

**To: Communities, Housing and Planning Policy Board**

**On: 30 October 2018**

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**Report by: Director of Communities, Housing and Planning**

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**Heading: Making Places Initiative – Foxbar Place Plan**

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## **1. Summary**

- 1.1 The purpose of this report is to inform the Board of the pilot local Place Plan for Foxbar. The plan was prepared with residents, local businesses and community groups during spring 2018, informed by an extensive and varied programme of consultation and engagement. A copy of the Foxbar Place Plan is attached as appendix 1 and will feature on the Renfrewshire Council webpage.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) notes the Foxbar Place Plan as a pilot, community led plan supporting local involvement in shaping their places; and
  - (ii) notes that guidance supporting the wider delivery of Place Plans across Renfrewshire will be reported to the Board in early 2019.
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## **3. Background**

- 3.1 Members were advised at the Board meeting of 16 January 2018 that the Council had secured funding from the Scottish Government Making Places Initiative to support the development of a pilot Place Plan for the Foxbar neighbourhood of Paisley.

- 3.2 The Making Places Initiative supports communities to actively participate and lead the design and development of their local area. Renfrewshire's Place Plans seek to present local areas spatially, outlining areas of potential change, enhancement and prioritising areas of vacant and derelict land for new or alternative uses.
- 3.3 The Foxbar Place Plan was prepared during spring 2018 through a series of workshops and events with local residents, businesses and key stakeholders. The plan sets out a positive approach, identifying a range of themes and actions which reflect community aspirations and support the shaping of Foxbar's qualities as a place.

#### 4. **Next Steps**

- 4.1 The Foxbar local Place Plan provides a framework for partnership initiatives which support community led delivery of actions within the plan and realise the vision for the area. The Council and partners will work jointly with the local community to explore mechanisms and external resources which support delivery of the plan.
- 4.2 Some 'early wins' are already apparent, with members of Foxbar and Brediland Community Council actively exploring the creation of a new community growing space to deliver an initial action from the plan.

#### 5 **Wider Outcomes**

- 5.1 The outcomes of the Foxbar Place Plan will support delivery of actions within the Renfrewshire Community Plan 2017-2027 and will also form a key element of Place Plans to be prepared in the context of the emerging Renfrewshire Local Development Plan.
- 5.2 In this context, it is anticipated that guidance supporting the wider delivery of Place Plans across Renfrewshire will be reported to the Board in early 2019.

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#### **Implications of the Report**

- 1. **Financial** - None
- 2. **HR & Organisational Development** - None
- 3. **Community/Council Planning** –

**Creating a sustainable Renfrewshire for all to enjoy** – The plan supports the empowerment of local communities to become more involved in shaping their places.

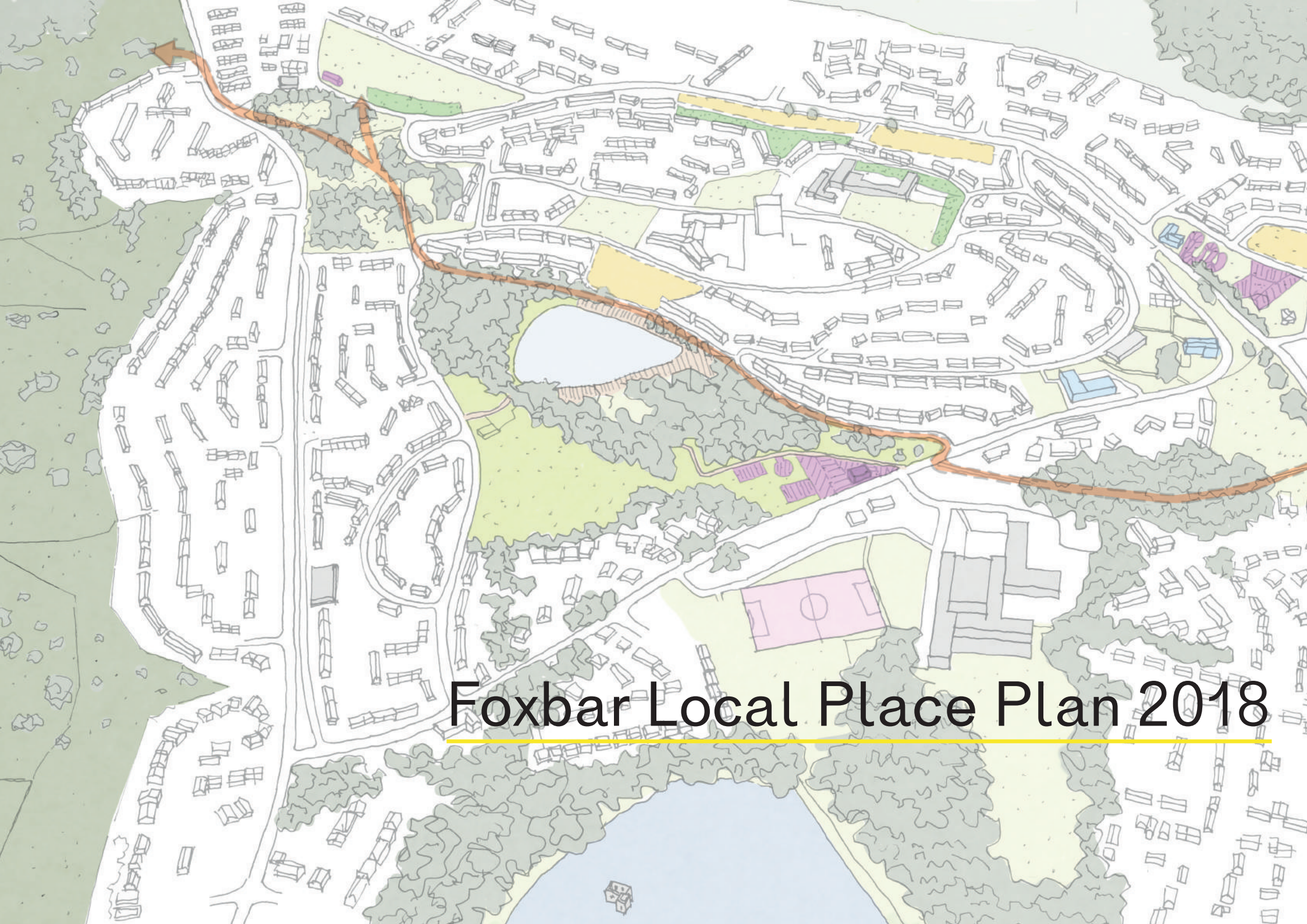
4. **Legal** - None
  5. **Property/Assets** - None
  6. **Information Technology** - None
  7. **Equality & Human Rights** - None
    - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** - None
  9. **Procurement** - None
  10. **Risk** - None
  11. **Privacy Impact** - None
  12. **Cosla Policy Position** - None
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### **List of Background Papers**

- (a) Foxbar Local Place Plan
- 

*FC/SM*  
*9 October 2018*

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# Foxbar Local Place Plan 2018



# Executive Summary

We are pleased to present this Local Place Plan which sets out the local community's vision for Foxbar over the next ten years.

The plan has been led by the local community and produced in partnership with Renfrewshire Council and Renfrewshire Community Planning Partners. This reflects a new approach which jointly considers land use planning, community planning and community action, supporting local people to become more involved in shaping their places.

The local community are at the heart of this plan. Their support and enthusiasm has been instrumental in its preparation and a range of local groups will lead on delivery. The Council and partners will work jointly with Foxbar Community Council, other local groups and the community to support delivery of actions within the plan and realise the vision for the area.

This Local Place Plan is the first of its kind in Renfrewshire. A 'How To' guide has been produced as part of this pilot to support more local communities in considering Place Plans to shape their neighbourhoods and to inform future iterations of the Renfrewshire Local Development Plan.

Councillor Marie McGurk  
Convenor, Communities, Housing and Planning Policy Board  
Renfrewshire Council

Tony Lawler  
Chair  
Foxbar and Brediland Community Council

## Acknowledgements

The team would like to thank the many local residents and organisations who enthusiastically contributed to the making of this plan, and to the Scottish Government “Making Places” for matching Renfrewshire Council’s funding to support preparation of the plan.

## Team

Steering group: Renfrewshire Council, Foxbar and Brediland Community Council, Paisley Housing Association

Facilitation/design/planning support: Nick Wright Planning, 7N Architects



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1 Community aspirations	
2 Community prioritisation	



# 1. Introduction



# Purpose

This plan contains the local community's vision for Foxbar and priority actions to turn that vision into reality. The plan is rooted in the local community's own aspirations, gleaned through engagement with local people during spring 2018.

The plan aims to improve Foxbar's qualities as a place. As the content of this plan demonstrates, this can cover green spaces, community activity, community development, health, wellbeing, transport and more besides. It is a flexible framework to guide collaborative action by residents, community groups, the local authority, Community Planning partners, businesses, developers and other agencies.

The intention is that the plan can realistically be delivered by the local community and partners working together over the next five to ten years. There is no guarantee that everything will be delivered: funds and commitment will need to be secured. But the plan should assist the local community to access funds and support to deliver the proposals. It will also help the public, private and third sectors understand how best to deliver services and invest in Foxbar for the

good of the community. This includes influencing land use planning (through the Renfrewshire Local Development Plan) and community planning (through the forthcoming Locality Plan).

This Local Place Plan represents a new approach in Renfrewshire: a local community, the local authority and other stakeholders working together. It is also intended to provide a template for Local Place Plans in other parts of Renfrewshire in the future. Preparation of the plan has been part-funded by the Scottish Government as a pilot for the "Local Place Plan" concept contained in the Planning (Scotland) Bill 2018.

**Finally, it is important to remember that this Local Place Plan is the local community's plan: it has been prepared in collaboration with local residents and local organisations, and the delivery of the actions it contains will rely as much on local community action as the local authority and other partners.**



# FUTURE FOXBAR

Don't miss this opportunity to make Foxbar even better!  
Help shape the future of your community.  
Make things happen!

Come along to this series of informal events in Foxbar Community Centre on Amochrie Road.  
Please drop in for a chat.  
Everybody welcome!

More information and updates:  
@FoxbarandBredilandCC

## VISION & IDEAS

Wed 16 May  
2pm-7pm

What are our long term aspirations?  
What should Foxbar be like in the future?  
What are our opportunities?

## PROJECTS

Wed 30 May  
2pm-7pm

What are the individual projects?  
What should we focus on first?  
What's bigger and more ambitious?

## ACTION

Wed 20 June  
2pm-7pm

Who will do what?  
How will it all fit together?  
What support do we need?



Flyer



Workshop at Brediland Primary School



Drop-in workshop at Brediland Primary School



Foxbar Elderly Forum



Drop-in outside local shops

# Approach

Preparation of the plan was initiated by Renfrewshire Council, Renfrewshire Community Planning Partnership, Foxbar and Brediland Community Council and Paisley Housing Association. The plan itself was prepared in spring 2018, working closely with the local community through discussions with community groups, schools and youth groups, public drop-in sessions and online engagement. The process of preparing the plan is summarised in the accompanying diagram. More information on community engagement is contained in Appendix 1.

Organisations involved in preparing this plan:

*Active Communities Barnardos Brediland Primary School  
Elderly Forum Engage Renfrewshire Families First  
Foxbar & Brediland Community Council Foxbar Clinic  
Foxbar Community Centre Foxbar Community Resource Cafe  
Foxbar Library Foxbar Rivers Community Centre  
Foxbar Youth Drop-in Gleniffer High School Guides  
Heriot Primary School Montrose Day Centre NHS  
Paisley Disability Resource Centre Paisley Housing Association  
Police Scotland Reaching Older Adults in Renfrewshire  
Renfrewshire Access Panel Renfrewshire Community Planning Partnership  
Renfrewshire Council Renfrewshire Growing Grounds Forum  
Renfrewshire Effort to Empower Minorities  
Renfrewshire Health and Social Care Partnership  
Renfrewshire Leisure St Columba Church St Paul's Church  
St Paul's Primary School Scottish Fire & Rescue Service  
Strathclyde Partnership for Transport Scouts  
Street Stuff Turning Point Wevolution  
with apologies to anyone missing!*





Workshop at Gleniffer High School



Drop-in 1



Drop-in 3



Drop-in 1



Drop-in 2



Drop-in 3





## 2. Foxbar Now

# Overview

## Location and transport

Foxbar is a neighbourhood on the south-western edge of Paisley. There are frequent daytime bus services into the centre of Paisley, and relatively easy access to the M8 near Glasgow Airport.

## Population

The population of Foxbar- the area shown on the accompanying plan- is approximately 8,500 people. This is approximately 10% of Paisley's total population. The population has been stable in recent decades.

## History

Until the mid twentieth century, Foxbar was largely rural. Nineteenth century maps show a small number of farm steadings, large houses, and some bleachfields near Durrockstock dam related to Paisley's textile industry. Today's community grew from the 1940s as Paisley expanded towards the foot of Gleniffer Braes, with successive waves of new housing bringing new residents.

## Community facilities

Foxbar is a well-established community with three primary schools, a secondary school, library, clinic, dental surgery, care home and a number of local shops and businesses.

Nearby facilities include supermarkets approximately 1 mile to the north in Millarston and the Phoenix, and the Royal Alexandra Hospital approximately 1 mile towards Paisley town centre.

## Leisure facilities

A number of open spaces, sports pitches and play areas are situated in Foxbar including Durrockstock Park and other green spaces. Gleniffer Braes Country Park lies immediately to the south, with a number of footpath access points from Foxbar.

Indoor leisure facilities are located in Linwood (ON-X Sport Centre) and Paisley town centre (Lagoon Leisure Centre), as well as there being facilities and activities at Gleniffer High School and Foxbar Community Centre.

## Community activities

Foxbar has a range of active community groups and projects including regular activities for young people, parents and elderly people, many of which use local community and church halls. The local Community Council is active and well-attended.

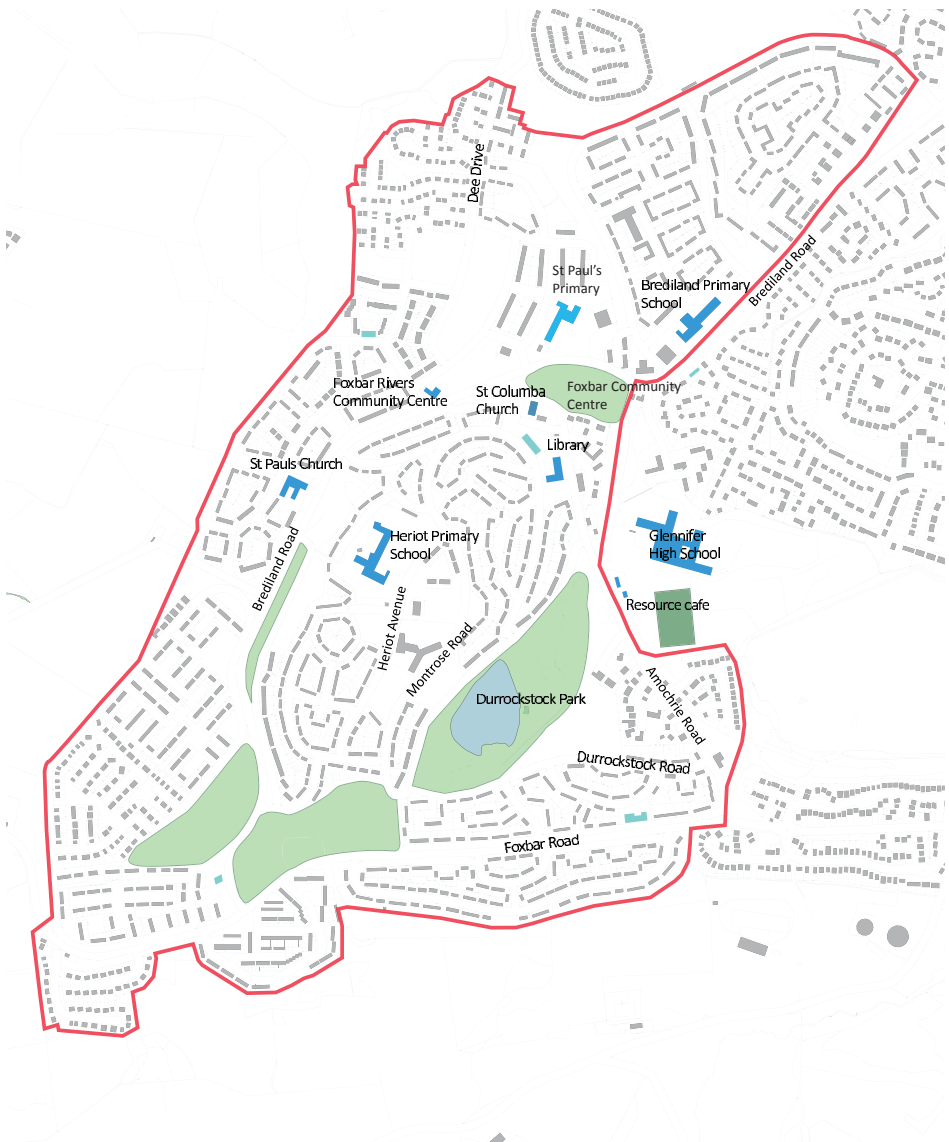
See key plan overleaf.

## Business and economy

Economic activity in Foxbar is limited to employment in schools and community facilities, a small number of shops and local businesses, and home-working. Being an essentially suburban neighbourhood, most employment opportunities are located elsewhere in Paisley or the Glasgow conurbation.



Plan of the Paisley area, showing Foxbar to the south-west coloured red



Plan showing key community facilities in Foxbar





## 3. Vision and Priorities

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## Our Vision for the Future

A clear vision for the future of Foxbar emerged from the community engagement, with four themes:

- Civic pride – care and maintenance of paths, streets and spaces
- Community activity – indoor and outdoor activities and events for people of all ages
- Homes and community facilities – homes for families and elderly people, access to health facilities, cycling, traffic and parking infrastructure, community buildings
- Parks and green spaces – Durrockstock Park and other green spaces, community gardening, facilities for children and young people

To turn this vision into reality, nine priority projects were developed during the community engagement. The table on page 19 shows how they contribute to the vision themes. The plan and sketch on pages 20 and 21 show where the vision and projects would be implemented around Foxbar.

Each priority project is described in this section, with illustrative proposals and images. The priorities should be seen as a flexible framework for collaborative, community-led action. The details may need to flex over time in response to opportunities and available support. The basic aims of the nine priorities should, however, form a robust framework for action over the next five to ten years.



Durrockstock Park












Community Growing



Cycling and Mountainbiking



Gala day

		Civic Pride	Community Activity	Homes and Community Facilities	Parks and Green Spaces
1. Community Events			✓	✓	
2. “What’s on” Directory			✓	✓	
3. Community Growing		✓	✓		✓
4. Youth Projects		✓	✓		✓
5. Cycling			✓		✓
6. Durrockstock Park		✓	✓	✓	✓
7. Glennifer Braes			✓		✓
8. New Homes				✓	
9. Community Facilities			✓	✓	

# Key Plan

- KEY**
- Land suitable for housing
  - Existing parks/green spaces with potential for improvement
  - Community facilities
  - Shops
  - Synthetic sports pitches
  - Potential locations for community growing spaces
  - Commercial or community development opportunities
  - Potential location for Scout Hut
  - Potential cycle hub
  - Potential cycle route
  - Improve existing connections to Gleniffer Braes

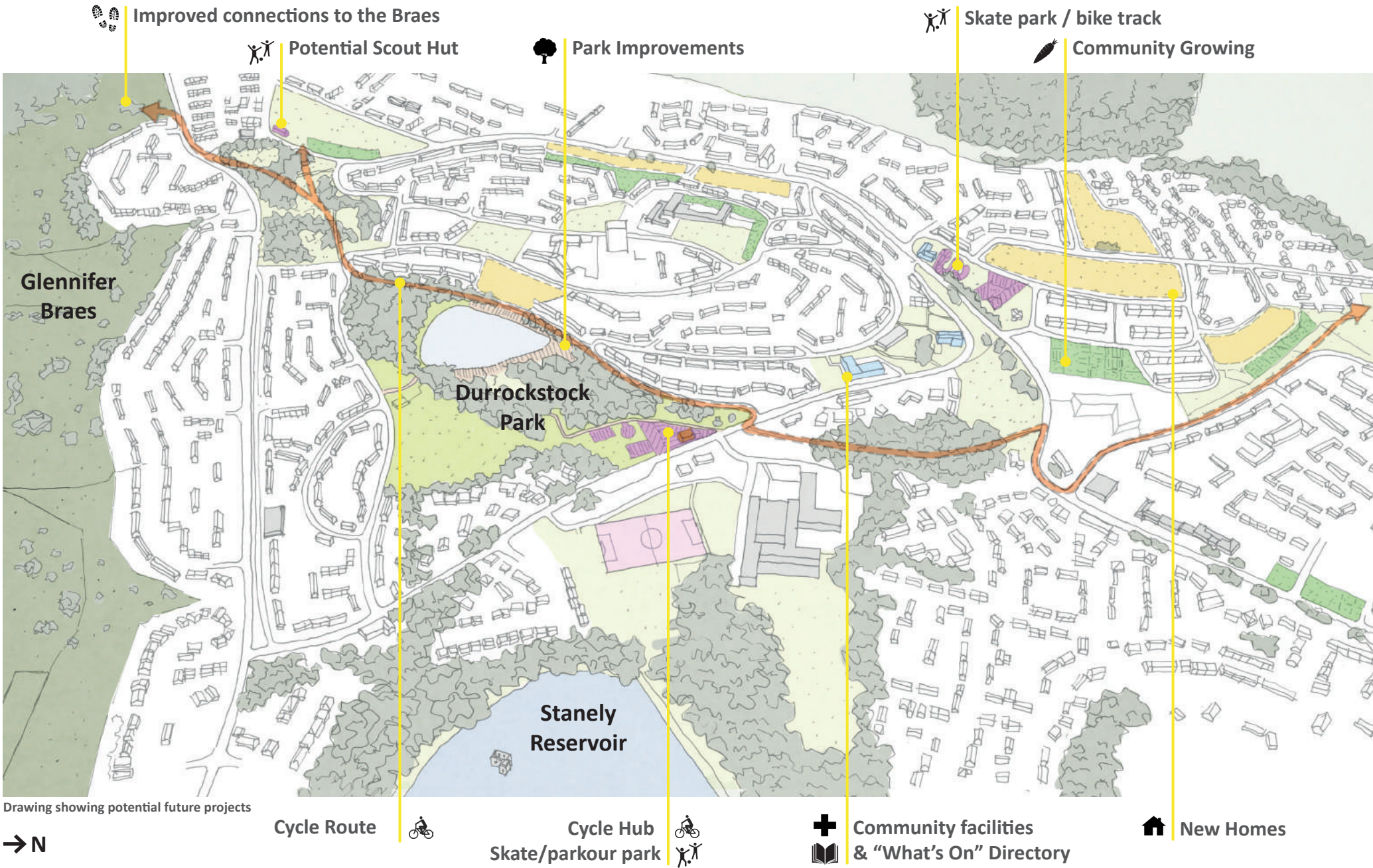


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Plan mapping priority areas for action

# Future Vision For Foxbar



# 1. Community Events



Many Foxbar residents feel a strong attachment to their local community, and are keen to see more activities where people can come together – from a bigger annual outdoor event to sociable opportunities to come together on winter evenings.

The local community is already working to re-introduce the Gala Day. Another aspiration is to facilitate greater use of Foxbar's many existing venues for community events and activities: Foxbar Community Centre, Foxbar Rivers Community Centre, Foxbar Youth Drop-in Centre, Foxbar Community Resource Café, Foxbar Library, St Columba Church and halls, and St Pauls Church and hall. Each of these venues is already used for community activities to some extent, but all have spare capacity which they are keen to maximise.

Potential projects could include:

- Reintroduce Foxbar Gala Day
- Fireworks display
- Christmas lights
- Community litter picks
- Greater use of community venues
- Developmental and governance support for community groups and activities



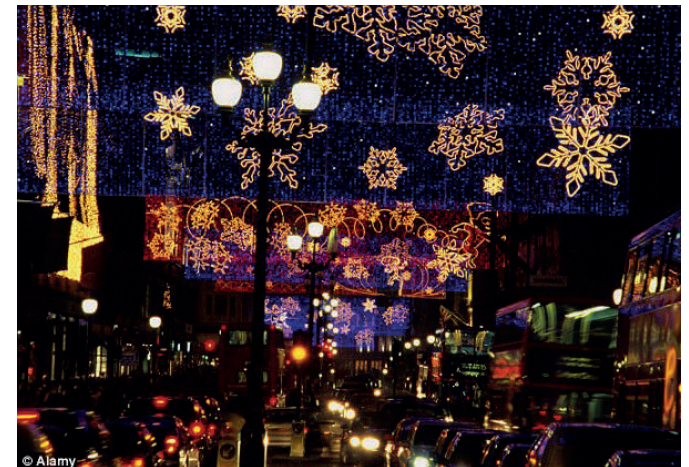
Fireworks display



Gala day



Community facilities



Christmas lights

## 2. “Whats On” Directory



With so many community venues already operating in Foxbar (and a desire for increased use), letting people know what’s on is essential to sustain viable activities and maximise the opportunities and benefits for individual residents. An excellent leaflet entitled “What’s going on in Foxbar” was published in 2015 by Engage Renfrewshire with information on community events, activities and facilities.

An updated directory could usefully be prepared and made available online also. This could be prepared by a number of local stakeholders working together.

As is natural in any community, groups and activities come and go over time. Development and governance support for new and existing voluntary groups will help to sustain them over time and ultimately increase the opportunities available to local people.



Craft Groups



Exercise groups



Dog walking groups



Markets

### 3. Community Growing

Growing fruit and vegetables is becoming more and more popular as a community activity – as the popularity of the nearby Brediland Allotments shows. Foxbar has no equivalent, but plenty of space and plenty of interest.

A new community growing organisation is being established in Foxbar and is interested in developing a community growing area. There are a number of potential opportunities across Foxbar for community growing space, as the accompanying plan shows.

Delivery of community growing spaces will depend on the local community taking the lead. Support is likely to be available from a range of sources including the Renfrewshire Growing Grounds Forum, Central Scotland Green Network and other third sector / public sector organisations with an interest in health and wellbeing, community activity, greenspace and sustainability.



Community growing



Community growing



Map of possible sites for community growing (indicated in bright green)

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## 4. Youth Projects

Creating more opportunities for young people emerged as a strong theme during preparation of the plan. Although there are a number of organisations already creating and providing opportunities – including local schools, Youth Drop-in, uniformed youth organisations and Street Stuff – more activities, projects and joint working would increase the opportunities available for teenagers in particular.

Potential initiatives include opportunities to:

- Recognising and supporting the youth-related work of existing organisations in Foxbar.
- Refresh and enhance maintenance of play parks and of Multi-Use Games Areas.
- Create new skate park, graffiti wall and/or parkour for teenagers.
- Create new play opportunities in the large open space opposite Mannering Road.
- Organise more evening and weekend activities for young people, both indoor and out (for example, a greater role for the Youth Drop-in Centre and Street Stuff and a new Scout hut in Foxbar).

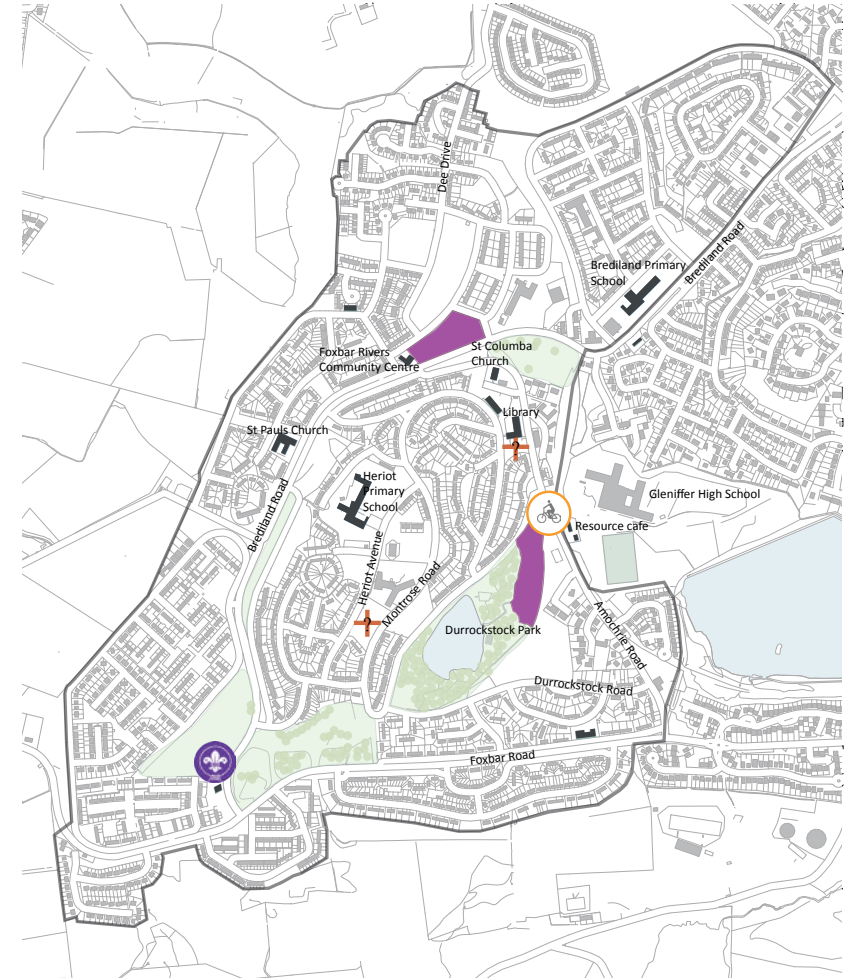
This series of projects is effectively a menu for action; other initiatives are likely to emerge too. The more that can be delivered, the greater the positive impact will be. Delivery will involve a range of stakeholders from community, third sector and public sector organisations.



Sports activities



Parkour park



Map of possible youth projects (indicated in lilac)

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## 5. Cycling

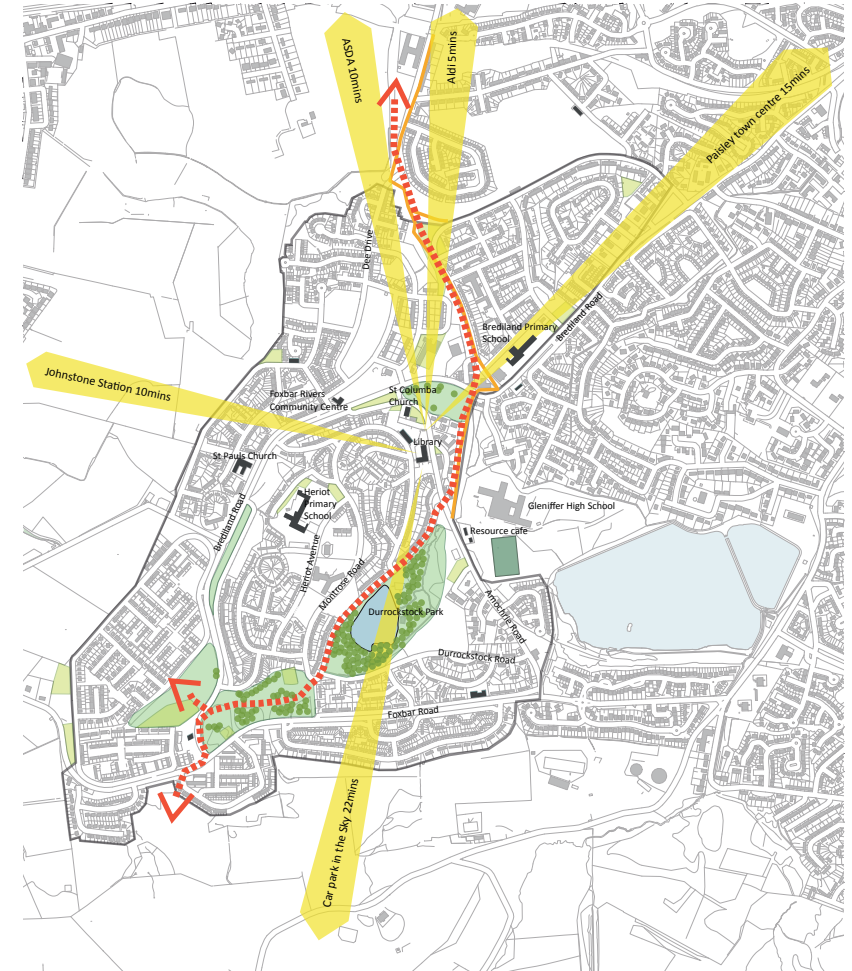


Young people and adults alike are keen to see more opportunities to get around by bike in Foxbar. In response to these aspirations, there is potential locally for two projects:

- A community-led cycle route between Gleniffer Braes and National Cycle Route 7 at Fulbar Road and/or Green Road, via Durrockstock Park, Gleniffer High School and Morar Drive. Large parts of this route already exist, so much of the work required is to connect and signpost the route – which is already identified as an aspiration in Renfrewshire Council's Cycling Strategy. With community support, delivery assistance may be available from Renfrewshire Council and external bodies such as Sustrans.
- A community cycling hub at Gleniffer High School, initially focussing on a mountain biking circuit and then developing a hub to promote safe cycling, maintenance and qualifications. To deliver this, Gleniffer High School is seeking support from other partners including Sustrans, SportScotland, Renfrewshire Leisure and local bike shop Q-Bikes.



Cycle routes



Map showing proposed potential cycle route

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## 6. Durrockstock Park



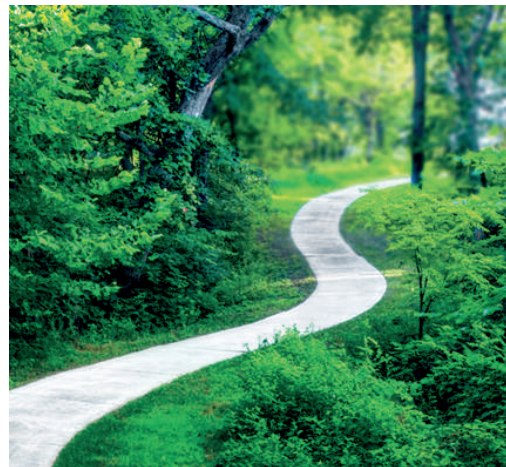
For many local residents, Durrockstock Park lies at the heart of the community. It has long been a focus for outdoor activity and play, from fishing and model boats at the dam to walks through the woods. There is significant interest from local people in helping to revitalise the park – it emerged as the clear ‘winner’ in the voting process. The accompanying visualisation and plan show potential projects for the park, including:

- Tidy trees and vegetation, including woodland thinning within the park and along the northern and western edges to Waverley Road.
- Improve the play facilities and games area near the dam and Amochrie Road.
- Clean out the pond.
- Introduce new activities to the park.
- Route a cycleway through the park as part of the proposed cycle route linking Foxbar to the National Cycle Network (see “Cycling” project).
- Interpretation of local heritage, including the dam’s historical contribution to Paisley’s textile industry.

This series of projects could be broken down into a series of smaller projects over a number of years, with the potential for a larger heritage-based investment if funds are available. There is scope for significant involvement of local residents and community groups to improve, maintain and bring new activity to the park.



Play equipment



Improve paths and tidy vegetation



Map showing Durrockstock Park and cycle route, and connections to other green spaces

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Visualisation of future aspiration for Durrockstock Park

## 7. Community Facilities



Although Foxbar residents enjoy a range of good community facilities, improvements to healthcare provision and transport emerged as common aspirations from the public engagement for this plan.

### Healthcare

Provision of a health facility in Foxbar would be welcomed by older people and young families in young particular. This would require consideration and major investment by Renfrewshire Health and Social Care Partnership and the NHS. What this plan does is to record the community aspiration for a health facility, an essential first step in what is a long term process. If approval is secured for a health facility in principle, it should be located in an accessible location near public transport and other facilities. There are a number of potential locations in Foxbar, such as near the Community Centre/ Library on Amochrie Road or the existing clinic on Brediland Road.

### Community transport

Although Foxbar is well connected by regular daytime bus services to Paisley town centre, reaching other destinations can be challenging for those without access to a car – for example leisure facilities at Linwood On-x, family and friends in other parts of Paisley, and work opportunities in the wider conurbation. Members of the local community are already working to introduce a community bus for older people. This would require external funding and commitment from local third sector organisations and/or volunteers. The project is currently seeking match funding to enable a feasibility study to be undertaken.

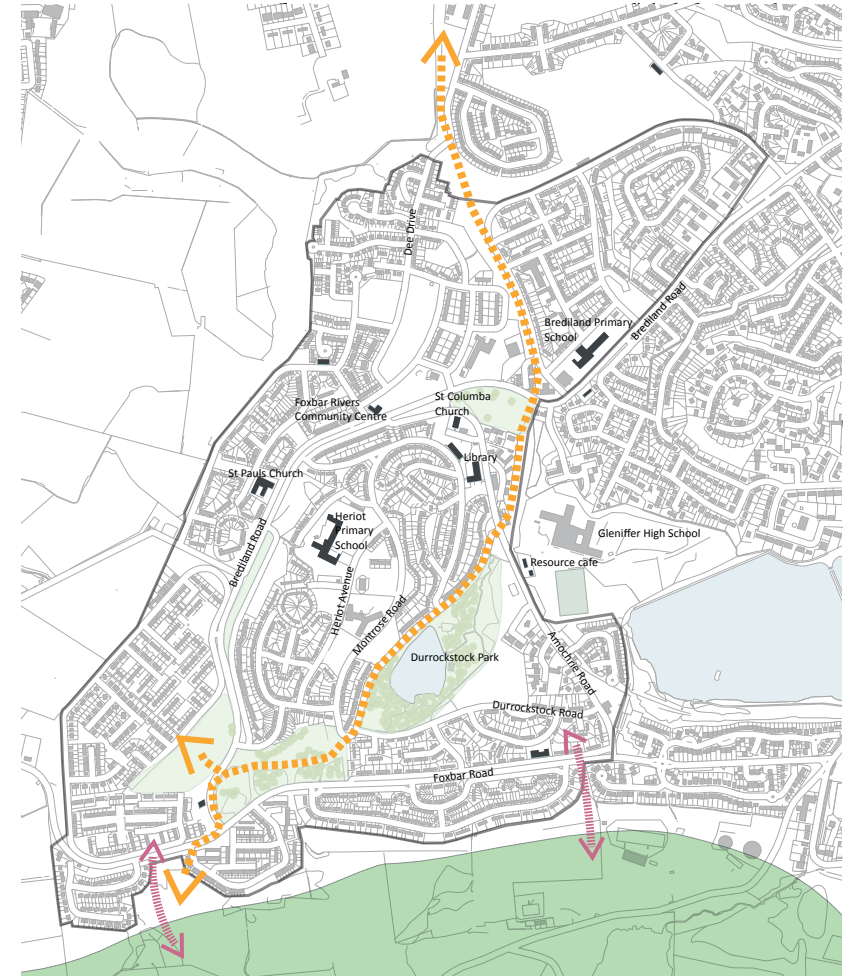


## 8. Gleniffer Braes

Gleniffer Braes Country Park provides a dramatic backdrop to Foxbar, with open public access right on the doorstep that also offers opportunities to a much wider local population.

Many Foxbar residents already enjoy the opportunities for exercise and access to greenspace that Gleniffer Braes offers, including walking and mountain biking. There is potential for greater enjoyment of the Braes with improvements to access points and paths from Foxbar such as signage, drainage, steps and surfacing. These improvements could initially be developed on an incremental basis by local volunteer activity.

Members of the local community are already active in promoting more activity and interest in the Braes from Foxbar and Glenburn residents, with the ultimate aim of developing a community hub on the Braes.



Map showing Gleniffer Braes and idea of improving connections to Foxbar

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# 9. New Homes



Foxbar has a number of underused and vacant sites which are allocated for development in the Local Development Plan and provide opportunities for new homes.

There is a desire from local people to see all of these sites redeveloped, with a particular aspiration for family homes with gardens and specialist elderly accommodation.

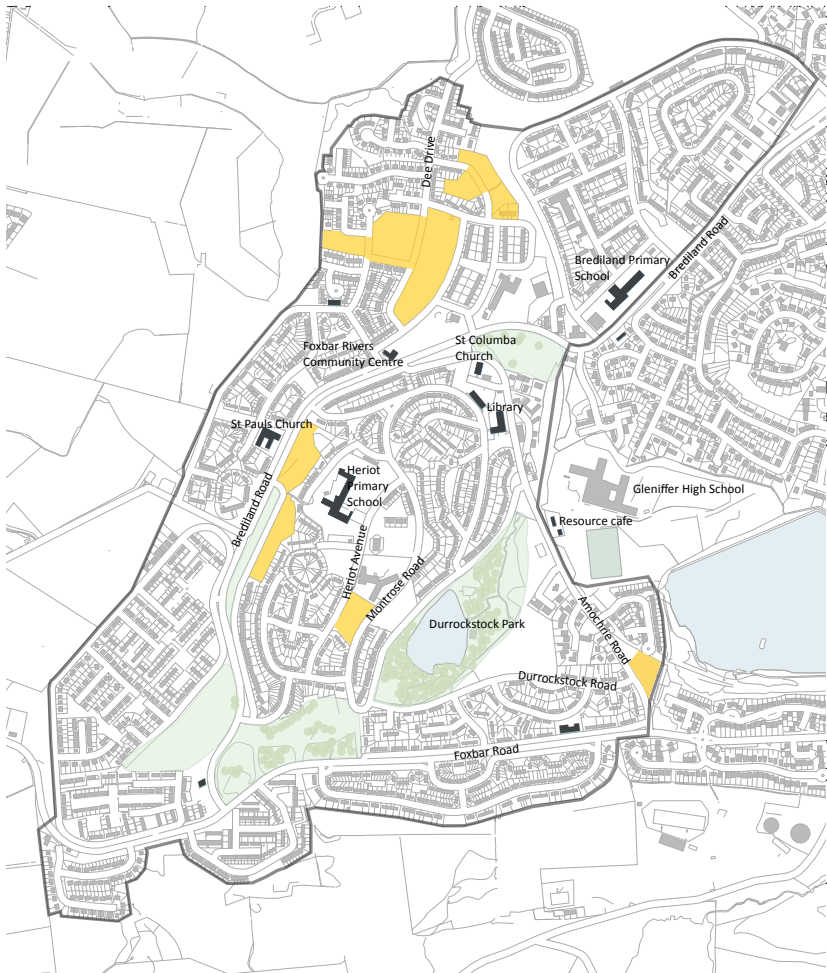
Renfrewshire Council’s Strategic Housing Investment Plan 2018/19 to 2022/23 identifies a number of these sites as having potential for grant funding to assist with their delivery.



Affordable housing



Housing with front and back gardens



Map showing potential housing sites (indicated in yellow)

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## 4. Making It Happen

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# Making It Happen

The vision and priorities contained in this plan have been co-produced with the local community. They should be seen as a flexible framework for future collaborative action in Foxbar over the next five to ten years. Delivery will be community-led with support from the Council and other partners.

These action principles should guide delivery of this plan:

**1. Flexible framework:** the priorities in this plan should be seen as a framework for action. How each priority is delivered may need to flex over time in response to opportunities and available support. But the basic aims of the priorities should form a robust framework for action over the next five years.

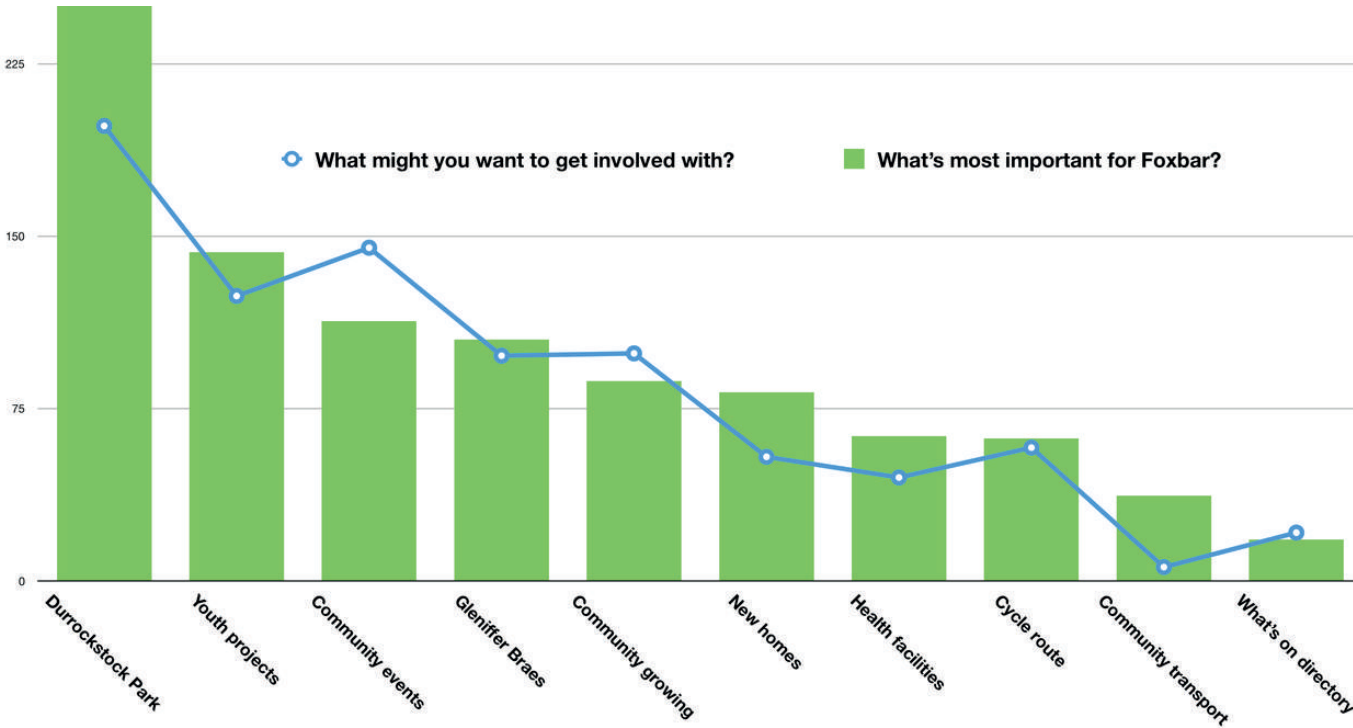
**2. Collaboration is fundamental:** delivering any of the priorities will need the local community, local authority and other stakeholders to work together. It is particularly important that local community groups and the local authority work to support each other, as both have pivotal roles in facilitating delivery.

**3. Leadership:** this plan needs to be “owned” by the local community and the local authority. They should work together to establish a Delivery Group to lead and encourage themselves and others to secure funding and deliver the plan.

**4. Encourage more local people to be involved:** delivery of the plan will rely on community action. Being able to point to one or two visible achievements – ‘quick wins’ - in the first year will help to generate momentum, recruit volunteers and sustain enthusiasm for the long term. For example, the local community is already working to deliver projects such as the Gala Day, community growing grounds, litter picks, cycling facilities and the community resource café.

During the community engagement for this plan, local people were asked to prioritise the emerging priorities. The graph below shows the results of the 175 responses.

This snapshot of opinion is a useful indicator of likely community interest, but should not be taken as a community mandate for prioritising project delivery. More detail can be found in Appendix 3.



If you would like to find out more or be involved, please contact:

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