



# Renfrewshire Local Development Plan

## New Development Supplementary Guidance 2019



Renfrewshire  
Council



# Renfrewshire New Development Supplementary Guidance

The Renfrewshire Local Development Plan is in two parts; the Local Development Plan and the New Development Supplementary Guidance. Together these documents set out the overall Spatial Strategy for Renfrewshire.

The policies, proposals and guidance are structured into five themes, which include:

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

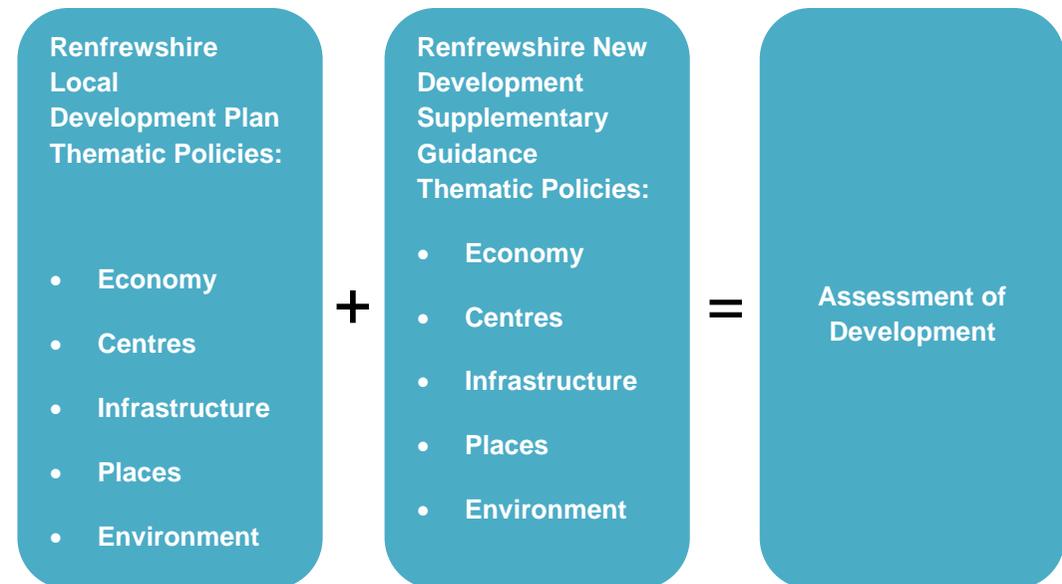
The Renfrewshire Local Development Plan sets a framework for the enhancement of Renfrewshire's diverse natural environment, built and cultural heritage assets, the delivery of new economic and infrastructure investment and guides the future use of land to create strong communities and attractive places across Renfrewshire.

The detailed development criteria for the assessment of proposals is contained within this New Development Supplementary Guidance.

## How to use the Plan

All developments must be assessed against the policies set out in the Renfrewshire Local Development Plan, the guidance and criteria in the New Development Supplementary Guidance.

Both provide an integrated development framework providing a consistent approach to the assessment of planning applications.



## Economic Investment Locations

Renfrewshire's Economic Investment Locations consist of Strategic Economic Investment Locations (SEILs) and Local Industrial Areas.

**Development proposals in these economic locations should meet the following criteria:**

- Support the role and function of the economic investment locations as identified in Figure 1 and be compatible with the surrounding character of the area;
- Support sustainable and inclusive economic growth as well as allowing diversification or transition into new economic sectors or clusters in response to changing markets and/on demand;
- Employment generating uses not listed in Classes 4 (Business), 5 (General Industry) and 6 (Storage & Distribution) of the Use Classes Order will be supported in these locations subject to the consideration of Clydeplan Strategic Development Plan (2017) for development within SEILs and Local Development Plan Policies E1 and E2;
- Development should not impact upon the existing uses or potential economic investment within the area;

- Proposals for waste management infrastructure will be acceptable where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant adverse impact upon amenity or operation of other uses, subject to site specific considerations; and,
- All proposals will be considered in relation to Policy E1, E2 and the Economic Development Criteria.



Hillington Business Park

# DELIVERING THE ECONOMIC STRATEGY - DEVELOPMENT GUIDANCE

Figure 1 – Renfrewshire’s Economic Investment Locations

Renfrewshire’s Economic Investment Locations	Role and Function	Challenges/Opportunities
<b>Strategic Economic Investment Locations (SEIL)</b>		
<b>Advanced Manufacturing and Innovation District Scotland (AMIDS)</b>	Distribution and Logistics/ Manufacturing/ Engineering/ Green Technologies/ Life Sciences/ Research and Development/ Airport related uses.	<p>Consists of Inchinnan Business Park, Westway and Netherton Farm area clustered around Glasgow Airport.</p> <p>City Deal Investment to improve access to Glasgow Airport and connectivity within the Strategic Economic Investment Locations facilitating the development of key development sites. Key location to support innovation in manufacturing across Scotland.</p> <p>This location also includes a Strategic Freight Hub which supports the operation of Glasgow Airport and the Strategic Economic Investment Locations.</p>
<b>Hillington/ Renfrew North</b>	Distribution and Logistics, Manufacturing/ Engineering, Business Services.	<p>A Simplified Planning Zone is in place supporting sustainable and inclusive economic growth at Hillington Business Park. Opportunity to diversify uses to adapt to changing market demands and facilitate the redevelopment of key sites.</p> <p>This location also includes a Strategic Freight Hub which supports the operation of the Strategic Economic Investment Locations.</p>
<b>Bishopton</b>	Distribution and Logistics, Manufacturing/ Engineering.	<p>Opportunity for employment generating uses to support development of the Community Growth Area. Planning consent has been granted for residential development on this land. The future zoning of this site will be reviewed in preparing the next Development Plan.</p>

# DELIVERING THE ECONOMIC STRATEGY - DEVELOPMENT GUIDANCE

**Figure 1 – Renfrewshire’s Economic Investment Locations**

Renfrewshire’s Economic Investment Locations	Role and Function	Challenges/Opportunities
<b>Local Industrial Areas</b>		
<b>Burnbrae, Linwood</b>	Locally important industrial area. Strategic Freight Transport Hub with road/rail transfer facility.	Good accessibility to freight hub, M8 and Glasgow Airport offers significant potential for new economic investment at this location.  Intermodal terminal providing sustainable road/rail freight transfers, removing goods vehicles from the road network.
<b>Land to north east of Phoenix Commercial Centre, Linwood</b>	Major regeneration opportunity	Key strategic location to the west of Paisley and the airport, along the M8/A737 trunk road. The site has outline planning consent for over 50,000 sq.m of business and industrial space within a wider mixed-use development.
<b>Murray Street, Paisley</b>	Locally important local industrial area.	Location includes a range of businesses and available properties/development sites. Proximity to the M8 and Glasgow Airport offers significant potential for new economic investment at this location.
<b>Paisley Town Centre/Town Centre North</b>	Renfrewshire’s administrative, education, civic, local business and financial centre.	Significant regeneration potential for the area to the north of the town centre. Opportunity to enhance access to Glasgow Airport and the Advanced Manufacturing and Innovation District Scotland.

## Transition Areas

New development or redevelopment of sites which are described as Transition Areas may be suitable to incorporate various uses.

Figure 2 identifies areas that are in transition and details potential uses for each of these areas. Development proposals should meet the following criteria:

- Demonstrate that the type of use, mix, scale and location of the development is appropriate for the site and wider surrounding area;
- Consideration should be given to comprehensive development with the use of a masterplan or design brief/framework approach;
- All proposals will be considered in relation to the relevant development criteria, for example, a proposal for a new residential development in a Transition Area will also be considered against the Places, Infrastructure and Environment Development Criteria.
- Proposals for waste management infrastructure will be acceptable within Transition Areas where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant impact upon amenity or operation of other uses, subject to site specific considerations.

## Business and Industrial Development out with Renfrewshire's Economic Investment Locations

Proposals for new business and industrial development out with Renfrewshire's Economic Investment Locations will be considered in relation to the Economic Development Criteria and the relevant Renfrewshire Local Development Plan Policies and associated Supplementary Guidance.

Where appropriate proposals for home-working, micro businesses and community hubs will be supported subject to consideration against the relevant Local Development Plan Policies and Development Guidance and where there is no significant detrimental impact on amenity.



Erskine Riverfront Transition Area

# DELIVERING THE ECONOMIC STRATEGY - DEVELOPMENT GUIDANCE

Figure 2 – Transition Areas

Location of Transition Area	Acceptable uses within Transition Area
<b>Erskine Riverfront</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, residential, hotels, residential institutions, educational facilities, nurseries, leisure, restaurants and other commercial uses of a scale appropriate in relation to the Network of Centres. Includes important riverfront recreational asset and access to the riverfront requires to be retained.
<b>Candren Area, Paisley</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, leisure uses, educational facilities and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>North Johnstone</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, residential, residential institutions, educational facilities, nurseries and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Paisley East End</b>	Residential, offices, storage facilities, educational facilities, nurseries, residential institutions and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Middleton Road, Linwood</b>	Residential, residential institutions, educational facilities, nurseries, business and light industrial and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Meadowside Street/ Blythswood Area, Renfrew</b>	Residential, residential institutions, educational facilities, leisure, nurseries, business, and waste management and other commercial uses of a scale appropriate in relation to the Network of Centres.
<b>Paisley Town Centre North Area</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, hotels, residential, residential institutions, educational facilities, nurseries and leisure and other commercial uses of a scale appropriate in relation to the Network of Centres. Opportunity to enhance access to Glasgow Airport and the Advanced Manufacturing and Innovation District Scotland.
<b>Underwood Road, Paisley</b>	Business and industrial uses within Classes 4, 5 and 6 of the Use Class Order, residential, residential institutions, educational facilities, nurseries, leisure and other commercial uses of a scale appropriate in relation to the Network of Centres.

## Glasgow Airport

Glasgow International Airport is a key component of the economy at the national, regional and local level. The Airport is an international gateway with important linkages to wider business and tourism markets.

Existing operational land for the airport, as shown on the Proposals Maps, requires to be safeguarded allowing the airport to operate to its full potential.

Development proposals within the Glasgow Airport Public Safety Zone require to be considered in accordance with the stated Government policy contained in the Scottish Government Circular 8/2002 and any future policy updates.

Within the airport operational land there will be support for uses associated with the airport which includes:

- The movement and maintenance of aircraft;
- The embarking, loading, discharging or transporting of passengers, livestock or goods; and,
- Development in Classes 4 (business), 6 (storage and distribution) and 7 (hostels and hotels), car parking and car rental facilities, where it can be demonstrated that the development is associated with the functioning of the airport.



## Tourism

Tourism is an important element of the economic, social, environmental and cultural well-being of Renfrewshire's places and environment and a key driver of the economy. Proposals for new tourist facilities and attractions will be considered in relation to the aims of Renfrewshire's Tourism Framework and Visitor Plan.

Improvements and enhancements to existing or the creation of new tourist facilities and attractions will be supported subject to the following criteria:

- The development will add to Renfrewshire as a visitor destination and will contribute to the local economy providing new employment opportunities with a social and/or cultural benefit to the area;
- The proposal does not result in a significant detrimental impact on visual amenity, the built heritage or natural heritage interests;
- The design, quality and density of development is appropriate for the location and surrounding area;
- The scale, positioning and location of the development is appropriate;
- The amenity of the surrounding area will not be significantly affected by the nature of the proposed development;
- Suitable infrastructure and services are available or can be provided to serve the development proposal;
- The site is accessible by a choice of transport options and access within and out with the development connects to active travel routes and/or the wider green network;
- The road network can accommodate the development;
- Development assists in a reduction in emissions and incorporates a design which promotes energy efficiency and the use of low carbon generating technologies;
- Development encourages participation and enjoyment of Renfrewshire's natural heritage assets, ensuring that there are no significant adverse effects on the natural environment including biodiversity and landscape character; and,
- The development can demonstrate a site specific locational need and/or address a deficit in the provision of tourist facilities in the area.

## Strategic Centres and Core Town Centres

- Development proposals require to support the diverse role and function of Renfrewshire's Strategic Centres and Core Town Centres reflecting a sustainable mix of activities and uses.
- Development which will enhance the vitality and viability of centres and strengthen their key role within Renfrewshire's Network of Centres will be welcomed.
- All proposals will be considered against Renfrewshire Local Development Plan Policy C1 and the Centre Development Criteria.

## Local Service Centres and Village Centres

- Proposals within Local Service Centres and Village Centres will be supported where they demonstrate that they will meet local need and will not significantly impact on the viability or vitality of the existing centre or any other network centre.
- The scale of development proposal should reflect the size of community that the centre serves. Support will be given to proposals which enhance and regenerate these centres.
- All proposals will be considered against Renfrewshire Local Development Plan Policy C1 and the Centre Development Criteria.

## Local Commercial Centres

These centres provide a location for retail development that typically cannot be located within the other centres in the network. There may also be opportunities for some ancillary and/or enabling commercial development to complement the existing uses.

Proposals within Renfrewshire's three local Commercial Centres will be supported where they:

- Sustain the role and function of the centre as identified in Figure 3; and,
- Demonstrate that there would be no significant adverse impact upon the role and function of any other network centre.

## Meeting Local Neighbourhood Demand

Retail and commercial development out with the defined Network of Centres will be considered acceptable in principle where the proposal meets a local neighbourhood demand and subject to meeting the criteria within Policy C2 and the relevant policies identified on the Proposals Map.

For the purposes of assessing local supply and demand, the catchment will be defined by the area from which the site is easily accessible on foot.

# DELIVERING THE CENTRES STRATEGY - DEVELOPMENT GUIDANCE

Figure 3 – Renfrewshire’s Network of Centres - Role and Function

Centre	Role and Function
<b>Strategic Centres</b>	
Paisley Town Centre	Renfrewshire’s main cultural, heritage and civic centre. Offers a diverse mix of uses and attributes providing a hub for public transport, business, retail, leisure, education and community uses. A spatial development framework for the town centre is presented in the Renfrewshire Local Development Plan.
Braehead	Renfrewshire’s largest retail and leisure centre with strong supporting commercial and business uses. A spatial development framework for the centre is presented in the Renfrewshire Local Development Plan.
<b>Core Town Centres</b>	
Johnstone Town Centre	The largest and most diverse centre within West Renfrewshire with a strong, historic character and a rich heritage. A civic, cultural and local retail centre which provides key services for both the local population and settlements across West Renfrewshire.
Renfrew Town Centre	The largest centre within North Renfrewshire with a distinctive character and a number of historic listed buildings reflecting the identity of the town. The centre has strong civic, cultural and local retail functions which provide key services for the local population and neighbouring settlements. A Simplified Planning Zone is in place to support diversification of uses
Erskine Town Centre	Local retail, leisure and commercial centre which provides key services for the local community and settlements such as Inchinnan and Bishopton.
Linwood Town Centre	Linwood is a local retail and commercial centre which plays an important role in providing key services for the local community and supporting the choice of provision across West Renfrewshire.
<b><i>A Centre Strategy and Action Plan has been prepared for each Strategic Centre and Core Town Centre to guide investment in the Centre. The Local Development Plan Action Plan/Delivery Programme includes an action to review these strategies every two years.</i></b>	

# DELIVERING THE CENTRES STRATEGY - DEVELOPMENT GUIDANCE

Figure 3 (cont) – Renfrewshire’s Network of Centres - Role and Function

Centre	Role and Function	Centre	Role and Function
<b>Local Service Centres</b>		<b>Commercial Centres</b>	
Bridge of Weir	Local convenience retail, commercial and community village centre	Phoenix, Linwood	Out of town retail and commercial centre accommodating a range of commercial, food and drink and retail uses
Bishopton	Local convenience retail, commercial and community village centre	Abbotsinch, Paisley	Out of town retail centre accommodating a range of retail uses
Bishopton (Dargavel Village)	Local convenience retail, commercial and community village centre supporting delivery of the Community Growth Area	Braehead Retail Park	Retail and Commercial Location providing a range of commercial and retail uses in support of Braehead Strategic Centre
Lochwinnoch	Local convenience retail, commercial and community village centre	Blythswood, Renfrew	Transition Area able to support a range of uses and facilities of a scale appropriate in relation to the Network of Centres
Paisley West End	Local retail and commercial service centre		
Paisley East End	Local retail and commercial service centre		
Neilston Road	Local retail and commercial service centre		

## Hot Food; Public Houses; Licensed Venues and Amusement Arcades

Proposals for Class 3 uses, hot food takeaways, public houses and bars, licensed clubs, amusement arcades and entertainment venues such as night clubs, will be directed to Strategic Centres, Core Town Centres and Local Service Centres as defined within the Renfrewshire Local Development Plan Proposals Maps.

All proposals will be considered against the following criteria:

- Pedestrian safety, traffic and parking must not be prejudiced with suitable access provided;
- There must be no significant impact on the residential amenity, in terms of hours of operation, noise, disturbance, cooking odours, fumes or vapours;
- Suitable and well-designed provision for the collection and storage of waste should be conveniently sited for both the premises (or other user) and the waste collection authority;
- The applicant must demonstrate full control to install a flue extraction system to ventilate and disperse cooking odours;
- The design of the flue must be visually acceptable and will generally be required to extend a minimum of 1.0 metre above the eaves level of the adjoining property; and,
- Suitable parking and servicing arrangements must be provided to serve the proposed use.



## Connecting Places

**All proposals will be considered against the following criteria:**

- The suitability of the location taking account of its function and accessibility;
- The provision of a safe and convenient pedestrian and cycle access to and within the development which can be used by all potential users, with links to existing active travel routes in and around places;
- Ensure the implementation of safe pedestrian routes to public transport/ services/open space from the proposed site;
- Access to public transport networks should be within 400 metres walking distance of the development;
- Ensure provision is made in development layouts for facilities giving priority to and allowing penetration by buses, where appropriate;
- Aim to ensure, where development is in close proximity to rail stations/halts, that provision is made for good direct, safe access to and from these facilities;
- Assess the full transport impacts of new development including the potential impact on the performance and safety of the trunk road and/or rail network and the measures required to mitigate impact arising from development;
- The design, layout and standard of any proposed active travel or transport infrastructure is appropriate to the local environment and the character of the surrounding area to achieve safe movement of pedestrians, cyclists and traffic ensuring a pleasant and safe environment;
- Connections to and from development are required to be in line with the 'Getting It Right for Every Child' approach;
- The provision of parking for vehicles, including disabled parking and parking for cycles and motorcycles, is made in accordance with national standards;
- The individual and cumulative impact from the traffic generated by the development does not significantly affect air quality; and,
- Masterplans, development briefs and proposals for major developments require to include satisfactory mechanisms or provisions for supporting sustainable transport objectives along with additional infrastructure, facilities and services required to support the development.

## Communications and Digital Infrastructure

The expansion of the communications network including telecommunications, broadband and digital infrastructure will be supported. Proposals for new communications and digital infrastructure should be designed, positioned and sited as sensitively as possible taking account of the surrounding environment and any cumulative impact.

### **The following criteria should be considered for communications and digital infrastructure developments:**

- Technical and operational considerations;
- Installation of smallest suitable equipment;
- Mast sharing;
- The proposed equipment fits with the wider environment, including the visual impact;
- Landscaping/screen planting incorporated into proposal; and,
- The availability of alternative sites.

New development proposals require to be designed in such a way as to incorporate high speed digital connections and other digital technologies that could improve connectivity while optimising energy efficiency contributing to a reduction in the carbon footprint of the building.

## Provision for Waste Recycling in New Developments

Development including residential, commercial or industrial properties should include provision for waste separation and collection to meet the requirements of the Waste (Scotland) Regulations in line with Renfrewshire Council's Refuse Collection Standards.

Suitable and well-designed provision for the collection and storage of waste should be conveniently sited for both the householder (or other user) and the waste collection authority.



## Flooding and Drainage

### All proposals will be considered against the following criteria:

- Development proposals require to adopt a precautionary approach to the reduction of flood risk from all sources and comply with the principles of sustainable flood risk management in line with Scottish Planning Policy;
- New development requires to avoid areas susceptible to flooding;
- Development must not increase the risk of flooding elsewhere;
- Development must not have an adverse impact on existing drainage infrastructure and it must be demonstrated that the site can be satisfactorily drained. Sustainable Urban Drainage System features which are adequate for the development and appropriate maintenance arrangements should be in place;
- The capacity of the functional flood plain to store water must not be reduced;
- Development must not result in additional discharge of surface water;
- The risk of flooding to the development itself can be satisfactorily mitigated;
- Developments requires to maximise the amount of permeable surfaces;
- Existing flood protection/defence mechanisms are protected with development not compromising the potential for future flood management proposals;
- Unnecessary engineering works in the water environment will be resisted, including culverting of existing water sources. Opening existing culverts will be welcomed and encouraged;
- Where additional flood protection measures are required there should be consideration of natural flood management and the use of green infrastructure which can be integrated into the site;
- Land raising will not be accepted unless compliance with national policy can be demonstrated and any loss of local flood storage capacity can be secured;
- It must be demonstrated that there is the ability to effectively deal with foul drainage from all developments; and,
- Flooding and drainage measures should aim to have a positive effect on the natural environment in and around the site.

Where the risk of flooding is deemed unacceptable, the proposal will not be permitted.

Where a flood risk assessment or drainage assessment is required, national guidance along with the principles set out above and advice set out in flood risk planning advice notes produced by Renfrewshire Council and SEPA's Flood/Drainage guidance should be considered.

## Renewable and Low Carbon Energy Developments

An increase in the proportion of electricity produced from renewable sources and the recovery of waste heat will be supported in principle. All proposals will be considered against the following criteria:

- During the process leading to the selection of the proposed site, consideration must also be given to suitable alternative sites, with the selection of the proposed site justified;
- There requires to be no significant unacceptable impact on the amenity of nearby residents, in terms of statutory air quality objectives, noise or other nuisances including glare and shadow flicker;
- Significant visual intrusion within the landscape in terms of scale, location, design, etc. has been minimised;
- There will be no unacceptable impacts on the transport network including, Glasgow Airport, additional traffic generation and/or road safety. Proposals must demonstrate that any additional impacts can be mitigated against;
- There will be no unacceptable adverse impact on the natural or historic environment within the area;
- The individual or cumulative impact of the proposed development, including any other existing and approved similar developments; will not lead to an unacceptable impact on the environment, amenity, community or recreational interest;
- There will be no loss of public access routes, open space or recreational facilities. If proposals do have an impact, then alternatives or mitigating measures must be provided;
- SEPA's Thermal Treatment of Waste Guidelines should be followed where development involves recovering energy from waste;
- Where technically feasible and financially viable, development with a high heat demand should seek to be co-located with and make use of heat supply sources;
- Where technically feasible and financially viable new development proposals should consider the potential to incorporate community heating to serve the development. All Major Development planning applications should consider the feasibility of meeting the development's heat demand through a district heating network which could serve, or could easily be adapted to connect to, a wider network if and when required to give greater energy efficiency;
- Arrangements require to be in place to restore the site to an acceptable standard after the operation has ceased;
- Where suitable, consider the potential to connect new projects to off-grid areas; and,
- Demonstrate the scale of contribution from the development to renewable energy generation targets; and the effect on greenhouse gas and carbon emissions.

## Solar PV Farms

In addition to the guidance on Renewable and Low Carbon Energy Developments all development proposals for Solar PV Farms will be considered against the following criteria:

- Development requires to be sited to minimise the visual effect on landscapes and provisions will be made to screen the development using natural features such as hedges and/or trees;
- Where a development is proposed on prime quality agricultural land<sup>1</sup>, on land with an environmental designation, or of historical significance, applicants must provide sufficient information on the potential impact on this existing land use and the mitigation that will be provided;
- There is no significant impact on landscape/visual amenity, aircraft, rail and road safety in terms of glint and glare;
- Any lighting and security fencing should be kept to a minimum. Natural features should be used where possible to assist in site security and screen security fencing;
- Access tracks to the solar farm should be kept to a minimum to better enable the site to be returned to its previous condition;
- Construction compounds needed to enable the development requires to be located to minimise its environmental and amenity impact. Details of the size and location of the site office, machinery, plant and construction materials should be provided;
- Foundations which enable the ground to be returned to its previous use will be preferred. Trenching and foundations require to be kept to a minimum;
- An appropriate ground maintenance programme will be required, and solar farms should be designed to enable management through grazing by small livestock. This would require panels to be positioned at least 70cm above ground level and cabling to be suitably protected;
- On completion of the construction works, a Post Construction Road Survey will require to be undertaken by the applicant and any remediation works required will be agreed in writing with Renfrewshire Council. Any remediation works will require to be funded by the applicant; and,
- Solar PV Farms are considered to be a temporary use of land will require to be returned to its previous use on expiry of planning consent. Any decommissioning works will be agreed with Renfrewshire Council and funded by the applicant.

<sup>1</sup> Agricultural land identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute)

## Developers Contributions

Early discussion (pre-application stage) with the planning authority will be required to establish the infrastructure requirements of a proposed development.

Developer contributions will be required to address any infrastructure deficits to support new development. This will include:

- Community facilities required to support the development including education, health, sport and recreation;
- Transport infrastructure and traffic management measures;
- Water and Sewage infrastructure; and,
- Placemaking measures including open space, active travel and green infrastructure provision and where necessary any future maintenance.

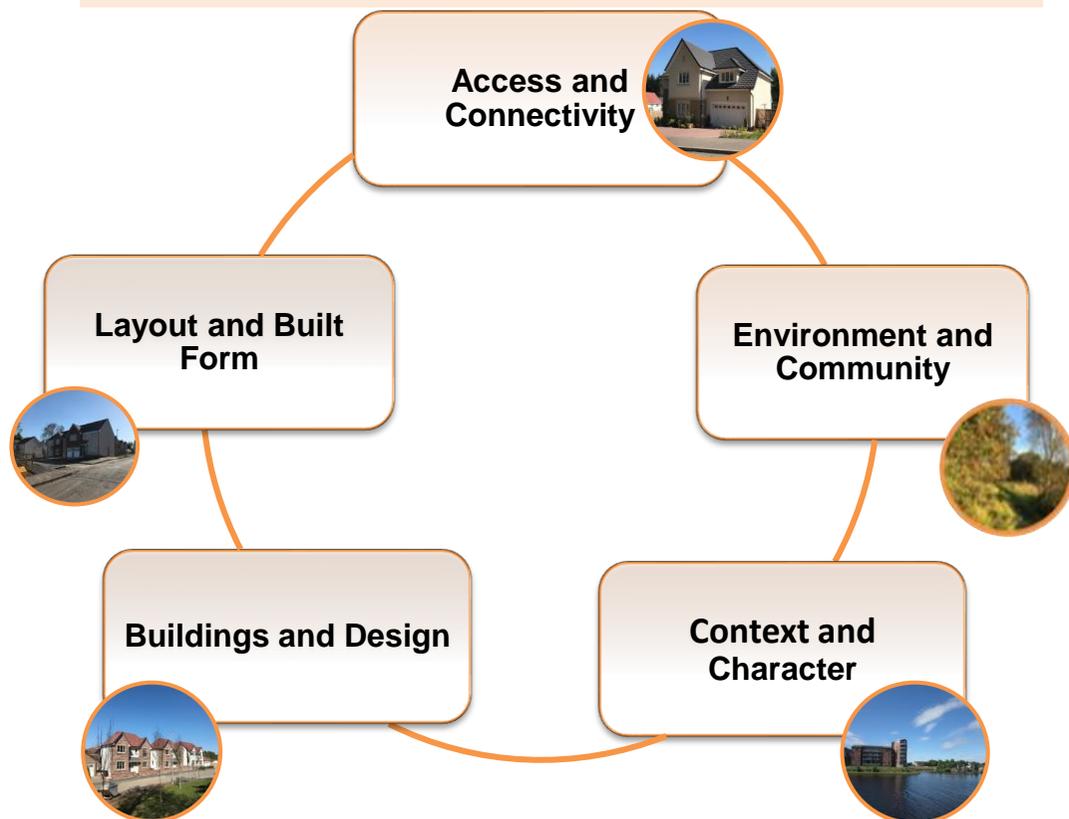
Any developer contribution that is required to support a proposed development will be secured through the planning application process.



## Creating Places

Successful places are areas which support a mix of uses, where people live, work and enjoy leisure time. Places should be adaptable to future uses, balancing the interests and opportunities that are right for a particular place.

In considering the above, Renfrewshire's Places Design Guidance sets out a range of considerations that form the basis of good 'places' design which should be considered and reflected in development proposals within Renfrewshire.



## Alterations and Extensions to Existing Properties

Development will be considered in relation to the following criteria:

- The development requires to be of an appropriate scale, size and massing which does not constitute over development and reflects the established development pattern;
- Reflect the design and materials of the existing house and the character of the surrounding area;
- The amenity of the neighbouring residents or the surrounding area is protected.

## Residential Development within Garden Grounds

Development will be considered in relation to the following criteria:

- The position, orientation and access to the proposed house and the relationship with the existing and surrounding properties requires to maintain and respect the established development pattern;
- The new residential unit will not result in back-land development;
- The scale, size, massing and associated garden space of the proposed new residential unit will be similar to surrounding dwellings in the area;
- The privacy and amenity of the existing and proposed residential units will be comparable and protected.

## Change of Use from Amenity Space to Garden Ground

Enlarging garden areas by extending them into amenity space and areas of landscaping requires planning permission to change amenity space to garden ground.

Assessment of the proposals will require to be considered in relation to the following criteria:

- Proposals should not significantly affect the character and appearance of the amenity space, detracting from the amenity of the surrounding area;
- Development should not significantly fragment or incrementally erode amenity space;
- The proposals should not lead to a deficiency in recreational and/or public open space in the area or adversely impact on any active travel or green networks;
- Development should not result in the loss of trees that make a significant contribution to the area or result in a detrimental impact on the visual amenity of the area; and,
- The development should not lead to an undesirable precedent being set.

## Preparing your Householder Development Proposals

### Extensions to the Front of Dwellings

#### Porches

A porch is a small addition to the front or side of a house which provides a covered entrance to the property.

Porches should be;

- Small scale;
- Sympathetically designed structures which are not obtrusive and do not overwhelm the building or the character of the street;
- Materials should match the original property;
- Larger porches which incorporate additional rooms such as a utility room or toilets are unlikely to be acceptable; and,
- Within Conservation Areas it is unlikely that any proposed development would be acceptable in front of the building line.

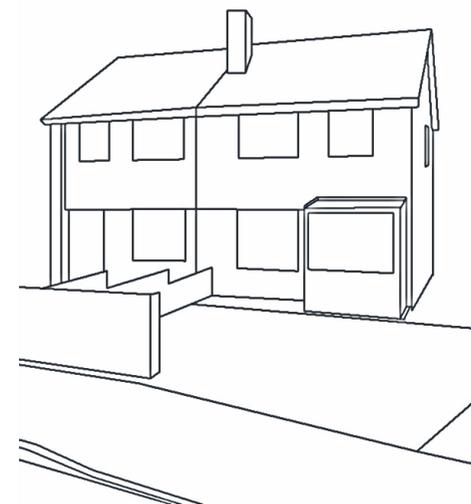


#### Front Extensions

Extensions to the front of properties need to be designed well as the front of the property is often the most prominent part of the house visible from the street frontage.

Single storey extensions may be considered acceptable when they are:

- Of a scale and design that is complimentary to the original property;
- Where the property is on an acceptable plot; and,
- Where the property is set back from the front boundary, and where there is not a uniform street scene.



## Extensions to the Side of Dwellings

### Two Storey Extensions

Two storey extensions may be considered acceptable where:

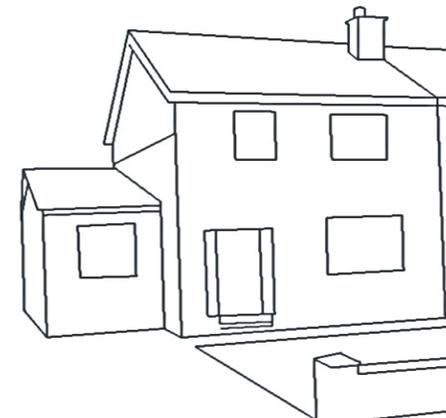
- They are designed to avoid causing an unacceptable loss of light or privacy for neighbours;
- They should be set back from the front elevation of the original property, be set back from the side boundary and be no more than half the width of the original property; and,
- Extensions should also be constructed in materials and style to match the original dwelling.



### Single Storey

Single storey extensions may be considered acceptable where:

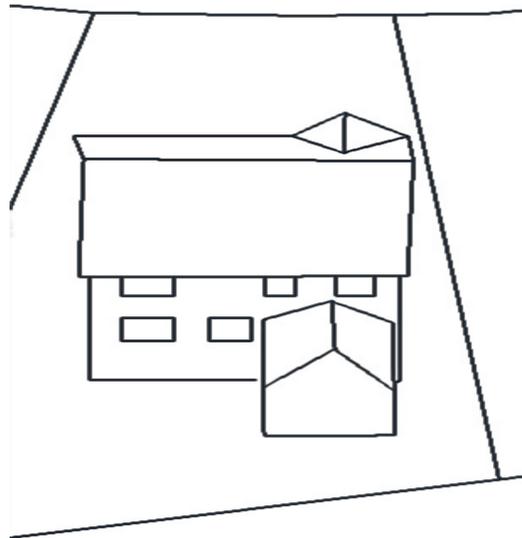
- The scale and design is appropriate to the property and locality;
- The plot size is suitable and can accommodate the extension;
- Access retained to the rear of the property;
- Appropriate materials should be used that matches the existing property;
- A side extension should generally be no greater than half the width of an existing property to ensure that the existing property remains the dominant feature;
- If a side extension is constructed on an existing driveway consideration should be given to how suitable parking arrangements will be retained; and,
- The pitch of the roof should be the same as the main property.



## Extensions to the Rear of Dwellings

Rear extensions may be considered acceptable where:

- Consideration is given to the position to prevent loss of sunlight and daylight to neighbouring properties;
- There is consideration of the position of windows to habitable rooms in neighbouring properties;
- There is minimal impact on privacy to neighbouring properties;
- Both single and two storey rear extensions should be subordinate to the original property;
- The garden is not reduced to an unreasonably small size;
- The ridge line should also sit below the ridge of the house; and,
- Extensions should have the same roof design as the main property.



## Two Storey

Two storey rear extensions should also:

- Not extend more than 4 meters into garden ground from the rear elevation of a property; and,
- Be positioned at least two metres from the boundary of a semi-detached or terraced property.



## Dormer Windows and Roof Extensions

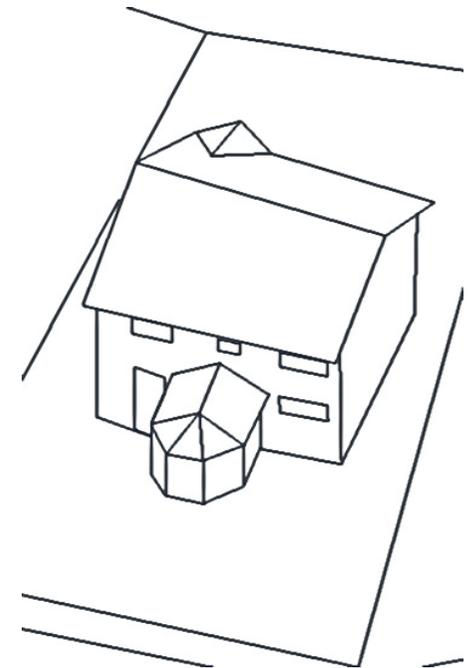
Dormer windows may be considered acceptable where:

- They are small, discrete additions which retain the character of the original roof;
- They are ideally located to the rear of a property;
- They are set below the ridge line of the property and above the eaves;
- They do not dominate the roof;
- The dormer should have external finishing materials to match the existing roof and windows; and,
- The window detailing should also match the character, proportion and style of windows on the main property.



## Conservatories

- Conservatories should be located to the rear of a house or in a non-prominent position to the side;
- Rarely will conservatories be acceptable to the front of a house;
- If a conservatory has a dwarf wall/plinth this should normally match the walling material of the original house, unless a more contemporary approach is proposed; and,
- As with a normal extension to the rear of a house, attention must be paid to the impact that the conservatory would have neighbours due to loss of privacy, over-domination and loss of natural daylight.



## Outbuildings including Garages and Carports

- All outbuildings, including garages, carports, bin stores and cycle stores, should be set behind the front building line; and,
- Detached garages should be proportionate in scale to the site and be completed in materials to match or complement the appearance of the main building.



## Decking, Terraces and Balconies

Decking, balconies and roof terraces can provide valuable and welcome amenity space for properties. Careful consideration is required to the location and design of any decking, roof top balcony or terrace in order to protect residential amenity and seek to avoid significant overlooking.

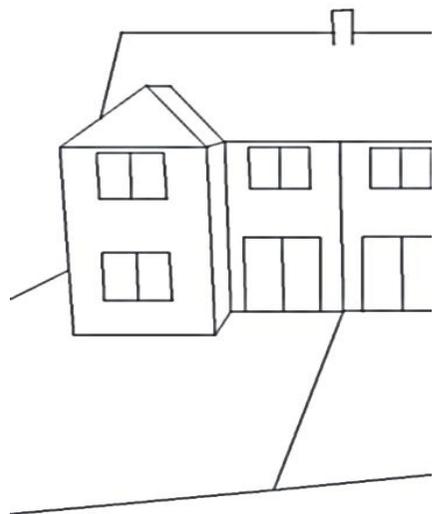
## Boundary Walls, Fences, Gates and Hedges

Boundary treatments including walls, fences, gates and hedges have a variety of functions. The type of boundary treatment, its materials and its height help to define the character and appearance of an area. When considering new boundary treatments consideration should be given to:

- The design and height of boundary walls, railings and gates should relate to the character of the street/surrounding area;
- Details such as railed sections and pillars can reduce the visual impact of a high wall;
- Visibility at the entrance to a drive is important in road safety terms. A fence or wall on a side boundary can obstruct visibility to a drive;
- Good quality materials should be considered for the fence and wall; and,
- Hedges can provide an attractive natural boundary if properly maintained.

## Overshadowing and Daylight and Sunlight

Extensions should not overshadow neighbouring properties to an unacceptable level. The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. However, it is only a general rule of thumb. The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows



## Sunlight

The 25 degree rule provides a guideline for ensuring that buildings receive a reasonable amount of sunlight. The method uses a 25 degree line drawn in section from the horizontal midpoint of the ground floor window. This method should be applied in situations where existing windows would directly face the proposed building or extension.

## Other Consents

Before you submit your completed design you should double check your proposal does not require any additional permission including:

### Listed Building Consent

Listed Building Consent will be required for extensions and alterations to a listed building, even if planning permission is not required. If your building is listed and you also require Planning Permission, it may be a good idea to apply for both consents at the same time.

### Conservation Areas

Under planning laws, the Council has a duty to protect, preserve and enhance the buildings and structures in the Conservation Areas. If you plan to undertake any demolition work in a Conservation Area you will require Conservation Consent. You are also required to give the Council six weeks' notice in writing if you want to do work to a tree in a Conservation Area.

### Building Standards

If you propose to erect a new building, to alter or extend an existing building, to convert a building or to demolish a building, you will normally require building warrant permission. Permission is granted in the form of a Building Warrant which must be obtained prior to starting work. A warrant will be granted if the proposals meet the requirements of the building regulations. It is an offence to begin work, for which a Building Warrant is required, without such a warrant. If a warrant is not obtained, this may lead to enforcement action being taken and it could also cause difficulties during property transactions.

## Residential Use of Centres

### Upper Floor Residential Developments

- New residential developments in the upper floors of the town centres of Paisley, Renfrew and Johnstone will be encouraged in principle when they are in accordance with the Centres policies.

### Re-Use/Redevelopment of Institutional Premises

- Where buildings are not fit for purpose and have become vacant, and it can be demonstrated that conversion of the existing buildings is not viable or practicable and will not allow a new use to operate, then consideration will be given to redevelopment.

All such proposals will be subject to the approval of a masterplan/development brief to ensure protection of environmental qualities, there is a high-quality design and the density of development is appropriate to the location.



Paisley Town Centre



Johnstone Town Centre

## House in Multiple Occupation (HMO)

Planning permission is required where use as a HMO is considered to be a 'material change of use of land or buildings'.

The Town and Country Planning (Use Classes) (Scotland) Order 1997 defines a house as being the sole or main residence of a single person, or any number of persons living together as a family, or not more than 5 residents living together as a single household where care is provided for residents

Where more than 5 residents live together as unrelated individuals this is considered to be a material change of use, requiring planning consent. Planning permission is also required where three or more unrelated persons or three or more families are living in a flat property.

All proposals for a HMO will be considered in relation to the following:

- the potential impact on the amenity of the area;
- the level of provision of HMO's in that locality; and,
- the relevant Local Development Plan policy and associated supplementary guidance which relates to the application site.

## Other requirements

A building warrant may be required if structural alterations are proposed to be undertaken to the premises for which a HMO licence is sought. The applicant should contact Renfrewshire Councils Building Standards Section to discuss the need for a Building Warrant.

The licensing of HMOs operates under the Housing (Scotland) Act 2006. A license may be required where any living accommodation is occupied by 3 or more persons who are not either:

- All members of the same family, or,
- All members of two families, and which accommodation is (a) a house, or is, or forms part of, any premises or group of premises owned by the same person and its occupants share one or more of the basic amenities with each other; and is occupied by those 3 or more persons as an only or main residence, or (b) of such type, or which is occupied in such manner, as the Scottish Ministers may specify.

## Affordable Housing

Early discussion (pre-application stage) with the planning authority will be required to establish affordable housing requirements and the most appropriate mix of affordable housing to be provided on all sites of 50 or more dwellings.

Figure 4 sets out the stages in the process of assessing a site for affordable housing.

The provision of affordable homes should be fully integrated into new development and requires to be delivered on site in the form of:

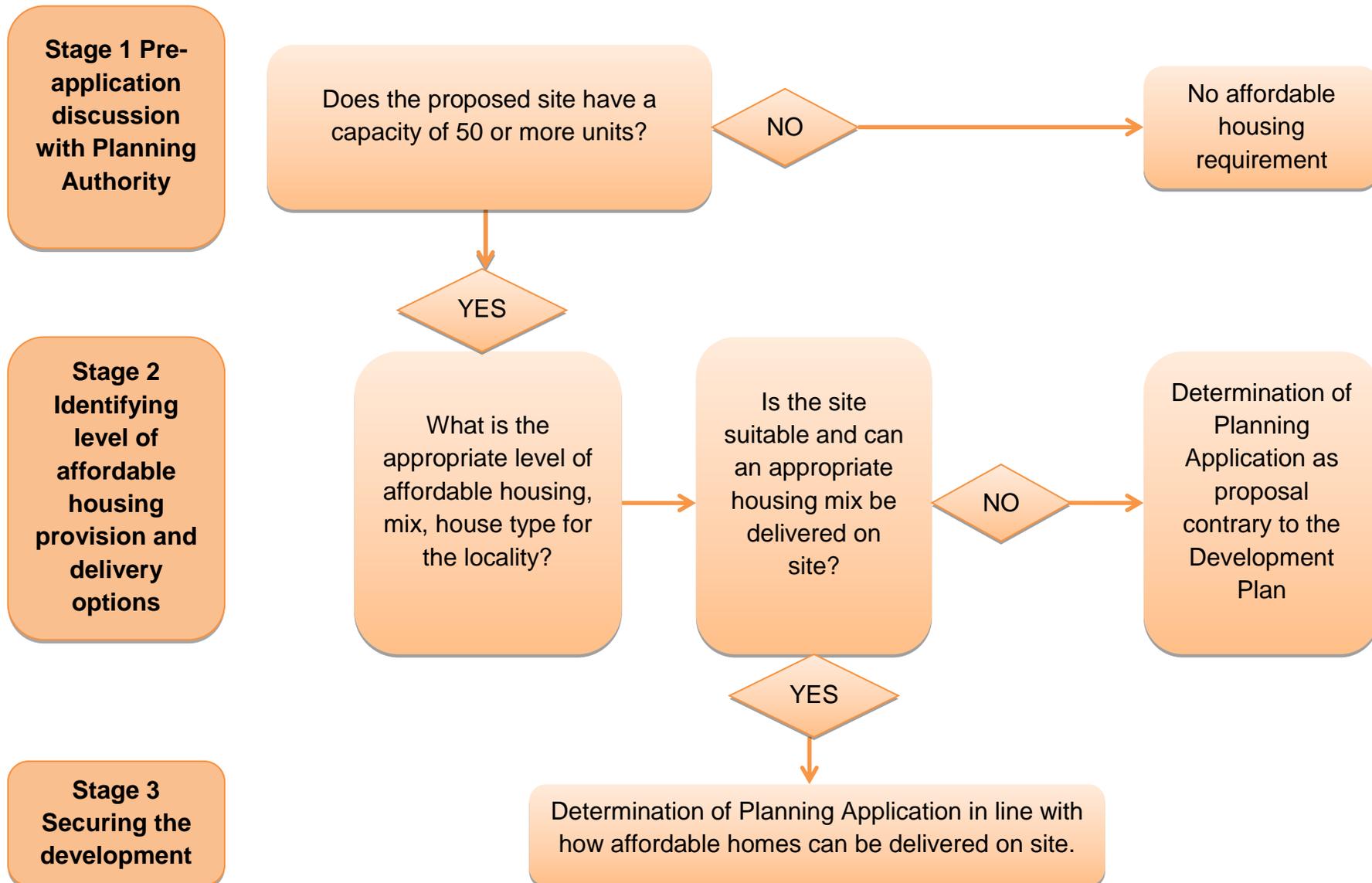
- completed affordable units;
- units completed by the developer and subsequently transferred to the Council/ Registered Social Landlord on a design and build basis. These units must also comply with the Scottish Government's grant funding criteria in terms of their design standards; or,
- the provision of an appropriate area of serviced land being transferred to the Council or a Registered Social Landlord for the development of the required number of affordable units. Where land is transferred, it should be provided fully serviced and free of constraints.

The affordable housing provision can be across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy.

Where new affordable homes includes the provision of intermediate housing for rent or sale, discount sale and entry level market starter homes, units may require a burden to be placed on their title to ensure that future sales are made to priority groups at an affordable cost. Each site will be considered on its merits.

When a new planning application is submitted which would increase the overall capacity of a site, the additional units only would be required to meet the terms of Policy P3. If the planning application relates to amendments which would not affect overall site capacity including changes to layout or house types – the terms of the policy would not apply.

Figure 4 - Affordable Housing Flowchart – Stages in the process of assessing a site for affordable housing



## Gypsy/Travellers and Travelling Show People Development

Development sites for Gypsy/Travellers and Travelling Show people will be considered in relation to the following criteria:

- **Residential environment** - Sites require to provide a good residential environment, amenity and setting. Sites are required to complement and be compatible with the character and appearance of the surrounding area;
- **Density** - The number and nature of the pitches provided should be appropriate to the site size and general area;
- **Layout** - Where sites are to be occupied on a permanent basis, the siting/placing of caravans, chalets or other accommodation should ensure that prospective occupants have an acceptable level of residential amenity with regards to privacy and spacing;
- **Access** - A suitable means of access requires to be provided. The site should be well connected and/or is within a reasonable walking distance from services, education, community uses, health services, public transport and other facilities;
- **Services for the site** - The development makes provision for essential infrastructure such as water, sewerage disposal, electricity, lighting, refuse collection, internal roads as well as access for emergency vehicles. Provision of power through a sustainable means is encouraged;
- **Boundaries and landscaping** - Boundaries and landscaping around sites should be sympathetic to, and in keeping with, the surrounding area. Parking and storage of material and/or equipment on the site should be satisfactorily accommodated and appropriately screened where required

## Green Network and Infrastructure

The provision of good quality green space, paths, cycle routes and associated green and blue networks, is an important element of place making and regeneration. There is a strong case for investing more in nature, especially in close proximity to where people live and work, as this can deliver improvements in physical activity through sport and recreation and mental health, as well as having a positive impact on the long-term sustainability and quality of communities created.

New Development Proposals will be considered against the following criteria:

- Appropriate provision is made for the continuing use of active travel networks;
- Green Networks, open space, amenity space and recreational space within or alongside the boundary of the development proposal will be integral to the design and layout of the development;
- Access is provided to green networks from new developments
- Any potential impact to existing or proposed green networks, core paths or rights of way and other important routes, can be adequately addressed and/or suitable alternative provision is made;
- Development should enhance the green network by ensuring that on site green infrastructure is incorporated and designed to be integral to the overall development and will link into and enhance the wider green network; and,
- New development should incorporate the 'Getting It Right for Every Child' approach.



## Open Space

Areas of open space, recreation provision and amenity space set out in the Proposals Maps will be protected from development. Areas of open space not shown on the Proposals Maps including, play parks and small areas of recreation and amenity space will be protected from development, unless the following criteria can be satisfied:

- The proposed development is for recreation or physical activity use and it improves the quality and range of facilities;
- There is a long-term excess in the provision of pitches, playing fields and public open space in the wider area, taking into account long term strategy for provision, estimated demand and overall recreational and amenity value;
- The development will not lead to a significant net loss of open space;
- The proposal incorporates the retention or enhancement of the existing facilities on part of the site, while enabling redevelopment of the surplus section of the site for another purpose. In addition, there is no significant adverse impact on the amenity of nearby residents;
- Alternative provision of equal or greater community benefit and accessibility would be made available on another site;
- The benefit of the proposed development to the public clearly outweighs the present open space value of the site;
- The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the proposed development.

## Open Space Provision in New Developments

Open space, amenity space and play provision shall be located in new developments, where appropriate, in a way which contributes to the site, surrounding area and the green network. The provision for open space will require to be in accordance with the Council's 'Renfrewshire's Places' Design Guidance. This document is available to view at [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk).



## Regional Parks

Development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated that:

- It is for a recreational, leisure or tourism use which will bring social or economic benefits to the area;
- There is no significant impact on the nature conservation, landscape character or heritage resources;
- The development does not cause significant conflict with neighbouring land uses;
- There are opportunities for the provision of active travel and/or habitat networks to be maintained or enhanced;
- Any proposed building or structure is appropriate in design and scale to its surroundings;
- The development has no significant impacts on the visual amenity of the area; and,
- Development does not prevent or significantly impact upon recreational access to the surrounding area.



## Green Belt

### Acceptable forms of Development in the Green Belt

Development within the green belt is considered appropriate in principle where it is for the purposes of or is in support of the following uses:

- Agriculture, woodlands and forestry, horticulture;
- Recreational and commercial uses compatible with an agricultural or natural environment setting;
- Essential infrastructure such as digital communications infrastructure, electricity grid connections and/or new active travel and transport routes;
- The development is a tourism development acceptable under Policy E4 of the Renfrewshire Local Development Plan and complies with the Tourism criteria set out within this Development Guidance;
- The conversion and rehabilitation of redundant buildings to residential use;
- Extensions to existing residential units, where the original building will remain the dominant part of the overall development;
- Residential institutions (Class 8), the conversion of existing redundant buildings to residential institutional use;
- Re-use/redevelopment of institutional premises;
- The extension/expansion of existing industrial/commercial and business premises and/or operations and the conversion of redundant buildings to industrial/commercial and business use, providing they do not have an unacceptable impact on the surrounding environment or amenity of the area;
- Mineral extraction;
- Disposal of waste;
- Cemeteries; and,
- Renewable energy developments.

## Green Belt Development Criteria

All developments within the green belt require to be assessed against the following criteria:

- No loss of prime quality agricultural land or agricultural land of lesser quality that is locally important in line with Scottish Planning Policy;
- Impact on wild land is minimised and mitigated against;
- Traffic and access infrastructure can be sensitively accommodated;
- No significant effects on public water supply and water courses from any pollution risk;
- Develop links to the existing green network and active travel routes or provides new enhanced routes, where appropriate;
- Development will not have a significant impact on the local landscape character and where appropriate will enhance the local landscape;
- Proposals to protect and provide access to open space have been incorporated;
- Development layout, design and siting should respect and incorporate important landscape features such as traditional field enclosures, water courses, woodlands and skylines;
- It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings and infrastructure;
- Appropriate landscaping proposals have been incorporated;
- There are adequate services available for the development, or this can be provided;
- There is no significant detrimental effect on identified nature conservation interests, including species and habitats; and,
- All buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding.

## Housing in the Green Belt

Proposals for development of residential use in the Green Belt will only be permitted where it can be demonstrated that the development is justified against most of the following criteria:

- The development is required to maintain and support an established activity that is suitable in the green belt and is ancillary and within the boundary of the established use;
- It is demonstrated that there is a need for the residential use to be located out with the settlement;
- Buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development;
- The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting and makes a positive contribution to the site and surrounding area;
- The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character; and,
- Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. Replacement dwelling(s) should be of a similar scale, character and massing to other residential units in the surrounding area.

## Natural Heritage

Natural heritage makes an important contribution to the local character, identity and quality of an area. A high quality natural environment, water environment, landscape setting and diverse biodiversity and habitats complement a place and these assets should be protected with opportunities for enhancement.

All developments require to follow the principles of the mitigation hierarchy set out in Figure 5. Development proposals should prevent or avoid impacts on the natural environment, if this is not possible then measures should be made to minimise and reduce any unavoidable impacts. The last resort would be the consideration of compensation planting or habitat provision to help restore the natural environment.

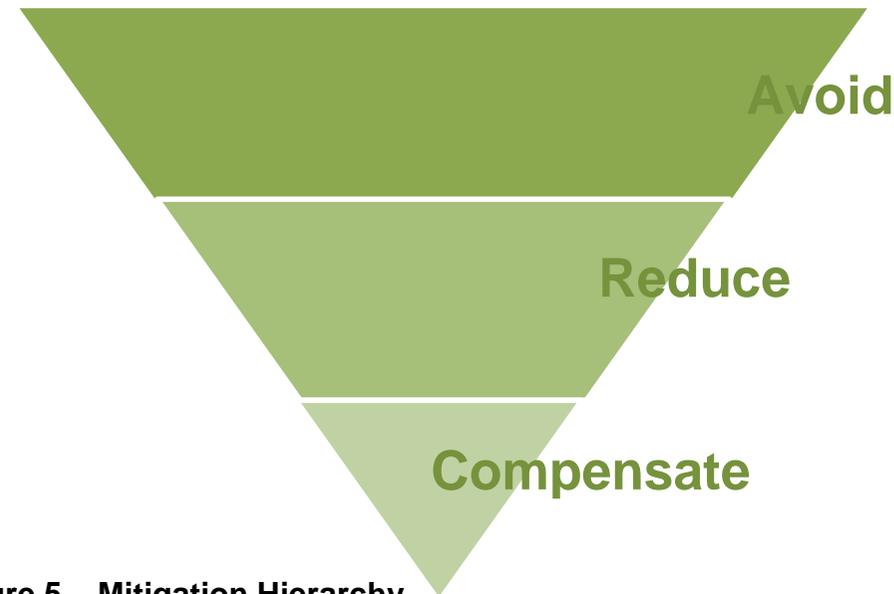


Figure 5 – Mitigation Hierarchy

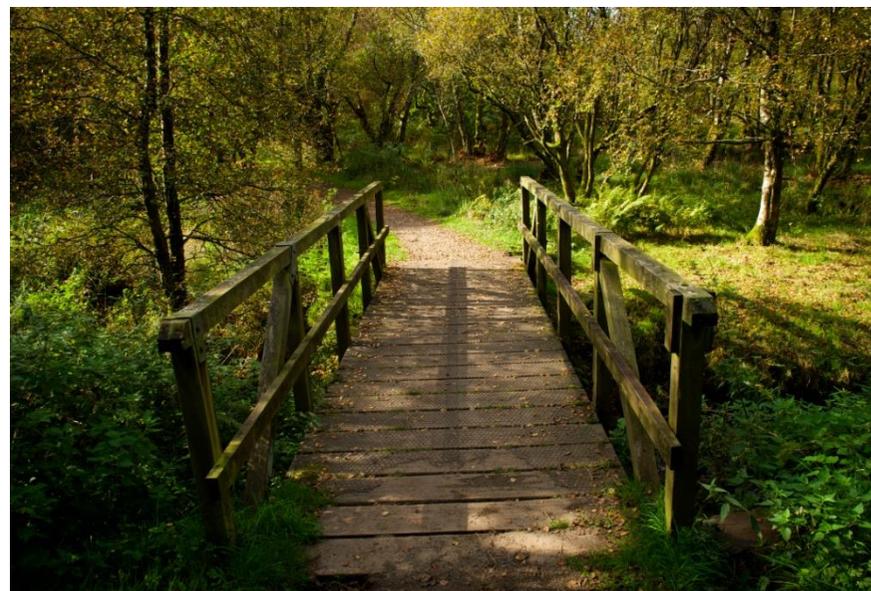


## Trees, Woodlands and Forestry

Trees, woodlands and forestry should be maintained and where possible enhanced throughout Renfrewshire by:

- Protecting ancient semi-natural woodland, along with other woodlands, hedgerows and individual trees from adverse impacts resulting from development;
- Promoting the planting of broad leaved and native species;
- Protecting and promoting positive management of trees for their nature conservation interest;
- Promoting the development of community woodlands, particularly where they are close to urban areas and where links to the green network and wider green belt and neighbouring settlements may be facilitated; and,
- Encouraging the planting of appropriate trees as an integral part of new development.

In line with the Scottish Government's control of woodland removal policy where woodland is removed in association with development, developers will be expected to provide compensatory planting.



## Biodiversity

To maximise the benefits for a diverse natural environment which contribute to sustainable economic growth, the following criteria will require to be considered:

- Development should not significantly affect existing species, habitats and ecosystems;
- Design and layout of sites should encourage species dispersal through improving connectivity and habitat availability; and,
- Adverse effects on species and habitats should be avoided with mitigatory measures and implementation strategies provided or compensation provided by biodiversity offsetting.

Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required.



## International Designations

Development proposals should consider potential significant impacts on Natura 2000 sites. Development must not have an adverse effect on the Inner Clyde Special Protection Area (SPA) with over-wintering Redshank population; Renfrewshire Heights SPA with a breeding population of Hen Harrier or the Black Cart SPA with over-wintering Whooper Swans all internationally important birds.

Development proposals within 150m of Inner Clyde SPA, Whooper Swan feeding area around Black Cart SPA or within/adjacent to Renfrewshire Heights must be accompanied by an expert assessment to inform a project-level Habitats Regulations Appraisal (HRA). This may require a study of Redshank/Swan behaviour in the affected areas of the SPA, which is likely to involve a survey over at least one wintering season. Depending on results, it may require mitigation measures to address issues caused by the development. Pre-application discussion with SNH regarding preparation of the assessment is recommended. Account should also be taken of the HRA undertaken in preparation of the Renfrewshire Local Development Plan.

The Council as 'Competent Authority' will carry out the HRA. If the proposal is likely to have a significant effect, the Council must undertake an Appropriate Assessment of the implications of the development.

Development which could harm a Natura 2000 site will only be approved in exceptional circumstances.

## National Designations

Development will require to safeguard the nature conservation value of Sites of Special Scientific Interest (SSSI). Development will only be permitted where it will not significantly affect the integrity of the site or qualities for which it has been designated or that any adverse effects are clearly outweighed by social, economic or environmental benefits of national importance.

## Wild Land

Wild land is a nationally important asset. Development in areas of wild land may be appropriate in some circumstances. Development will be required to demonstrate

that any significant effects on the qualities of the wild land can be overcome by siting, design or other mitigation.

## Local Designations

Development will require to protect and where possible enhance Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs) to ensure that their nature conservation interest is maintained. Development should promote links between sites which enable species dispersal.

Development proposals for sites covered by the SINC designation will be assessed against the following criteria:

- The social and economic benefits of the development proposal;
- Any significant impact on the nature conservation interest of the site being mitigated; and,
- The provision of satisfactory compensatory nature conservation benefits.

## Built and Cultural Heritage

### Conservation Area

Development within conservation areas will require to protect, preserve and/or enhance the visual amenity and historic/architectural character, local landscape character, including the setting, buildings and open space.

#### **The following criteria must be considered for development within Conservation Areas:**

- High standards of design must be demonstrated which have regard to the architecture and character of the area, and ensure the maintenance and enhancement of local distinctiveness;
- New built development must have regard to massing, height, fenestration and building materials;
- Proposals should have regard to their wider impact in terms of visibility from external locations and the preservation of landmarks and views from and through the development site;

- The redevelopment of gap sites will be encouraged, such development should enhance the character and distinctiveness of the conservation area;
- Encourage the redevelopment and refurbishment of less important listed and unlisted properties that are in need of substantial and appropriate repairs; and,
- Trees deemed to contribute to the overall townscape should be retained and provision made for their future management. Where this is not appropriate replacement trees of the same species will be required.

Proposals for development adjacent to a Conservation Area should not have a significant adverse effect on its architectural and historic character and wider setting.



## Listed Buildings

Listed buildings and their settings require to be protected and enhanced.

Sensitive restoration, re-use and maintenance of listed buildings is encouraged.

Development proposals relating to listed buildings and their settings will require to consider “Managing Change in the Historic Environment” which is a series of guidance notes produced by Historic Environment Scotland and cover topics about making changes to the historic environment.

Proposals require to meet the following criteria:

- Use of sympathetic and appropriate materials and finishes;
- Extensions/alterations do not significantly detract from the character of the building;
- The massing, scale and form of the development should be appropriate;
- Landscaping and boundary enclosures preserve the setting of the listed building; and,
- Planting should be reinforced or re-established.

## Enabling Development

Enabling development as a potential generator of funding to assist in the consolidation and/ or rehabilitation of buildings will be considered in principle. The enabling development should not materially harm the heritage values of the place or its setting. It should also meet the following criteria:

- Development will secure the long-term future of the place;
- It will meet the costs of resolving problems arising from the inherent needs of the place;
- Sufficient financial assistance is not available from any other source;
- It can be demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place;
- The development does not significantly conflict with other planning policies or guidance; and,
- The resultant development should be sited carefully to preserve or enhance the character and setting of the historic building.

## Demolition of Listed Buildings

There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

No listed building should be demolished unless it can be clearly demonstrated:

- That the building is not of special interest;
- That the building is incapable of repair;
- That the demolition of the building is essential to delivering the significant benefits to economic growth or the wider community; and,
- That the repair of the building is not economically viable and that it has been marketed for a reasonable period.

## Scheduled Ancient Monuments and Archaeological Sites

Scheduled Ancient Monuments and their settings require to be safeguarded. Proposals for development which would adversely affect the site or setting of a Scheduled Ancient Monument will not be permitted. Most works on scheduled monuments require scheduled monument consent from Historic Environment Scotland.

### Unscheduled Sites of Archaeological Significance

Protection and enhancement of unscheduled sites of archaeological significance and their setting is important.

When considering development proposals affecting a location that is known to, or considered likely to contain an archaeological interest, the development will require to meet the following criteria:

- The overall benefit of the development will outweigh the benefits of preserving the archaeological resource;
- That there is no suitable alternative location for the development;

- The siting and design of the proposal will minimise the damage to the archaeological resource;
- Where approval is given, and preservation cannot be achieved, adequate provision should be made by the developer for the excavation and recording of the site remains (prior to and during development); and,
- Where an archaeological interest becomes apparent during development, provision should be made by the developer for appropriate recording of the site remains.

Proposals for development which may have an adverse impact on sites of archaeological significance shall not be permitted.

Where it is demonstrated that preservation cannot be achieved, excavation and recording of the site may be undertaken.

Development will not be permitted to proceed until suitable excavation and recording has taken place.

## Gardens and Designed Landscapes

Gardens and Designed Landscapes offer significant opportunities for education, employment, tourism and recreation.

They also provide a valuable green network and make a major contribution to the wider landscape of Scotland. Gardens and designed landscapes are by their nature evolving.

Protection and enhancement is important and development will require to:

- Identify and understand the significance of a garden and designed landscape and identify the current baseline;
- Assess the potential impact of a proposed change on the site and its setting; and,
- Mitigate by identifying options to avoid, reduce or compensate for adverse impacts, and to enhance positive benefits.

## The Water Environment

The water environment has been progressively improving over the years and to assist in continuing this trend developments should mitigate impacts on the water environment, as well as enhance biodiversity and recreational opportunities.

The River Basin Management Plan for the Scotland River Basin District sets out actions to improve water quality, improve physical condition, improve access for fish migration, improve water flows and levels, and assist in preventing the spread of invasive non-native species. To help deliver the objectives set out in the River Basin Management Plan, careful consideration is given to the location and design of new development in, around or affecting water bodies. Developments require to make provision to improve the water environment, inclusive of groundwater.

The Local Flood Risk Management Plan for Clyde and Loch Lomond Local Plan District details how and when the actions to deliver the goals set in the Strategy are to be delivered, which organisation is responsible, and how they are to be funded.

Developments with a marine component or implication along the Clyde provided the proposed development is consistent with Scotland's National Marine Plan and the emerging Regional Marine Plan for Clyde Marine Region will be supported.

All marine proposals should identify environmental impacts and mitigate against these to ensure there are not any unacceptable adverse impacts.

The following criteria requires to be considered for all proposals:

- Development will not significantly compromise the water environment in terms of its ecological status and should seek to improve the water body status and not prevent it from being able to achieve good ecological status in the future;
- There will be no significant impact on water quality in adjacent watercourses or areas downstream;
- Natural hydrology should influence the site's overall design and layout, encouraging minimal engineering works;
- Design of development should integrate SUDS and/or provide innovative landscapes which can retain flood water as well as deal with water quantity, water quality and amenity;
- The development would lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment, leading to control of invasive non-native species and/or improvements to fish passage; and,
- Protection and enhancement of watercourses, floodplains and wetlands which are important contributors to the water environment for alleviation of flood risk, wildlife, recreation and the amenity needs of the community

## Noise

New proposals for residential development should avoid areas where aircraft noise levels are in excess of 57dB LAeq.

Applications for residential development will be refused unless a noise assessment and noise-insulation measures can demonstrate that an appropriate level of residential amenity could be achieved.

When preparing new residential development proposals early pre-application discussions with the planning authority are advised to confirm whether a noise assessment is required to demonstrate an appropriate level of residential amenity.

## Air Quality

Any potential significant impact on local air quality from development within or adjacent to the existing Air Quality Management Areas will require to be mitigated.

In assessing an application for such developments, the submission of an assessment of the likely impact of the development on air quality and any mitigation measures that are proposed will be required. Appendix 1 sets out what would require to be submitted as part of an air quality assessment.



## Natural Resources - Minerals

Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source

Proposals will be supported provided that:

- a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and,
- there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long-term monitoring of the water environment and an ongoing maintenance plan.

All proposals for minerals extraction will require to provide detailed information regarding potential impacts of the development, proposals for control, mitigation, monitoring and restoration, so that a full assessment can be made including addressing:

- disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;
- impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy;
- benefits to the local and national economy;
- cumulative impact;
- effects on natural heritage, habitats and the historic environment;
- landscape and visual impacts, including cumulative effects;

- transport impacts; and,
- restoration and aftercare

Proposals for the prior extraction of minerals from development sites will be supported in principle subject to the same full assessment.

There is a presumption against all surface coal extraction out with the areas of search identified in the Glasgow and the Clyde Valley Strategic Development Plan. Any applications for surface coal extraction will be assessed against the criteria set out in Scottish Planning Policy.

## Natural Resources - Soil

New development should avoid the unnecessary disturbance of areas of peatland or carbon-rich soils. There will be a presumption against development which would involve significant draining or disturbance of peatland or carbon-rich soils.

- No development will be permitted unless steps are taken to mitigate negative development impacts;
- An Ecological Assessment will be required for a development proposal on or likely to affect a nearby designated site, or where there is evidence to suggest that a habitat or species of international, national and local importance exist on the site; and,
- A Construction Environmental Management Plan may be required to address any potential negative impacts on designated sites, protected species, peatlands or carbon-rich soils, waterbodies or local biodiversity during the construction phase of a development.

## Contaminated Land

In assessing an application for development, there is a requirement to provide the necessary information to establish whether contamination is present or not.

This shall be in the form of a report from a professionally qualified source and may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment that could arise from the proposals.

Where appropriate, consideration should also be given to both radioactive and nonradioactive sources of contamination. Where there is known or potential contaminated land, gases or ground instability on a site, any development should take account of this in both its design and the type of use proposed. Should the development be approved, conditions may require to be attached to the consent to ensure that the necessary remediation action will be undertaken to prevent unacceptable risks to human health or the environment before the development proceeds.

## Pipelines and Major Hazards

Within Renfrewshire there are a number of high pressure pipelines and sites where hazardous substances are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety.

Proposals for development involving the use, transmission or storage of hazardous substances will not be supported where there would be significant adverse impacts on the environment or health and safety.

## Burial grounds and Cemeteries

The development of new cemetery sites/graveyards or extensions to existing sites has the potential to result in an impact on the local water environment and, the groundwater underlying the site. When planning such sites or extensions to an existing site, applications will require to be supported by a site investigation to consider the impact on the water environment. The extent of site investigation

should be proportionate to the size of the proposed development.

Planning applications for burial sites should be supported by the information detailed in SEPA's Groundwater Protection Policy and SEPA's Guidance on Assessing the Impacts of Cemeteries on Groundwater.



# APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

Applications for development may also require the following additional information for assessment:

## Transport Assessment

A transport assessment should be carried out where a change of use or new development is likely to have significant transport implications. A transport assessment is undertaken to assess the potential impact from traffic and transport as a result of implementing a development. It can also identify measures which reduce the need to travel, promoting more sustainable patterns of development, reducing car use and encouraging walking, cycling and use of public transport. An early indication of the scale of any potential transport impact arising from a development will influence the level and type of assessment required.

A transport assessment should identify the main transport issues relating to the proposed development and should detail the following:

- Existing infrastructure and characteristics of the site and its surroundings;
- Baseline transport data;
- Travel characteristics including pedestrian and cyclist information;
- Existing public transport provision; and,
- Details of any proposed transport improvements or potential transport intervention projects;

- Details of the highway network surrounding the site;
- Description and details of proposed development;
- Proposed access arrangements for walking, cycling, public transport and vehicles;
- Person trip generation for the proposed development;
- How the location, layout and design of the development will influence the choice of travel mode;
- The proposed parking strategy; and,
- The transport implications of freight or service operations.

The above requirements are not exhaustive, the scope of the assessment should be discussed with the planning authority as early as possible in the process. More details can be found in The Scottish Government's "Transport Assessment and Implementation: A Guide".

# APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

## Drainage Assessment

Drainage assessment should provide an assessment of the drainage issues relevant to development proposals with the identification of a satisfactory provision of sustainable drainage infrastructure where practical.

An assessment should include the following information:

- An examination of current and historical drainage patterns;
- A detailed plan of the development proposal;
- Information on how drainage design provides waste and sustainable surface water drainage;
- Details of how Sustainable Urban Drainage Systems (SUDS) will be incorporated into the development, where possible integrating drainage within landscape, green networks and open space;

- Pre and post development calculations to indicate surface water drainage requirements, including storage;
- Demonstration that the level of treatment and the available treatment for SUDS is adequate;
- Soil classification for the site;
- Subsoil porosity test including the location of suitable drainage and/or infiltration devices;
- Assessment of flood risk, if required; and,
- Maintenance arrangements.

Further advice and guidance is contained within the Council's Drainage and Flood Assessment Advice Note.

## Flood Risk Assessments

Development proposals will be allowed in fluvial and tidal flood risk areas subject to sustainable flood risk management measures being incorporated into the development and compliance with Scottish Planning Policy's Flood Risk Framework and SEPA guidelines, with an assessment setting out the following:

- Identifying and quantifying the source of flooding;
- Assess the level of risk of flooding arising from and to the proposed development;
- Demonstrate that the proposed development is compatible with the risk of flooding;
- Provide a description of measures to protect against or manage flood risk ensuring any loss of flood storage capacity is mitigated to achieve a neutral or better outcome;

- Indicate how surface water discharge is to be managed in terms of flood risk;
- Include acceptable measures to mitigate against the potential effects of flooding on and off the site arising from the proposal;
- Demonstrate that the proposal will not have an adverse impact on a flood prevention scheme; and,
- Specify and assess maintenance implications.

Further advice and guidance is contained within the Council's Drainage and Flood Assessment Advice Note.

# APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

## Design and Access Statements

Design should be considered as an integral part of development proposals. Developments should be designed in relation to the specifications and requirements of the site as well as the character and amenity of the surrounding area. All development should be inclusive and be able to be used and accessed by everyone.

Certain applications for planning permission require to be accompanied by a statement explaining:

- the design principles and concepts that have been applied; and
- How issues relating to access to the development have been dealt with.

## Environmental Impact Assessment

This is an assessment of the likely significant environmental effects arising from a development. An Environmental Impact Assessment (EIA) sets out mechanisms for reducing, avoiding or offsetting any potential adverse impacts.

The majority of planning applications do not require an EIA and for those developments that do, the overall planning application process remains largely unchanged.

Some types of development automatically require an EIA, development falling within a description in Schedule 1 as outlined in the Environmental Impact Assessment (Scotland) Regulations 2011. These tend to be larger developments which are likely to have significant environmental effects. Developments of a type that are listed in Schedule 2 of the 2011 EA Regulations will require an EIA if it is likely to have a significant effect on the environment, by virtue of factors such as its size, nature or location. Further detailed guidance is provided in Planning Circular 3/2011: The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011.

## Site Investigations

The responsibility for the safe development of a site rests with the developer. Site investigations may be required to identify potential contamination, noise and/or air quality issues.

To ensure that the land and site is suitable for the intended use or development, an assessment should set out the following information:

- Identification of the source(s) of any potential impact;
- Details of the likely requirements for remediation or mechanisms for reducing, avoiding or offsetting any potential adverse impacts; and,
- Details of monitoring and evaluation of remedial measures.

Further advice and guidance is contained within the Council's Contaminated Land Guidance.

# APPENDIX 1 – ADDITIONAL INFORMATION FOR ASSESSMENT

## Noise Assessments

The structure and content of a noise assessment report should include the following:

- A description of the site and proposal;
- Set out the agreed criteria for assessment;
- Details of noise measure surveys undertaken, data summary and additional calculations;
- Details of the techniques and equipment used in measurement;
- Details of the noise source and receptors;
- An impact assessment; and,
- Noise mitigation measures, implementation and monitoring.

## Air Quality Assessments

An Air Quality Assessment should consider the following:

- Existing air quality in the study area (base year);
- Predict the future air quality without the proposed development in place (future base year);
- Future air quality with the development in place; and,
- Measures required to mitigate the potential impact on air quality.

There is a wide range of assessment methods available for air quality assessment. The Local Air Quality Management Technical Guidance (TG09) and the Environmental Protection UK Development Control: Planning and Air Quality (2010 Update) should be considered when determining the assessment methodology.

The proposed assessment methodology and datasets should be agreed with the Council prior to the commencement of the assessment.

Consideration of the Renfrewshire Council's Air Quality Action Plan 2 and the Air Quality Management Areas within Renfrewshire should be taken into account when undertaking an Assessment.



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

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