>	<p>Strengthen Supplementary Guidance development criteria under the following themes to be consistent with and to reflect new and updated legislation, policy guidance and strategies.</p> <p><b>Green Belt Development Criteria</b> Provide additional Supplementary Guidance criteria to cover the scales and types of development that are appropriate within the Green Belt, in line with Scottish Planning Policy. For example, retail is related to horticulture and market assessment.</p> <p><b>National Designations</b> The need to safeguard the character of areas of wild land.</p> <p><b>Mineral extraction</b> Strengthen criteria for mineral extraction proposals in line with Scottish Planning Policy. The Supplementary Guidance also needs to be consistent with and reflect the requirements of the following:</p> <p><b>Built Heritage – Conservation Areas</b> Updated Conservation Management Plan for Paisley Conservation Area. Guidance to promote retention of unlisted buildings in Conservation Areas where they make an important contribution to the character of the area.</p> <p><b>Scheduled Ancient Monuments</b> Procedural changes - Scottish Ministers approval required if a development proposal has a direct impact on Scheduled Ancient Monuments.</p> <p><b>Gardens and Designated Landscapes</b> Guidance currently provided in Scheduled Ancient Monuments and Archaeological Sites section of Supplementary Guidance. Separate guidance for garden and designated landscapes to be prepared.</p>

**The Water Environment**

Include additional guidance to reflect the priorities of the River Basin Management Plan for the Scotland River Basin district 2015 2027, where appropriate.

Include additional guidance in relation to the emerging Local Flood Risk Management Plan.

Circular 1/2015: The Relationship Between the Statutory Land Use Planning System and Marine Planning and Licensing will require to be reflected.

Include additional guidance in relation to the emerging Regional Marine Plan.

**Proposed Renfrewshire Air Quality Action Plan**

The priorities of the emerging Air Quality Action Plan will require to be addressed in guidance.

**Trees, Woodland and Forestry**

Any additional priorities, spatial requirement and/or guidance set out in the Clydeplan Forestry and Woodland Strategy (2016) will require to be addressed in guidance.

**Air Quality**

The requirements of ‘Cleaner Air for Scotland’ (CAFS) – The Road to a Healthier Future (Nov 2015) and consistency with CAFS objectives identified in guidance. Air Quality Management Areas to be identified on proposals map and guidance to be amended to ensure that an air quality assessment is undertaken for development proposals within these areas or significant developments nearby.

**Contaminated Land**

Guidance to be updated to make reference to radioactive contaminated land.

**Hazardous Substances**

Guidance updated in line with Circular 3/2015 – Planning Controls for Hazardous Substances.

**Environmental Impact Assessments (EIA)**

New guidance on integrating Environmental Impact Assessment into Development Management in line with PAN 1/2013: Environmental Impact Assessment.

**Carbon and Peatland**

To reflect Scottish Natural Heritage’s Carbon and Peatland (2014) mapping in identifying peat and other carbon rich soil. Additional Guidance may be required in Renfrewshire New Development Supplementary Guidance.

# SECTION 3 PRE – MAIN ISSUES REPORT CONSULTATION ACTIVITIES



## Pre-Main Issues Report Consultation

As part of the preparation of the Renfrewshire Local Development Plan Main Issues Report and Environmental Report, various methods of consultation and engagement have been used to ensure a wide range of stakeholders are engaged in the plan preparation process.

### Suggestions for Land Use Change Exercise 2015

Renfrewshire Council carried out a ‘Suggestions for Land Use Change’ exercise in 2015. This allowed any interested party to identify sites for potential inclusion in the next Renfrewshire Local Development Plan.

56 sites were submitted through this exercise for consideration. A series of one to one meetings were held early in 2016 with developers to discuss how the proposed sites could add to Renfrewshire as a place.



## Developers Day

Renfrewshire Council held a Developers Day in October 2015. The Developers Day offered an opportunity to provide updates on the Development Plan and the Council’s framework for investment to a range of stakeholders. The event used collaborative working to



promote the Council’s ‘open for business’ approach. This approach has been included as a best practice example in the Scottish Government’s Housing and Infrastructure Planning Advice Note and proved to be an effective tool to engage with a range of stakeholders in the plan



preparation process, as well as the planning application, building standards and roads construction consent process.

### One to One Meetings

In early 2016 the Council held a number of one to one meetings over an eight week period with a wide range of stakeholders including Key Agencies, land owners, developers, and local businesses.



Officers also attended a number of meetings with Local Housing Associations, in support of the preparation of the Renfrewshire Local Housing Strategy and the next Strategic Housing Investment Plan as well as the Renfrewshire Local Development Plan Main Issues Report.

One to one meetings are a very effective tool in engaging with stakeholders in the process, as the meetings provided officers and stakeholders the opportunity to have detailed discussions centred around placemaking, emerging main issues, specific interests, resources, infrastructure requirements and timescales.

Following the one to one meetings a questionnaire was issued to all the attendees to find out how they had found this approach. This approach was positively received and it was indicated that this is a best practice example which should be utilised by other Local

Authorities to ensure positive engagement early in the planning process. A number of comments received include:

***‘Good to get an update on timescales and likely issues that the new plan will need to consider’ and ‘Informative but also had opportunity to raise some of our early thoughts in an informal manner’ .***

### Local Housing Strategy Consultation

The draft Local Housing Strategy was published for consultation from November 2015 to March 2016. The Renfrewshire Local Housing Strategy consultation process gave an ideal opportunity to engage with a wider audience. Planning officers attended a series of community drop in sessions to raise awareness about potential emerging Renfrewshire Local Development Plan Main Issues Report and to help identify main issues and opportunities for investment across Renfrewshire.

### Housing Providers Forum

This forum covered a range of housing related topics and was attended by a number of key stakeholders including Local and National Housing Associations, Scottish Government and Residents Associations. Officers gave a presentation on the review of the Renfrewshire Local Development Plan which allowed for discussion on key planning issues and opportunities to better integrate the Local Housing Strategy and the Local Development Plan. The presence of planning officers enabled discussion on the future delivery of housing sites and was well received by those who attended the Forum.

### Community Planning Conference

Officers attended Renfrewshire Council’s annual Community Planning Conference events which were held across Renfrewshire early 2016. Attendance at the conference enabled awareness raising of the review of the Renfrewshire Local Development Plan and allowed engagement with a wider range of community groups and organisations to identify key issues and priorities for development and regeneration across Renfrewshire.



### Meeting Local Community Groups

Planning officers met with a range of community groups on a regular basis including Community Councils, Development Trusts and other local groups such as Johnstone Business Consortium, to gather the views and ideas of the local community. This has been used to inform this Monitoring Statement and the emerging issues for the Renfrewshire Local Development Plan Main Issues Report.

### Town Centre Strategy and Action Plan Consultation

Consultation on Draft Centre Strategies and Action Plans took place between 14 August 2015 to 6 November 2015. A number of responses were received from individuals, statutory consultees, local businesses and Community Councils. The comments received during both consultations are being taken into consideration when preparing the Finalised Centre Strategies and have also been used to inform the Renfrewshire Local Development Plan Main Issues Report.



Renfrewshire centres strategy (draft)

**Johnstone**



## Erskine Town Centre Charrette

In February 2016 a series of workshops took place within Erskine Town Centre which ended with a public exhibition on the community's ideas and priorities for improvement within the Town Centre and the Clyde Water Front.

Comments and ideas were posted on facebook and residents, school pupils, and businesses gave their ideas on a number of themes affecting the future of Erskine Town Centre, which include: the town centre, parks and greenspace, land and property, and setting priorities.

The Charrette was well received by the local community and proved to be an effective tool in sharing ideas and engaging with a wide range of stakeholders.

The outcomes from the Charette informed the Town Centre Strategy for Erskine as well as helping to inform the next Renfrewshire Local Development Plan.





# SECTION 4 EMERGING ISSUES



## Emerging Issues

Monitoring the performance of the Renfrewshire Local Development Plan has been undertaken by collating and analysing available data, survey work, statistical evidence and information from consultation with external partners, internal Council Services, Community Groups and Key Stakeholders.

### Supporting the Delivery of New Housing

The current Renfrewshire Local Development Plan identified Additional Housing Sites, through Policy P3, and Housing Action Programme Sites, through Policy P4. Progress has been made on a number of these sites and some of the sites are now complete delivering new homes. However, progress on some sites has been slower than anticipated (more detail is provided in Appendix 2). It is clear from this review that more needs to be done by developers to deliver their sites, particularly for sites that haven't progressed.

The Council are working with housing partners to deliver new homes through the new Renfrewshire Strategic Housing Investment Plan and are continuing to facilitate the delivery of Housing Action Programme sites to ensure Renfrewshire has an effective supply of housing land across all housing market areas.

Renfrewshire Council are exploring opportunities to utilise the Scottish Government's new £50 million infrastructure fund to help unlock strategic housing sites and increase the scale of housing delivery across Renfrewshire.



## Providing an Effective Housing Supply

Renfrewshire Council is committed to boost the population of Renfrewshire by 5% by 2023 in order to support the local economy and the provision of local services. To achieve this, the right type of housing needs to be delivered in the right locations, creating strong sustainable communities and attractive places across Renfrewshire.

The delivery of an effective supply and a range and choice of housing to meet the need and demand across Renfrewshire is again a Main Issue in the review of the Renfrewshire Local Development Plan.

The Glasgow and the Clyde Valley Housing Need and Demand Assessment estimates the number of additional homes and likely tenure required to meet housing need and demand.

Housing Supply Targets are set in Clydeplan Strategic Development Plan, taking account of the estimates from the Housing Need and Demand Assessment as well as both policy and practical considerations.

Housing Supply Targets are translated at the local level in the Renfrewshire Local Housing Strategy. The Renfrewshire Local Housing Strategy sets the Housing Supply Targets in terms of affordable sector (social rent, mid-market rent, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy) and private sector (owner occupied and private rent).

The Housing Land Requirements that the next Renfrewshire Local Development Plan is required to meet are:

- **200 units per annum for Affordable Housing** which reflects a balance between the total identified housing needs, with the resources available and what may be realistically deliverable ; and,
- **550 units per annum for Private Housing** which reflect Renfrewshire’s ambitions for population and economic growth, Glasgow City Region City Deal Investment and previous trends of private sector development.

In meeting these requirements the Renfrewshire Local Development Plan’s Spatial Strategy will look to help regenerate, create and enhance communities and places, providing high quality new development in appropriate locations.



### Potential Affordable Housing Policy

The current Renfrewshire Local Development Plan does not include an affordable housing policy. However, feedback received during the Pre-Main Issues Report Consultation and evidence set out in the Renfrewshire Local Housing Strategy identifies an affordable housing need within North Renfrewshire (Erskine and Bishopton) and West Renfrewshire (Houston, Bridge of Weir, Kilbarchan and other villages).

The Renfrewshire Local Housing Strategy identifies a lack of appropriate affordable housing options to meet the needs in these local housing market areas.

The Renfrewshire Local Development Plan Main Issues Report will require to put forward a proposal for an affordable housing policy. Initial discussions have taken place with Homes for Scotland and other key housing stakeholders who are keen to work with the Council to develop a policy that would work in practice for Renfrewshire and the house building industry.



### Potential Developers Contribution Policy

The current Renfrewshire Local Development Plan does not include a Developer's Contribution Policy. Pre Main Issues Report discussion raised questions regarding school capacity issues as well as roads capacity issues.

Including a Developers Contribution Policy in the Renfrewshire Local Development Plan may, potentially, be a way to help make some developments like this happen by making a developers contribution a formal part of the policy assessment process.

A key consideration in delivering new housing developments across Renfrewshire is their ability to be adequately accommodated with no significant increased burdens upon services, facilities or infrastructure or whereby the developer could assist with addressing any known deficit.

The next Renfrewshire Local Development Plan will only support housing sites that can be adequately accommodated without significant increased burdens upon services, facilities or infrastructure or whereby the developer could assist with adequate service provision.

The Council will also look to utilise the Scottish Government's £50 million infrastructure fund where possible to unlock development sites and support the delivery of new homes across Renfrewshire

The potential inclusion of a Developers Contribution Policy in the next Renfrewshire Local Development Plan will be considered as a Main Issue in the forthcoming Renfrewshire Local Development Plan Main Issues Report.

## City Deal

Glasgow City Region City Deal is one of the key changes that has emerged since the publication of the Renfrewshire Local Development Plan in 2014.

£1.13 billion of infrastructure investment will be accompanied by support for growth in life sciences, the creation of business incubator space, employability programmes and a labour market progression programme.

The Glasgow City Region City Deal is expected to result in a significant increase in jobs to the Glasgow and the Clyde Valley Area through investing in 20 infrastructure projects. Renfrewshire Council will benefit from three significant infrastructure projects:

- Glasgow Airport Access;
- Clyde Waterfront and Renfrew Riverside; and,
- Glasgow Airport Investment Area.

## Glasgow Airport Access Project

The Glasgow Airport Access project will provide a direct link between Glasgow Central Station and Glasgow Airport, via Paisley Gilmour Street Station. This project will significantly improve access to Glasgow Airport helping to maximise the potential of the Airport as a key driver for the Renfrewshire and wider Glasgow and the Clyde Valley economy.

## Glasgow Airport Investment Area

The Glasgow Airport Investment Area project will help facilitate the creation of a world class business and commercial location focussed around the Airport. To realise the potential of this area, the project proposes to deliver a range of infrastructure and environmental improvements.

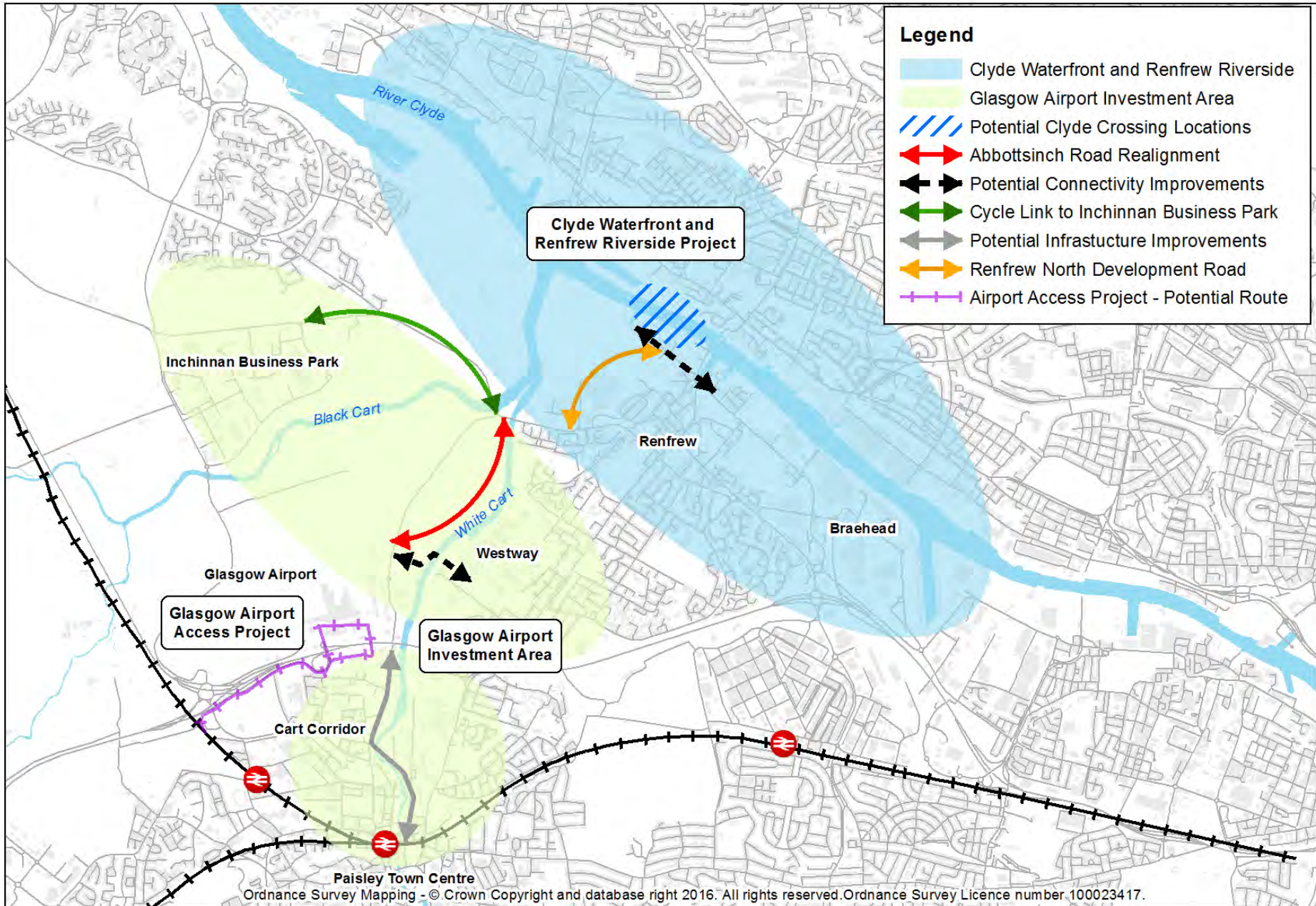
## Clyde Waterfront and Renfrew Riverside Project

The Clyde Waterfront and Renfrew Riverside project will see the construction of a new river crossing between Renfrew and West Dunbartonshire / Glasgow and the development of the North Renfrew Development Road. This will improve accessibility between the north and the south of the River Clyde and it will be the catalyst for economic investment in the Meadows Street area in Renfrew.

The Glasgow City Region City Deal infrastructure projects will assist innovation and growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised development land and providing enhanced opportunities for placemaking and green networks.

Successful delivery of these projects will be the catalyst for new economic investment, development and jobs across Renfrewshire. The next Local Development Plan will need to provide a development framework and the right amount of land to assist with the implementation of the projects and economic benefits to Renfrewshire. Renfrewshire's projects are shown in Figure 4.

Figure 4 – Potential City Deal Projects (Renfrewshire)



### Bishopton Community Growth Area

The development at the former Royal Ordnance Factory in Bishopton, the new Dargaval Village, has been taking shape over the last few years with a number of new homes, roads, services and other infrastructure being delivered.

The developers of Dargaval Village, BAE Systems, are looking to build on the success of this development and are re-assessing the potential development of the site. Potential changes to the approved masterplan will be considered as a Main Issue within the forthcoming Renfrewshire Local Development Plan Main Issues Report.

### Paisley South Expansion Area

The potential expansion of an area to the south of Paisley is identified in the current adopted Renfrewshire Local Development Plan.

Further investigation work is being

undertaken in relation to the potential scale of expansion and to engage with local residents to ensure that any future strategy for Paisley South is shaped by the people that already live in the area. The future strategy for development at Paisley South will be considered within the Main Issues Report.



### Ferguslie Park Regeneration

An ambitious £15 million project to create a new regional sports facility is being prepared by the Council and partners that will assist with the ongoing transformation of Ferguslie Park in Paisley. The facility will offer a combination of facilities for local residents as well as drawing



people to the area. This proposal will be the catalyst for the re-use of underutilised land, the review of housing need and demand in the area and will deliver high quality placemaking and design in Ferguslie Park.

### Paisley Town Centre Heritage Asset Strategy and City of Culture Bid

The Paisley Town Centre Heritage Asset Strategy sets the framework for utilising the town's outstanding cultural, architectural and industrial heritage as the basis for a wide-ranging programme of regeneration to benefit all of Renfrewshire.

Paisley is bidding for UK City of Culture 2021 as part of ambitious plans to use Paisley's internationally significant collection of heritage and cultural assets to transform its future. The 2021 Bid will create jobs, provide new opportunities for local business, and generate footfall in Paisley Town Centre as well as bring visitors to explore other assets in Renfrewshire. The next Local Development Plan will reflect the ambitious framework, strategies and action plans across all of Renfrewshire's Centres and will support their implementation.

## Main Issues for the Review of the Renfrewshire Local Development Plan

New **City Deal Investment Policy** in support of Renfrewshire's three Glasgow City Region City Deal Projects: Glasgow Airport Access; Glasgow Airport Investment Area; and, Clyde Waterfront and Renfrew Riverside Project.

A need to provide an **effective housing supply** to meet the housing needs and demands of Renfrewshire. Focus will be on utilising previously developed land first.

Potential need for an **Affordable Housing Policy** targeted at North Renfrewshire and West Renfrewshire to deliver a housing mix and an affordable choice in these locations.

Potential changes to the approved masterplan at **Bishopton Community Growth Area**.

Future strategy for development at **Paisley South**.

Further consideration of the potential need for a **Developers Contribution Policy** in the Local Development Plan.

Consider the need for **Gypsy/ Traveller and Travelling Showpeople site provision** in Renfrewshire and policy on small privately owned sites.

Additional Supplementary Guidance to support the delivery of **Heat Networks**.

## Other Changes/Issues to be Considered

Strengthen Supplementary Guidance in a number of areas including Renewables, Tourism, Greenbelt Development Criteria, Open Space, the Green Network, Digital Connectivity, Airport Parking, Town Centres First and the Paisley 2021 Bid.



# Appendix 1 Renfrewshire Today

## Key Trends



Improving Trend



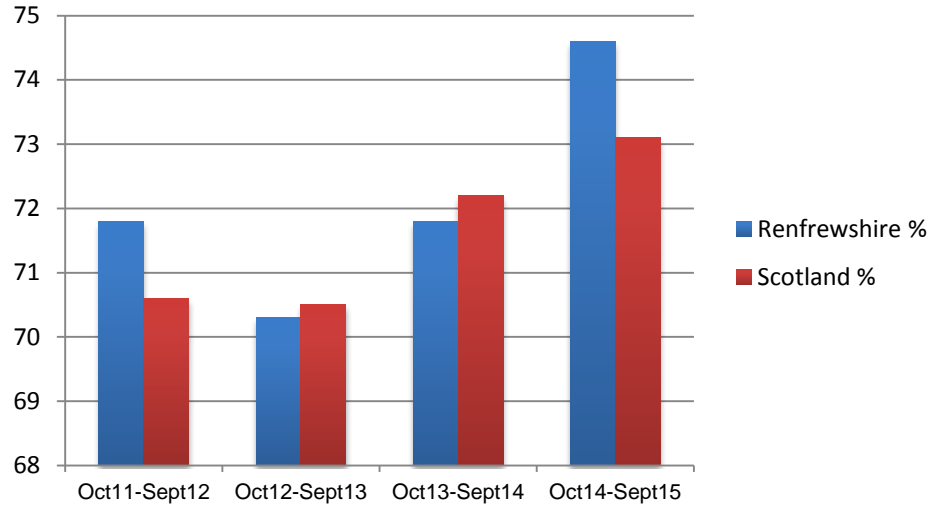
No Significant Change



Deteriorating Trend

### Economically active

Percentage of Economically active people in Employment in Renfrewshire  
October 2011 – September 2015

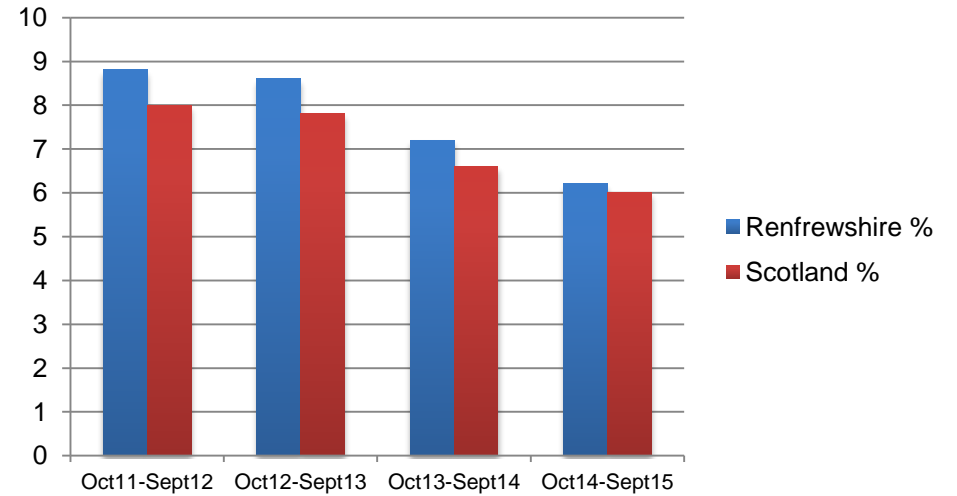


Source: nomis (Office for National Statistics)



**Employment % in Renfrewshire increased from 71.8% to 74.6% from Autumn 2012 - 2015**

### Unemployment



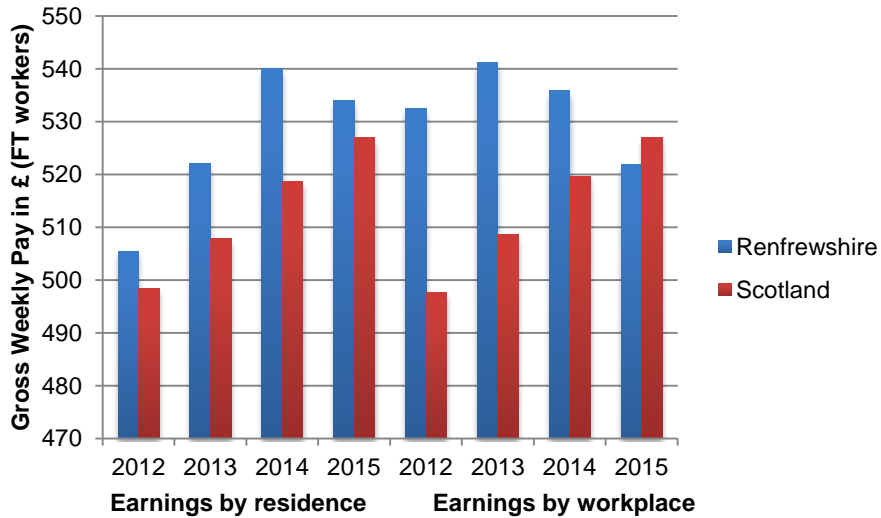
Source: nomis (Office for National Statistics)



**Unemployment % in Renfrewshire decreased from 8.8% to 6.2% between Autumn 2012 - 2015**

### Average weekly wage

Average weekly wage in Renfrewshire (residence and workplace based) (2012-2015)



Source: Nomis (office for National Statistics)



Average weekly wage for Renfrewshire residence based persons have increased +6% between 2012-2015.

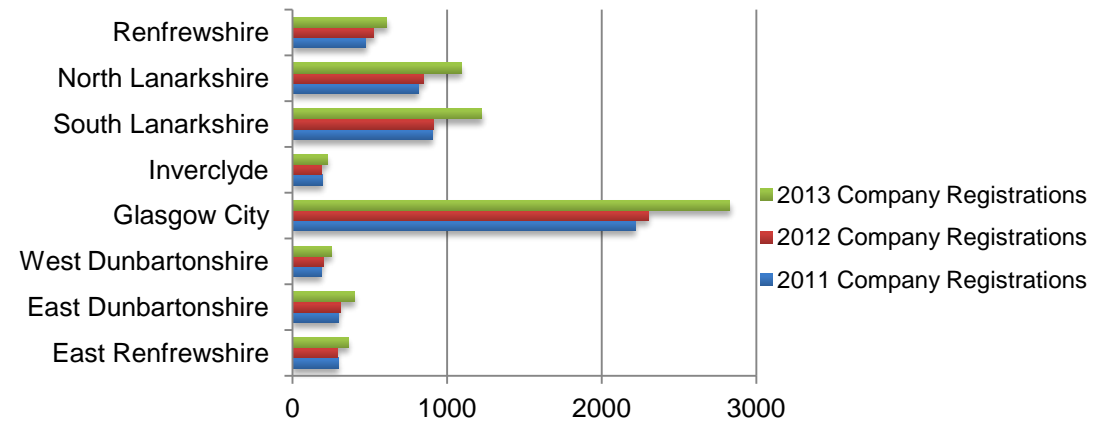


The average weekly wage for workplace based persons has decreased - 2%

### Company registrations

Company Registrations in Clydeplan Area (2011 – 2013)

Company registrations for VAT/PAYE are the most reliable official indicator of business start ups but exclude the very smallest of businesses



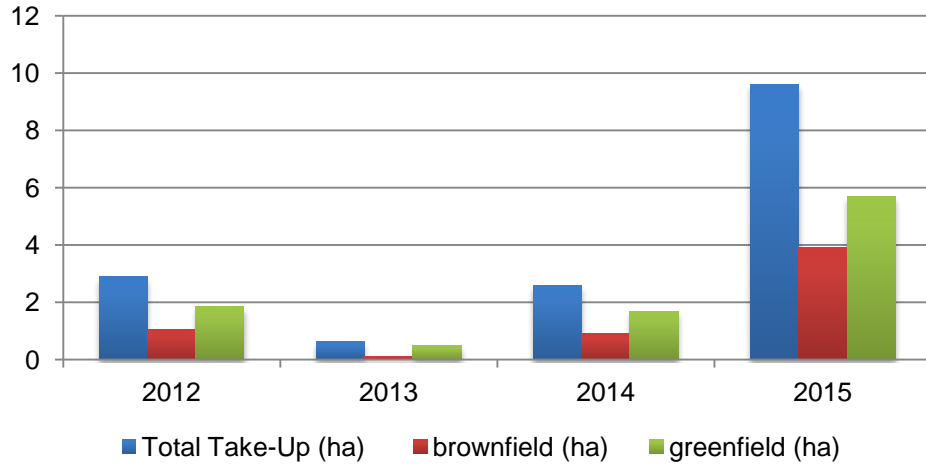
Source: Office for National Statistics / Scottish Neighbourhood Statistics




Company registrations in Renfrewshire grew annually between 2011-13 and totalled 1610 in 2013, up 13%

### Industrial Land Supply

Industrial and Business take-up Renfrewshire between (2012 – 2015)



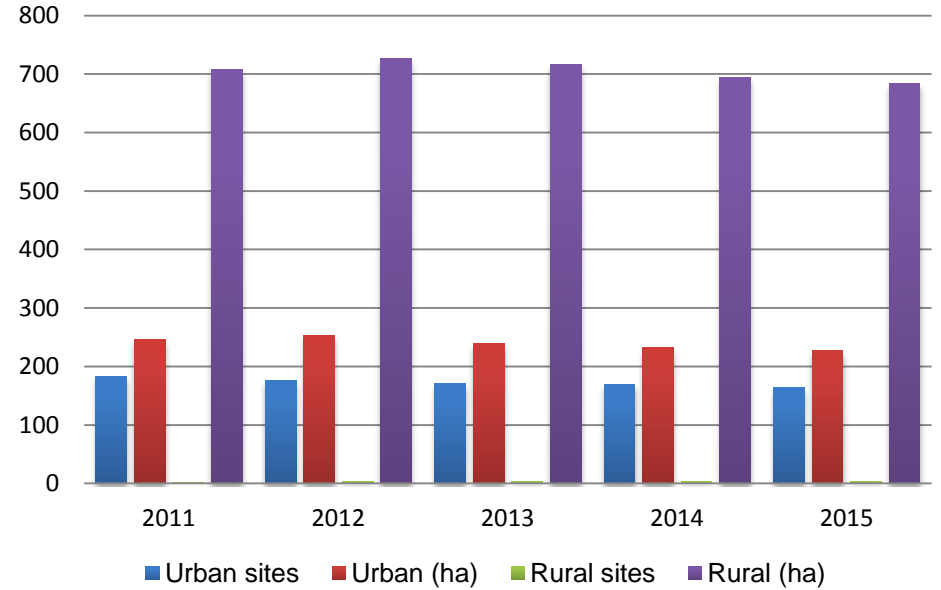
Source: Renfrewshire Council




**Industrial Land Supply 2012-15 total take-up increased by +231%**

### Vacant & Derelict Land


Vacant and Derelict Land and Sites in Renfrewshire (2011 – 2015)



Source: Renfrewshire Council



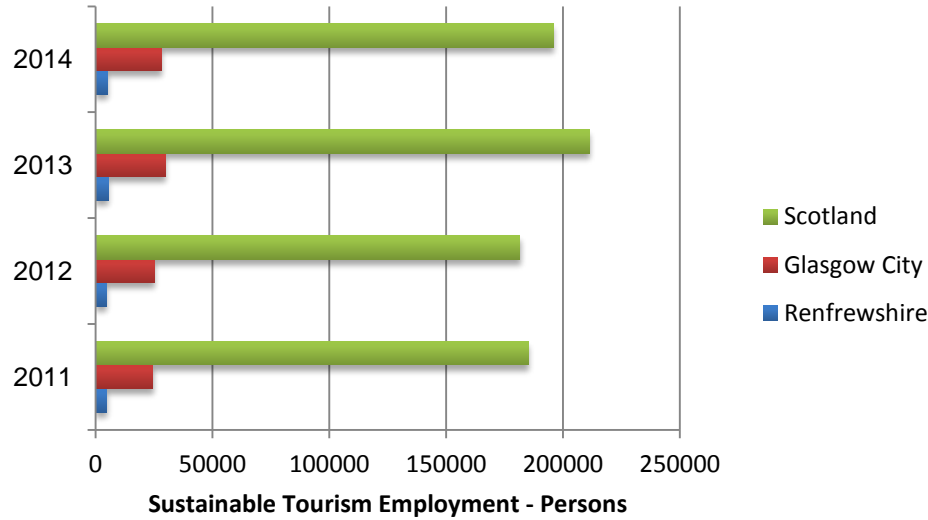
**The number of vacant and derelict sites have decreased by 9 % between 2011 – 2015**



**The amount of vacant and derelict land has decreased by 4 % between 2011-2015**

## Tourism - Employment

Tourism Employment 2011-2014 (tourism related industries)



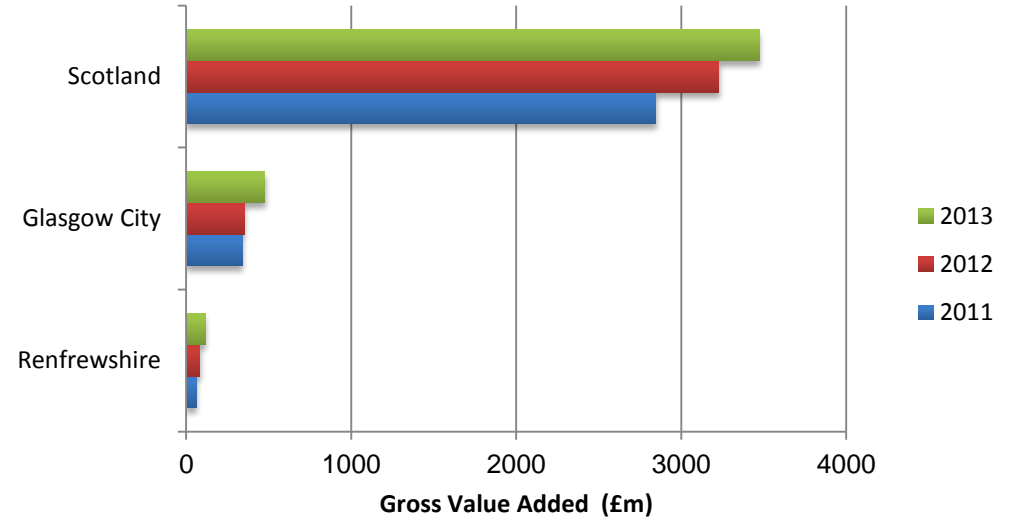
Source: Scottish Government, ONS - Business Register & Employment Survey (BRES) – Table 2.5 Employment by Local Authority



**Between 2011 - 2014 the number of people employed in tourism employment within Renfrewshire increased by 9% to 5100**

## Tourism – Expenditure

Approximate Gross Value Added (£millions) 2011-2013



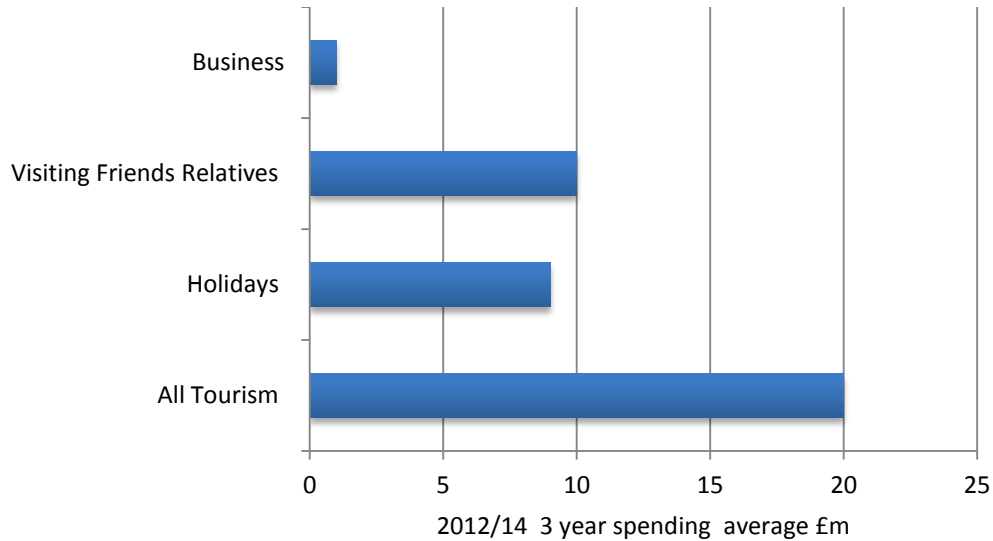
Source: Scottish Annual Business Statistics 2013 (Local Authority tables)



**Total Gross Added Value in £millions spent on sustainable tourism increased by 84% in Renfrewshire between 2011-13 to £117 million**

## Tourism – Expenditure Type

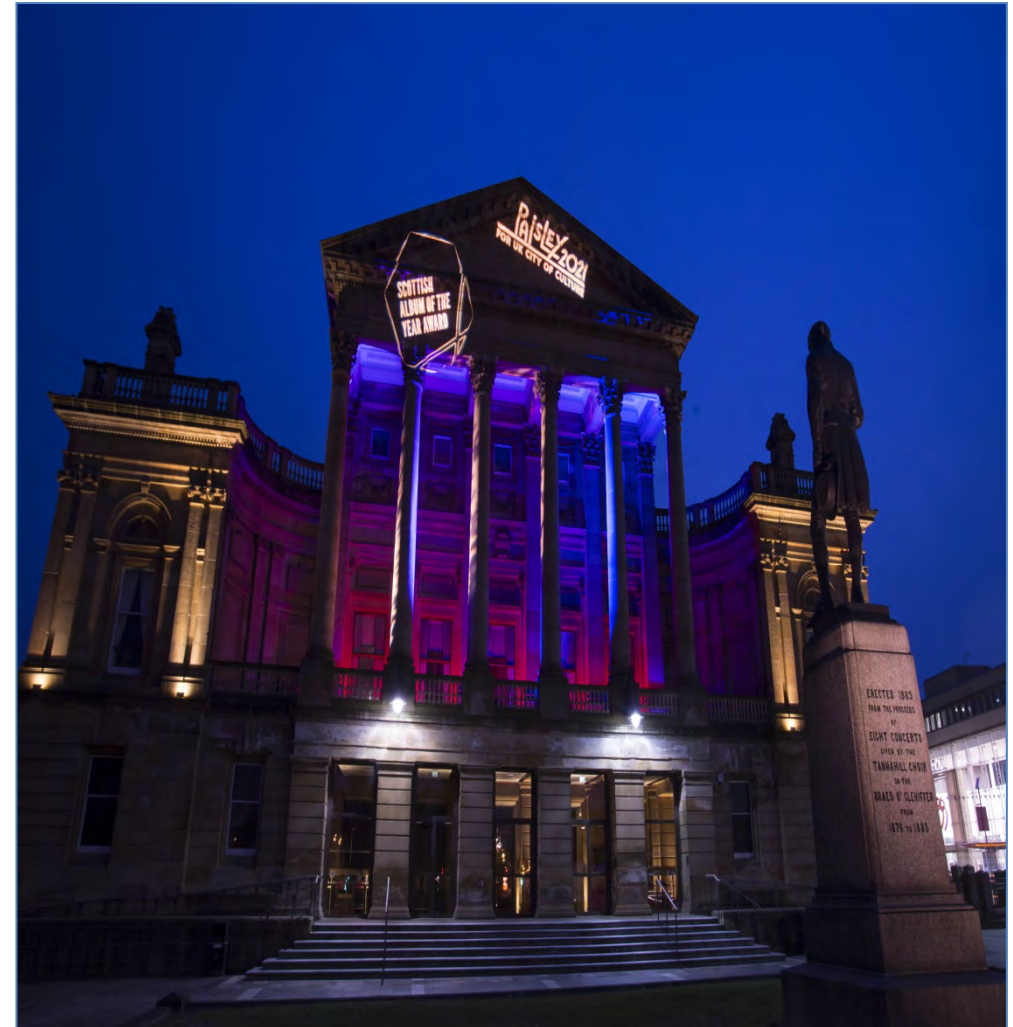
### Tourism Expenditure within Renfrewshire 2012-2014 (3 year average)



Source: Visit Scotland (The GB Tourist Statistics – Local Authority Purpose & Destination)

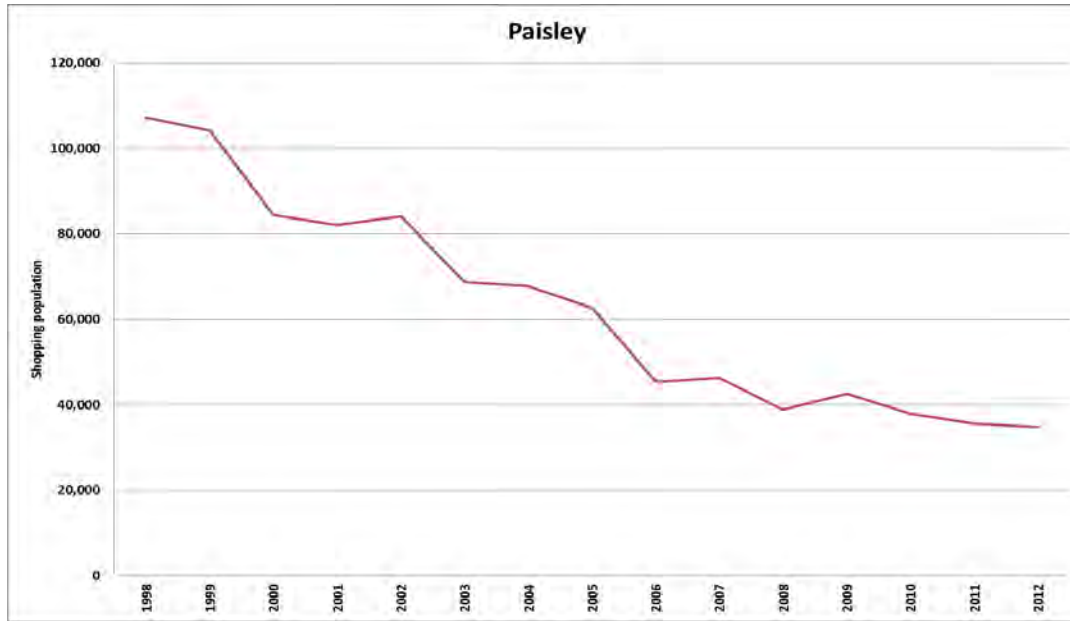
**Visiting Friends & Relatives spending accounts for 50% of all Tourism expenditure within Renfrewshire, whilst Holidays spending accounts for 45% of all Tourism spending within Renfrewshire (2012 - 14. 3 year average)**

**Scotland: all Tourism expenditure £2884 million, Holiday expenditure 60%**




## Renfrewshire’s Strategic Centres - Paisley Town Centre


### Paisley Town Centre Shopping Population (1998-2012)



Source - The National Survey of local Shopping Patterns 2012

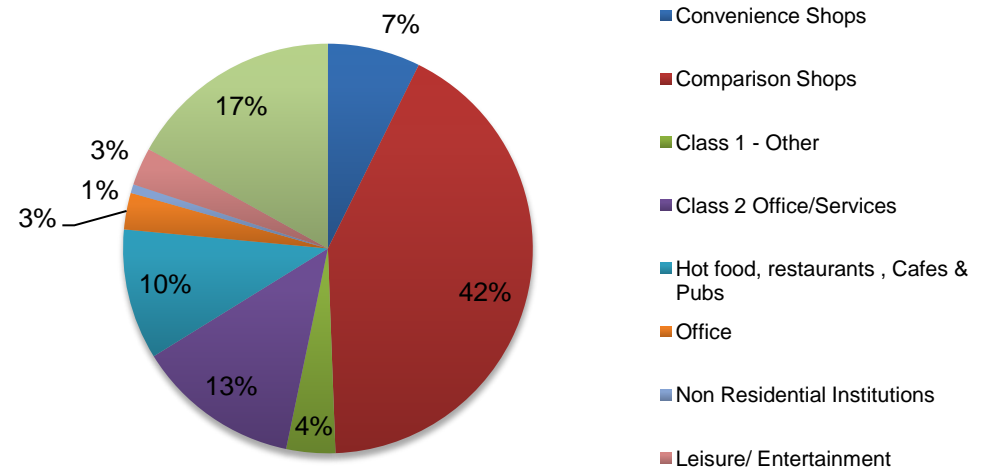


**Shopping population is relatively stable following a substantial period of decline between 1998-2008**



**Number of vacant units has decreased in recent years from 89 in 2010 to 73 in 2015**

### Paisley Town Centre – Ground Floor Commercial Floorspace (sqm) 2015

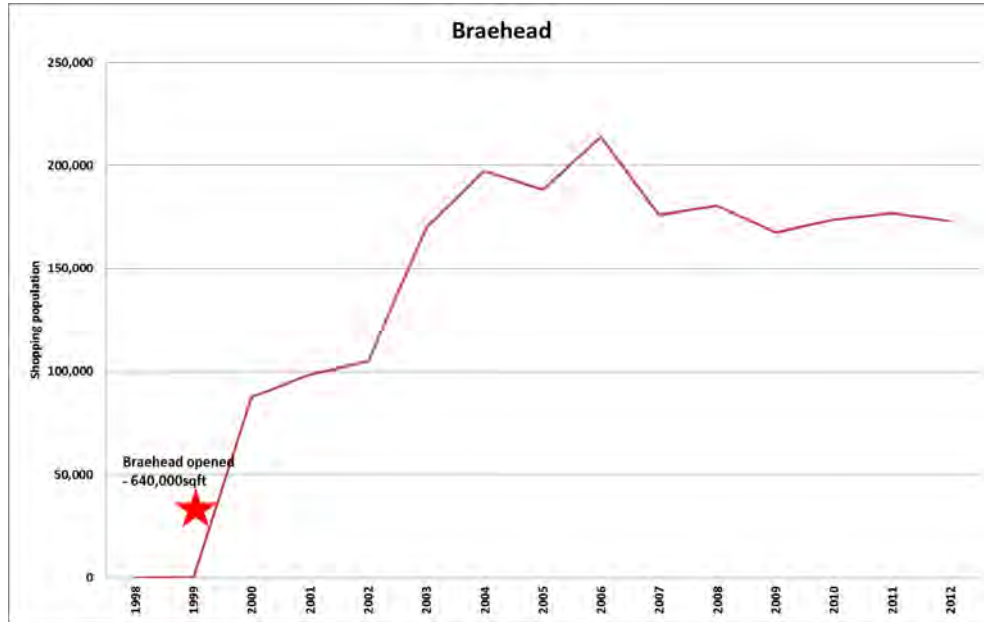


### Paisley Town Centre – Ground Floor Commercial Floorspace and Unit Numbers (2015)

Category	Gross Floorspace (Sqm)	Total units
Convenience Shops	7032	27
Comparison Shops	40,464	135
Class 1 - Other	3715	51
Class 2 Office/Services	12,405	65
Hot food, restaurants, Cafes & Pubs	9909	79
Office	2777	10
Non Residential Institutions	664	3
Leisure/ Entertainment	2871	8
Vacant Commercial	16,288	73
<b>Total</b>	<b>96,125</b>	<b>451</b>

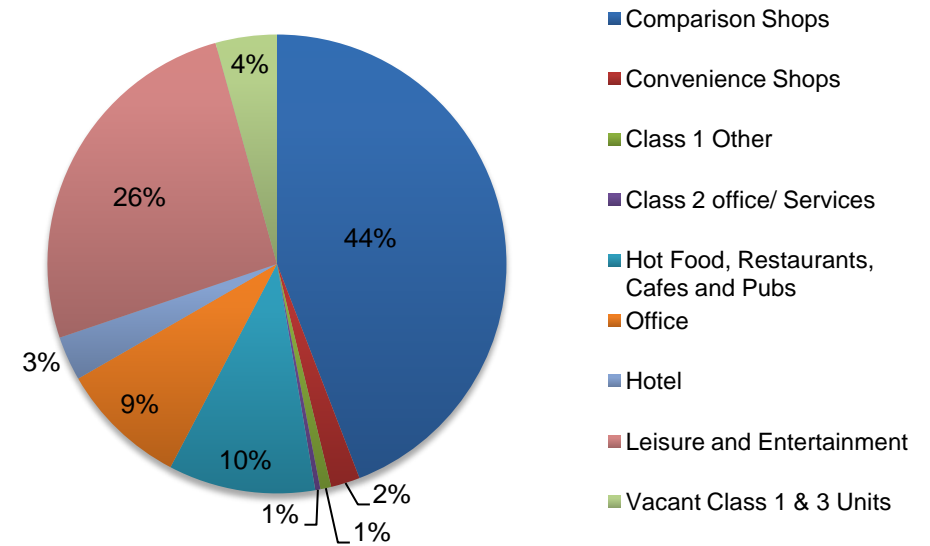
## Renfrewshire’s Strategic Centres - Braehead Centre

### Braehead Centre Shopping Population (1998-2012)



Source – The National Survey of Local Shopping Patterns 2012

### Braehead Strategic Centre Floorspace (sqm) 2015



### Braehead Centre – Commercial Floorspace and unit numbers (2015)

\*3 Class 4 office buildings. 6850 sqm occupied, 3395 sqm vacant.

Category	Gross Floorspace (Sqm)	Total units
Convenience Shops	2343	2
Comparison Shops	50,314	86
Class 1 - Other	869	10
Class 2 Office/Services	416	3
Hot food, restaurants, Cafes & Pubs	11,799	32
Office*	10,245	3
Hotel	3,560	1
Leisure/ Entertainment	29,500	11
Vacant Class 1 and 3 units	4,922	16
<b>Total</b>	<b>113,968</b>	<b>164</b>



Shopping population remains relatively stable following a decline between 2006 and 2009

Number of vacant units has increased in recent years from 4 in 2010 to 16 in 2015



### Town Centre Vacancy

	Number of vacant ground floor commercial units	
	2010	2015
<b>Renfrew Town Centre</b>	15	6
<b>Johnstone Town Centre</b>	16	12
<b>Erskine Town Centre</b>	0	1
<b>Linwood Town Centre</b>	39*	1

\*Prior to redevelopment of Town Centre

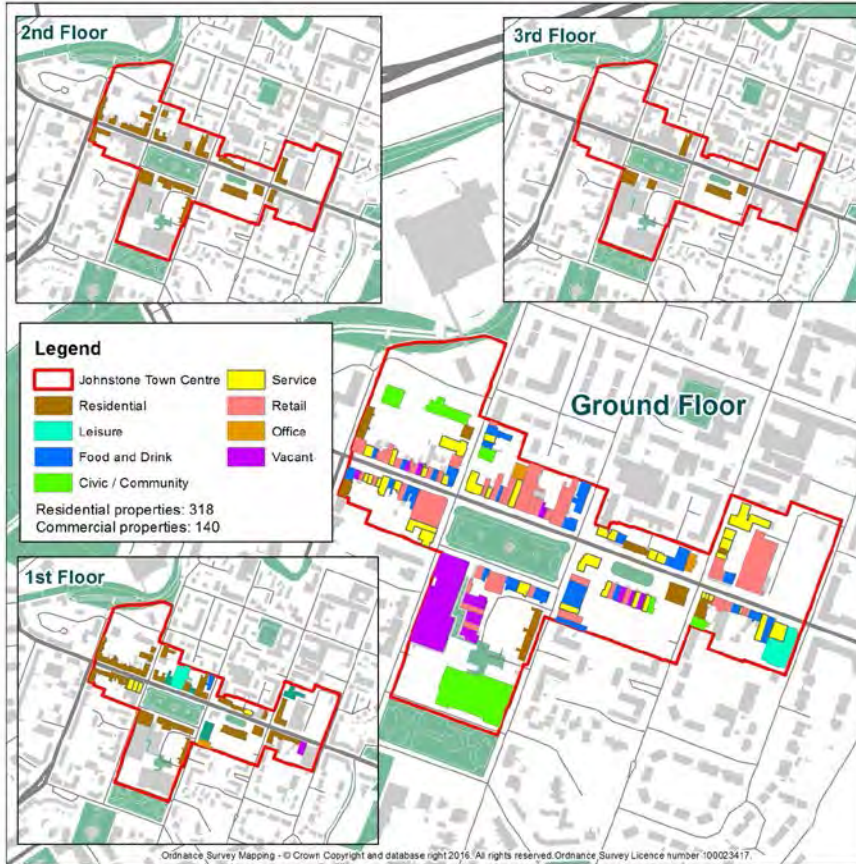
The following pages give a breakdown of commercial units within Renfrewshire’s Town Centres



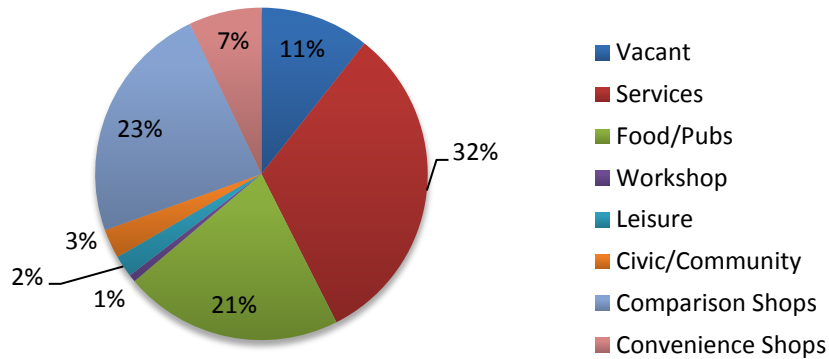
**Town Centre vacancy rates have improved in Renfrew, Johnstone, Erskine and Linwood from 2010 to 2015**



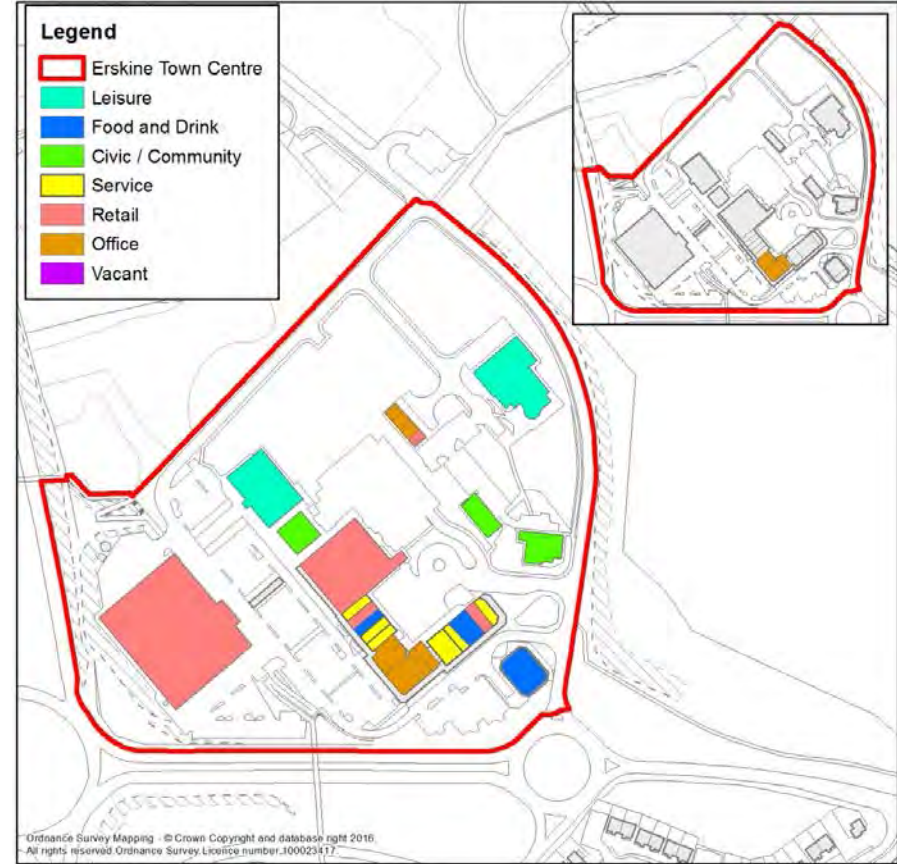
Johnstone Town Centre:



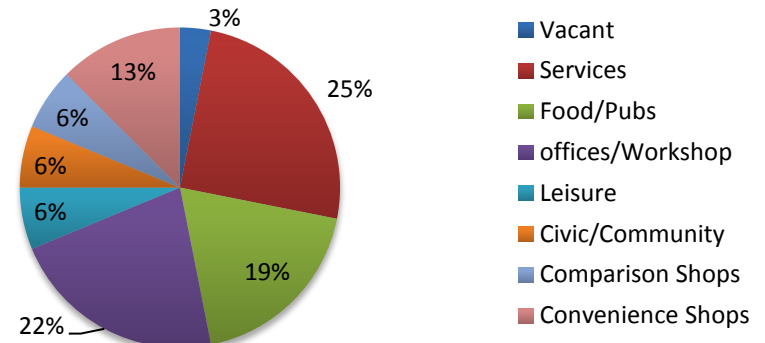
Johnstone Town Centre Commercial Uses (2015)



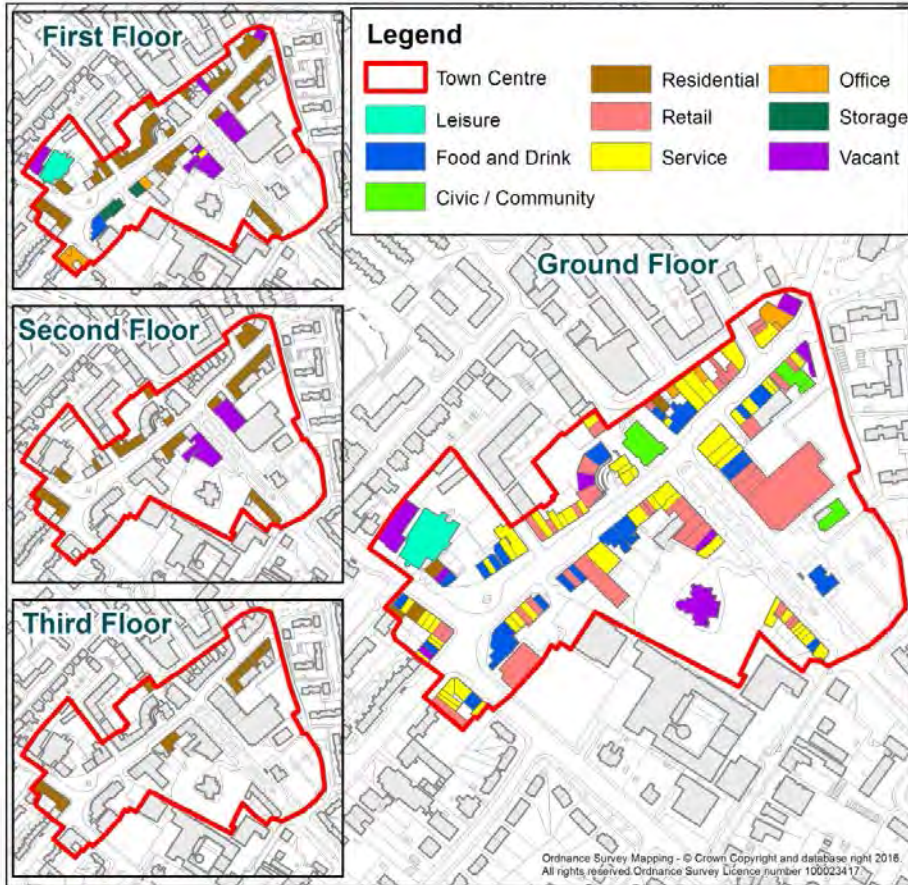
Erskine Town Centre:



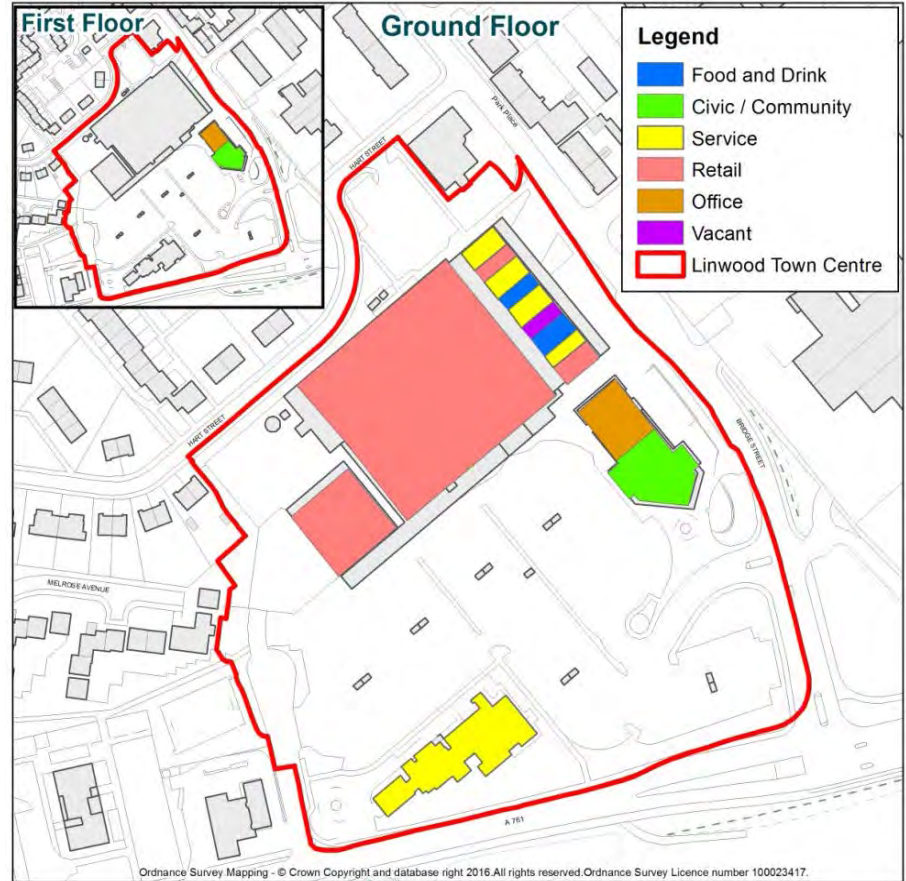
Erskine Town Centre Commercial Uses (2015)



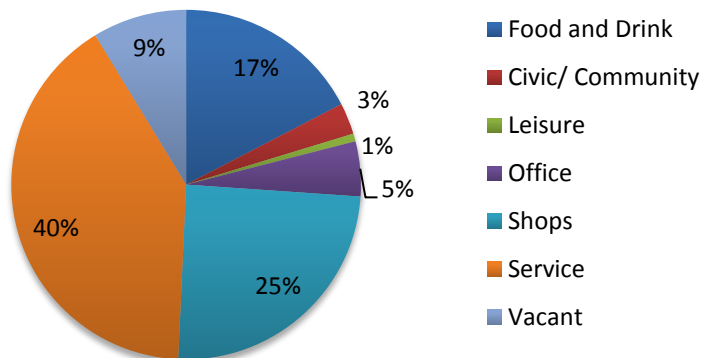
### Renfrew Town Centre



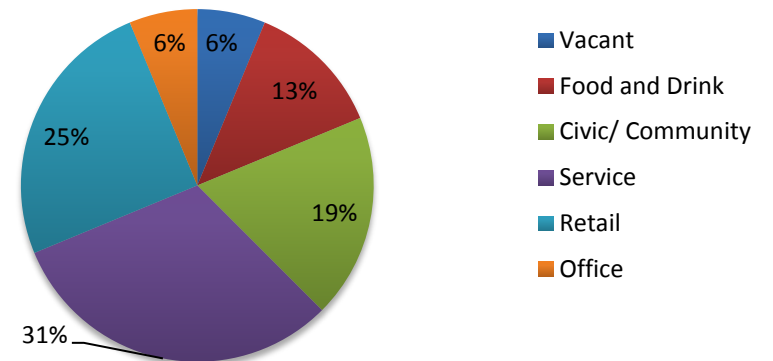
### Linwood Town Centre



Renfrew Town Centre Commercial Uses (2015)

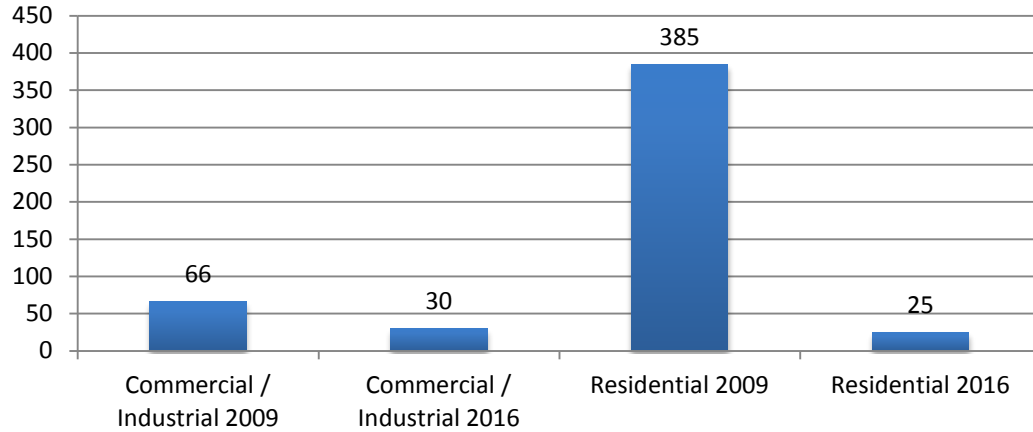


Linwood Town Centre Commercial Uses (2015)



## Water, Flooding & Drainage

Number of properties at risk form Coastal flooding (2009-2016)



Source: Renfrewshire Council



**Number of Residential Properties at Risk of Coastal Flooding (% Change) reduced by 94% as a consequence of the construction of major flood defence works at north Renfrew**

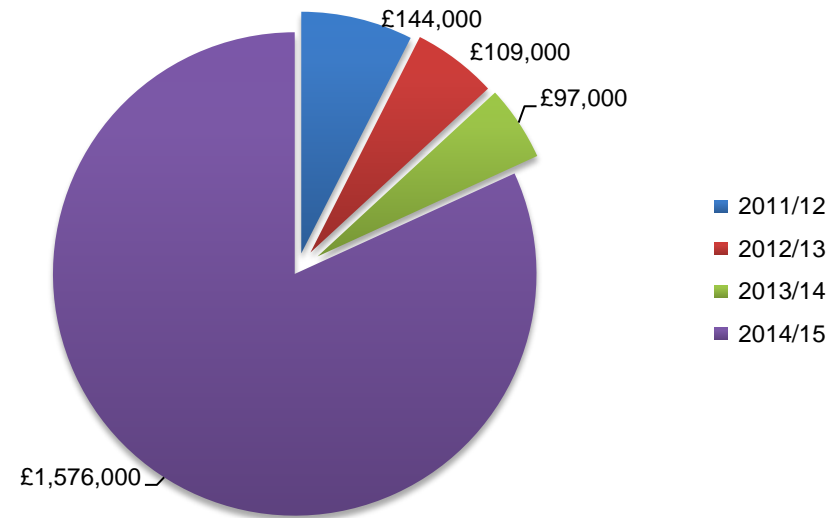


**Properties at Risk of Fluvial Flooding (0% Change)**



**Properties at Risk of Pluvial Flooding (0% Change)**

Annual capital expenditure on Coastal flood prevention in Renfrewshire between 2011/12 to 2014/15



\* 2014 -15 expenditure at North Renfrew Flood Prevention Scheme

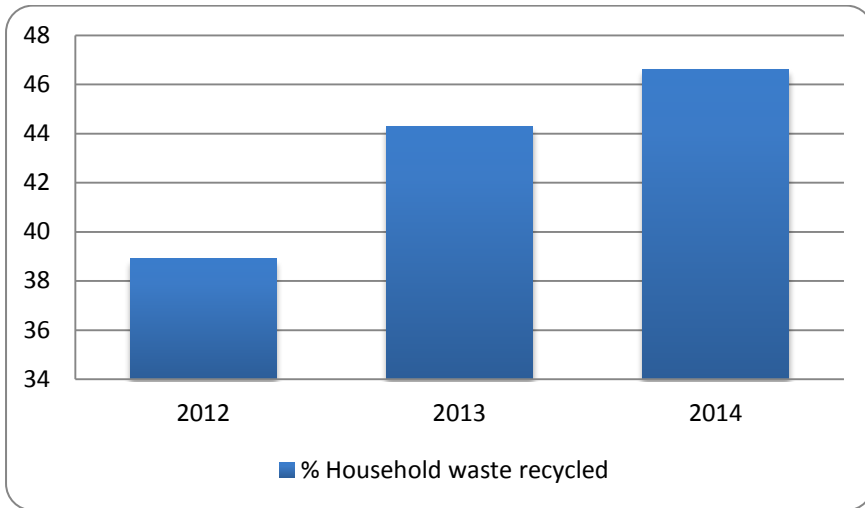
Source: Renfrewshire Council



**Capital Expenditure on Coastal Flooding 2011/12 to 2014/15) increased by 1000%**

## Waste

Percentage of household waste recycled (in a calendar year) by Renfrewshire Council (2012 – 2014)



Source: Renfrewshire Council

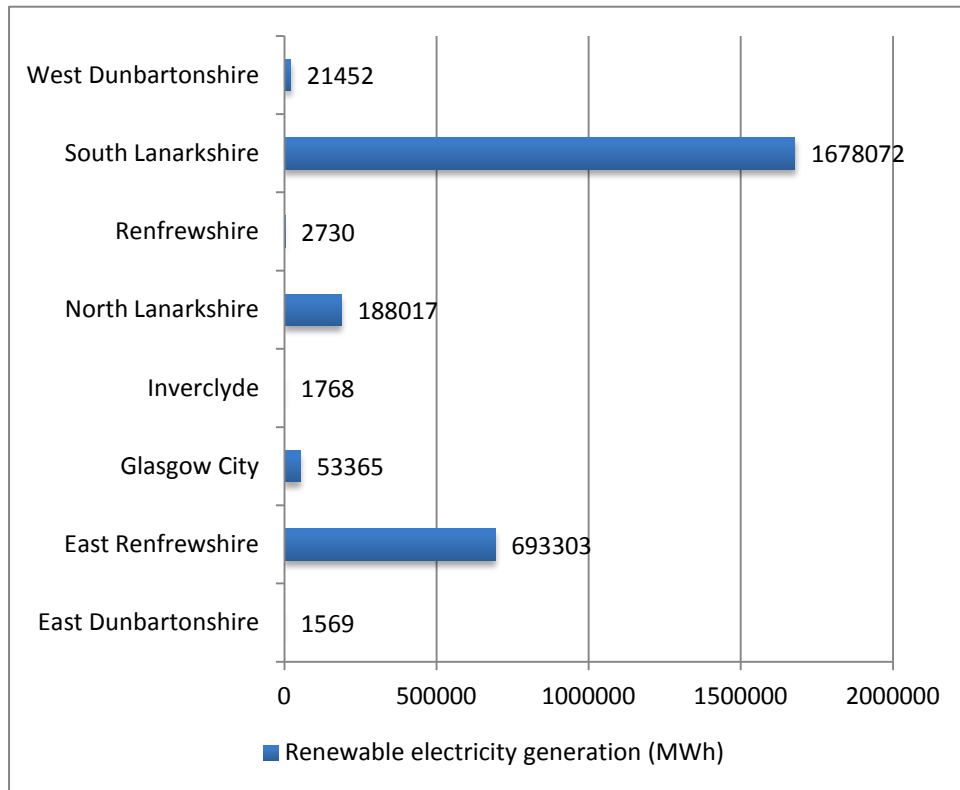


**Amount of Household Waste Recycled by Renfrewshire Council increased by 7.7% between 2012 - 2014**



## Renewable Energy

Renewable electricity generation by Local Authority area as a proportion of total electricity generation in Scotland 2014 (units of Mega Watt hours)

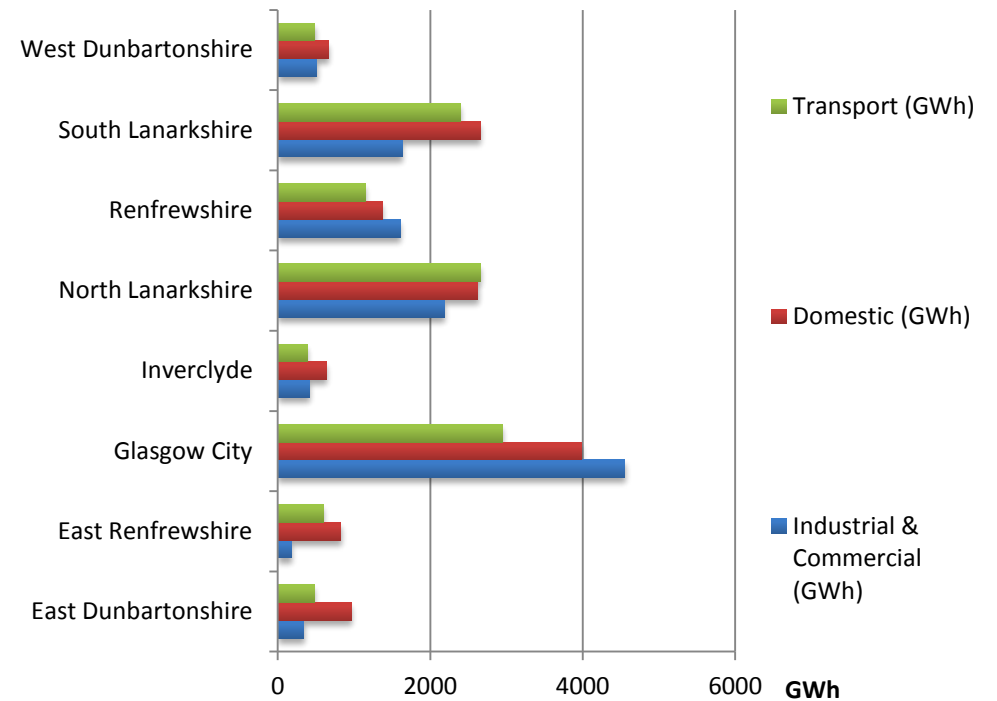


Source: The Scottish Government (Energy in Scotland)



Renewable electricity generation in Renfrewshire (2014) had a minor role within the Clydeplan area and accounted for <1% of the total renewable electricity generation

Total final energy consumption by consuming sector (GWh) by Local Authority Area (2013)



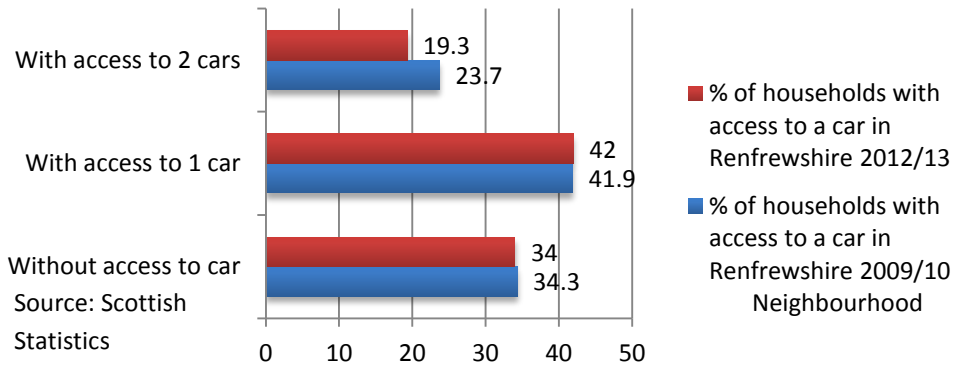
\*\*GWh: Giggawatt hours unit of electrical energy equal to one billion watt hours

Source: The Scottish Government (Energy in Scotland 2016 – published January 2016)

In 2013 Renfrewshire consumed 11% of the total energy consumption for the Clydeplan area

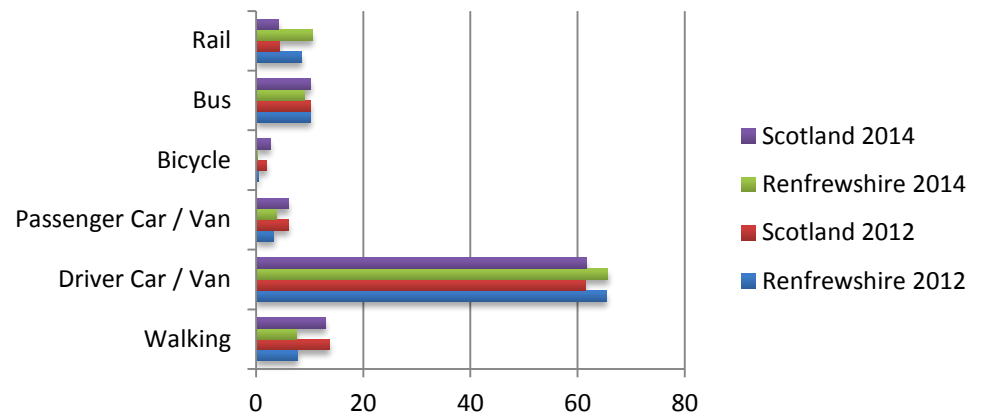
Transport

Access to a Car in Renfrewshire (2009/2010 – 2012/2013)



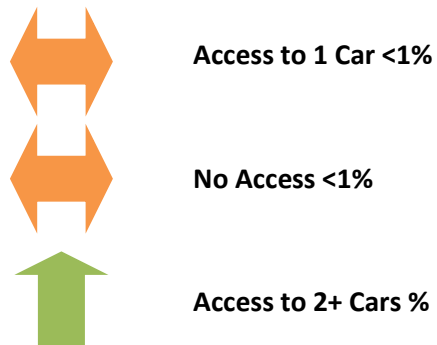
Source: Scottish Neighbourhood Statistics

Percentage of employed adults (+16yrs) not working from home – usual method of travel to work 2012-2014 in Renfrewshire

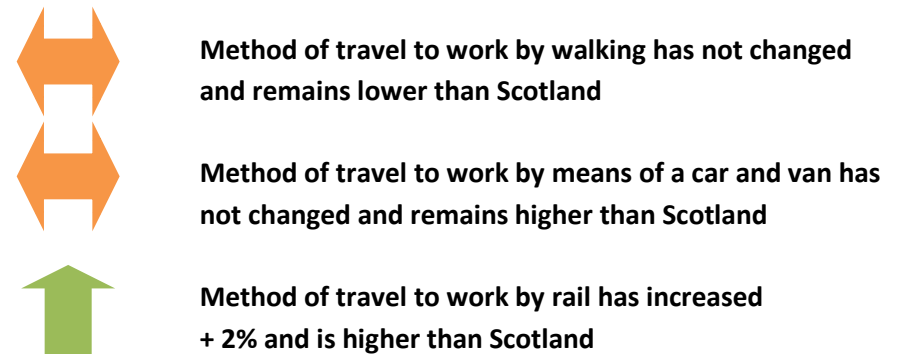


Source: Transport Scotland – Transport and travel in Scotland – Scottish Household Survey (Local authority results)

Percentage change of households with access to a car in Renfrewshire 2009/10 to 2012/13

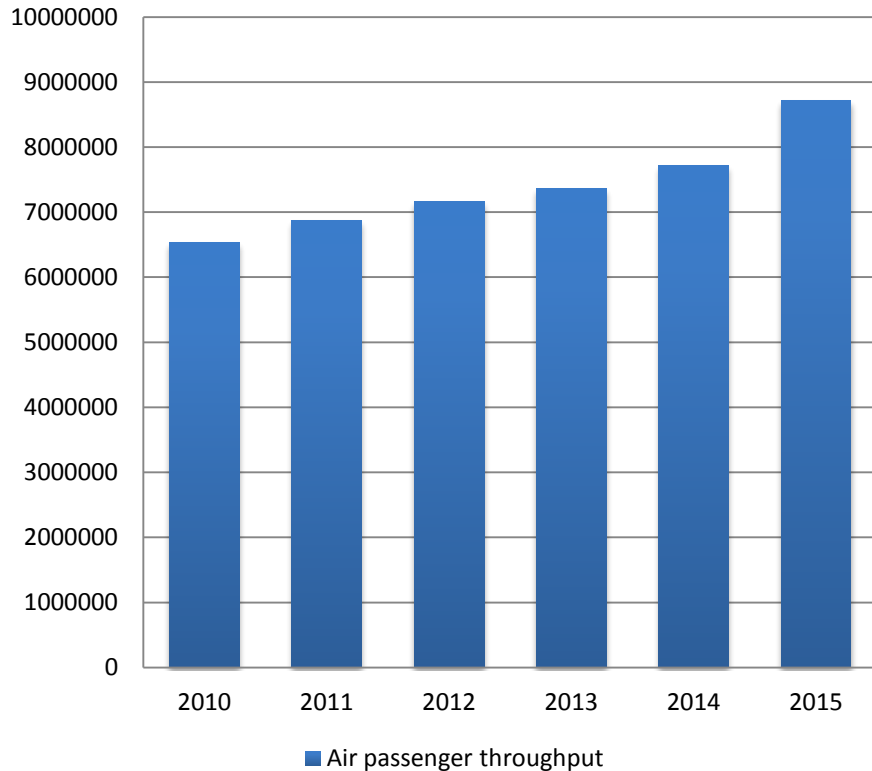


Renfrewshire & Scotland - Employed adults – usual method of travel to work 2012/2014



## Glasgow Airport

Glasgow Airport passenger number throughput (2010 – 2015)

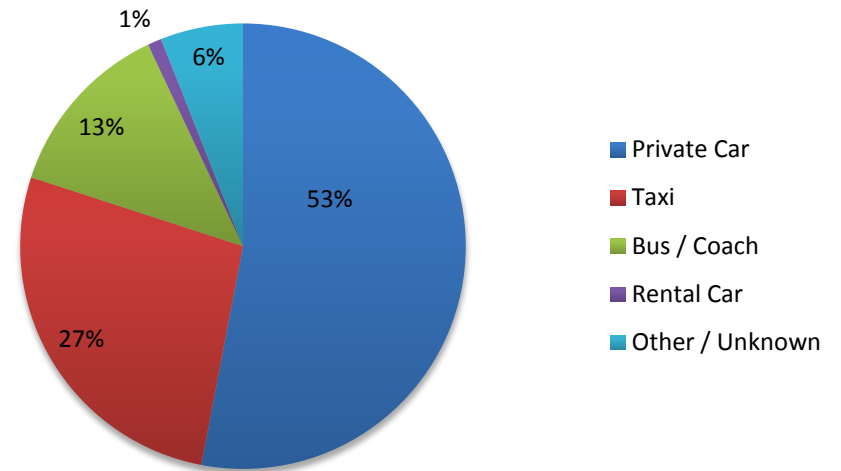


Source: Glasgow Airport Ltd



Passenger numbers throughput at Glasgow Airport increased between 2010 / 2015 + 34%

Main mode of access (%) to Glasgow Airport by Passengers (2013)



Source: Glasgow Airport Ltd



Main mode of access (%) to Glasgow Airport by Passengers in 2013 was by private car - an increase from 2009 of +3%. Travel by bus also increased by +3% from 2009

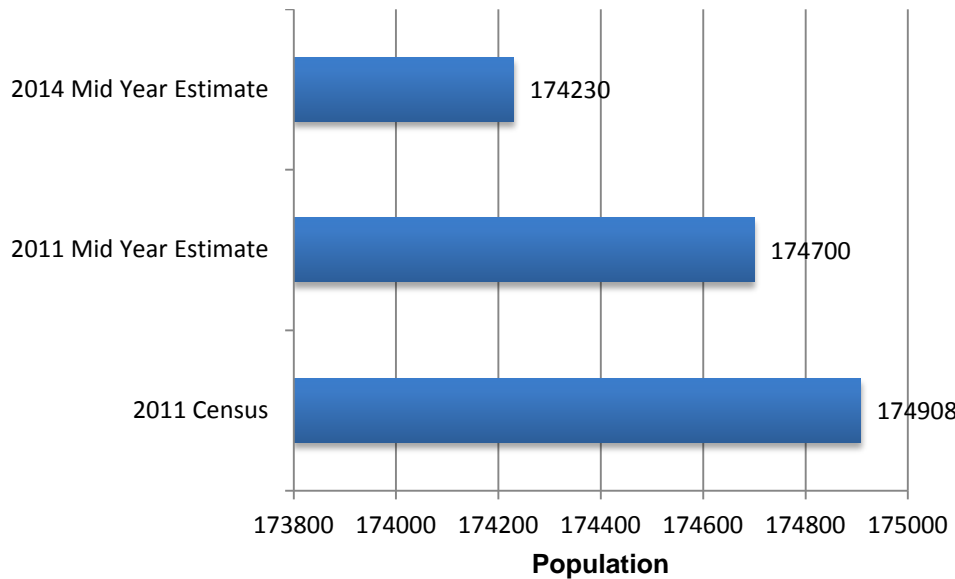


## Population

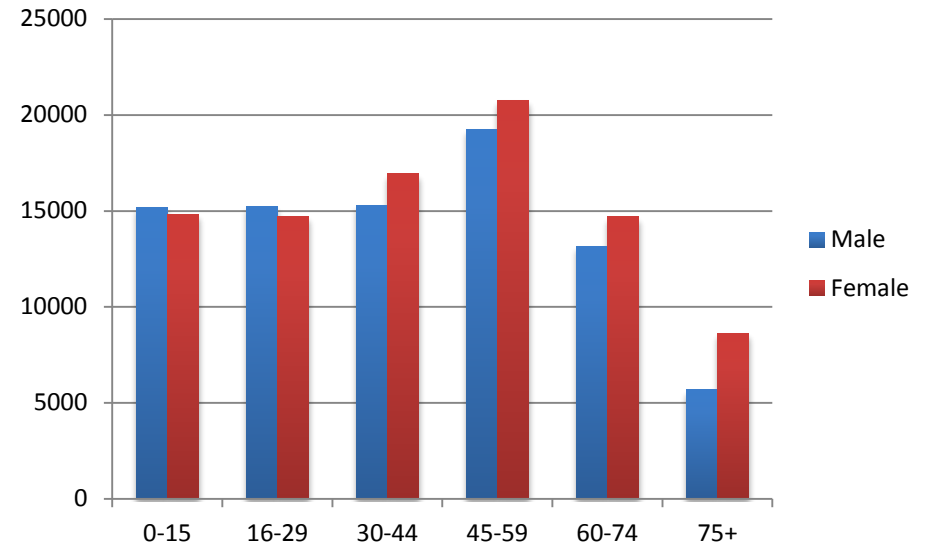
### Renfrewshire's and Scotland's population change (2011-2014)

Renfrewshire's population is projected to increase marginally in the period 2012/2029 + 1.1 %.

Renfrewshire's Community Plan aims to boost the Renfrewshire Population by 5% by 2023.



### Renfrewshire's population structure (2014)



Renfrewshire's population Mid Year Estimate decreased -0.3% between 2011-2014

Scotland's population population Mid Year Estimate Increased +0.9% between 2011-2014

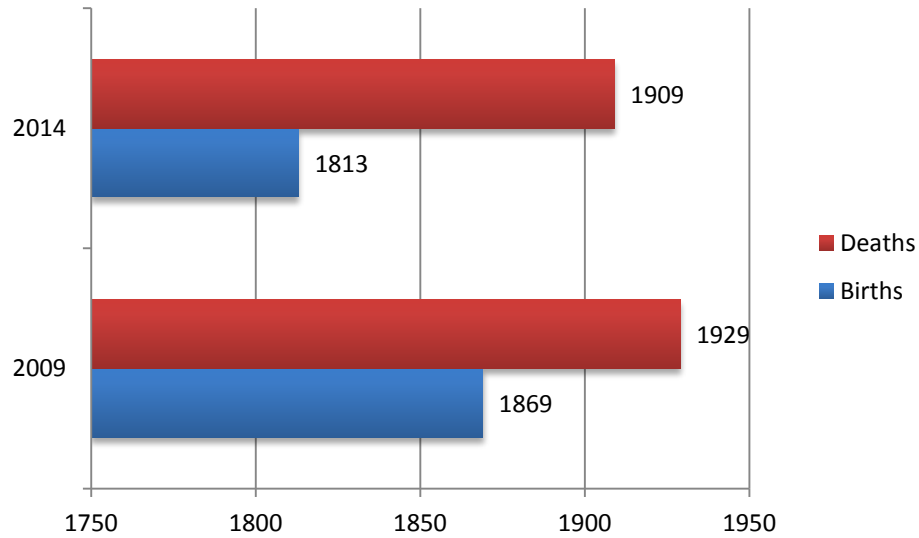


2010 - 2014 population (0 to 44 yrs) has decreased - 2%

2010 - 2014 population (45+ yrs) has increased + 7.8%

## Births & Deaths

### Births and Deaths in Renfrewshire 2009 – 2014

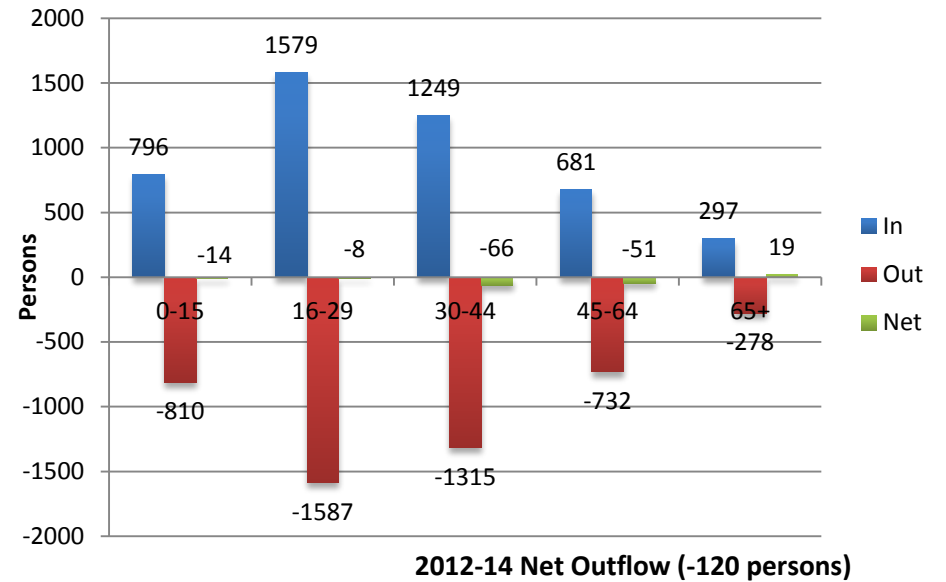


Source: National Records of Scotland

## Migration

### Migration in, out and net Renfrewshire, 3 year annual average 2012-14\*

\* Migration figures are based on a 3 year average and include migration within Scotland, between Scotland and the rest of the U.K., and between Scotland and overseas. Does not include asylum seekers and armed forces movements



Source: National Records of Scotland – Local Authority Profile



Between 2009 - 2014 total births have decreased - 2.9%

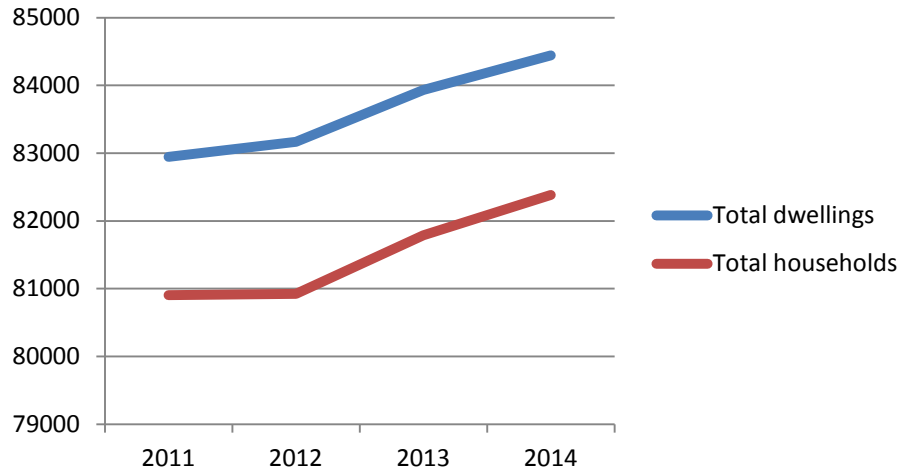
Between 2009 - 2014 total deaths have decreased - 1%



Between 2012-14 the net migration figure for Renfrewshire decreased by 120 persons.

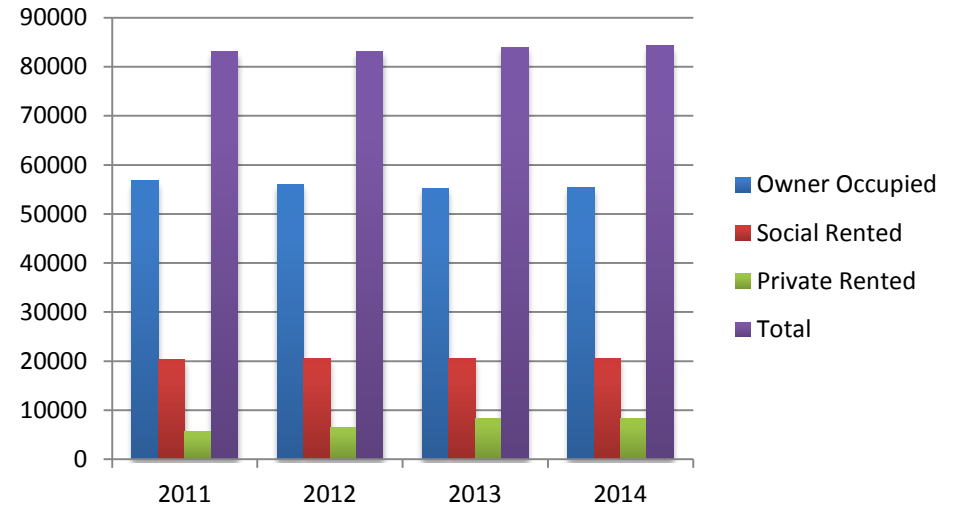
## Dwellings and Households

Total numbers of dwellings and households in Renfrewshire 2011/ 2014



Source: National Records of Scotland

Dwelling stock by tenure in Renfrewshire 2011 - 2014



Source: Renfrewshire Council



**Total number of dwellings increased from 2011 to 2014 by + 1.8%**



**Total number of households increased from 2011 to 2014 by + 1.8%**



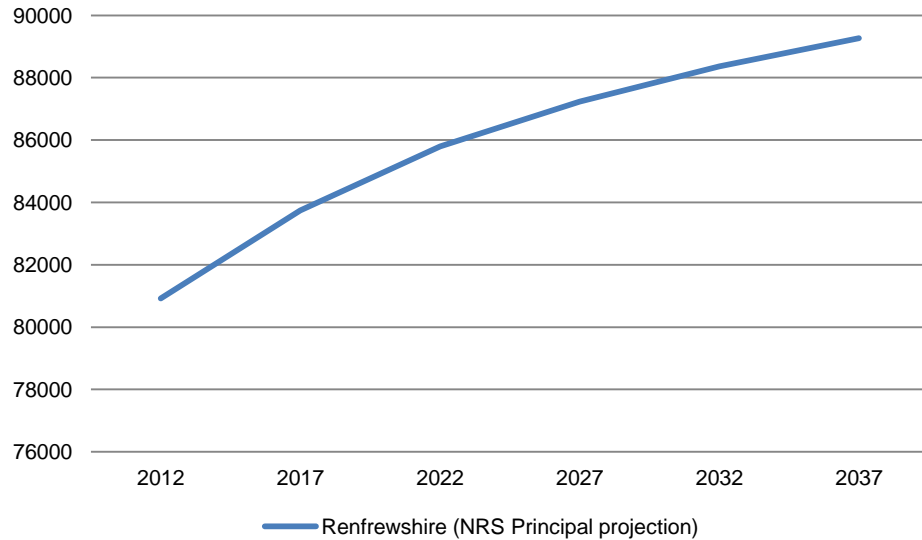
**The owner occupied sector % share has decreased - 2% between 2011 - 2014**



**The private rented sector % share has increased + 44% between 2011 - 2014**

### Household Projections

Household projections for the period 2012/37 (NRS Principal Projection)



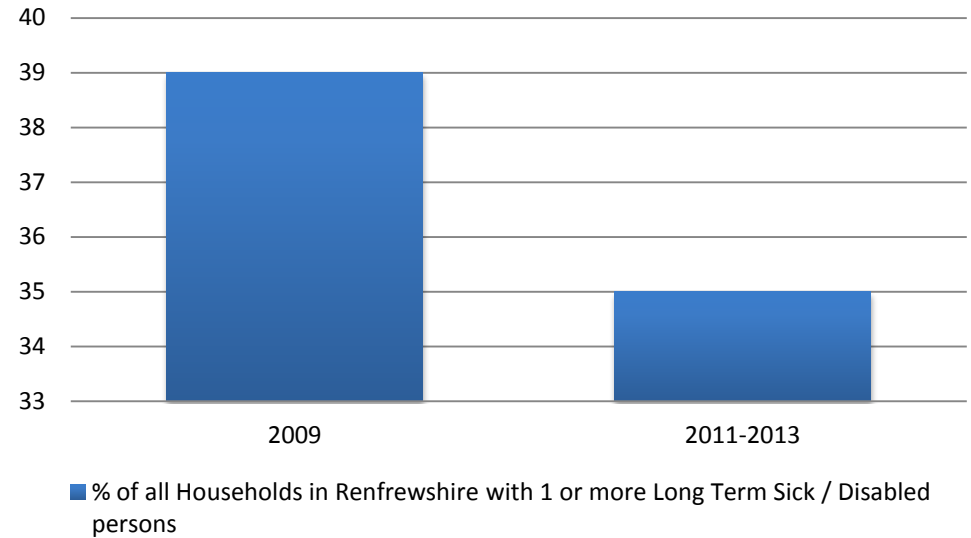
Source: National Records of Scotland



**By 2037 the total number of Renfrewshire households are projected to increase by 10%**

### Long Term Sick / Disabled in Renfrewshire

Percentage of households in Renfrewshire with 1 or more persons with a long term illness / disability 2009-2011/13



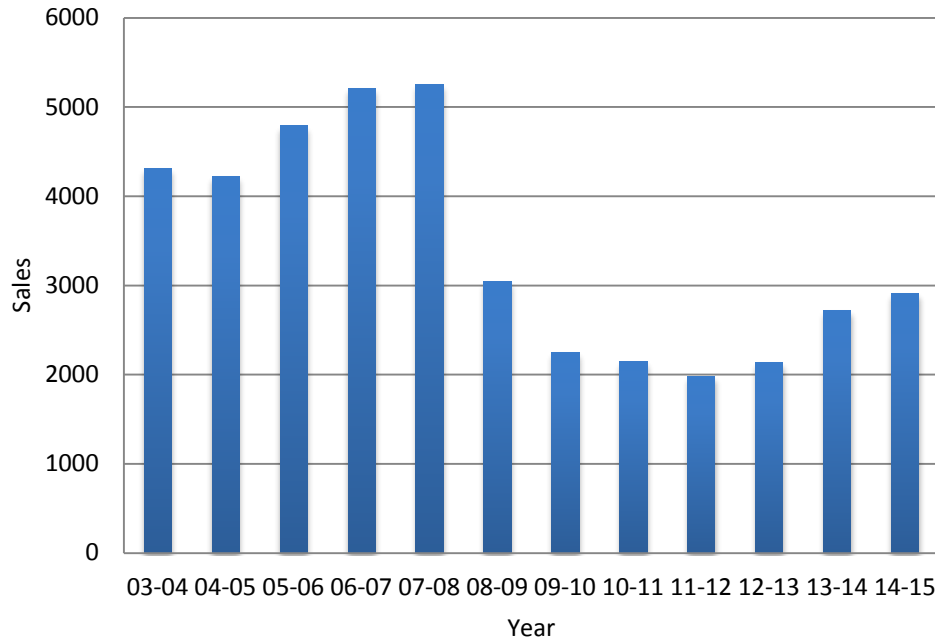
Source: The Scottish House Condition Survey 2009 & 2011/2013



**Number of households in Renfrewshire (2009 and 2011/13) with 1 or more persons with a long term illness / disability decreased by 4%**

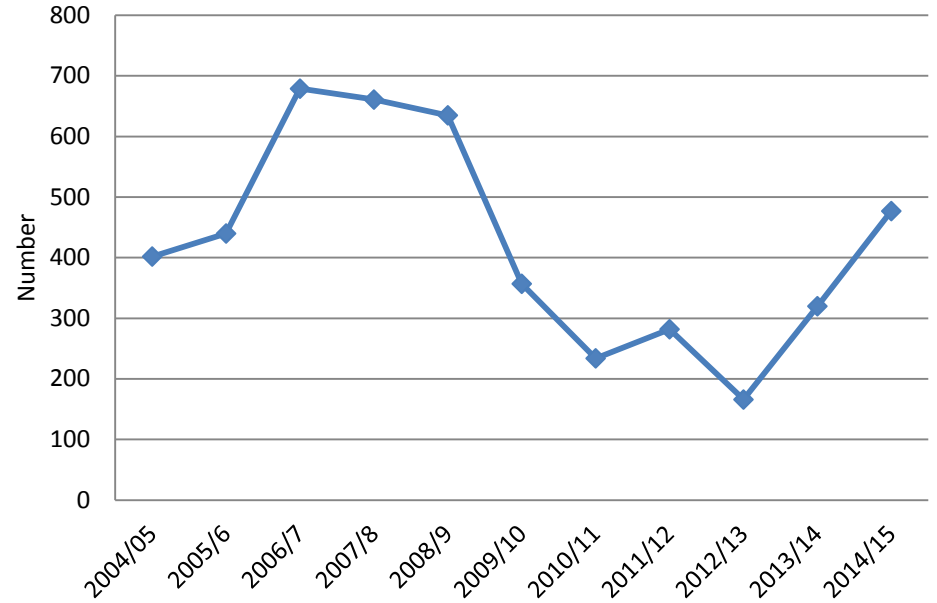
### Volume of house sales

Number of house sales in Renfrewshire 2003-2015



Source: Registers of Scotland

### Private sector house completions 2004 - 2015



Source: Renfrewshire Council



The number of house sales in Renfrewshire between 2011/12 and 2014/15 increased by 47%

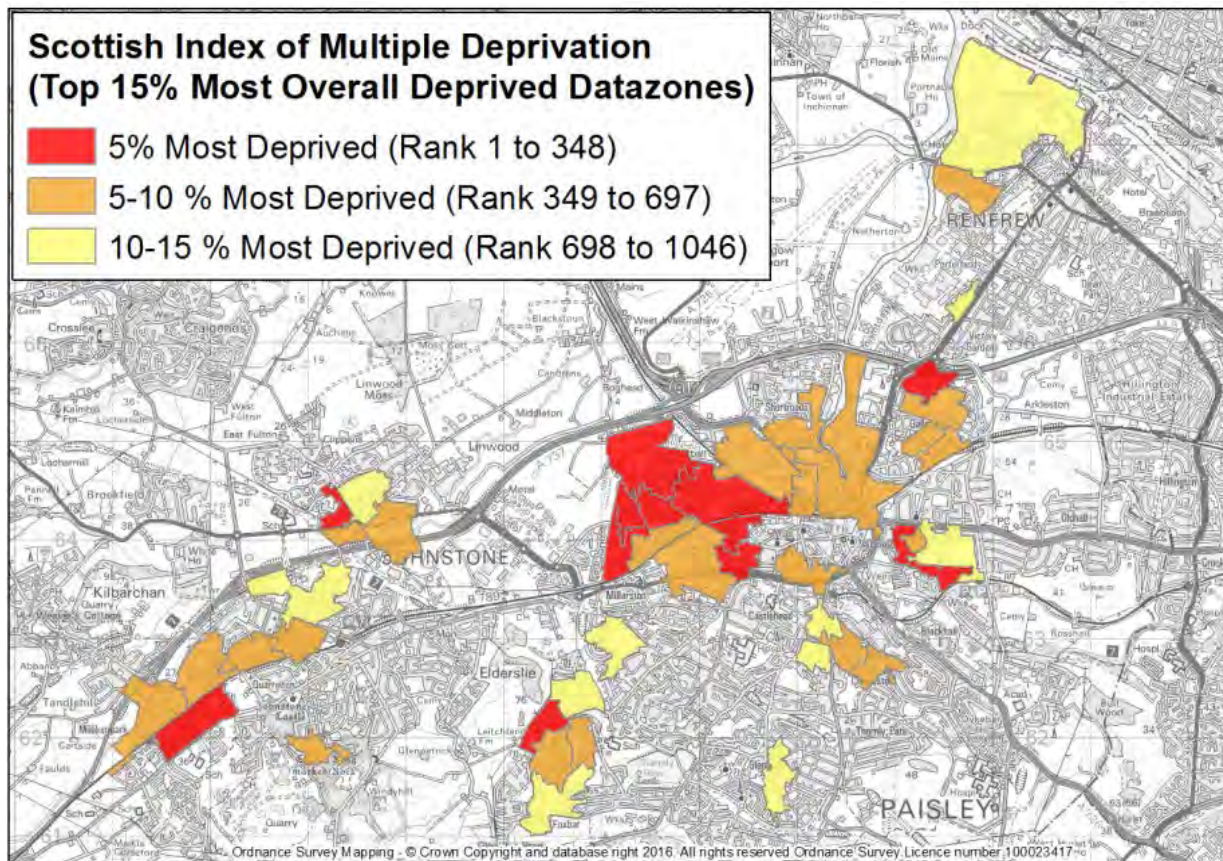


The number of private sector housing completions increased between 2012/13 and 2014/15 +187%


## Scottish Index of Multiple Deprivation

The Scottish Index of Multiple Deprivation was updated in 2016 and identifies small areas of concentrations of multiple deprivation across Scotland in a consistent way utilising income, employment, health, education, housing, access to services and crime data.

In 2016 Renfrewshire’s position has improved slightly. The number of datazones within the top 15% most deprived threshold in Scottish Index of Multiple Deprivation 2016 is 47. Previously, in 2012, 48 of Renfrewshire’s datazones were found in the 15% most deprived datazones in Scotland, compared with, 43 in 2009, 36 in 2006 and 41 in 2004.



Source: SIMD and Renfrewshire Council

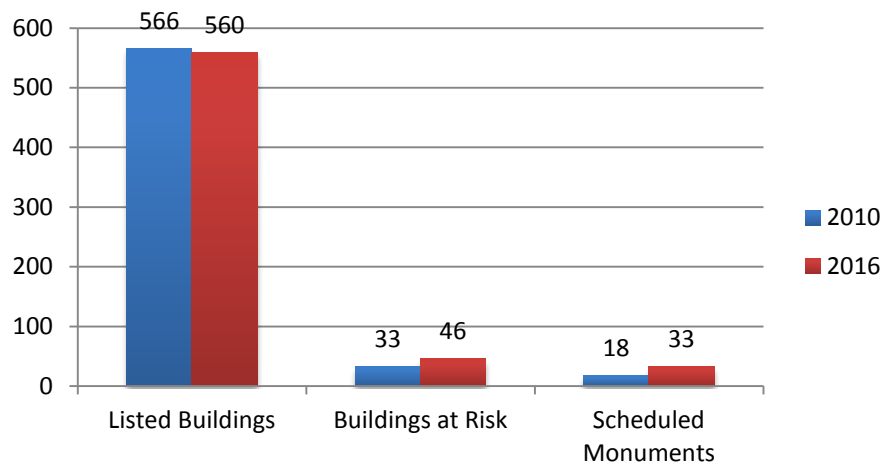


**Proportion of people in Renfrewshire in top 15% most deprived datazones in Scotland 2006-2016**




\* Although there has been a small decrease since 2012

## Listed Buildings, Scheduled Monuments and Buildings at Risk in Renfrewshire

### Number of Listed Buildings /Buildings at Risk/ Scheduled Monuments in Renfrewshire 2011-2016



Source: Renfrewshire Council / Buildings at Risk Register

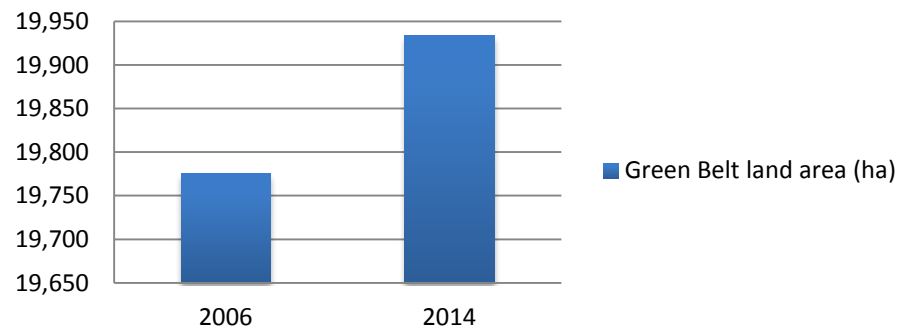
	2016 Total	2010/16 (% change)
 Listed Buildings	560	-1%
 Buildings at Risk	46	+28%
 Scheduled Monuments	33	+83%

\* During 2014 the Royal Commission on the Ancient and Historical Monuments of Scotland (now Historic Environment Scotland) carried out a review of the Renfrewshire area. This review highlighted a number of successful projects that included the restoration of the Grand Fountain (Category A-listed), and the ongoing restoration of the Russell Institute (Category A-listed), various listed buildings at the former Hawkhead Hospital site and the former Arnotts department store (Category B-listed). It also included a number of new buildings being added to the register of Buildings at Risk and additional Scheduled Monuments structures.

### Environment – Green Belt

Between 2006 / 2014 the amount of land within the Renfrewshire Green Belt showed a net increase due to boundary amendments, such as an addition of land to the Green Belt at the former R.O.F. factory Bishopton.

### Renfrewshire’s Green Belt Land 2006 – 2014 (ha)



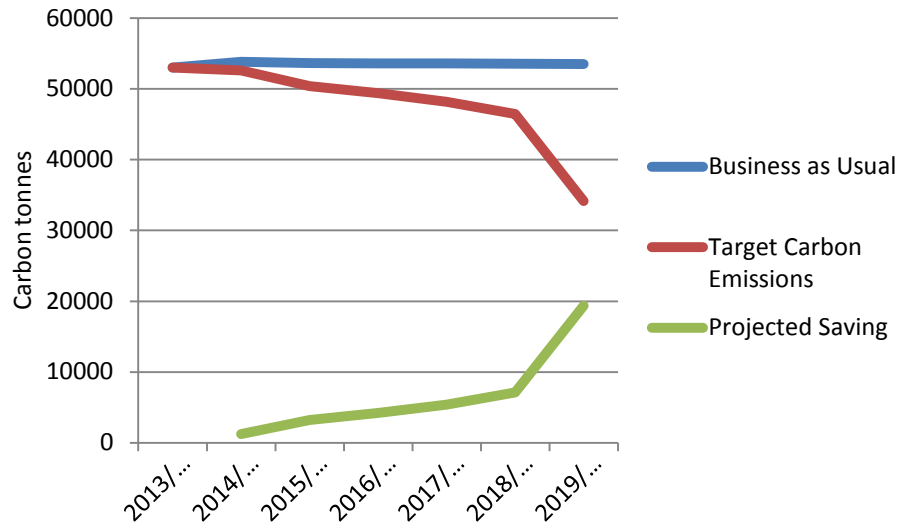
Source: Renfrewshire Council



**Land within Green Belt 2006 – 2014 +158 Ha (+1%)**

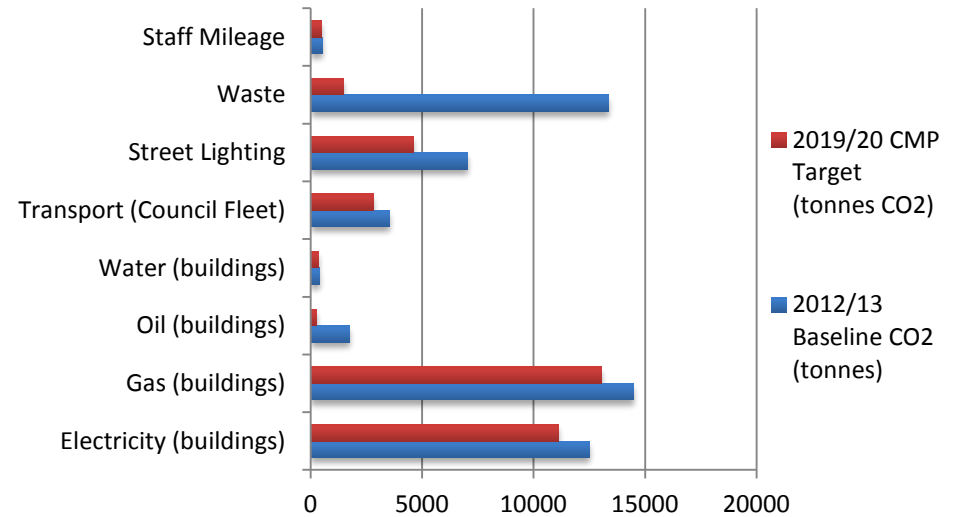
## Climate Change

Renfrewshire Council's projected carbon profile 2013/14 to 2019/20



Source: Renfrewshire Council Carbon Management Plan 2014/15 to 2019/20

Renfrewshire Council's baseline carbon footprint by carbon emission sources



Source: Renfrewshire Council Carbon Management Plan 2014/15 to 2019/20



Renfrewshire Council's carbon emission profile for 2013/14 to 2019/20 ( Including implementation of carbon emission reduction measures ) will, compared to a Business as Usual scenario, decrease by 36%

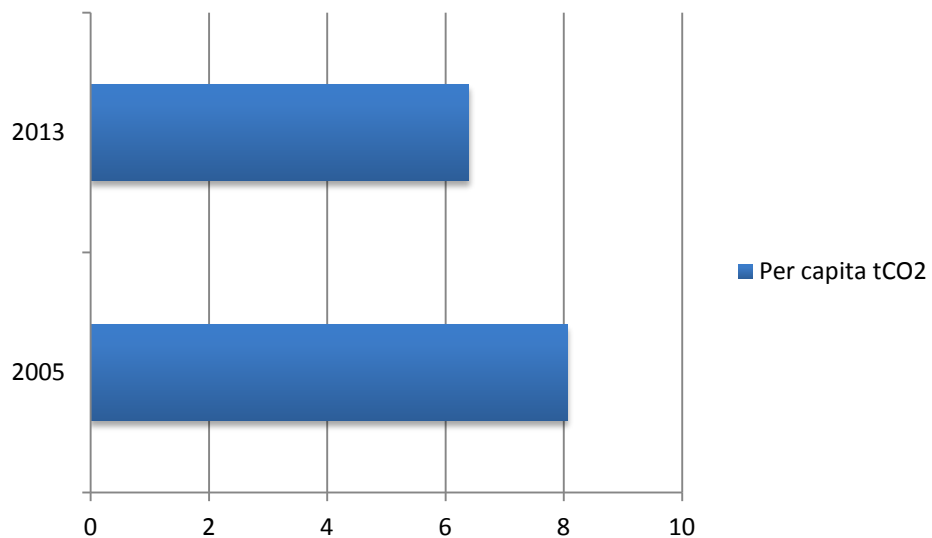


Renfrewshire Council's Carbon Management Plan (CMP) has set reduction targets for its range of carbon emission sources. The most significant target, in terms of % scale of reduction, is to reduce Waste carbon emissions by 89% by 2019/20



### Climate Change

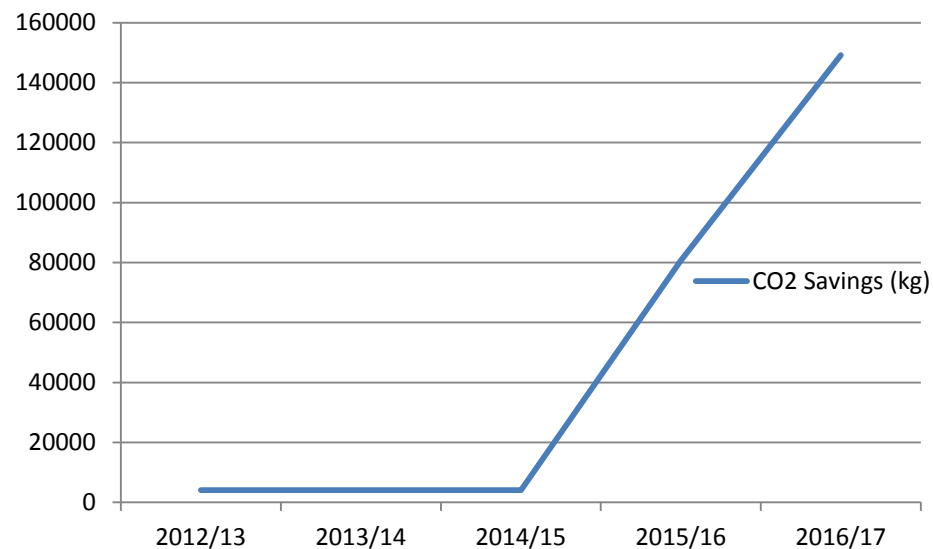
Renfrewshire per capita tCO2 emissions (within the scope of influence of local authorities)



Source: Renfrewshire Council – Carbon Management Plan 2014/15 to 2019/20

**tCO2 emissions for Renfrewshire (2005 - 13) reduced by 21%**

Renfrewshire Council's schools and public buildings CO2 Saving (kg) - predicted Solar PV savings statistics 2012 - 17

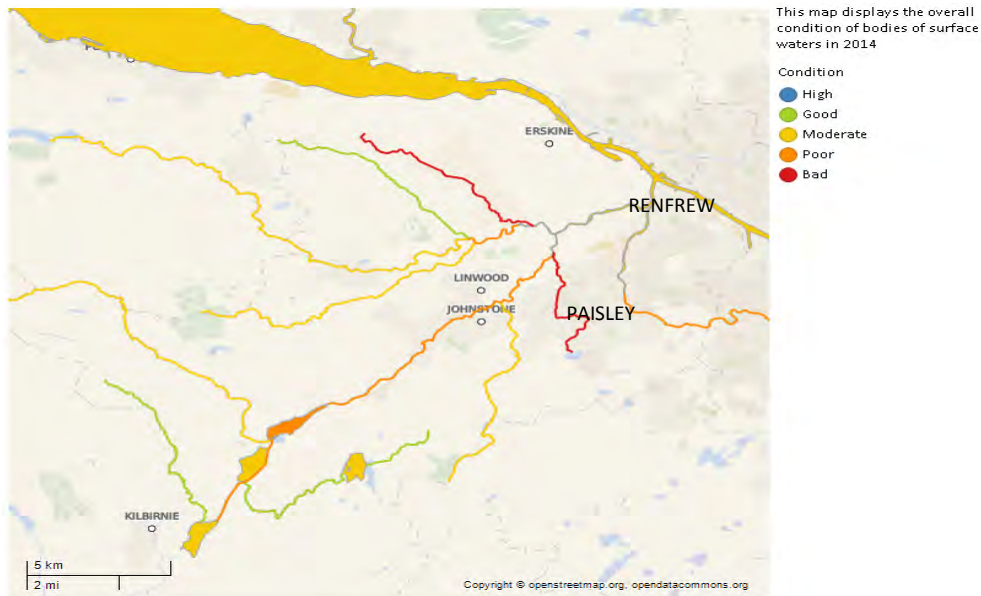


Source: Renfrewshire Council

**CO2 Saving (Kg) is projected to increase +3600% between 2012-2017**

## Water Environment

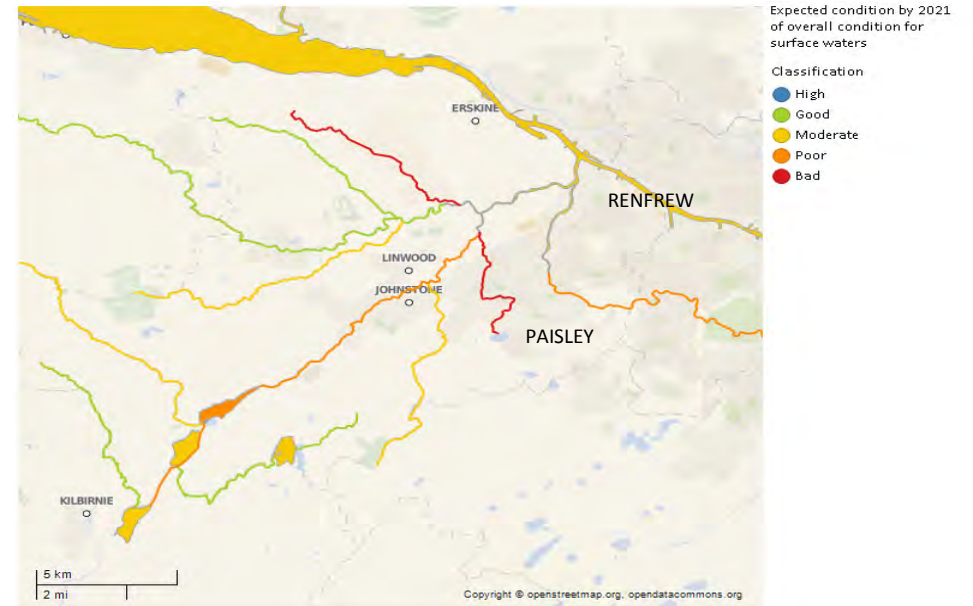
### Water Environment – Renfrewshire’s Surface Waters Condition 2014



\*excludes River Clyde

Source: SEPA (Water Environment Hub)

### Water Environment – Renfrewshire’s Surface Waters Condition 2021



\*excludes River Clyde

Source: SEPA (Water Environment Hub)



**Overall condition of surface waters between 2014 and 2021 projected to improve. 13% of the network length\* projected to improve.**

# Appendix 2 Housing Sites -Progress Update



POLICY P3 – ADDITIONAL HOUSING SITES - SCHEDULE 1&2 OF RENFREWSHIRE LOCAL DEVELOPMENT PLAN – REDEVELOPMENT AND GREENFIELD SITES	
SITE ADDRESS	PROGRESS TO DATE
Bracken Place, Bridge of Weir	This is a small, previously used site that is part of the existing village. It will continue to be a site that is available and deliverable within a strong housing market area. No progress to date.
Merchiston Hospital, Brookfield	Planning consent granted for 267 units. Construction is expected to commence early 2017.
Barbush Farm ( South), Johnstone	Proposal Of Applications Notice (POAN) has been submitted. Full application expected in early 2017.
Johnstone Hospital, Linwood	All demolition work has been carried out. Pre application discussions have taken place and various layouts discussed. An application is expected in early 2017.
Station Road, Bishopton	Proposal Of Applications Notice (POAN) has been submitted. No progress to date.
Abbey Road, Elderslie	Refused by Board 10/11/2015. Appeal granted by Scottish Ministers, full application expected early 2017.
Midton Road, Howwood	Planning consent granted for 49 units work has commenced on site.
Shillingworth, Earl Place, Bridge of Weir	Planning consent granted for 43 units. Developer on site.
East of Fleming Road, Houston	Planning consent granted for 32 units. Developer on site.
Houston Road, Houston	Planning consent granted for 20 units, development complete.
Lawmarnock Road, Bridge of Weir	Application has been submitted for 16 flats and 8 houses, awaiting decision.
Northbar, Florish Road, Erskine	Application has been submitted for 195 houses, awaiting decision.

Good Progress/ Under Construction

Limited Progress

No Progress

## APPENDIX 2 – HOUSING SITES PROGRESS UPDATE

POLICY P4 – HOUSING ACTION PROGRAMME SITES	
SITE REFERENCE AND ADDRESS	PROGRESS TO DATE
RFRF0912E  Former primary schools, Beith Road, Johnstone	A surface water management strategy is currently being prepared for Johnstone South West. Implementation of this strategy will unlock development sites.
RFRF0912 F & JSW8  Floorsburn at Spateston, Johnstone	A surface water management strategy is currently being prepared for Johnstone South West. Implementation of this strategy will unlock development sites.
RFRF0912I  Auchengreoch Road, Johnstone	A surface water management strategy is currently being prepared for Johnstone South West. Implementation of this strategy will unlock development sites.
JSW2/3 / RFRF0947  Spateston Road / Hallhill Road, Johnstone	A surface water management strategy is currently being prepared for Johnstone South West. Implementation of this strategy will unlock development sites.
RFRF0759  Kilbarchan Road, Johnstone	Layouts for this site are being progressed by a local housing association. This site provides an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities.
SFS12/01 / RFRF0711B & RFRF0948A  Former Co-op site, Broomlands Street, Paisley	Layouts for this site are being progressed by a local housing association and the site has been added to the new Strategic Housing Investment Plan.
RFRF0875  Bute Crescent / Iona Drive Glenburn, Paisley	A detailed design brief is currently being prepared for this site which will allow the site to be marketed. This site is being progressed by a local housing association through the new Renfrewshire Strategic Housing Investment Plan.

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NEW053 & RFRF0949 Millarston Drive, Paisley	The site is being progressed through the new Strategic Housing Investment Plan as a mixed tenure site. Discussions with housing associations and other partners is ongoing.
NEW052B / RFRF0950 Cartha Crescent, Paisley	This site provides an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities.
SFS12/02 / RFRF0951 Todholm Road, Blackhall, Paisley	This site provides an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities.
NEW 045 / RFRF0952 Grampian Ave /Lomond Cres Glenburn, Paisley	A detailed design brief is currently being prepared for this site. This will allow the site to be marketed. Will provide an opportunity to help regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities.
NEW 040 Thrushcraigs, Paisley	This site is now complete.
UC/12/02 / RFRF0954 Arkleston Road, Paisley	Site included in the Renfrewshire Strategic Housing Investment Plan. Provides an opportunity to help regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities. As part of the site assembly one of the multi storey blocks has been demolished and the site cleared.
SFS/12/04 / RFRF0955 Floors Street, Johnstone	Site identified as a pipeline project in the new Strategic Housing Investment Plan. The Council is currently working on layouts to coincide with development briefs that have been prepared for the site and will feature in the finalised Johnstone Town Centre Strategy which was approved at the Planning and Property Policy Board in November 2016.
SFS/12/05 / RFRF0956 Craigdonald Place, Johnstone	The Council is currently working on layouts to coincide with development briefs that have been prepared for the site and will feature in the finalised Johnstone Town Centre Strategy which was approved at the Planning and Property Policy Board in November 2016. All demolition works have now taken place and the site is available for development which will deliver sustainable economic growth and provide an opportunity to help regenerate, create and enhance the existing place which will add to the existing sustainable mixed community.
SFS/12/06 Drums Avenue, Ferguslie, Paisley	This site sits within a larger area where the Council and partners will take forward a landmark proposal to deliver a £15 million regional sports facility and regeneration strategy in Ferguslie Park. Detailed proposals will be developed in the coming months.

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<p>1072 / RFRF0958</p> <p>Former Depot, Brediland Road, Linwood</p>	<p>The Council have been actively marketing this site. Two private sector developers and a Registered Social Landlord are keen to progress plans on the site. Part of the site has been sold to a private developer.</p>
<p>NEW 099</p> <p>Bankfoot Road/Scadlock Road, Ferguslie Paisley</p>	<p>This site sits within a larger area where the Council and partners will take forward a landmark proposal to deliver a £15 million regional sports facility and regeneration strategy in Ferguslie Park. Detailed proposals will be developed in the coming months.</p>
<p>NEW 100</p> <p>Ferguslie Park Avenue, Ferguslie, Paisley</p>	<p>This site sits within a larger area where the Council and partners will take forward a landmark proposal to deliver a £15 million regional sports facility and regeneration strategy in Ferguslie Park. Detailed proposals will be developed in the coming months.</p>
<p>RFRF0839</p> <p>Former Flats Almond Cres, Foxbar, Paisley</p>	<p>Detailed discussions have taken place with the Housing Association who own this land with a view to collaborative working with Renfrewshire Council. Will provide an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities. Detailed design brief is currently being prepared.</p>
<p>RFRF0671</p> <p>Dee Dr/Findhorn Ave/Manor Rd, Foxbar, Paisley</p>	<p>Detailed discussions have taken place with the Housing Association who own this land with a view to collaborative working with Renfrewshire Council. Will provide an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities. Detailed design brief is currently being prepared.</p>
<p>RFRF0773</p> <p>Heriot Avenue, Foxbar, Paisley</p>	<p>Detailed discussions have taken place with the Housing Association who own this land with a view to collaborative working with Renfrewshire Council. Will provide an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities. Detailed design brief is currently being prepared.</p>
<p>NEW 098 / RFRF0961</p> <p>Mannering Road, Foxbar, Paisley</p>	<p>Developing this site will provide an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed communities.</p>
<p>RFRF0926</p> <p>Springbank Terrace Shortroods, Paisley</p>	<p>This site has been completed and all property let.</p>

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<p>RFRF0927</p> <p>Springbank Rd/Inchinnan Rd, Shortroods, Paisley</p>	<p>Development is on site.</p>
<p>LIN01</p> <p>Former school site, Middleton Road, Linwood</p>	<p>This site is under construction and nearing completion for the provision of a new school for the Renfrewshire Area.</p>
<p>NEW 124</p> <p>Erskine Town Centre, Erskine</p>	<p>Site is available for residential and other town centre uses.</p>
<p>NEW 021 / RFRF0964</p> <p>Scottish Water Site, Middleton Road, Linwood</p>	<p>This site is within the Middleton Road Transition Area and is still being promoted for residential use. Recent discussion with a developer about this site.</p>
<p>REN 02 /RFRF0965</p> <p>Brown Street, Renfrew</p>	<p>This site is the subject of ongoing discussions, however, no detailed development proposals have been submitted to the Council.</p>
<p>JSW10</p> <p>Former Petrol Station, Beith Road, Johnstone</p>	<p>A surface water management strategy is currently being prepared for Johnstone South West. Implementation of this strategy will unlock development sites.</p>
<p>UC12/05 / RFRF0966</p> <p>Sutherland Street, Paisley</p>	<p>This site is included within the wider West End regeneration area for which a detailed development brief is being prepared.</p>
<p>1099 / RFRF0967 &amp; RFRF0967A</p> <p>Land Surrounding St Brendans Social Club, Stirling Drive, Linwood</p>	<p>This site will provide an opportunity to regenerate, create and enhance the existing place which will add to the existing sustainable mixed community. Discussions have taken place with a Registered Social Landlord and other private investors.</p>



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2300 Former Bingo Hall, High Street, Paisley	The university now requires this site as part of the redevelopment of the campus and therefore the site is no longer available for housing.
RFRF0903 Middleton Road, Ferguslie, Paisley	This site sits within a larger area where the Council and partners will take forward a landmark proposal to deliver a £15 million regional sports facility and regeneration strategy in Ferguslie Park. Detailed proposals will be developed in the coming months.
RFRF0879 Carbrook Street, Paisley	This site will provide an opportunity to regenerate, create and enhance the existing place.

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

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

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