



**Renfrewshire Local Development Plan
Proposed Plan
Landscape Assessment 2019
Background Paper 4**



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1.0 INTRODUCTION

Ironside Farrar has been appointed by Renfrewshire Council to undertake a landscape assessment of sites submitted to the Council for consideration in preparation of the next Renfrewshire Local Development Plan.

1.1 Project Brief Summary

Renfrewshire Council are currently preparing a new Local Development Plan (LDP) which will replace the existing plan. As part of the LDP process the Council carried out a consultation exercise with stakeholders that have an interest in the promotion of land for development to identify sites for consideration.

Renfrewshire Council appointed Ironside Farrar to carry out a landscape assessment of each site.

1.2 Study Aims and Objectives

The key aims of the study have been clearly set out in the brief as follows:

Key Aims

- Develop a robust assessment matrix in accordance with PAN 44 for landscape assessment of sites.
- Assess potential development sites individually; noting key features, containment, boundaries and the setting the site creates for the settlement.
- Assess sites within the wider landscape, their ability to absorb development without adverse effects and identify any cumulative issues regarding potential development sites.
- Assess potential development sites and the impacts they will have on the setting and character of the green belt and settlement.

2.0 BACKGROUND

2.1 Geographical Context

Renfrewshire is located on the west coast of Scotland to the south of the River Clyde; west of the City of Glasgow; with Inverclyde to the north west, North Ayrshire to the south west and East Renfrewshire to the south east.

Renfrewshire is located at a transitional area where the conurbation of Greater Glasgow comes to an end and gives way to an increasingly open rural landscape character in the west. Renfrewshire has a varied topography. The landscape is predominantly flat towards the north east in the lowland plains of the River Gryfe and Black Cart Water, and hosts the settlements of Paisley, Linwood and Johnstone. To the south and west of these settlements the topography becomes more variable, with Bridge of Weir, Houston, Howwood and Lochwinnoch nestled within this landscape of low rounded hills. To the south west, around the settlement of Lochwinnoch, the landscape becomes more undulating and rugged in character. The south west of the Local Authority area is drained by the Black Cart Water, flowing from Castle Semple Loch at Lochwinnoch in a north easterly direction. The A737 travels along this river valley until it joins the M8 north west of Paisley. To the north west of Paisley, the River Gryfe, which drains the north west of Renfrewshire, flows into the Black Cart Water. The east of Renfrewshire is drained by the White Cart Water, this flows through south Glasgow into and through Paisley until it joins the Black Cart Water to the north of Paisley before flowing into the River Clyde.

The largest town in Renfrewshire is Paisley which merges with Renfrew to the north east and Johnstone to the west. The smaller settlements of Johnstone, Bridge of Weir and Linwood are scattered to the west of Paisley. A cluster of medium sized to smaller settlements can be found along the banks of the River Clyde, these include Langbank and Erskine. The main communication routes are the M8 in an east to west route to the north of Paisley and the A737 in a south west direction from Paisley following the Black Cart Water valley. The M8 becomes the A8 between Bishopton and Langbank and continues westwards along the coast to Greenock. The A737 cuts across the county in a south westerly direction from the north west of Paisley past the settlements of Linwood, Johnstone, Kilbarchan and Howwood. Glasgow Airport is located to the north west of Paisley just to the north of the junction of the M8 and A737.

Renfrewshire also has a network of National Cycle Routes. The NCN route 7 travels in an east to west direction from Glasgow through Paisley into Johnstone, then in a south westerly direction towards the settlements of Howwood and Lochwinnoch and on towards Irvine. At Johnstone the NCN route 75 joins the NCN route 7, from Johnstone the NCN route 75 travels in a north westerly direction through Bridge of Weir and on towards Port Glasgow. These routes generally follow those of disused railway lines within Renfrewshire.

The majority of the settlements are within the low lying or gently undulating landscapes to the east, with more rugged and undulating hills in the south and west more sparsely populated. The Clyde Muirshiel Country Park is within the south west of the Local Authority area.

2.2 Extent of Green Belt

The Renfrewshire green belt, as shown on Figure 2.1, is extensive. It covers most of the undeveloped areas around the smaller settlements of Bridge of Weir, Houston and Crosslee, Brookfield, Linwood, Kilbarchan and Howwood; the spaces between the settlements and large areas of open countryside to the north west and south west. The green belt does not separate the settlements of Paisley (incl. Glasgow Airport) and Johnstone and the development of these settlements has resulted in a localised coalescence. There are pockets of green belt between Paisley and Glasgow, creating a green wedge between the settlements. To the south of Bishopton there is a large area excluded from the green belt; the site of the former Royal Ordnance Factory, parts of which are currently being redeveloped for housing.

2.3 National Green Belt Policy

Scottish Ministers have set out their policy on Greenspace and informal recreation space in 2014 Scottish Planning Policy (SPP), it recognises the importance of green belt in the co-ordination of appropriate settlement patterns while not being used to hinder development. SPP paragraph 49 describes how Local Authorities may designate green belt around a city or town to support the spatial strategy by:

- Directing new development to the most appropriate locations and supporting regeneration;
- Protecting and enhancing the character, landscape setting and identity of the settlement; and
- Protecting and providing access to open space.

2.4 Regional and Local Landscape Character

Renfrewshire is covered by SNH's national landscape assessment for Glasgow and the Clyde Valley (1999). There are seven landscape types that overlap the area covered by the green belt. These are further divided into Landscape Character Areas. These are listed in Table 2.1 and shown on Figure 2.2 with relevant aspects discussed below.

Table 2.1: Landscape Character Areas from SNH Regional Assessment

SNH Ref.	Regional Landscape Character Type	Local Landscape Character
1	Raised Beach	1b, Inner Firth
2	Alluvial Plain	Houston
3	Urban Greenspace	3b, Hurlet
6	Rugged Upland Farmland	6a, Kilmacolm
		6b, Johnstone
9	Green Corridors	9a, River Clyde
		9g, White Cart Water
		9h, Black Cart Water
10	Broad Valley Lowlands	10a, Lochwinnoch
20	Rugged Moorland Hills	20a, Renfrewshire Heights

Renfrewshire is overlapped by and contains seven landscape types as defined by the SNH assessment. The *Alluvial Plain* character type defines the large flat landscape to the north west of Paisley, and the settlements of Linwood, Houston, Bishopton and Erskine are on the peripheries of this landscape area. Within this landscape several rivers confluence, with the River Gryfe meeting the Black Cart Water, and the Black Cart and White Cart Waters meeting before flowing into the River Clyde. To the north of Renfrewshire along the southern shore of the Firth of Clyde is the *Raised Beach* landscape type. To the south of the *Raised Beach* there is the *Rugged Upland Farmland* character type, this area is characterised by undulating open grazing fields with some arable farming. The settlements of Bridge of Weir, Bishopton and Erskine are within this landscape character type. To the south of this landscape character type there is the *Broad Valley Lowland* character type, this character type is the broad valley of the Black Cart Water, including Castle Semple Loch. The settlements of Kilbarchan and Johnstone are at the transition between the *Broad Valley Lowlands* from the *Alluvial Plain* to the north east. To the south of Johnstone and the *Broad Valley Lowlands* the *Rugged Upland Farmland* character type characterises the landscape of Renfrewshire to the south of Johnstone and Paisley. To the east of Paisley there is the *Urban Greenspace* landscape character type. This area prevents the physical and visual coalescence of Paisley with west Glasgow.

Raised Beach (Inner Firth)

Raised beaches were created by post-glacial sea level changes which occurred as the land, released from the weight of ice sheets, rose relative to the sea. This landscape type occurs where areas of higher ground reach the coast and where the raised beach is visible as a level platform backed by a steep escarpment. The latter represents the former cliff-line. This landscape character type can be found along the southern shore of the Clyde in the northern area of Renfrewshire.

The SNH assessment identifies that there are steep escarpments that represent the former cliff line below which is a narrow platform representing the former beach that has mudflats along the inner part of the Firth of Clyde. There are coastal settlements

and the area is dominated by horizontal elements e.g. M8 / A8 and railway along the coast, the area is also characterised by sections of 'hanging woodland' along the escarpments.

The SNH assessment considers that landscape planning and management should aim to preserve and enhance the distinctive features of the *Raised Beach* landscape type and the patterns of landcover, settlements and land use which result. Changes that weaken these patterns or which would introduce conflicting elements in the landscape should be resisted.



View from Old Greenock Road looking north over the Raised Beach landscape Type

Alluvial Plain

The *Alluvial Plain* is bordered by the Black and White Cart Waters to the east and by the *Rugged Upland Farmland* to the west and south. The Clyde Estuary bounds the area to the north. The urban developments of Johnstone, Paisley and Renfrew lie to the south of the character area. The *Alluvial Plain* is low, flat and naturally susceptible to flooding. The land is generally fertile with an unusually high amount of arable land for the Greater Clyde Valley area. The remaining agricultural land is improved pasture. Woodland cover is minimal and generally limited to field boundary trees. There are a number of villages, such as Houston and Craigends, some of these have experienced considerable growth over recent decades.

Large scale industry has had a major impact on parts of this landscape type. Examples include the former Royal Ordnance site near Bishopton and Glasgow International Airport to the north of Paisley. Transport routes and associated facilities dominate this landscape. The M8 and railway lines pass through the *Alluvial Plain*. The Glasgow International Airport and its related infrastructure have a major visual and aural impact on the rural character of the area.

The extents of the green belt around settlements reflects what has been identified within the SNH assessment, i.e. landscape management and planning should aim to reinforce the area's rural character. The green belt is located around settlements, at locations preventing their coalescence and protecting a settlement's character and visual quality.



Black Cart Water

Urban Greenspace (Hurlet)

On the southern side of Glasgow, there are two distinct areas of undeveloped land enclosed within the urban area. One of these, The Hurlet, is within Renfrewshire. These are the remnants of large estate landscapes. The Hurlet Policies is bounded by Nitshill, Paisley and Dykebar. This is in a strategic location, being a significant area of green space separating West Glasgow from Paisley. The landform is gently undulating, partly defined by fluvio-glacial deposits such as drumlins. The Hurlet Policy contains tracts of estate planting and policy woodlands, the area has a predominance of improved pasture land and contains a Golf Course. The Hurlet Policy landscape represents part of the planned landscape of the Hurlet and Leverndale Estate, however this is fragmented and under mixed management and ownership.

The SNH assessment states that the Hurlet area is fragmented and lacks identity, this combined with the convergence of major communication routes such as the M8 are creating development pressure. Landscape planning should aim to conserve the area as an important fragment of countryside within the urban area.



The Hurllet Landscape Character viewed from Caplethill Road

Rugged Upland Farmland (Johnstone)

These landscapes are characterised, to a greater or lesser degree, by a rugged, hummocky landscape of steep, craggy bluffs interspersed with more gently undulating farmland. Farms and villages tend to be located in the more sheltered areas, particularly near the northern edge.

The SNH assessment states that development pressure is focused on villages such as Bridge of Weir. These have expanded to accommodate commuter settlement. The assessment also states that the varied topography of this landscape type has the potential to accommodate limited expansion of settlements without significant impacts over a wider area. However, the rural character of the area would be sensitive to development in more prominent locations. The rural character of the *Rugged Upland Farmland* should be conserved and developments should be small scale and well sited to maximise screening and integration.



View from Kilallan Road to the north east of Houston

Green Corridors (River Clyde, White Cart Water and Black Cart Water)

The *Green Corridors* by their nature cross different areas of geology, and their landform reflects these changes. They have quite diverse characters, the common characteristics being their linearity, for the most part, the lack of development and the watercourses which exist within them. The steep sided and wooded river valleys provide important natural edges, definition and setting for development. Each forms a strategic corridor through the urban area, providing links with the surrounding countryside and providing visual relief from the conurbation's built fabric. Recognised today as an important recreation and townscape resource, these corridors have been affected by past patterns of development which frequently turned its back on the open space, or ignored its presence.

The Clyde Green Corridor is influenced along the south bank by farmland with a few local industrial sites, until it reaches the confluence of the Black Cart Water and the Clyde, where there is a large golf course in the historic landscape of Blytheswood House.

The White Cart Water provides an important green corridor which flows through the Urban Greenspace Landscape Character east of Paisley, meandering gently through arable and pastoral farmland and farm woodland. As the river enters Paisley, the corridor again takes on a denser urban character and is surrounded by housing and old mills in the town centre. At this point, the river is weired and is an important town centre feature flanked by urban parks. The White Cart then runs north between the edge of Renfrew and the floodplain landscapes defining the edge of the conurbation before joining the Black Cart Water.

Black Cart Water is generally a more rural river corridor, flowing down from Castle Semple Loch into Johnstone. However, it reinforces Johnstone's settlement edge and separates the town from the adjacent village of Linwood.

The SNH assessment notes that landscape planning should aim to protect, conserve and enhance these corridors of open land and where possible create and enhance existing linkages to the open countryside.



Confluence of the White and Black Cart Waters at Erskine

Broad Valley Lowlands (Lochwinnoch)

These open valleys are underlain by a variety of rocks that have proved to be less resistant to erosion than the harder basalts which form the moorlands between the Clyde Valley and Ayrshire.

Glacial erosion has created broad, relatively flat bottomed breach valleys. The upper Black Cart valley forms part of a lowland corridor between the Clyde basin and the Ayrshire basin. The low-lying valleys are often wet, as evidenced by lochs, drainage channels and occasional flooding incidences. Barr Loch and Castle Semple Loch, in particular, comprise important landscape features.

The SNH assessment highlights that landscape planning and management should aim to conserve and enhance the diversity of this valley landscape and its component parts. In particular, this should aim to protect the transitions between valley floor and surrounding hills.



View from Lochwinnoch looking over Castle Semple Loch

Rugged Moorland Hills (Renfrewshire Heights)

The hills share a common geology, being more resistant than surrounding rocks and have withstood glacial and fluvial erosion to stand as rugged uplands around the north western part of the Clyde basin. Summits in the Renfrewshire Heights reach up to 500m.

Landcover on these hills is dominated by moorland plant communities including heather and rough grasslands. Extensive areas of peatland are found on the Renfrew Heights. Fields enclosed within walls and hedges push onto some of the slopes around the edges of these hills.

The SNH assessment recommends that landscape planning and management should aim to conserve the upland character of the *Rugged Moorland Hills*. Where possible, the visual influence of existing developments should be reduced. New developments which introduce modern elements or which would undermine the sense of 'wildness' and remoteness should be resisted.

3.0 METHODOLOGY

3.1 LDP Proposal Sites

As part of the LDP process the Council invited submissions from a range of stakeholders to identify sites they wished to be considered for an alternative land use. This process provided the opportunity for any land user, owner, developer or agent with an interest in the promotion of land for development to submit proposals for consideration.

This exercise resulted in approximately 60 submissions. These are identified in the Renfrewshire Council *Background Paper 2 Housing Site Assessments (2017)* which accompanies the LDP Main Issues Report. A further 13 new or amended sites were identified through the MIR process and are described in a supplementary update report to the Housing Sites Assessment report.

Almost all sites lie within the green belt and are covered by LDP Policy Env1. The majority of these sites are located around settlement edges or within green wedges entering settlements. There are three sites not within the green belt: Sites 2087 & 2088 near Thornly Park to the south of Paisley, and site 2095 in Houston. The sites in Paisley are within the Paisley South Expansion Area (Policy P6), while site 2095 is green space within the urban area of Houston.

The diversity of sites submitted for consideration reflects the development interest within Renfrewshire. Potential development sites, mainly of a medium to small size for residential use, are predominantly located around the existing settlements to the west of Paisley, concentrated in Johnston, Bridge of Weir, Houston & Craigends and a number of other smaller settlements. This highlights their importance as commuter settlements for people who work in Paisley, Glasgow or nearby.

A small number of sites are located in the settlements near the Clyde coast including Langbank, Bishopton and Erskine, taking advantage of the proximity of these settlements to the M8 and M898 transport corridors. There are also a number of sites within the settlement of Lochwinnoch towards the south west of the Local Authority area.

3.2 Assessment Matrix

Landscape assessments have been carried out at all sites identified by Renfrewshire Council.

The method of assessment has been structured around two main criteria; SPP paragraphs 49 - 52 on green belt, as described in section 2.3 above, and Scottish Government's PAN 44: *Fitting New Housing Development into the Landscape*. An assessment *pro forma* has been developed based on these criteria to carry out a robust assessment of each site. The *pro forma* notes the following:

- The landscape character of the site, any landscape features, the land use as well as that of the adjoining landscape.

- The overall prominence of the site with a note of any views into, out of and within the site.
- The site's overall value based on visual amenity, cultural significance, distinctiveness and perceived values.
- Does the site create a gateway to the settlement?
- Does the site prevent coalescence of settlements?
- Does the site contribute to the setting of the settlement and does it form a strong boundary to the settlement?

Following analysis, the sites were rated individually on a scale of 1 to 5 as shown in table 3.1 below:

Table 3.1:

1, Sensitive, not suitable for development.
2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ green belt.
4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
5, Not sensitive to change, potentially suitable for development, few features to retain.

Alongside this score, a summary of site findings was noted. Any mitigation measures that could be implemented were also noted alongside a note of any cumulative issues such as neighbouring sites or potential visual coalescence between potential development sites.

A blank *pro forma* is included as appendix 1 to this report, and the completed proformas for all sites are in appendices 2 – 13.

3.3 Assessment Process

All sites have been visited and assessed for suitability for development. Initially a desk top study of sites was undertaken, involving an appraisal of resources including OS mapping, aerial photography, 'streetview' imagery, plus natural environment and cultural heritage information from Scottish Natural Heritage, Historic Environment Scotland and the Local Development Plan. This gave the surveyor an insight into the land use and landscape type as well as tree cover and any features such as burns and rivers. The survey was carried out primarily on foot and by car, with the surveyors taking photographs and noting the characteristics of the site and its surrounding context.

The surveys were carried out in January to March 2018, providing a 'maximum visibility' scenario where sites were unscreened by deciduous vegetation in leaf.

On site the surveyor noted the boundaries of the site and the degree of containment they provided. The land use and landscape character was assessed and noted as well as that of the surrounding landscape and land uses. The site's prominence was assessed and any views to and from the site noted with photographs taken. A general description of the site's condition was noted, with reference to the state of repair, dereliction, vandalism and litter. An overall assessment of the value of the site was made, with supporting reasons explained. A note was made if the site formed a gateway into the settlement, if it prevented coalescence or formed a strong boundary to the settlement, and if the site contributed to the setting of the settlement or wider area. The site was then scored on a scale of 1 to 5 as described in Table 3.1.

Presentation of Results

Completed *pro formas* are within appendix 2 – 13 and provide greater detail on the characteristics and features of each site, these also provide information on the area of each site shown in hectares

The site information and scores have been summarised in the following sections and illustrated in tables 4.1 – 4.12. A settlement by settlement approach has been taken to illustrate the findings. Each area is discussed and summarised in tables and illustrated on a plan that shows the extents of the settlement and the potential development sites colour coded according to the score awarded. An overall summary and conclusion is provided within section 5.0.

4.0 RESULTS OF THE SITE ASSESSMENTS

All sites have been visited, assessed and a score concluded. This score represents the surveyors' independent landscape assessment of each site.

Proformas that provide greater detail on the characteristics of each site are within appendix 2 – 13. Findings have been divided and illustrated for each settlement and summarised on tables 4.1 – 4.12.

4.1 Bridge of Weir Sites

Bridge of Weir is a settlement to the north east of Kilbarchan and Johnstone. The settlement is nestled within an undulating landscape with the River Gryfe flowing through it. All sites submitted to Renfrewshire Council are located around the edge of the settlement. Most are small to medium sized (up to 200 units) and, due to the undulating topography, have varying degrees of prominence. Sites are mostly grazing farmland.

Sites are highlighted on Figure 4.1 and summarised on table 4.1 below. More detailed descriptions are provided on the completed proformas in appendix 2.

Table 4.1 Bridge of Weir sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2007 Land to the south of Kilmacolm Road and Strathgryffe Crescent	Yes	2	The site is part of the River Gryfe 'green corridor' on the immediate outskirts of the settlement and largely unsuited to development. Only a small part of the site north of NCN 75 is considered potentially suited to development. Development here would result in a small and undesirable westward extension into the green belt and would require a stronger settlement edge.
2030 South of Kilmacolm Road	Yes	1	Development of the site would represent a significant westward expansion of the settlement in a relatively prominent location, extending into an attractive undulating pastoral landscape which forms part of the setting to the settlement. Development in this location would be detached from the settlement unless the neighbouring site 2030 to the east was also developed.
2035 Whitelint Gate	Yes	1	The site is reasonably well enclosed, but is located on an emerging area of woodland which has the potential to form a robust settlement boundary, containing the settlement between this area of woodland and the River Gryfe to the north. Development of the site would compromise this boundary, and there are no features further east that would provide a strong settlement edge.

2036 Kilbarchan Road/ Crosslee Road	Yes	1	The site forms part of the attractive rural setting to Bridge of Weir and development within the site would be a notable southern extension beyond the existing logical boundaries of the settlement edge, and with no landscape features to form a new settlement/ green belt edge.
2038 West of Lawmarnock Road	Yes	1	Most development in Bridge of Weir is associated with the landforms around the River Gryfe valley and the site provides containment to the south western suburb of the town, reducing its prominence in the landscape. Development on the site is likely to constitute an undesirable 'spilling out' of the settlement into open countryside, in a location with little relationship to the core of the settlement.
2039 Kilbarchan Road	Yes	3	The site is quite well enclosed and of low prominence in the landscape. Its development would extend the settlement southwards to a reasonably robust boundary with the adjacent golf course, While the landscape is not of the highest sensitivity it includes some local natural heritage interest which would be desirable to maintain. Developing the site in a way which relates to the existing settlement to the north may be challenging.
2064 Land to the west of Thriplee Road	Yes	3	(Note this site forms the eastern part of the larger site later submitted as site 2083) The site is relatively well enclosed and could be developed in a similar character to the surrounding settlement, creating a small 'infill' between existing houses. Existing areas of established trees should be retained because of their importance for screening/ integration of any development into the landscape, and their contribution to landscape character, including those within the Ranfurly Conservation Area.
2069 Kilmacolm Road adj. Gryffe Castle	Yes	1	The site is very prominent on sloping ground on the immediate approach to Bridge of Weir from the A761 and contributes positively to the setting of the town. While the site benefits from a degree of enclosure by trees and woodland, there are no obvious features to the west of the site which would form a robust and well contained settlement edge.
2083 Thriplee Road	Yes	1	(Note this assessment considers the western part of the site only, not including site 2064 which is assessed above). The sensitivity of the woodland present on the southern part of the site would be a significant constraint to development. Housing development in the north would further extend the existing ribbon of development along Torr Road, with no strong containing features near the western site boundary, and development would be very prominent on the approach to the settlement along Torr Road. The eastern part of the site (Site 2064) is less sensitive (see above).

2091 Manswrae	Yes	4	The site is not prominent and is well enclosed. It is likely that in landscape terms alone a level of development could be accommodated within the site without significantly affecting the setting of the settlement or compromising the green belt. Development would be an 'infill' between Kilbarchan Road and the housing further west although it could appear as 'backland development'.
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4.2 Houston and Crosslee Sites

Houston and Crosslee comprises the once separate settlements of Houston and Crosslee, now merged into a single urban area, located to the north east of Bridge of Weir separated by the River Gryfe. This area of settlement is located on a landform that is undulating in the west but less so at the settlement's eastern extremities as the landscape transitions from the *Rugged Upland Farmland* character type to that of *Alluvial Plain*. The River Gryfe flows through the settlement in a west to east direction, and as the river flows out of the settlement larger meanders have developed within the flatter floodplain to the north east of the settlement.

Over time the older settlement of Houston has merged with the more modern developments at Craigends and Crosslee. Houston in the north west of the settlement is characterised by historic stone-built terraces and includes a Conservation Area. To the north east of the settlement and bordering the development is the estate of Houston House, the established woodland and estate boundaries of which adds to the character of Houston. Craigends however is a series of modern residential developments with limited cohesion between separate developments or phases of development. Suburban development at Crosslee juts westwards from Craigends into countryside north of the River Gryfe corridor, separated from Houston to the north by green belt farmland.

Potential development sites submitted to Renfrewshire Council are located around the settlement. Many of these sites are relatively large, potentially accommodating up to approximately 300 houses. These sites are highlighted on Figure 4.2 and summarised on table 4.2 below. More detailed descriptions are on the completed *pro formas* in appendix 3.

Table 4.2 Houston and Crosslee Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2003 Rhubarb Farm, Land between Craigends Road and Ardgryffe Crescent	Yes	1	A large site on farmland at the settlement edge. Much of the site is highly visible and prominent when approaching the settlement from the east. The site screens and provides containment to the settlement, and even development along the western edge of the site could breach this high point and have a negative impact on the setting and character of the green belt.
2024 South of Woodend House, Houston Road, Houston	Yes	3	An enclosed site, where if existing perimeter tree belts are retained, housing development could be accommodated within the site with minimal impact to landscape/ townscape character, although there would be adverse effects to the setting of Woodend House. Development would be contained within the existing settlement envelope.
2025 West of Woodend House, Houston Road, Houston	Yes	3	An enclosed backland site and of low prominence. Development of the site would be a relatively minor addition to existing new housing development south of Houston Road. Mature trees to the south and east of the site should be retained to help maintain the setting of Woodend House.

2033 West of Barochan	Yes	2	This large greenfield site north of Houston is located on a landform which provides good containment to the older core of the settlement, and development of the site would compromise its landscape setting. The site is elevated in relation to the existing settlement, and housing development has the potential to be prominent in views from the settlement and on its approach from the north. The site is, however, relatively well contained by topography, and Kilallan Road could provide a well-defined settlement edge.
2040 Land off Bridge of Weir Road	Yes	2	A large greenfield site to the west of Houston. The site has some prominence in the local landscape and provides a good quality rural setting to the western part of Houston and Crosslee. The eastern part of the site sits approximately within the existing settlement envelope and given the existing abrupt western settlement edge it may be possible to develop a small part of the site in the east if a more robust and defensible green belt boundary is established towards the west.
2045 Barochan Road/ Fulton Drive	Yes	1	A large greenfield site south of Craigends. The site is outside the natural boundary of the settlement formed by the Locher Water and is part of the open farmland landscape to the south of the settlement which provides separation from nearby Brookfield. The site is also prominent and can be viewed from the nearby roads and farmsteads. The site is sensitive to development.
2052 Kilmacolm Road	Yes	1	A large greenfield site to the north of Houston. Kilmacolm Road, to the south of the site, provides a logical limit to the northern extent of the settlement in this direction. Development of the site would result in housing in a location topographically separate from the main settlement body, extending into an area of countryside which contains and provides the setting to the settlement. Young woodland to the north of the site does not yet provide a particularly robust settlement edge feature.
2070 Goldenlea Farm	Yes	1	A large site to the west of Crosslee which, if developed, would result in a sizeable westward extension to the settlement, into part of the landscape which topographically contains the westward extent of Crosslee. Much of the site would be well separated from the core of the settlement further east. Development in either the northern or southern parts of the site is likely to be prominent in the landscape.
2085 Barochan Road	Yes	1	A greenfield site to the south of Crosslee. The river Gryfe corridor forms a robust settlement edge and development of the site, beyond this natural settlement edge feature, would have an adverse effect on the rural characteristics of this river corridor, which forms the immediate landscape setting to the south of Crosslee. Housing development on the site is likely to be very prominent on the rising landform as seen from the southern fringes of Crosslee.

2095 Manse Crescent, Houston	No	3	A site located within the urban area of Houston. The site is relatively well enclosed, set amongst other housing development and has little contribution to the external landscape setting of the settlement. However, the site does currently make a positive contribution to the character of the settlement, providing usable open space and relief from built development. It may be possible for areas of the site to be developed if green space can be retained at the site.
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4.3 Brookfield Sites

Brookfield is a relatively small and compact settlement to the south of Houston and Craighends. The settlement is situated on an undulating landform, the topography of which is gentler towards the east. The settlement was formed in the late 19th century and has grown steadily since. Consequently, housing dates from various periods of the late 19th and 20th centuries, but includes a large proportion of villas, detached houses and bungalows. The site of the former Merchiston Hospital, a short distance east of the settlement, is currently under development for housing and will constitute a significant expansion of the settlement.

Site 2050 is a large site with an indicative capacity for up to 500 houses. There are 2 medium sized sites, 2043 to the west and 2056 to the north, with an indicative capacity of approximately 90 and 150 houses respectively.

These sites are highlighted on Figure 4.3 and summarised on table 4.3 below. More detailed descriptions are on the completed *pro formas* in appendix 4.

Table 4.3 Brookfield Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2043 Sandholes Road	Yes	1	A greenfield site to the west of Brookfield. The site is beyond the settlement boundary defined by Sandholes Road and within the open undulating landscape of arable and grazing fields to the west of the settlement. The fields provide containment and the immediate setting to western parts of the settlement. There are no landscape features to form a natural settlement boundary towards the west of the site, and this western edge would be visible from Bridge of Weir.
2050 South of Merchiston & North of A737	Yes	1	A large site which sits beyond the settlement envelope. The site contributes considerably to the green belt and retains separation between settlements. There would be no integration with existing settlements and would set an undesirable precedent for development in the surrounding green belt.
2056 Fields of Barochan Road	Yes	1	A greenfield site to the north of Brookfield. This site has very little relationship to the settlement with the NCN 75 corridor providing a strong division between the site and the settlement. Development of the site would be a significant erosion of the green belt separating Brookfield and Houston.

4.4 Kilbarchan Sites

Kilbarchan is located to the south east of Bridge of Weir set amongst low rounded hills containing the Kilbarchan Burn as it passes east to the Black Cart Water near Johnstone. There is a historic core at the centre of the settlement designated as a Conservation Area, set between the estate landscape of Glentyan House to the west and Barr Hill to the east, which has been extensively quarried. To the north and south are more recent extensions to the settlement, with the south eastern edge effectively joined with Johnstone at Johnstone Bridge.

6 sites have been submitted to Renfrewshire Council: 2 large sites to the north of the settlement, 2 medium sites towards the east/ south east, a small site between the Conservation Area and Glentyan Estate, and a further small site close to the junction with the A737

These sites are highlighted on Figure 4.4 and summarised on table 4.4 below. More detailed descriptions are on the completed *pro formas* in appendix 5.

Table 4.4 Kilbarchan Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2001 Land to the East of Shuttle Street	Yes	2	A large greenfield site to the north of the settlement. The site is in a prominent location and forms the northern setting to the settlement. Areas of the southern lower area of the site could potentially be developed without breaching the ridgeline that contains the settlement to the north and avoiding the more prominent area to the east where the landform falls away. However, there is a lack of a defensible green belt boundary to the east and the development of this site would fail to integrate with the settlement.
2037 Barrhill Crescent	Yes	4	An undulating grazing field to the east of the settlement enclosed to the south and west by residential properties and to the north by woodland that also screens a quarry. The site is of low prominence and is of limited visibility from the surrounding landscape and settlement. If developed, impacts would be relatively localised.
2048 Branscroft	Yes	2	A large greenfield site at the north eastern edge of the settlement. The southern part of the site, opposite existing housing along Branscroft and south of the quarry access, is oriented inwards towards the settlement and its development would potentially have less impact on the landscape and setting of the village. Other parts of the site are more outward facing and exposed and considered unsuitable for development.
2055 Milliken Road	Yes	4	A medium sized site at the south eastern edge of the settlement. The site is well contained and its development for housing would be an infilling between housing of the existing settlement edge, Nether Johnstone Holdings, and NCN 7. There would be localised impacts to landscape character and to the amenity of nearby properties, but no widespread effects.

2093 Merchants Close	Yes	3	A small site in close proximity to Kilbarchan Conservation Area, the development of which would have little consequence in terms of broader landscape issues. However, this is a backland site which may be difficult to integrate into the adjoining settlement.
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4.5 Howwood Sites

Howwood is located to the south west of the study area, to the south west of Johnstone within the valley of the Black Cart Water. The core of the settlement is relatively compact, but with later developments tending to elongate the settlement to the south west and north east. The A737 and railway pass to the north of the settlement along the valley corridor.

Proposed development sites are located at the eastern and western extents of the settlement, with a further site located in more open countryside to the south east.

These sites are highlighted on Figure 4.5 and summarised on table 4.5 below. More detailed descriptions are on the completed *pro formas* in appendix 6.

Table 4.5 Howwood Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2051 (North) Land to the North of Beith Road	Yes	1	The site is part of the open undulating rural landscape to the east of the settlement. The site is outside of a reasonably well-defined settlement edge, and its development would significantly erode the green belt separation that exists between Howwood and Johnstone.
2051 (South) Land to the South of Beith Road	Yes	1	Together with the north site, this site is part of the open undulating rural landscape to the east of the settlement, contributing to the rural setting of the settlement and its gateway experience from two roads, with the sloping, elevated site prominent from the B787. Development would significantly erode the green belt separation that exists between Howwood and Johnstone.
2063 South of Midton Road	Yes	1	The site is located in a predominantly rural area and its full development would add significantly to the collection of single rural properties nearby, mostly west of the track extending south from Midton Road. The loss of woodland of some value may be undesirable. The site is detached from the settlement and there is a lack of containment. Its development would add development pressure on the surrounding area.
2092 (Area 1) West Sites	Yes	1	A large greenfield site to at the south western edge of the settlement. This site is highly prominent and separate from the core of the settlement to the north east. Development of the site would add an area of housing comparable in size to that already existing south of the B787/ Main Street, altering the balance of the settlement and significantly extending it into an area of countryside which contributes positively to the setting of the settlement.

2092 (Area 2) West Sites	Yes	1	A greenfield site at the south western end of the settlement. Development of the site would extend the emerging ribbon like development to the south west of the settlement, with its western extreme well separated from the settlement core. The site is not of the highest prominence, but it does form part of the immediate attractive rural setting to the western parts of Howwood and contributes to the gateway experience and is considered sensitive to development.
2092 (Area 3) West Sites	Yes	3	A small allotment/ smallholding site towards the centre of the settlement. Development of the site for one house would have only local impacts, not significantly affecting the wider settlement setting or green belt. However, where possible mature trees should be retained around the site.

4.6 Lochwinnoch Sites

Lochwinnoch is the most westerly settlement of significance within Renfrewshire. The settlement is set within a landscape of low rounded hills at the edge of the Black Cart Water valley, at the foot of the *Rugged Moorland Hills* landscape type rising to the north west. The settlement is located on the north western shore of Castle Semple Loch around Crook Hill and is enclosed to the west by the River Calder. The topography rises from the loch shore into undulating open grazing fields to the north west.

The settlement has a historic core that contains traditional stone-built buildings. From this core radiates progressively more modern developments. Five sites have been submitted to Renfrewshire Council for consideration. Three are medium sized each with an indicative capacity of up to approximately 150 units, while the other two are significantly smaller.

These sites are highlighted on Figure 4.6 and summarised on table 4.6 below. More detailed descriptions are on the completed *pro formas* in appendix 7.

Table 4.6 Lochwinnoch Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2002 Calder Street	Yes	2	A large greenfield site at the north western edge of the settlement. Much of Lochwinnoch is situated on the southern and eastern slopes of Crook Hill above Castle Semple Loch. Development of the site would extend the settlement around to the western and northern slopes of the hill, with loss of containment and impacts to the rural characteristics of the River Calder valley north of the settlement. It may be difficult to successfully integrate development on this site with the rest of the village.
2028 Johnshill	Yes	3	This is a small site forming part of the grounds and setting to the property to the immediate north (Hillside). Development of the site would extend a ribbon of housing north along the B786, but only for a short distance. Due to the elevated nature of the site, development upon it is likely to be prominent from neighbouring properties. There would be some adverse effect the local settlement setting and gateway, but a strong settlement edge would still be retained. Development of the site would not have significant adverse effects on landscape/ townscape.
2032 West of Burnfoot Road	Yes	4	A greenfield site to the west of the settlement. Development of this site would extend beyond the existing village envelope, however, the site is of low prominence, enclosed by surrounding trees and woodland, and is topographically contained within the river valley landform.

<p>2065 Land at Johnshill</p>	<p>Yes</p>	<p>1</p>	<p>A greenfield site to the east of the settlement. Most of the settlement of Lochwinnoch is located on the slopes of Crook Hill, however the application site sits away from this landform and detached from the main body of the settlement, with likely adverse effect to the setting of Castle Semple Loch due to the prominence of the site. There are no obviously landscape features to contain further eastward expansion of the settlement should this site be developed and there would be a lack of integration with the village</p>
<p>2066 Lochwinnoch Golf Club</p>	<p>Yes</p>	<p>5</p>	<p>This is a small site which includes existing built development relating to a golf course. Sensitive redevelopment would not have any significant landscape implications, assuming any such development is appropriately designed and integrated into the surrounding landscape.</p>

4.7 Johnstone and Elderslie Sites

The settlement of Johnstone is to the west of Paisley, there is a certain amount of visual and physical coalescence between the settlements. There is an older core area to Johnstone, evident by the rigid grid development pattern visible on figure 4.7. To the east, south and west there are progressively more modern developments that become more open and suburban in character; development changes in style from three to four storey tenement flats to single detached residential properties with front and back gardens.

Nine sites have been submitted in an around Johnstone. These sites are highlighted on Figure 4.7 and summarised on table 4.7 below. More detailed descriptions are on the completed *pro formas* in appendix 8.

Table 4.7 Johnstone and Elderslie Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2029 North and South of Midton Road	Yes	2	Area of pasture and woodland west of the settlement. The northeast corner of the site is least sensitive and could potentially accommodate very limited development if associated with considerable and appropriate mitigation.
2053 Auchenlodment Road	Yes	3	Overall the site is relatively of low prominence, it is enclosed on three sides and is on the settlement edge. However, it forms a gateway into the settlement and has a backdrop of Craigton Wood.
2057 Golf Driving Range, Rannoch Road	Yes	4	A site used as a golf driving range. The site has containment due to existing woodland, which is part of a wider landscape character. Therefore, the site is suitable for a level of development without impacting on the local landscape. It should be possible to integrate development on the site with the neighbouring settlement.
2058 Mackies Mill	Yes	1	The site is not suitable for development due to the undulating landform and its prominence within the local landscape. Additionally, the site would lack containment and its development would significantly weaken the greenbelt between Elderslie and the Foxbar area of Paisley.
2071 Highcraig Quarry	Yes	3	A large site of mineral working fringed by pasture. An elevated location and existing woodland contribute to sensitivity of significant portions of this large site. A degree of appropriate development could be accommodated as part of a masterplan for the redevelopment of this site.

<p>2077 Golf Course at Newton Avenue</p>	<p>Yes</p>	<p>3</p>	<p>Site associated with the maintenance of a golf course. The existing yard space / buildings could accommodate sensitive development. Existing woodland contributes to the landscape character of the wider setting and should be retained in any proposal for the redevelopment of this site.</p>
<p>2078 Land at Meadowside Farm</p>	<p>Yes</p>	<p>2</p>	<p>A site of pasture with derelict buildings to the east. Most of the site is out with the natural limits of the settlement, is of a high visual quality and part of the high quality open undulating landscape of arable and grazing fields to the north and west of the site. The site also includes a SINC west of the Spateston Burn. Small parts of the eastern area of the site could potentially accommodate some sensitive development without having a significant impact on the landscape.</p>
<p>2090 Leitchland House</p>	<p>Yes</p>	<p>2</p>	<p>A small site detached from the settlement, including farm buildings. The existing farm buildings and listed buildings could accommodate sensitive re-development. The woodland that encompasses the majority of the site has landscape value in a local context.</p>

4.8 Linwood Sites

The settlement of Linwood is located to the north of Johnstone and separated from it by the A737 dual carriageway and the Black Cart Water. There is minimal green belt separation between Linwood and Johnstone other than that provided by the narrow 'green corridor' of the river. Linwood lies only a short distance from Craigends and Brookfield to the west, separated by fields. The topography of the settlement is undulating to the west, becoming flatter to the east as the landscape transitions to a broad river floodplain. Linwood has its origins in the textile industry of the late 18th century, however the settlement is almost entirely comprised of housing from the latter part of the 20th century.

Three sites in Linwood have been submitted to Renfrewshire Council, all located toward the west of the settlement. To the south site 2031 has an indicative capacity of approximately 130 homes, while that of site 2026 is approximately 60. Site 2044 is a small site which accommodates permanently sited mobile homes/ caravans. These sites are highlighted on Figure 4.8 and summarised on table 4.8 below. More detailed descriptions are on the completed *pro formas* in appendix 9.

Table 4.8 Linwood Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2026 East Fulton Farm	Yes	4	This is currently a commercial site at the settlement edge. Residential development may have some positive benefit to the local townscape and the settlement edge. Development could be contained to the north and west by mitigation planting to create a strong settlement edge. Re-development unlikely to have a significant impact on landscape or setting of Linwood.
2031 Barbush North	Yes	4	The site comprises farmland and benefits from some containment by surrounding trees and woodland. With development of the former Johnstone Hospital site for housing to the immediate east, the site would become bounded by urban developments on three sides. Development of the site would not significantly alter the minimal green belt separation between Linwood and Johnstone, nor significantly lessen the separation distance between Brookfield and Linwood, with the existing tree belt to the west forming a logical settlement edge.
2044 5 East Fulton Holdings		3	The site is beyond the settlement boundary at the northern edge of Linwood and accommodates permanently sited mobile homes/ caravans. The site is small and benefits from a degree of topographic containment and screening, reducing its prominence in the landscape. Several other properties lie beyond the settlement edge at this location. With the inclusion of appropriate landscape treatments, a limited level of development could be accommodated at the site. Development of the site would have no material effect on the perceived green belt separation between Craigends and Linwood.

4.9 Paisley Sites

Paisley is the largest settlement in Renfrewshire, located to the west of Glasgow. There is coalescence at points between Paisley and Glasgow. To the north there is the M8 motorway, and branching off this major communication route and cutting across the country in a south west direction is the busy A737. Glasgow Airport is located to the north of Paisley on flatter land between the White Cart Water and the Black Cart Water. The White Cart Water flows through Paisley. The north of Paisley is located predominantly on flatter topography which becomes more undulating in the south of Paisley.

Nine sites have been submitted for consideration, four of which are located outside of the green belt. These sites are highlighted on Figure 4.9 and summarised on table 4.9 below. More detailed descriptions are on the completed *pro formas* in appendix 10.

Table 4.9 Paisley Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2016 Site at Gleniffer Road	Yes	1	A site currently owned / operated by Scottish Water. The site is in a prominent location and part of the escarpment that forms a boundary to the development of Paisley. Development of this site would begin the extension of Paisley up onto the escarpment towards Gleniffer Braes Country Park that currently limits its growth. Development would have a detrimental impact on the landscape character.
2022 Arkleston Farm	Yes	2	Large area of farmland east of Paisley immediately south of the M8. The site currently prevents the further coalescence of settlements and provides a setting for the settlements surrounding it. The site could potentially accommodate a very limited amount of sensitive development, i.e. associated with the farmsteads or the existing cemetery.
2034 West of Caplethill Road	Yes	1	A small site located at the northern fringe of Barrhead, but within Renfrewshire. The site forms an attractive setting for the settlement and it forms and defines the existing settlement boundary along Caplethill Road to the south west and Grahamston Road to the south east. Any development on this site would alter the settlement and be highly prominent. Development within the site would be associated with the urban area of Barrhead, and isolated from that in Renfrewshire.
2041 Harelaw Farm	Yes	1	A small site located in a central position within the green belt between Paisley and Barrhead and assists considerably in providing the setting and separation between these settlements. Development of the site in isolation is likely to have a detrimental effect upon setting and local landscape character.
2086 UWS, South Avenue	Yes	2	A very small site at a former tennis/ squash club adjacent to a residential area. The established trees on the site provide some containment, however development could result in similar types of 'backland' development beyond the settlement boundary and within the green belt which would be detrimental to the green belt boundary to the south of Paisley.

2087 UWS Thornley Park	No	4	Site includes playing fields and student accommodation blocks at the settlement edge. The site is gently undulating and enclosed by established woodland along its boundaries. Due to the self-contained nature of the site, low prominence and fact that it is already developed this site could accommodate appropriate development as long as this did not have a negative impact on the setting of the green belt.
2088 Grahamston Road/ Hurler Road	No	4	Hospital site including open pastures bounded by shelterbelt woodland. There is potential for redevelopment of the former hospital grounds. Development in this area will require to maintain the setting of existing listed buildings. The southern portion of the site is more rural in character but is contained by existing woodland belts which could provide a robust settlement edge.
2089 Land to the East of Grahamston Road	Yes	1	A large site at the south eastern edge of Paisley. The site is an important area of the green belt that provides the immediate landscape setting to the settlement, beyond which low hills provide some containment to the settlement. The site itself has little containment and therefore is sensitive to development. Grahamston Road also provides a logical settlement edge, which the development site lies beyond.

4.10 Erskine and Inchinnan Sites

Erskine is a settlement located south of the Clyde to the north west of Renfrew. The M898/ A898 and Erskine Bridge contain the settlement to the north west.

The settlement is located within the *Rugged Upland Farmland* landscape type, set amongst low rounded hills above the *Alluvial Plain* of the Black Cart Water and White Cart Water which confluence a short distance south east of the settlement before entering the Clyde. Most of the settlement comprises modern housing development from the mid to late 20th century, with no significant historical settlement core.

Five sites have been submitted for potential inclusion within the 2019 LDP. These sites are highlighted on Figure 4.10 and summarised on table 4.10 below. More detailed descriptions are on the completed *pro formas* in appendix 11.

Table 4.10 Erskine and Inchinnan Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2046 Northbar Phase 2	Yes	2	A small site of farmland in good condition to the east of the settlement edge. The site lies immediately north of an allocated housing site and development would result in a small extension to the settlement edge. Development of the site would not significantly weaken the existing green belt between Erskine, Inchinnan and Renfrew, however, there would be little containment of the site.
2047 Southbar Linburn	Yes	1	A large site to the south of Erskine, separated by the Old Greenock Road. This site is outside the settlement boundary and is part of the open farmland landscape character to the south and west of Erskine. The settlement to the north and east of the site has a strong settlement boundary and this site is beyond that. Development would have a detrimental impact on the landscape setting of Erskine.
2054 Land at Erskine Hospital	Yes	4	The site forms part of the Erskine Hospital Estate. Areas within the site include existing buildings or previously used land. Sensitive development of these areas could be accommodated. The site is well contained and development would have limited impact on the landscape or wider green belt.
2084 South of Inchinnan Village	Yes	1	A site comprising farmland between Erskine/ Inchinnan and Inchinnan business park. The site provides green belt separation between the residential area and industrial area. A ridge of high ground currently provides containment to the southern parts of Erskine/ Inchinnan and development on this site would lie beyond this ridge, with limited relationship to the wider settlement area.

2094 Beardmore Cottages Inchinnan	Yes	3	A small, poorly contained site at the settlement edge and at a settlement gateway. The site is therefore relatively sensitive. However here the existing settlement edge is weak and development of part of the site would not greatly compromise this edge or the settlement setting if appropriate landscape treatments could be included along the eastern site boundary, linking with the larger woodland of Teucheen Wood to the north.
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4.11 Bishopton Sites

The settlement of Bishopton lies to the west of Erskine at the fringes of the *Rugged Upland Farmland* landscape type close to its transition with the flatter *Lowland Floodplain*. The settlement is contained to the north east by the M8 and to the south by an active railway line. To the south and south west of Bishopton is the large site of the former Royal Ordnance Factory, which is currently under development as Dargavel Village Community Growth Area. The settlement lies on undulating rounded terrain.

Two sites have been submitted for consideration. To the east of the settlement is a relatively large greenfield site overlooking the M8, with an indicative capacity of 150 units. To the west, and beyond the settlement boundary, is a small site able to accommodate potentially up to 10 properties.

These sites are highlighted on Figure 4.11 and summarised on table 4.11 below. More detailed descriptions are on the completed *pro formas* in appendix 12.

Table 4.11 Bishopton Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2023 Good Shepherd, Old Greenock Road	Yes	2	Development of the site would have only localised impacts on green belt and landscape character, but may result in the part urbanisation of Chestnut Avenue and increase the likelihood of further ribbon development along the track.
2042 Craigton Farm, Bishopton	Yes	2	A greenfield site to the east of the settlement. Development of the site would extend the settlement to a defensible edge with the motorway and the Craigton Burn corridor. While it would erode the separation provided by the green belt between Bishopton and Erskine, the settlements would remain separated by farmland and other land uses compatible with green belt objectives. Development has the potential to be locally prominent on the sloping site, which could impact on setting and landscape character on the approach to Bishopton along Greenock Road.

4.12 Langbank Sites

The small settlement of Langbank is located on the southern bank of the River Clyde on steeply sloping terrain descending from the *Rugged Upland Farmland* to the *Raised Beaches* fringing the Clyde. The settlement is separated from the River Clyde by the dualled A8 and railway line. The settlement evolved with the building of the Glasgow to Greenock railway, with residential development expanding to the south and east in the latter parts of the 20th century.

Four sites have been submitted for consideration for the Local Development Plan, located at the eastern and western extremes of the settlement. Three are relatively small sites, while the fourth has an indicative capacity of approximately 200 houses.

These sites are highlighted on Figure 4.12 and summarised on table 4.12 below. More detailed descriptions are on the completed *pro formas* in appendix 13.

Table 4.12 Langbank Sites

Site no.	Within the Green Belt?	Scoring 1-5	Summary
2060 Marypark Road	Yes	1	The site is located on scrub/ woodland west of the main settlement body. The site sits outside of the Langbank settlement envelope and is unlikely to relate well either to the main body of the settlement or the housing immediately to the north, over which it is likely to dominate. There is little containment to the site.
2068 Eastbank	Yes	2	The site is within the grounds of Eastbank House. There may be very limited opportunity for development within the site which would be screened by the existing landscape structure, however accessing such potential development would risk compromising both the setting of the existing buildings and the overall landscape structure.
2079 Drum Farm	Yes	1	This is a highly prominent greenfield site that contributes strongly to the setting of Langbank. Development of the site is likely to be prominent on the steeply sloping ground and would be detached from the settlement further to the west.
2082 Marypark Road	Yes	1	A small site with capacity only for a single property. As an area of ancient semi-natural woodland, and also included within a local natural heritage designation (SINC), the site contributes to the local landscape resource. There appears to be little justification for withdrawing the site from the green belt.

5.0 CONCLUSION

Ironside Farrar were commissioned by Renfrewshire Council to undertake a landscape assessment of sites submitted to the Council for consideration in preparation of the next Renfrewshire Local Development Plan.

All but a small number of sites are located within the green belt and most are in settlement edge locations. The assessment of individual sites also informs an overall appraisal of the strengths and weaknesses of the green belt around settlements in Renfrewshire. The Renfrewshire Strategic Greenbelt Review is presented as a separate report to this assessment.

The LDP sites landscape assessment and the green belt review will be used by the Council to inform the overall planning and Strategic Environmental Assessment (SEA) of the proposed sites.

Table 5.1 Summary of all sites





Score	Description	Quantity
1	Sensitive, not suitable for development.	30
2	Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.	15
3	Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ green belt.	13
4	Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.	10
5	Not sensitive to change, potentially suitable for development, few features to retain.	1
Total		69

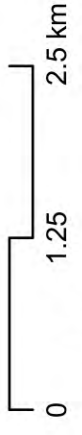
Renfrewshire LDP Landscape Assessment

Sep 2018

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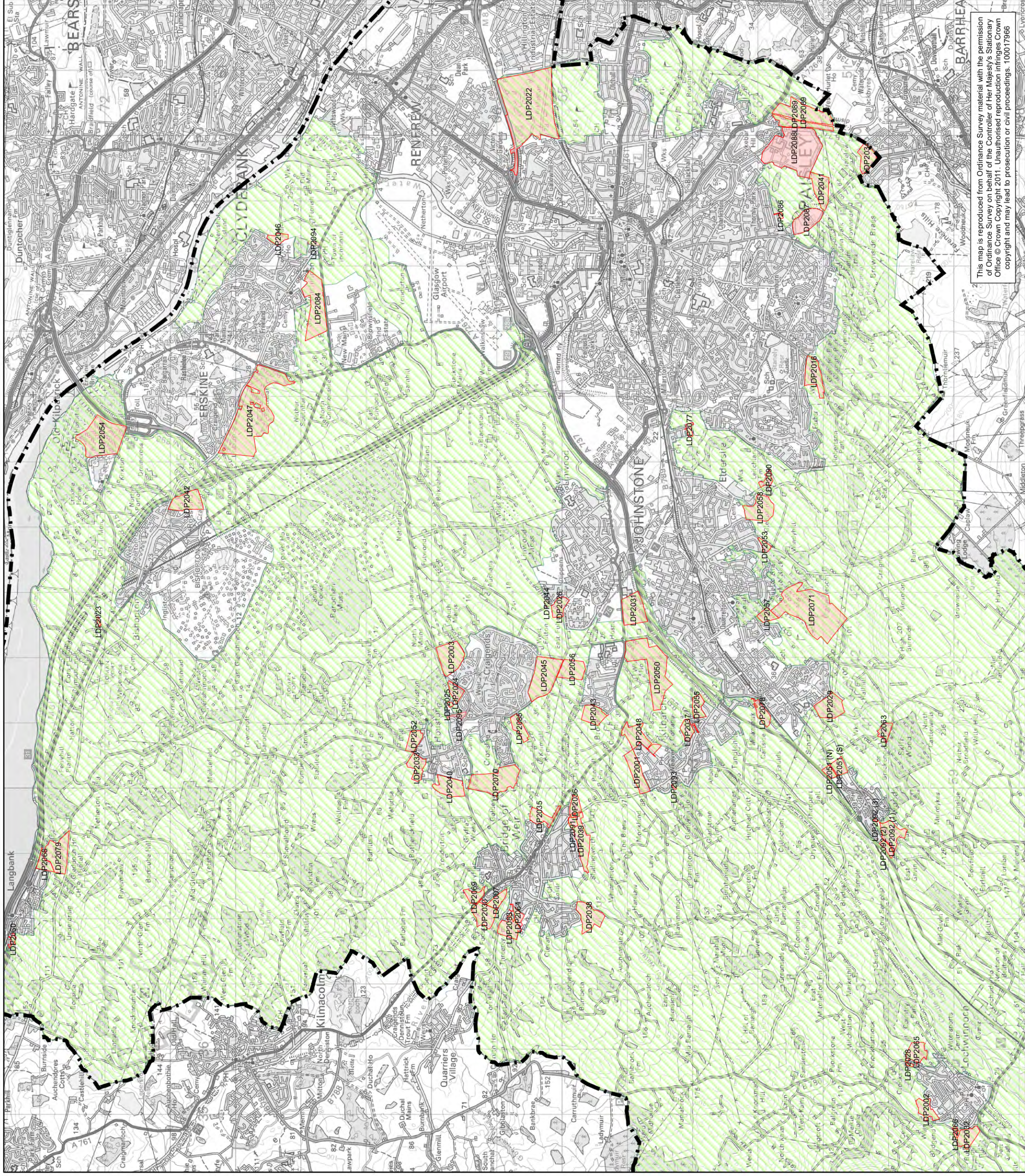
Legend

-  Local Authority Boundary
-  2018 LDP Sites
-  Greenbelt
-  Suggested Land Use Change Sites



Scale: 1:55,000

Figure 2.1
LDP Submission Sites
and Greenbelt







Renfrewshire LDP Landscape Assessment

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50116 GIS Fig2.2

Legend

-  Local Authority Boundary
-  Submission Sites
-  Settlements
- SNH LCA**
-  Broad Valley Lowland
-  Aluvial Plain
-  Raised Beach
-  Rugged Moorland Hills
-  Rugged Upland Farmland
-  Green Corridor
-  Urban Greenspace
-  Urban

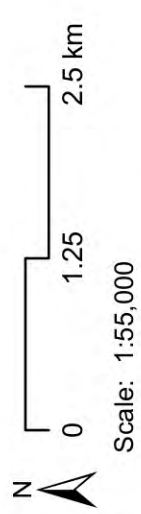
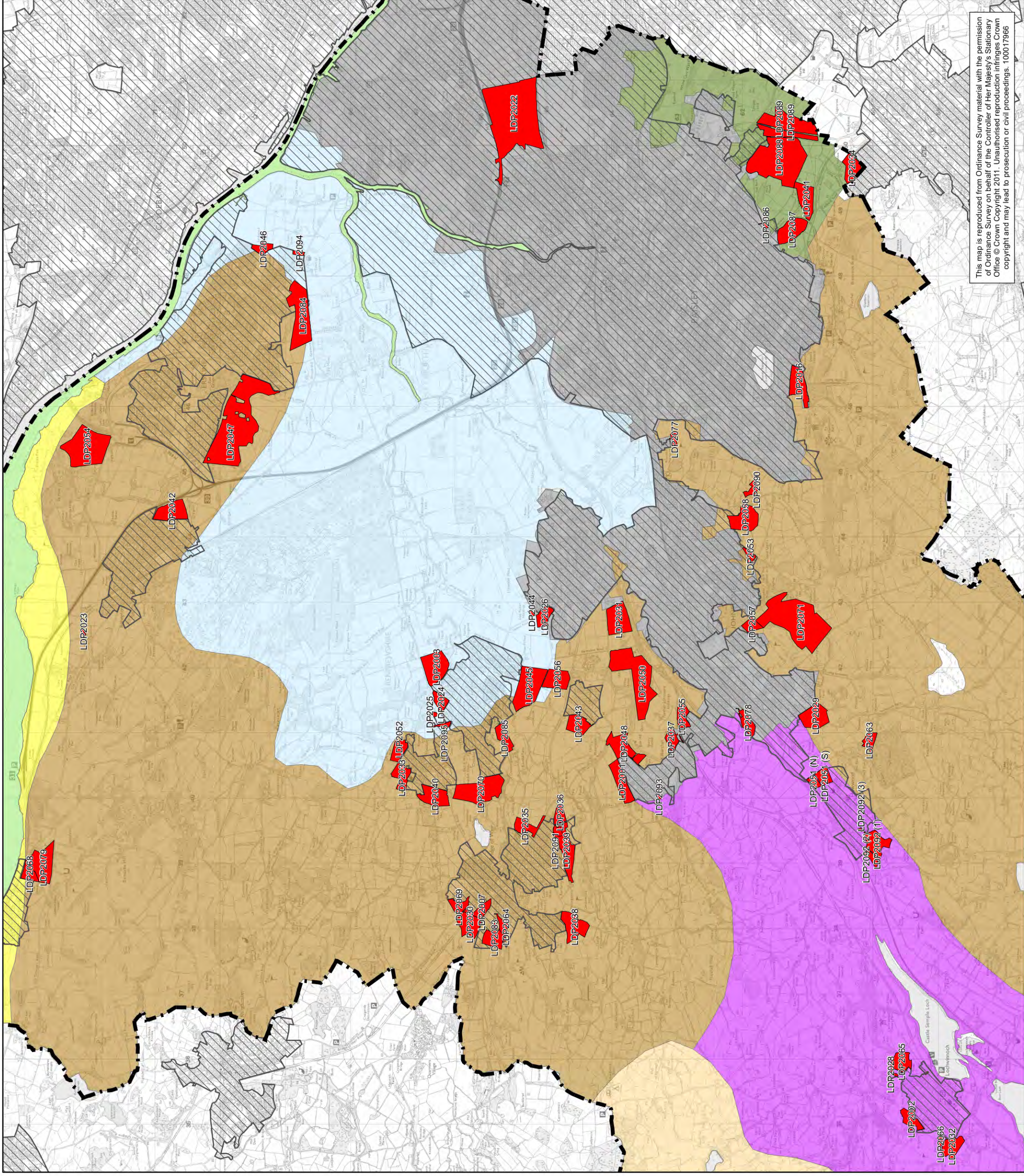


Figure 2.2

SNH Landscape Character Areas



Renfrewshire LDP Landscape Assessment

Aug 2018 50116 GIS Fig4.1

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.

Site Locations

Scale: 1:500,000

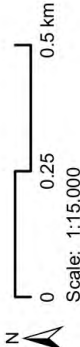
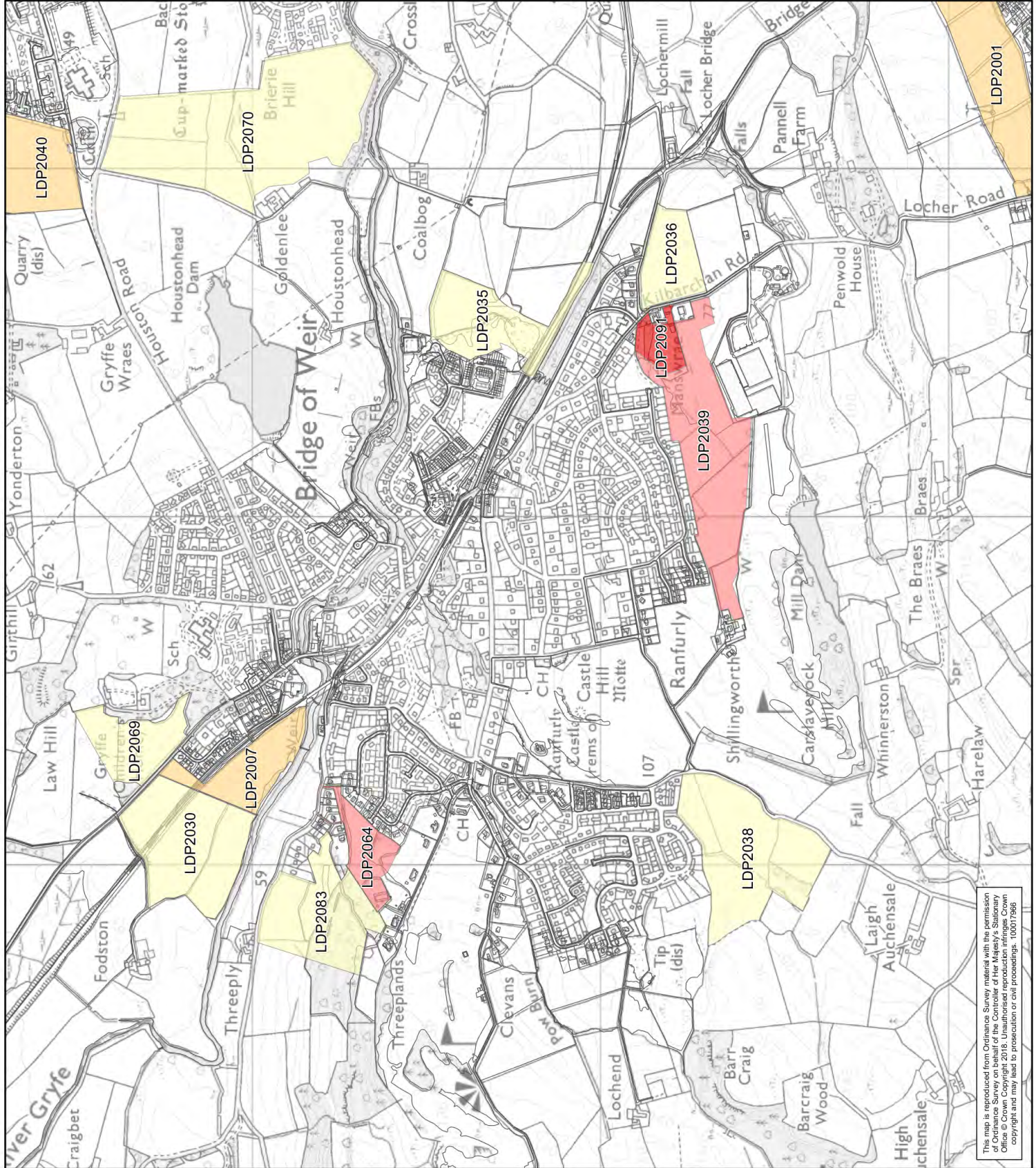


Figure 4.1
Bridge of Weir
Summary



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Renfrewshire LDP Landscape Assessment

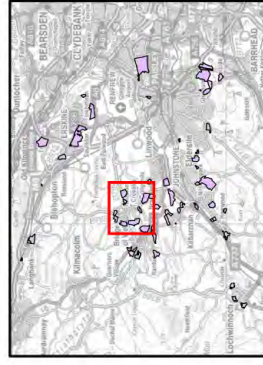
Sep 2018

50116 GIS Fig4.2

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations
Scale: 1:500,000

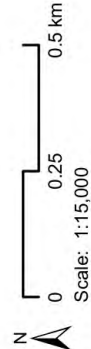
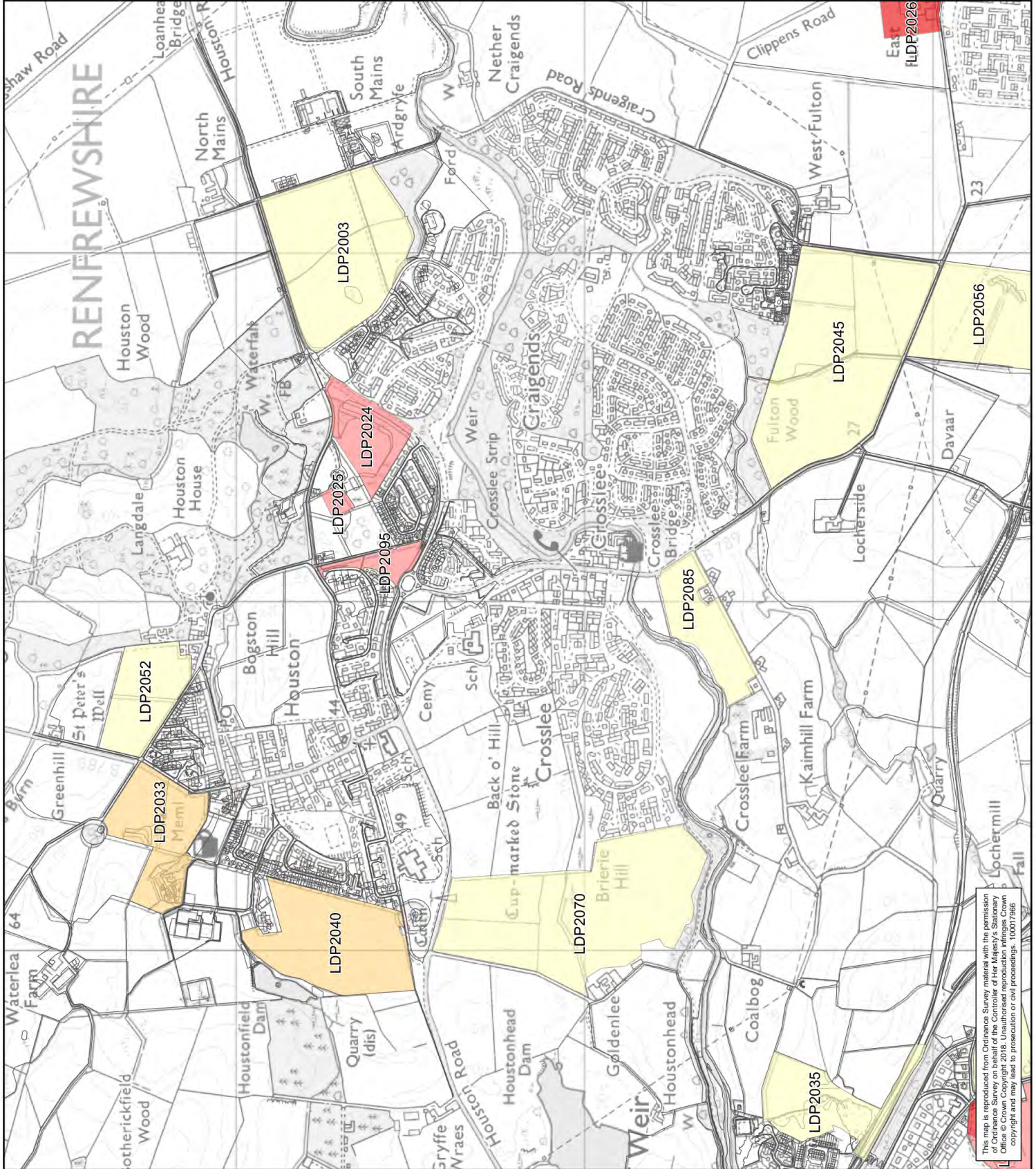


Figure 4.2

Houston and Crosslee Summary



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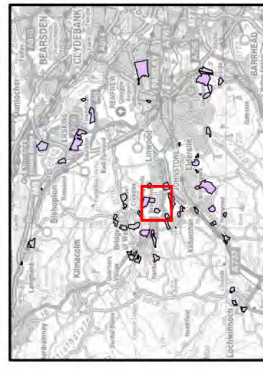
Renfrewshire LDP Landscape Assessment

Aug 2018 50116 GIS Fig4.3

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations
Scale: 1:500,000

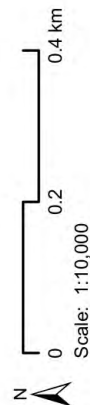
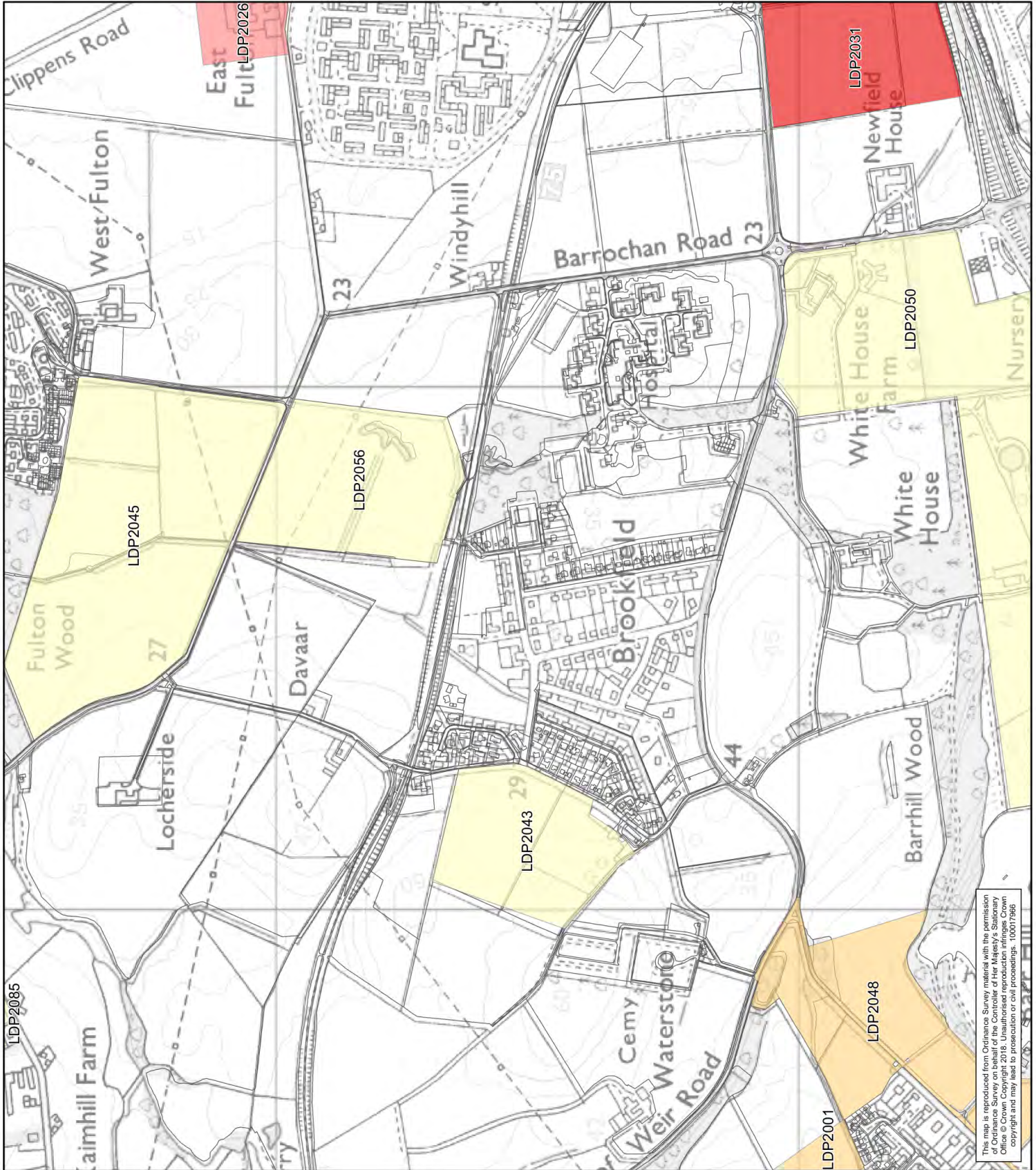


Figure 4.3
Brookfield
Summary



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Renfrewshire LDP Landscape Assessment

Aug 2018

501116 GIS Fig4.4

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.

Site Locations

Scale: 1:500,000

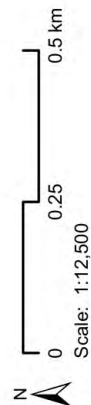
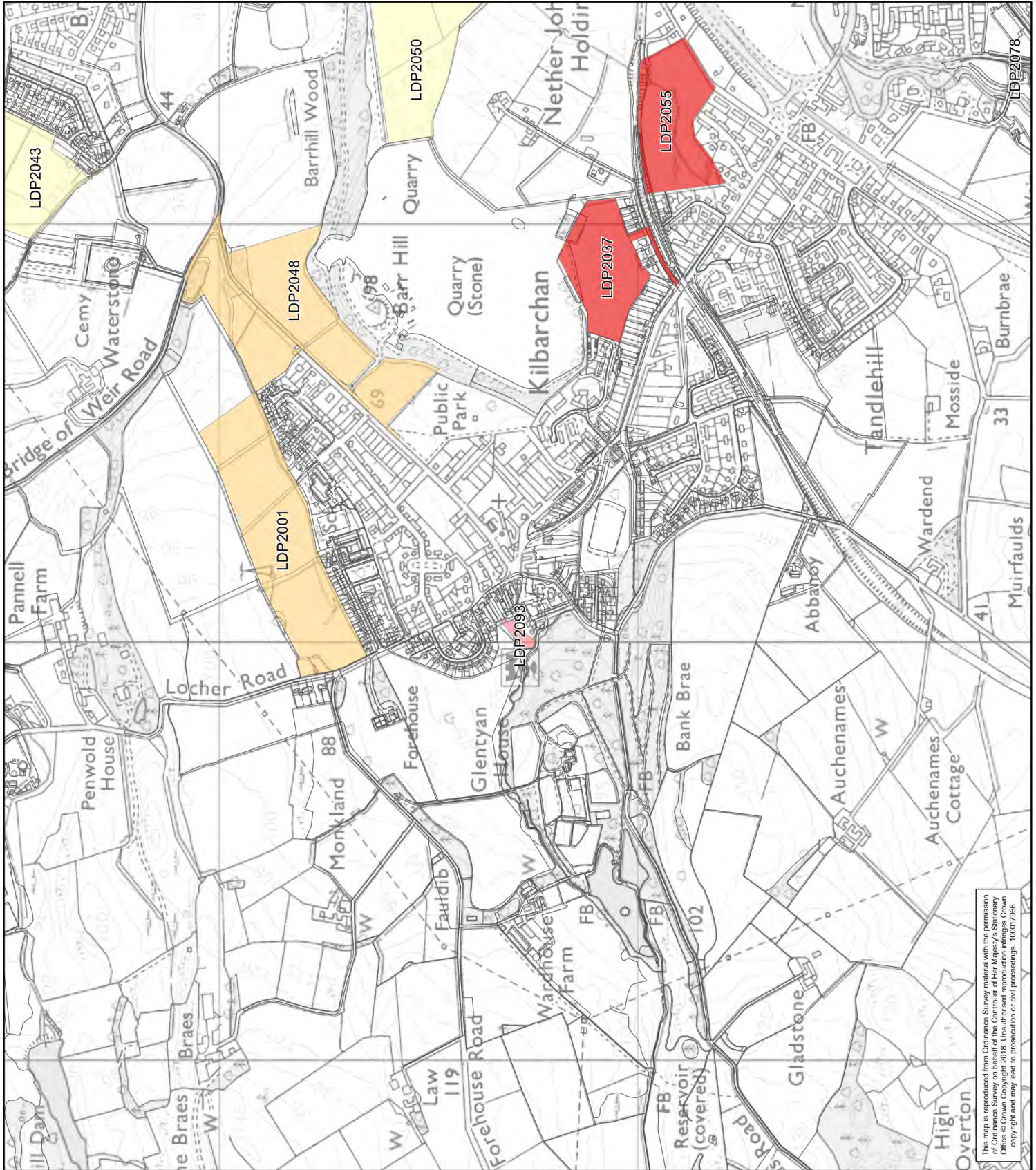


Figure 4.4
Kilbarchan
Summary



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Renfrewshire LDP Landscape Assessment

Aug 2018 50116 GIS Fig4.5

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.

Site Locations

Scale: 1:500,000

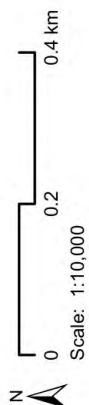
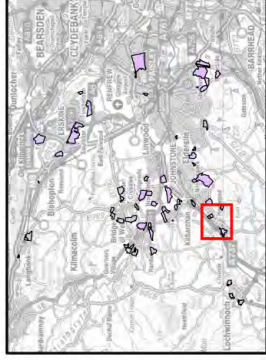
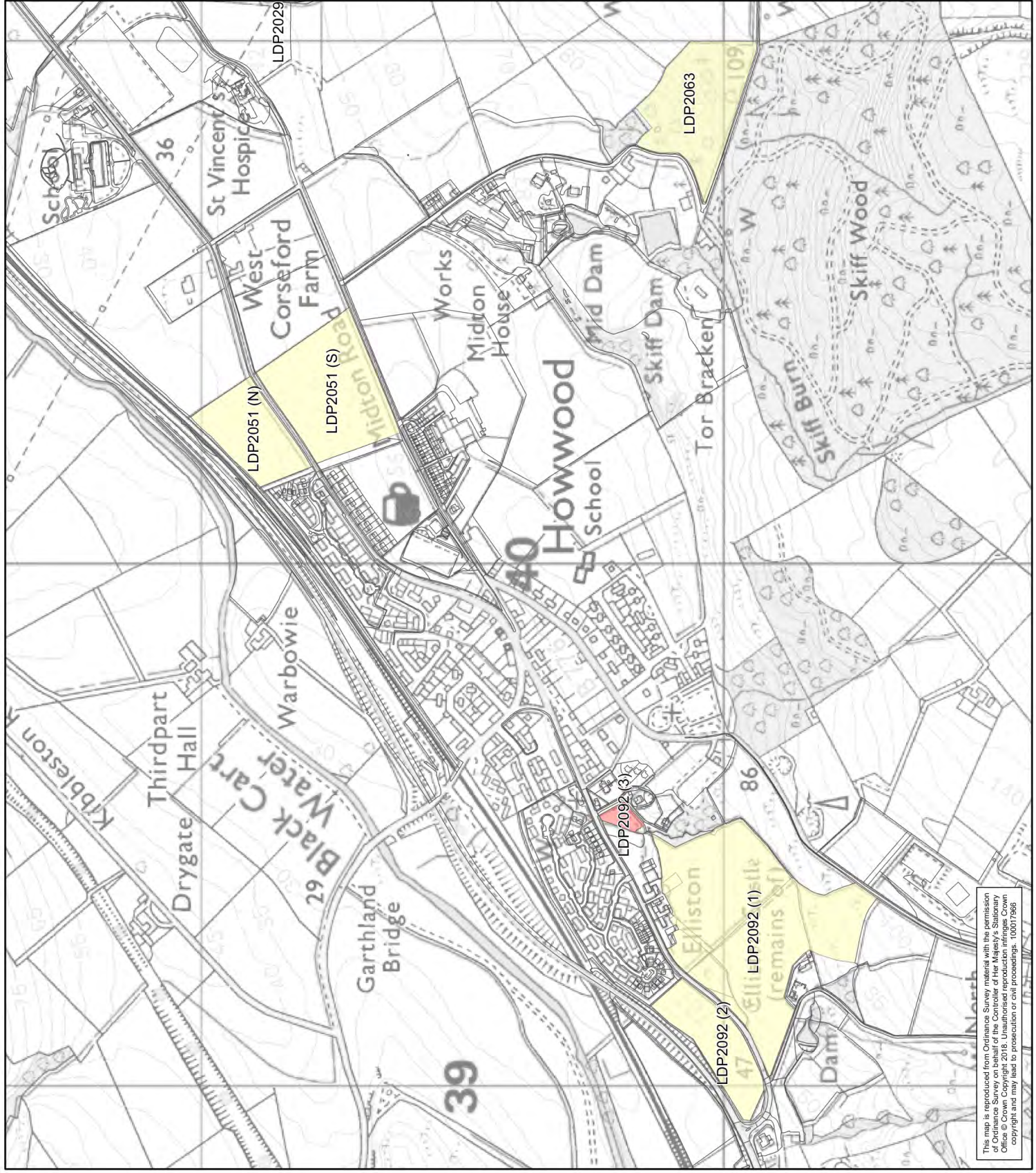


Figure 4.5

Howwood Summary



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Renfrewshire LDP Landscape Assessment

Aug 2018 50116 GIS Fig4.6

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.

Site Locations

Scale: 1:500,000

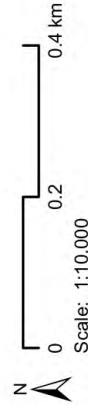
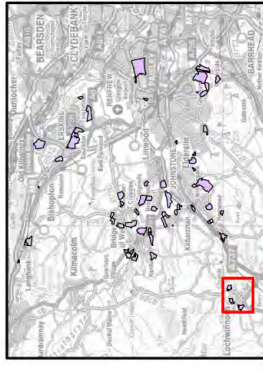
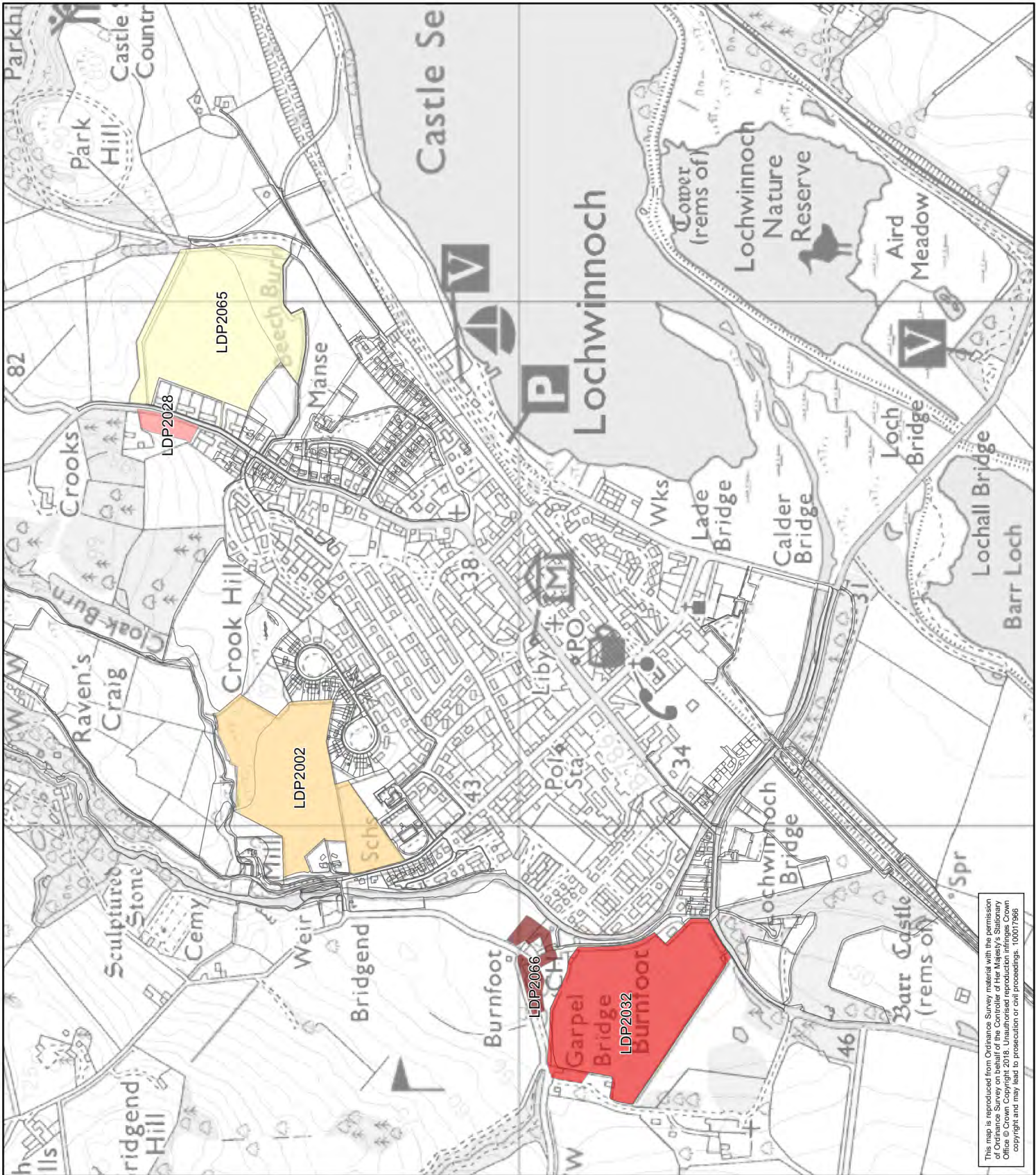


Figure 4.6
Lochwinnoch
Summary



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Renfrewshire LDP Landscape Assessment

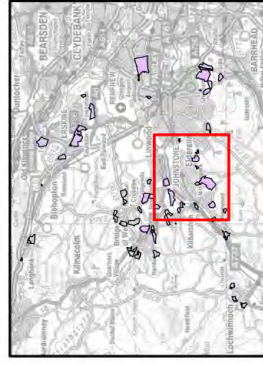
Aug 2018

501116 GIS Fig.7

Legend

Sensitivity to Development

- 1. Sensitive Site, not suitable for development
- 2. Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3. Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4. Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5. Not sensitive to change, suitable for development, few features to retain.



Site Locations
Scale: 1:500,000

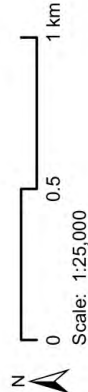
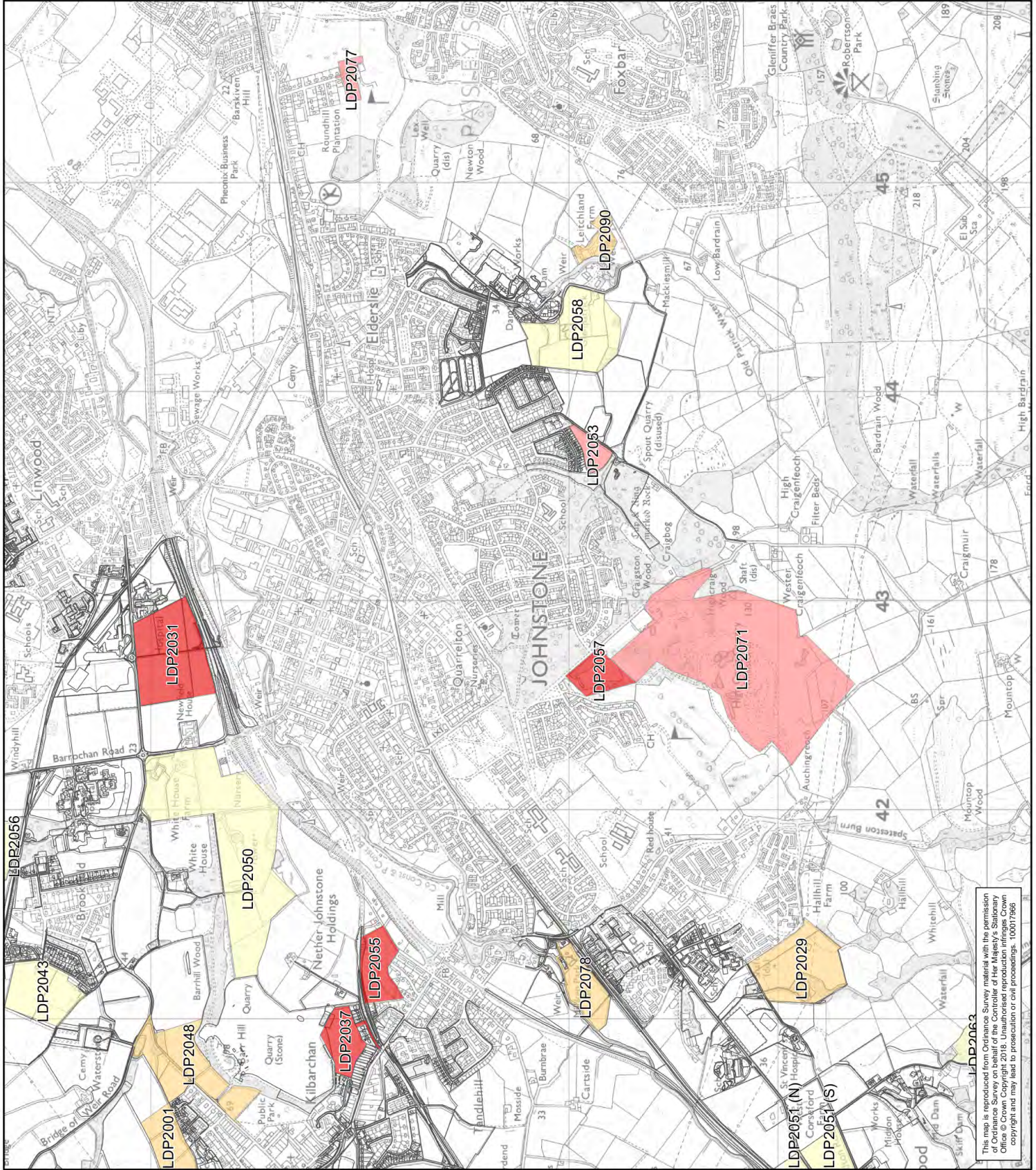


Figure 4.7

Johnstone and Elderslie Summary



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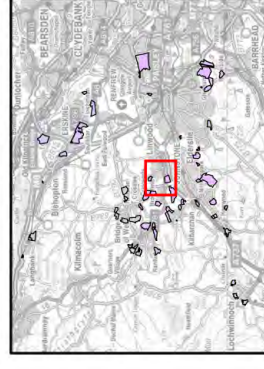
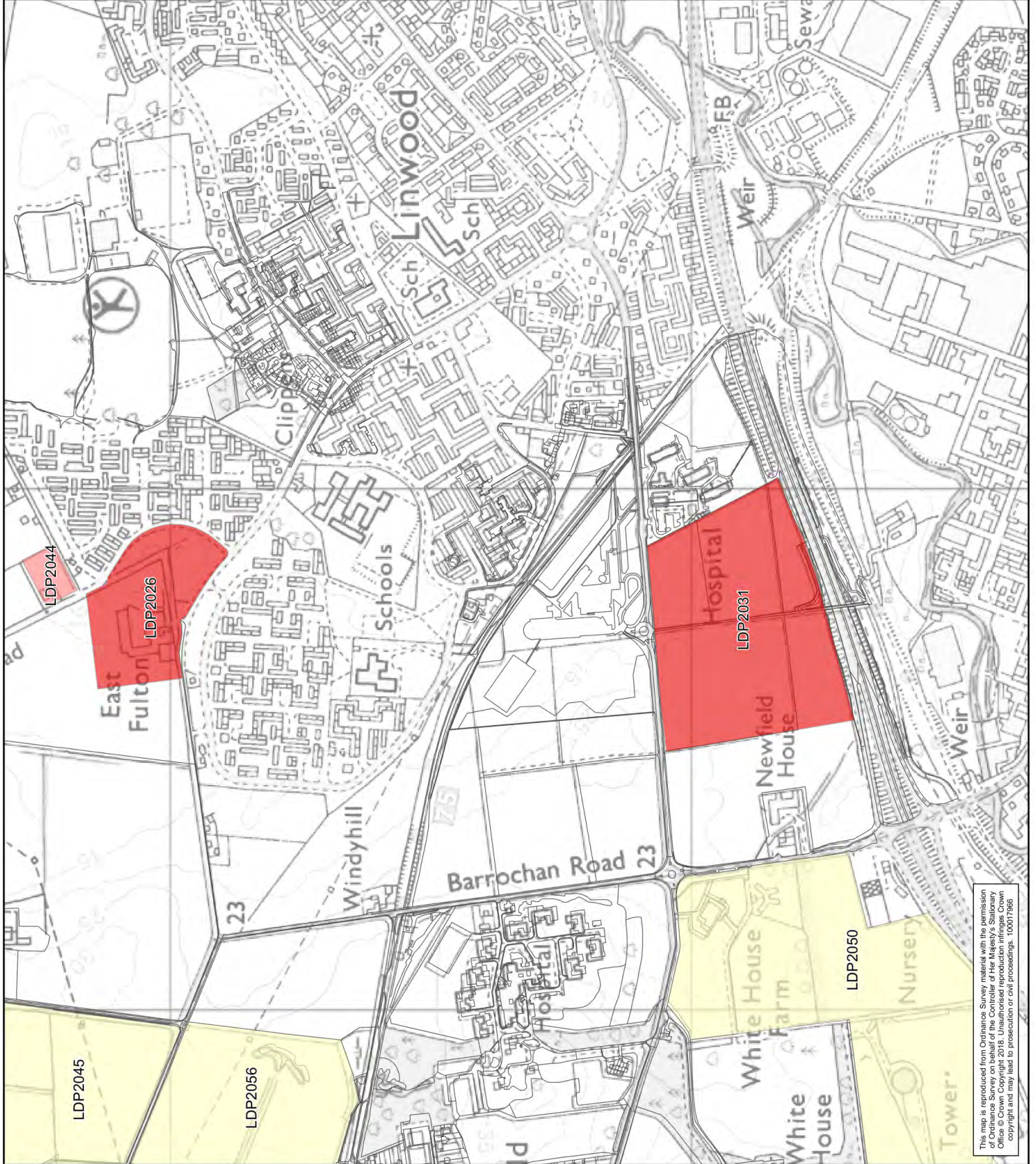
Renfrewshire LDP Landscape Assessment

Sept 2018 50116 GIS Fig4.8

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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Site Locations
Scale: 1:500,000

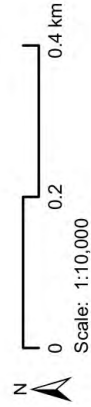


Figure 4.8
Linwood
Summary

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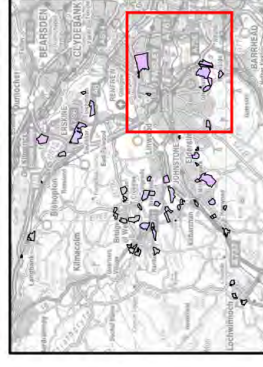
Renfrewshire LDP Landscape Assessment

Aug 2018 50116 GIS Fig.9

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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Site Locations
Scale: 1:500,000

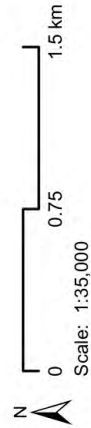
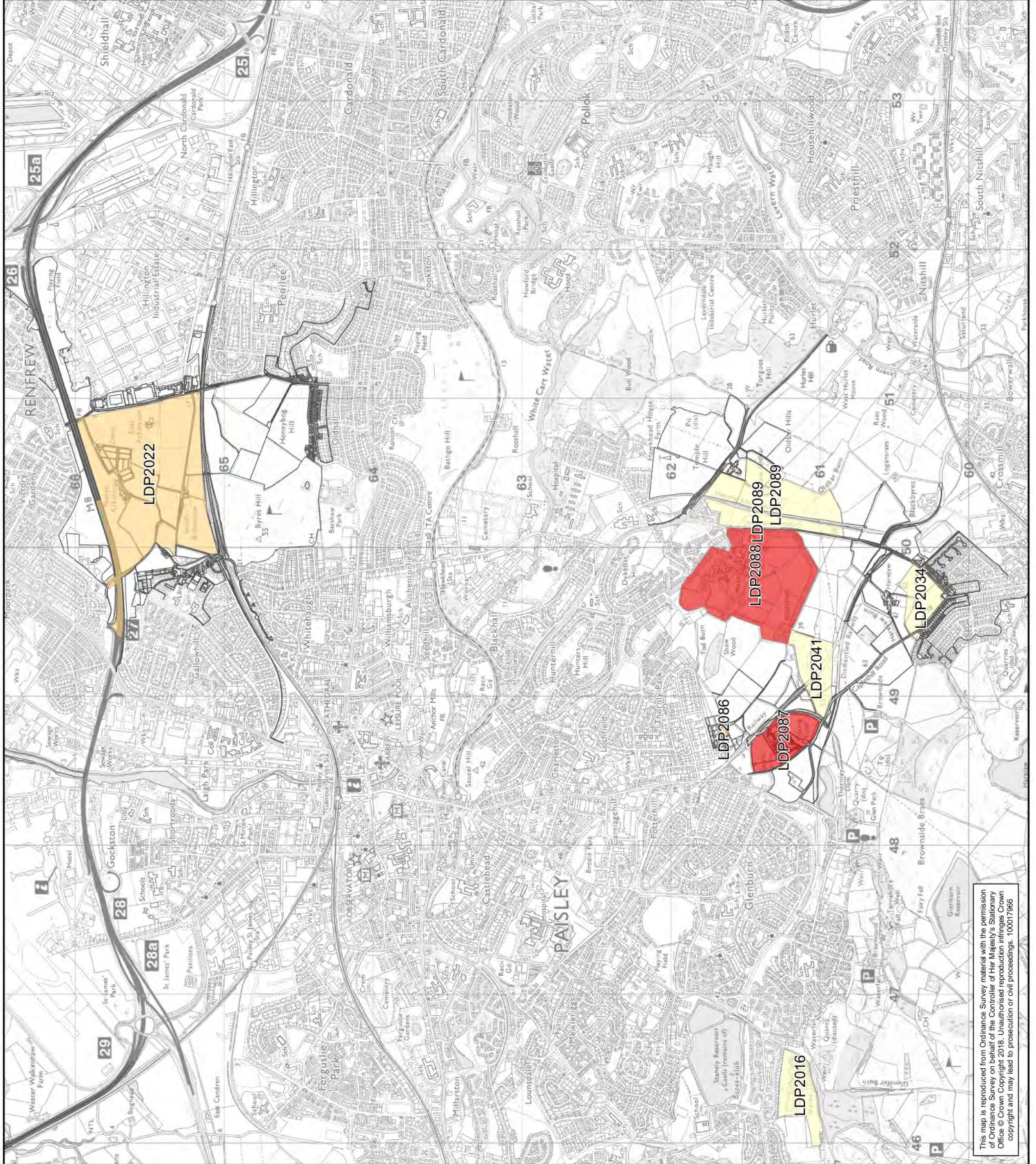


Figure 4.9
Paisley
Summary



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Renfrewshire LDP Landscape Assessment

Sep 2018 50116 GIS Fig4.10

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.

Site Locations

Scale: 1:500,000

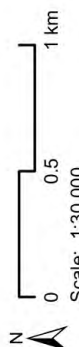
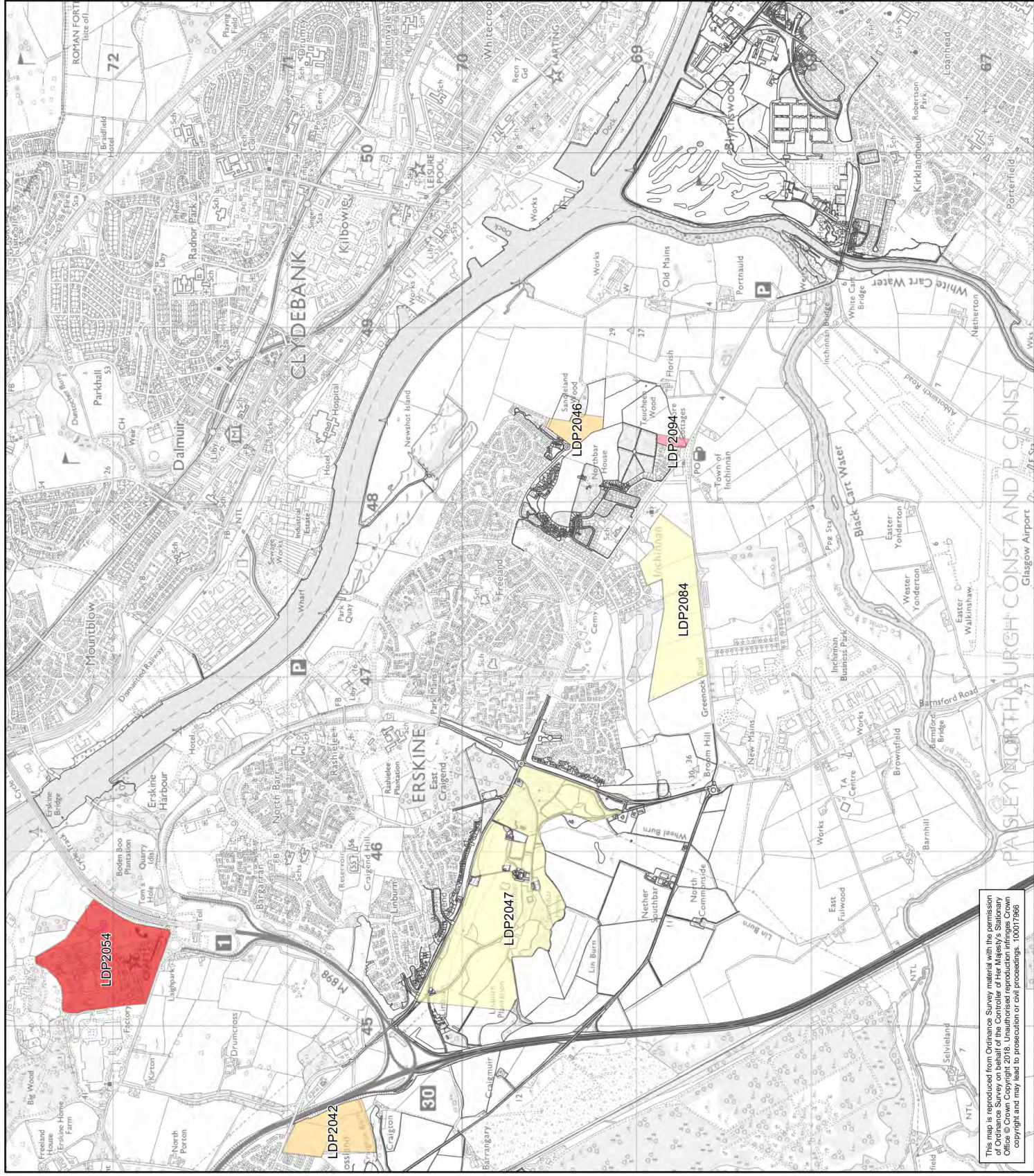


Figure 4.10
Erskine & Inchinnan
Summary



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Renfrewshire LDP Landscape Assessment

Aug 2018 50116 GIS Fig4.11

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.

Site Locations
Scale: 1:500,000

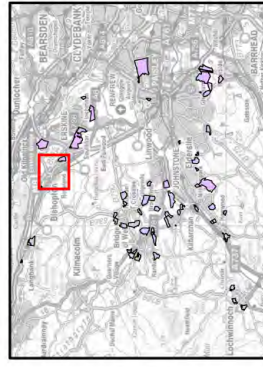
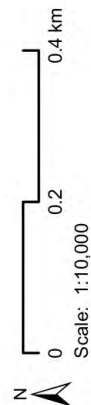
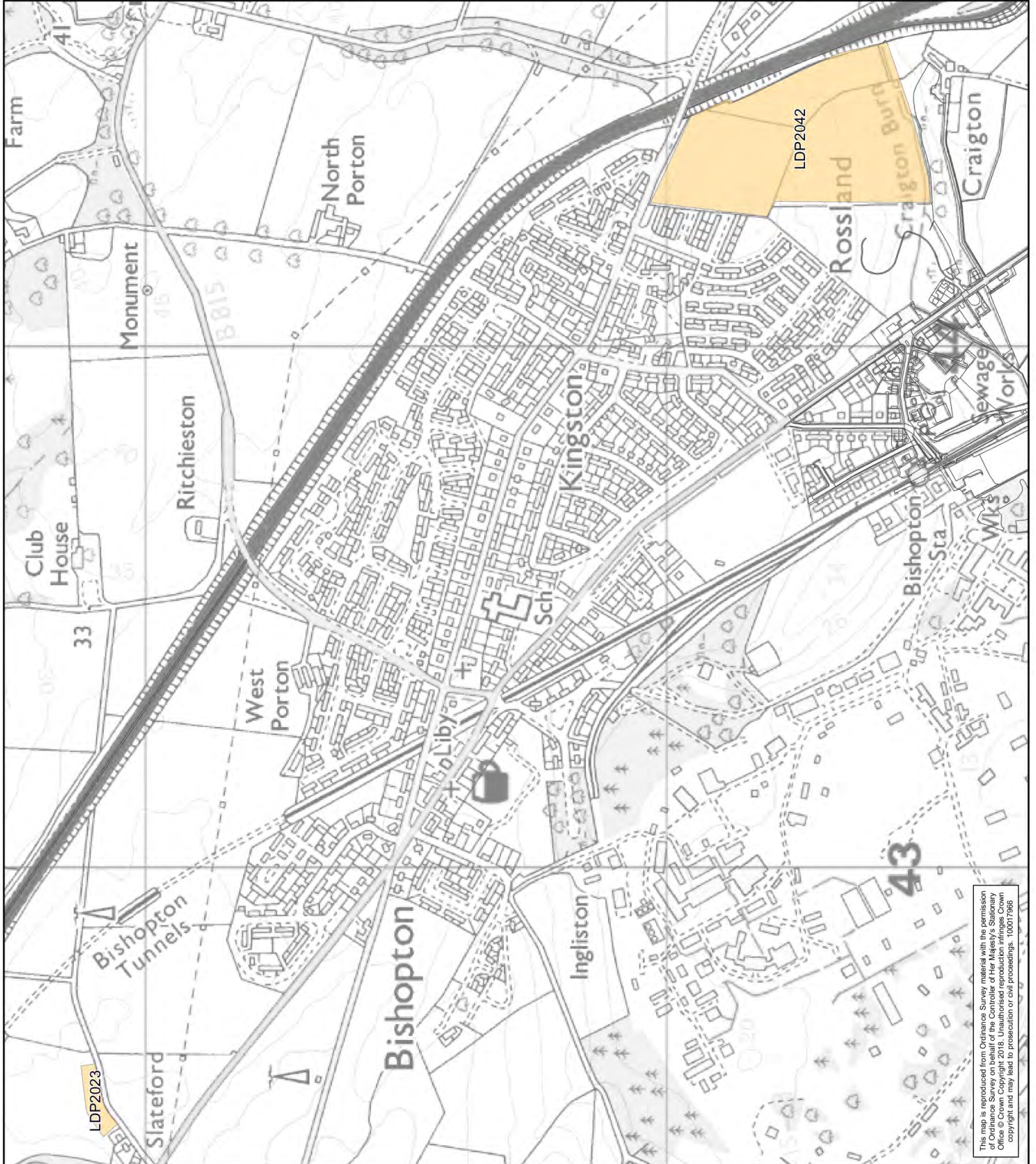


Figure 4.11
Bishopton
Summary



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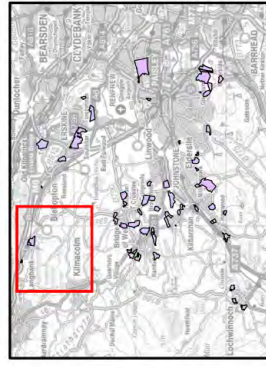
Renfrewshire LDP Landscape Assessment

Aug 2018 50116 GIS Fig4.12

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations
Scale: 1:500,000

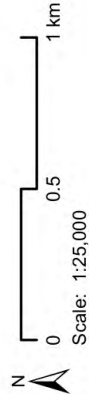
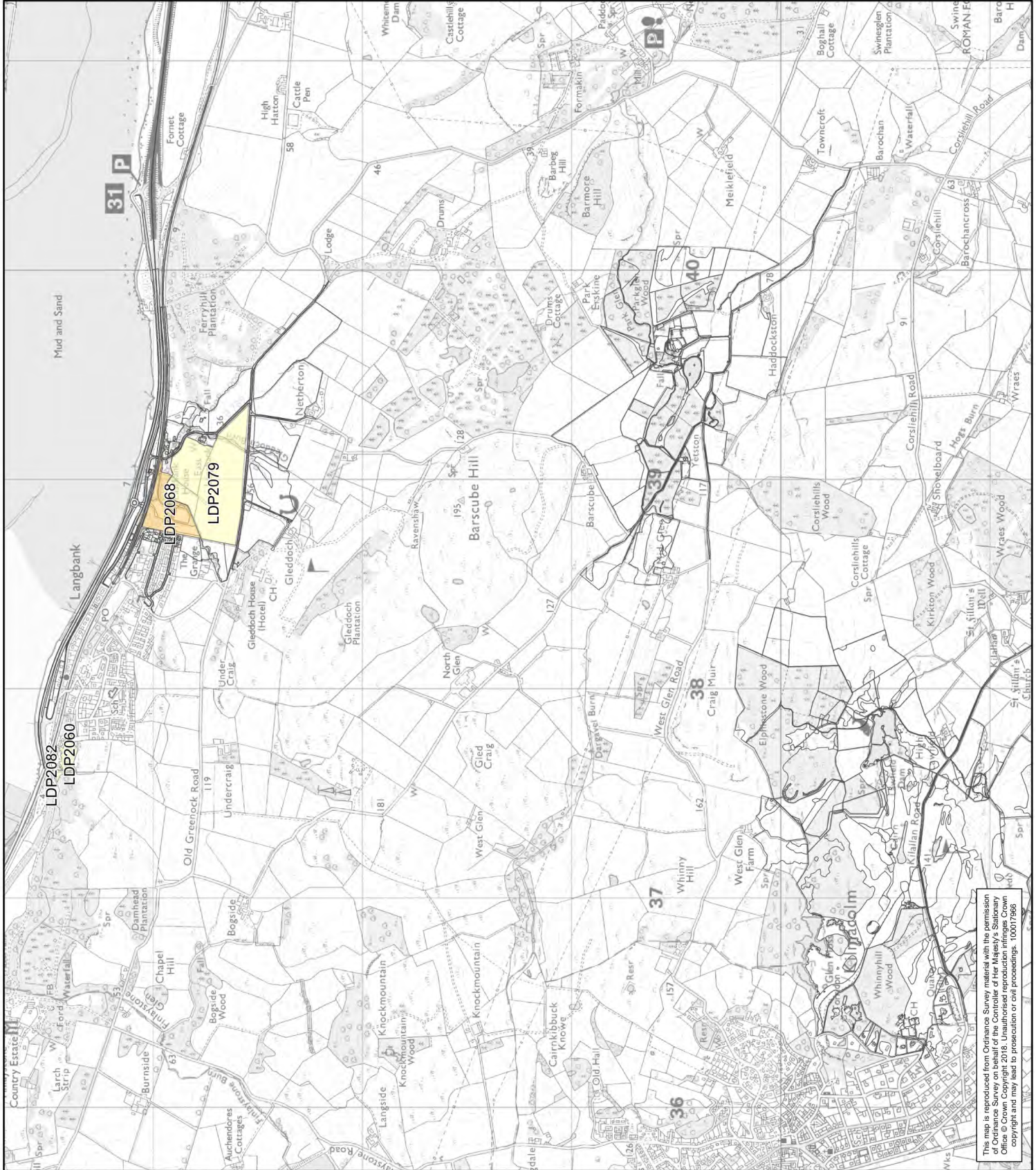


Figure 4.12

Langbank Summary



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Renfrewshire LDP Landscape Assessment

Sep 2018 50116 GIS Fig5.0

Legend

Sensitivity to Development

- 1 Sensitive Site, not suitable for development
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 - 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
 - 5 Not sensitive to change, suitable for development, few features to retain.
- Local Authority Boundary
Greenbelt

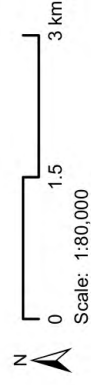
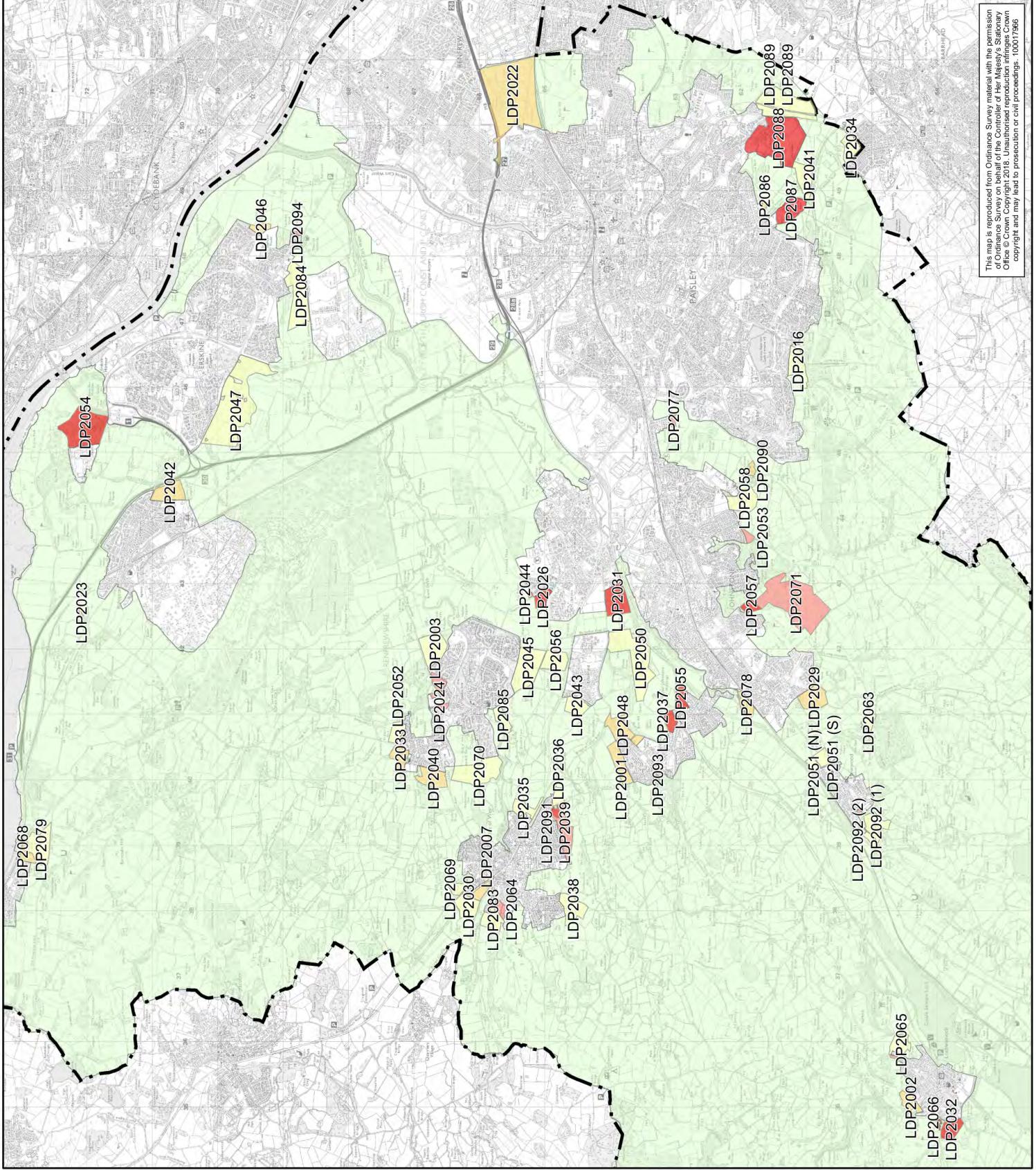


Figure 5.0
Renfrewshire Summary



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Renfrewshire LDP Landscape Assessment

Site no.:
Date:

Location:
Proposal:

Note any designations on the site e.g. SSSI, TPO's etc:

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Describe the boundaries of the site and comment on containment they may provide:

Note the adjoining landscape character and Landuses:

Assess the overall prominence of the site:

Make a note of the key views both out of the site and internally:

Note the condition of the site, include state of repair, any vandalism and litter etc:

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Does the site form a gateway into a settlement?

Does the site prevent coalescence of settlements?

Does the site contribute to the setting of the area/ settlement?

Does any part of the site form a strong boundary to the settlement?

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

Describe the potential mitigation measures that could be taken on site:

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Bridge of Weir Sites

LDP2007

LDP2030

LDP2035

LDP2036

LDP2038

LDP2039

LDP2064

LDP2069

LDP2083

LDP2091

Renfrewshire LDP Landscape Assessment	
<p>Site no.: 2007 Date: 29/01/18</p>	<p>Location: Land to the south of Kilmacolm Road and Strathgryffe Crescent, Bridge of Weir Proposal: Residential</p>
<p><u>Note any designations on the site e.g. SSSI, TPO's etc:</u></p> <p>Greenbelt.</p>	
<p><u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u></p> <p>The site is predominantly of undulating pasture which forms part of the narrowing valley of the River Gryfe as it enters the settlement from the west. The southern part of the site is approximately triangular in shape forming a wedge between housing development to the north and the River Gryfe to the south. A small part of the site north of NCN 75 and immediately adjacent to the A761 is of more scrubby character including broom, rank grass and some scrub.</p>	
<p><u>Describe the boundaries of the site and comment on containment they may provide:</u></p> <p>The larger part of site is bounded by the River Gryfe corridor to the south and NCN 75 towards the north, separating the site from adjacent housing development. The western boundary is stock fencing and low walling, separating the site from neighbouring pastures. The smaller part of the site north of NCN 75 is adjacent to the garden fences of housing, and the A761 Kilmacolm Road. Site boundaries are generally open, with only those adjoining the settlement providing any containment, although there is some topographic containment to the east from the river valley.</p>	
<p><u>Note the adjoining landscape character and Landuses:</u></p> <p>Land to the south of the River Gryfe, west of the site and north of the A761 is pasture. To the north east is the built development of Bridge of Weir.</p>	
<p><u>Assess the overall prominence of the site:</u></p> <p>The site is locally prominent from the approach to Bridge of Weir on the A761 from the west, and in views across the River Gryfe valley from housing and roads to the south, including Torr Road. The site is also visible from properties immediately north of NCN 75 (Glengowan Road/ Strathgryffe Crescent).</p>	
<p><u>Make a note of the key views both out of the site and internally:</u></p> <p>Outward views are across the Gryfe Valley to the south towards higher ground south of the river, and more extended views towards open countryside to the west including to the higher ground of the Clyde and Muirshiel Regional Park. Internal views across the site are largely uninterrupted.</p>	
<p><u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u></p> <p>The larger southern part of the site is in good condition, however the small part of the site north of the NCN 75 appears derelict with no productive land use.</p>	
<p><u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u></p> <p>The southern part of the site forms part of the River Gryfe corridor and part of the setting to western parts of the settlement. This part of the site appears as attractive well-maintained farmland, and of a character consistent with that of the wider pastoral landscape to the west of the settlement. The smaller part of the site north of NCN 75 is of lesser value, presenting a somewhat degraded gateway to the settlement from the A761.</p>	

Does the site form a gateway into a settlement?

The northern part of the site forms part of the gateway to the settlement when travelling east on the A761. The open southern fields allow views to the settlement when travelling towards the settlement on the A761, contributing to sense of arrival to the settlement from this main route. Both parts of the site form the gateway from NCN 75.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, as seen from the A761 on the approach to the settlement, and also from Torr Road south of the River Gryfe where housing is seen with the fields.

Does any part of the site form a strong boundary to the settlement?

The NCN 75 cycle route provides strong feature defining the extent of development south of the A761.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

The site is part of the River Gryfe 'green corridor' on the immediate outskirts of the settlement and largely unsuited to development. Only a small part of the site north of NCN 75 is considered potentially suited to development. Development here would result in a small and undesirable westward extension into the green belt and would require a stronger settlement edge.

Describe the potential mitigation measures that could be taken on site:

The character of the immediate river corridor should be maintained as much as possible, i.e. through retention of areas closest to the river free from development. Strong woodland planting west of the site, linking with existing woodland to the north and along the river corridor, could assist in creating a strong inner green belt boundary.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Development of this site along with 2030 and 2069 would together result in a significant westward expansion of the settlement.



View south east along the boundary with NCN 75.



Housing visible from the site south of the River Gryfe.



A view into the site from Torr Road looking towards the north.



Part of the site north of NCN 75 which is in poorer condition than the rest of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2030 Date: 29/01/18	Location: South of Kilmacolm Road, Bridge of Weir Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> Landscape of the site is of undulating pasture within a large irregularly shaped site. The topography of the site is undulating with small hillocks, but generally falls from the A761 to the north toward the River Gryfe. NCN 75 passes through the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The site is bounded to the south by the River Gryfe, the A761 to the north, a farm access track to the north west including a bridge over the former railway/ NCN 75. Elsewhere the site boundaries are defined by stock fencing with some dilapidated stone walling.	
<u>Note the adjoining landscape character and Landuses:</u> The site is surrounded by pastures, including to the north of the A761 and south of the River Gryfe, but is close to housing to the east at Strathgryffe Crescent.	
<u>Assess the overall prominence of the site:</u> The site is relatively prominent from the immediate western approaches to Bridge of Weir along the A761, with the settlement visible beyond the site. The site is also seen in views from the south of the River Gryfe, including from Torr Road and housing on the elevated ground to the south.	
<u>Make a note of the key views both out of the site and internally:</u> The site has quite extensive outward views particularly towards the west and towards the higher ground of the Clyde and Muirshiel Regional Park. Internal views across the site are relatively open, but in places obscured by local topography.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site appears in good condition and is in productive use as pasture. Few signs of vandalism or neglect.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The character of the site corresponds to that of the wider undulating pastoral landscape and contributes to the rural setting of the settlement and is therefore of some value to the settlement.	
<u>Does the site form a gateway into a settlement?</u> The site forms part of the approach to Bridge of Weir along the busy A761 from the north west.	

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site forms part of the distinctive rural landscape setting to the north west of Bridge of Weir.

Does any part of the site form a strong boundary to the settlement?

No part of the site forms the boundary to Bridge of Weir. The farm track at the north western boundary of the site would not form a strong boundary to any westward settlement expansion.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

Development of the site would represent a significant westward expansion of the settlement in a relatively prominent location, extending into an attractive undulating pastoral landscape which forms part of the setting to the settlement. Development in this location would be detached from the settlement unless the neighbouring site 2030 to the east was also developed.

Describe the potential mitigation measures that could be taken on site:

A strong green belt edge would be required to the west of the settlement to provide landscape and visual mitigation and to create a strong green belt edge. The immediate river corridor should be protected from development.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There would be significant cumulative impacts to the landscape west of Bridge of Weir if this site was developed in addition to nearby sites 2069 and 2007.



View west from the eastern site boundary across the undulating landscape of the site.



The site viewed from south of the River Gryfe.

Renfrewshire LDP Landscape Assessment	
Site no.: 2035 Date: 08/02/18	Location: Whitelint Gate, Bridge of Weir Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is located to the north east of Bridge of Weir, situated between the River Gryfe to the north and NCN Route 75 to the south. The site is positioned to the west of two rounded low hills, but with the landform generally falling downwards towards the River Gryfe to the north. The site comprises an area of scrubby woodland at the site of a former inert waste landfill site and includes part of the wooded NCN 75 corridor to the south.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the south the site is contained by a disused railway line and established mature trees (NCN Route 75), the A761 is also to the south of this site and has established trees that provide containment for the site, from these communication routes the site cannot be seen. The settlement boundary to the west is well wooded. Other boundaries are post and wire fences beyond which are pastures and therefore are more open, although there is some topographic containment to the north.	
<u>Note the adjoining landscape character and Landuses:</u>	
The adjoining landscape character to the north and east is open and undulating grazing fields, to the south there is the NCN route 75 and the A761 beyond this there is a linear belt of trees and residential properties. The belt of trees, A761 and NCN route 75 have an enclosed character.	
<u>Assess the overall prominence of the site:</u>	
The site lies to the north east of Bridge of Weir on land which is at a lower elevation than the main settlement and separated by the wooded NCN 75 corridor. The site is of low prominence from the main body of the settlement, although the it is visible from housing immediately to the east. There are some longer distance inward views possible from the north.	
<u>Make a note of the key views both out of the site and internally:</u>	
Outward views are restricted in most directions by surrounding topography and vegetation, although there are some longer distance views north across the River Gryfe. Emergent woodland tends to restrict inward views	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is overgrown with tall grasses, wildflowers, tall shrubs and established trees, this has a neglected condition, and sections of temporary fencing installed on the site are in some disrepair. However, in general there appears to be no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site forms part of the rural landscape setting to the settlement, and has some recreational value including core paths passing along the northern site boundary and NCN 75 which lies within the site boundary. There are some mature trees within the woodland/ scrub area contributing positively to the character of the site.	

Does the site form a gateway into a settlement?

While the site lies along the A761 Bridge of Weir Road and NCN 75 the site does not form a strong settlement gateway, being mostly hidden from view along these routes.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The mature trees and shrubby vegetation of the site contribute locally to the setting of the settlement to the east however the site cannot be seen from the approach into the settlement along the A761 and the NCN route 75 due to the established trees associated with these linear routes.

Does any part of the site form a strong boundary to the settlement?

The emerging woodland within the site, to the immediate east of the existing settlement edge may in future provide a robust boundary edge if allowed to develop to mature woodland.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

The site is reasonably well enclosed, but is located on an emerging area of woodland which has the potential to form a robust settlement boundary, containing the settlement between this area of woodland and the River Gryfe to the north. Development of the site would compromise this boundary, and there are no features further east that would provide a strong settlement edge.

Describe the potential mitigation measures that could be taken on site:

Should the site be developed, a robust landscape boundary would be required at the eastern site boundary, integrated with that of the River Gryfe corridor, the NCN 75 corridor, and retained areas of woodland within the site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No significant impacts.



View west towards the urban edge of Bridge of Weir.



Emerging woodland and scrub at the former landfill/ brownfield site.



View towards the site looking south from site 2070 at Crosslee, where the contribution of the site to the setting of Bridge of Weir can be appreciated.

Renfrewshire LDP Landscape Assessment	
Site no.: 2036 Date: 29/01/18	Location: Kilbarchan Road/ Crosslee Road, Bridge of Weir Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt, Barcraig Wood SINC adjoining the north-western boundary.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> The site comprises a single field of pasture located between Kilbarchan and Crosslee Road. The site generally slopes towards the east with a smoothly undulating landform. There are no other features located within the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The western and northern boundaries comprise dilapidated stone walls, replaced by post and wire stock fencing and including section of hedge. Boundaries with adjoining fields are of stock fencing. The site is more strongly contained by to the north and west where bounded by road, compared to the open boundaries to the east and south.	
<u>Note the adjoining landscape character and Landuses:</u> To the south and east the site adjoins other pastures. Beyond Crosslee Road to the north lies an area of housing, while to the west, opposite Kilbarchan Road, is a small industrial unit, with the larger industrial estate nearby.	
<u>Assess the overall prominence of the site:</u> The site occupies a relatively prominent position on a small hill top which slopes away steeply towards the east, however the site is not visible from the wider settlement of Bridge of Weir. Parts of the site are visible from surrounding countryside towards Craigends, seen upon the elevated landform.	
<u>Make a note of the key views both out of the site and internally:</u> From the site there are extensive views towards the east across the Gryfe Valley, internal views are largely unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in good condition and in productive agricultural use. Field boundaries appear well maintained.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site is typical of the rural rolling pastoral landscape which forms the setting to Bridge of Weir. The site does form part of the immediate setting to the settlement and contributes to attractive views to countryside from neighbouring residential properties.	
<u>Does the site form a gateway into a settlement?</u> The site does not form part of a key gateway to the settlement but is seen when close to the settlement from the Kilbarchan Road when travelling north.	

<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Site contributes locally to the south eastern setting of the settlement.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
Crosslee Road to the north of the site is a strong and logical southern boundary to the settlement, and there are no strong features within the site or at the southern site boundary to form a new settlement edge.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>The site forms part of the attractive rural setting to Bridge of Weir and development within the site would be a notable southern extension beyond the existing logical boundaries of the settlement edge, and with no landscape features to form a new settlement/ green belt edge.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Development to be avoided. However, should development proceed at this site, it should be integrated into a strong woodland framework, linking with that along the Locher Water, NCN 75, and other parts of the green network, mitigating effects from longer distance views towards the site.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
This site along with 2039 and 2091 would cumulatively result in a significant southward expansion of the settlement.	



View towards the western site boundary from Locher Road.



View east across the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2038 Date: 29/01/18	Location: West of Lawmarnock Road, Bridge of Weir Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt, Barcraig Wood SINC adjoining the north-western boundary.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> The site is large and irregularly shaped, with a highly variable and rugged topography including rocky outcrops. The highest parts of the site are to the south. Landcover is principally rough grazing but includes some mixed tree belts, scrub and poorly drained areas of rush. The Glendentan Burn runs through the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> To the north the site adjoins the back gardens of properties at the southern edge of Bridge of Weir. Here the boundary is a mix of stone walling, wooden and wire fencing with some garden and natural vegetation. Lawmarnock Road bounds the site to the east, separated from the site by a dilapidated stone dyke supplemented by post and wire stock fencing. Other internal and external boundaries are typically post and wire, with dilapidated stone. Site boundaries provide little enclosure to the site.	
<u>Note the adjoining landscape character and Landuses:</u> Settlement is located to the north, to the east of Lawmarnock Road is a golf course. To the west and south are pastures of similar character to that of the site.	
<u>Assess the overall prominence of the site:</u> Eastern parts of the site are located on an elongated hill which is locally prominent, with parts of the site visible from properties to the south west of Bridge of Weir. The site is also in view on the immediate approach/ exit from Bridge of Weir when travelling along Lawmarnock Road. However, the site is not especially prominent from the settlement as a whole or from the wider landscape.	
<u>Make a note of the key views both out of the site and internally:</u> Long distance views are available from the site towards the north east, while towards the south views are curtailed by nearby elevated landforms. There are views across parts of Bridge of Weir to the north. From high points, internal views across most of the site are available, while other parts of the site are more enclosed, such as the valley of the Glendentan Burn.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site appears to be of marginal quality as grazing land, however the site is not suffering from blight or neglect. No evidence of vandalism, fly tipping or other undesirable uses is noted.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site forms part of the rural setting to southern parts of Bridge of Weir, and also provides some topographic containment to this part of the settlement. Its rugged character contributes positively to the landscape south of the settlement.	

<u>Does the site form a gateway into a settlement?</u>	
The site forms part of the southern gateway to the settlement from Lawmarnock Road, however this is a minor road and not a key settlement gateway.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
The site contributes locally to the setting of south western parts of the settlement.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The existing settlement edge formed by the back gardens north of the site is not particularly strong, however, no part of the site or its boundaries would create an obvious urban edge or inner Greenbelt boundary.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>Most development in Bridge of Weir is associated with the landforms around the River Gryfe valley and the site provides containment to the south western suburb of the town, reducing its prominence in the landscape. Development on the site is likely to constitute an undesirable 'spilling out' of the settlement into open countryside, in a location with little relationship to the core of the settlement.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Should the site be selected for development, housing should be carefully integrated into the site, retaining existing topography as much as possible and taking advantage of variations in the landform to screen development. It may be desirable to retain the higher parts of the site towards the south free from development.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
No significant cumulative issues are identified.	



The existing settlement boundary to the north of the site.



The small valley of the minor watercourse running through the site.



Open views towards the south of the site.



View to the east towards Paisley.

Renfrewshire LDP Landscape Assessment

Site no.: 2039
Date: 29/01/18

Location: Kilbarchan Road, Bridge of Weir
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Much of the eastern part of the site is SINC. A small area of TPO woodland is present close to the eastern site boundary.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

A large, elongated site outside the southern edge of the settlement boundary within the shallow valley of the Locher Water. The site generally slopes downwards to the south east towards marshy low-lying ground. The eastern end of the site rises to Kilbarchan Road and includes both deciduous and coniferous trees and woodland. The majority of the site is gently undulating pasture with poorly defined internal boundaries, some trees and shrubs.

Describe the boundaries of the site and comment on containment they may provide:

The northern site boundary is mostly defined by the rear boundary fences of adjoining properties. To the east lies Kilbarchan Road which is wooded to the north and an open wire fence to the south. The southern boundary is in part defined by the Locher Works industrial estate, and the woodland at the northern edge a neighbouring golf course. Overall the site is quite well enclosed by topography, woodland or other built development at, or close to, the site boundaries.

Note the adjoining landscape character and Landuses:

The site is largely enveloped by golf courses and urban and industrial land uses. The site adjoins a rural farming landscape only towards the east.

Assess the overall prominence of the site:

The site is well enclosed by topography, woodland and neighbouring developments. Parts of the site are in view on the approach to Bridge of Weir from the Kilbarchan Road. Overall the prominence of the site is quite low.

Make a note of the key views both out of the site and internally:

Outward views are available from the eastern parts of the site across Kilbarchan Road, but from most of the site outward views are curtailed by features at or close to the boundary. Internal views across the site are quite open.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in fair condition, although eastern parts of the site are somewhat derelict, without obvious use.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

A part of the site is designated as a SINC reflecting natural heritage value, while a small area of TPO woodland is present. Eastern parts of the site have some recreational value, with a network of informal paths passing through the site providing access for walkers.

<p><u>Does the site form a gateway into a settlement?</u></p> <p>The open fields of eastern parts of the site contribute to the gateway to the settlement from the Kilbarchan Road when travelling north.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site from the immediate rural setting to the southern part of the settlement, however because the site is relatively well enclosed, this is not widely perceived in the landscape.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The northern site boundary forms quite a weak settlement edge, comprised mainly of the boundary fences of adjacent properties. The more wooded boundary with the northern edge of the golf course has the potential to form a strong settlement edge.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>The site is quite well enclosed and of low prominence in the landscape. Its development would extend the settlement southwards to a reasonably robust boundary with the adjacent golf course. While the landscape is not of the highest sensitivity it includes some local natural heritage interest which would be desirable to maintain. Developing the site in a way which relates to the existing settlement to the north may be challenging.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Reinforcement of the southern and eastern site boundary with woodland planting could strengthen the settlement edge.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Site 2036 is opposite the site to the east of Kilbarchan Road, and together would notably extend the settlement edge towards the south.</p>	



View west across the site the over marshy ground.



Trees and scrub toward the eastern part of the site.



View west along the northern site boundary.



View across the south eastern part of the site towards Locher Works.

Renfrewshire LDP Landscape Assessment

Site no.: 2064
Date: 29/01/18

Location: Land to the west of Thriplee Road, Bridge of Weir
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Partly within Greenbelt, southern part of the site is within the Ranfurly Conservation Area.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped and fits between existing residential development surrounding the site from the south, east and north. The greater part of the site toward the north is relatively open and comprises rough pasture, scrub and small trees. The southern part of the site extends into a more wooded part of the landscape which appears to form part of the grounds to property on Golf Course Road and is within the Ranfurly Conservation Area. The site generally slopes downwards from south to north into the River Gryfe valley, however the more open northern part of the site includes flatter areas.

Describe the boundaries of the site and comment on containment they may provide:

The site is generally well contained by trees/ woodland, including mature coniferous trees to the south. Containment is less towards the northern site boundary where trees are still not sufficiently mature to fully enclose the site and where some views across the River Gryffe Valley are possible. Housing development provides containment immediately east of the site.

Note the adjoining landscape character and Landuses:

To the south of the site are large detached houses along Golf Course Road, while to the north along Torr Road are detached villas and bungalows. To the east of the site is a more recent development of bungalows and detached properties. Grounds to the south of the site are typically well wooded. To the west of the site a belt of trees separates the site from the neighbouring pastures of more open countryside.

Assess the overall prominence of the site:

The site is elevated and sloping, however surrounding vegetation and built development tends to screen inward views and reduces the prominence of the site, although parts of the site are visible from north of the River Gryfe. Development of the site for housing would be in keeping with adjacent land uses, potentially lessening the prominence of any such development.

Make a note of the key views both out of the site and internally:

There are open views across the River Gryfe valley towards the north and east, however in other directions views are curtailed by trees, woodland and adjacent housing. Internal views across the northern part of the site are unrestricted, with the southern wooded part of the site more enclosed.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears unmanaged and is colonised with wildflowers tall grasses and emerging scrub. The site does not appear to be subject to vandalism. There is a marshy area in the central space where a small stream flows from the south and appears to dissipate over this area.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a number of positive attributes, these include the expansive views to the north and east. The mature trees surrounding the site also contribute to the positive setting of the site. The wooded southern part of the site contributes to the Ranfurly Conservation Area.

<u>Does the site form a gateway into a settlement?</u>	
No.	
<u>Does the site prevent coalescence of settlements?</u>	
No, only internally within the settlement.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Whilst the site makes some contribution to the immediate setting of the existing housing it contributes more to the settlement when viewed from the North West.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
Immediately to the west of the site is a large area of woodland. This forms a strong boundary to the settlement and the site to the west.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>The site is relatively well enclosed and could be developed in a similar character to the surrounding settlement, creating a small 'infill' between existing houses. Existing areas of established trees should be retained because of their importance for screening/ integration of any development into the landscape, and their contribution to landscape character, including those within the Ranfurly Conservation Area.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
<p>The site is enclosed on three sides by residential property boundaries and to the north west by established woodland that provides containment to the site. Areas of the site that are more prominent should either avoid development or suitable mitigation measures taken e.g. low-rise properties or planting, although this could affect the views from the site. Any new development should be seen to integrate well with existing development in views from north of the River Gryfe.</p>	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
<p>The site is immediately east of the larger 2083 site. However, because of the relatively small size of the site in comparison to 2083 it is unlikely to contribute to significantly to cumulative effects.</p>	



View into the site from the eastern site boundary near Thriplee Road.



Open views available from the site looking north.

Renfrewshire LDP Landscape Assessment

Site no.: 2069
Date: 29/01/18

Location: Kilmacolm Road adj. Gryffe Castle, Bridge of Weir
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. The site is bounded to the east by woodland identified as LEPO on the SNH Ancient Woodland Inventory. This woodland is also protected by TPO.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregular in shape with gently undulating terrain which rises from the A761 towards the north east. The site is comprised entirely of pasture, forming part of the wider pastoral landscape to the north west of Bridge of Weir.

Describe the boundaries of the site and comment on containment they may provide:

Towards the east the site is well contained by the mature woodland of Gryffe Castle. The southern boundary is defined by the A761 including a hedge and stock fencing. The boundary with the pastures to the west of the site is open. A tree clump just beyond the western site boundary provides some enclosure.

Note the adjoining landscape character and Landuses:

The wooded grounds of Gryffe Castle on the outskirts of Bridge of Weir is to the east of the site, and to the south are properties along the A761 Kilmacolm Road. In other directions there are open pastures.

Assess the overall prominence of the site:

The site is locally prominent on the approach to Bridge of Weir from the A761, with the sloping aspect of the site accentuating inward views. The site is also visible from south of the River Gryffe, including from Torr Road and the properties situated on the sloping valley side to its south.

Make a note of the key views both out of the site and internally:

The aspect of the site is towards the south west with views to open countryside of the River Gryffe valley and to more upland landscapes in the distance. Internal views are largely unrestricted.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site has the appearance of good quality pasture in productive agricultural use. There are no signs of vandalism or misuse.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site forms part of the wider pastoral landscape which is the setting to Bridge of Weir. The site is prominent on the approach to Bridge of Weir, and mature woodland at it boundaries contribute to the character of the site and its immediate surrounds.

Does the site form a gateway into a settlement?

Yes, the site is prominent on the immediate approach to Bridge of Weir from the A761.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is part of the immediate setting to the settlement, contributing to the perception of a town set within an attractive pastoral landscape.

Does any part of the site form a strong boundary to the settlement?

The mature woodland at Gryffe Castle immediately east of the site forms a natural boundary to the settlement. There no parts of the site which would form strong settlement/ Greenbelt boundaries.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

The site is very prominent on sloping ground on the immediate approach to Bridge of Weir from the A761 and contributes positively to the setting of the town. While the site benefits from a degree of enclosure by trees and woodland, there are no obvious features to the west of the site which would form a robust and well contained settlement edge.

Describe the potential mitigation measures that could be taken on site:

Any housing development would need to be set within a strong woodland framework connecting with that of the surrounding landscape, retaining and enhancing the wooded character of the landscape north of the A761 close to the town.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Together sites 2069, 2007 and 2083 would be a substantial expansion of Bridge of Weir towards the north west.



The view to the site from near the A761.



Woodland providing enclosure to the east of the site.



The site can be seen above the housing in view along the A761.

Renfrewshire LDP Landscape Assessment

Site no.: 2083
Date: 29/01/18

Location: Thriplee Road, Bridge of Weir
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, Threeplands Wood SINC is located within the site, woodland occupying the southern part of the site is identified as Long Established of Plantation Origin (LEPO) on the SNH Ancient Woodland Inventory.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is located on the southern River Gryfe valley south of Torr Road and slopes quite steeply downwards towards the north. The northern part of the site is pasture, but of variable quality including rank weed and grasses, with the upper pastures of more scrubby character. The most elevated parts of the site to the south comprise deciduous woodland. The landform of the site is uneven.

Describe the boundaries of the site and comment on containment they may provide:

Part of the northern boundary adjoins Torr Road, the boundary comprising a low stone dyke supplemented by post and wire fencing. To the west there is an open boundary to adjacent pastures. Elsewhere the site borders the grounds of neighbouring properties.

Note the adjoining landscape character and Landuses:

To the east of the site is housing of Bridge of Weir, but also including the neighbouring LDP site 2064. To the south are the larger properties of Golf Course Road, beyond which is Ranfurly Castle Golf Course. To the west and north are pastures of the River Gryfe valley.

Assess the overall prominence of the site:

The site is locally prominent from Torr Road when close to Bridge of Weir. The site is also visible when to the north of the River Gryfe, such as from the A761. The site is not of particular prominence in the wider landscape.

Make a note of the key views both out of the site and internally:

Views from the site are oriented towards the north across the River Gryfe valley. There is little to interrupt views across areas of pasture, however the woodland is enclosed.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Pastures do not appear of the highest quality. However, the site is in good repair, with little sign of neglect, vandalism or undesirable uses.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Woodland within the southern part of the site is of value in terms of its contribution to landscape character and because of its designation as LEPO and a SINC. The site forms part of the wider pastoral landscape setting to Bridge of Weir.

Does the site form a gateway into a settlement?

The site does form part of the gateway to the settlement when seen from Torr Road, however this is not a major inward route to the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site is part of the River Gryfe valley which forms the setting to the north western parts of Bridge of Weir.

Does any part of the site form a strong boundary to the settlement?

The eastern wooded boundary of the site, adjoining site 2064, would be an obvious settlement edge, with the site entirely falling outside of this boundary.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

The sensitivity of the woodland present on the southern part of the site would be a significant constraint to development. Housing development in the north would further extend the existing ribbon of development along Torr Road, with no strong containing features near the western site boundary, and development would be very prominent on the approach to the settlement along Torr Road. The eastern part of the site (Site 2064) is less sensitive (see above).

Describe the potential mitigation measures that could be taken on site:

Any development of the site should be undertaken within a strong woodland framework, protecting and enhancing woodland that exists in and around the site. Development of the wooded southern part of the site should be avoided because of its contribution to landscape character.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The site adjoins the smaller site 2064, significant cumulative issues are not likely.



The steeply sloping site as seen from Torr Road immediately to the north.



The western extent of the settlement along Torr Road.



The site seen to the right of the housing on rising ground.

Renfrewshire LDP Landscape Assessment	
Site no.: 2091 Date: 29/01/18	Location: Manswrae, Bridge of Weir Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt, a TPO areas intrude into the northern part of the site, and another abuts the site to the east. A small part of Manswrae Mire SINC intrudes into the north western site boundary.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is irregularly shaped and with considerable variation in topography, being higher towards the east. It is unclear whether this is a natural or manmade landform, although no previous land uses are noted. The site is well vegetated, comprised mostly of woodland and scrub. There is an informal network of paths passing through and around the site, and an over ground sewer pipe passes through the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site is relatively well enclosed form the north and east due to the presence of housing and industrial/ commercial development, and here the site is contained by walls and fences. In other directions the site adjoins neighbouring pastures, separated by post and wire fencing, but trees and scrub within the site provides some containment from these more open landscapes.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the south and west are pastures. There is residential development along Kilbarchan Road east and north of the site, including a steading property intruding into the eastern boundary. North of the site there is an area of amenity open space, and at the south eastern corner is a small industrial unit. The large industrial site (Locher Works/ Baltic Works) lies a short distance to the south.	
<u>Assess the overall prominence of the site:</u>	
The site is enclosed by surrounding land uses to the north and east, and while the site is more open from the west and south there are no significant views into the site.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are no notable views from the site, but views to the more open pastures to the west are available. Internal views vary from enclosed woodland to more open areas of scrub.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
Vandalism/ litter are not prevalent within the site. The site has a neglected quality and is not obviously promoted or managed for any particular use.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
A small part of the site has trees protected by TPO, and mature trees/ woodland contribute somewhat to the local landscape. Parts of the site are attractive and of semi-natural character, used informally for walking.	

Does the site form a gateway into a settlement?

No, as the site is enclosed behind existing development along Kilbarchan Road.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site has limited contribution to the setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

The woodland of the southern boundary could be enhanced to create a relatively robust settlement edge. The open fields immediately south of the site would continue to be a buffer between the Locher Works and the settlement, and form the immediate landscape setting to this part of the settlement.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

The site is not prominent and is well enclosed. It is likely that in landscape terms alone a level of development could be accommodated within the site without significantly affecting the setting of the settlement or compromising the green belt. Development would be an 'infill' between Kilbarchan Road and the housing further west although it could appear as 'backland development'.

Describe the potential mitigation measures that could be taken on site:

Existing trees/ woodland to the south of the site should be protected and enhanced to provide a robust landscape edge containing any development to the north.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



Dense woodland and undergrowth at the site interior.



Informal paths passing through scrub.



View from the southern site boundary towards the Locher Works industrial site.



The area of wetland to the west of the site included within the SINC designation.

Houston and Crosslee Sites

LDP2003
LDP2024
LDP2025
LDP2033
LDP2040
LDP2045
LDP2052
LDP2070
LDP2085
LDP2095

Renfrewshire LDP Landscape Assessment	
Site no.: 2003 Date: 08/02/18	Location: Rhubarb Farm, Land between Craigends Road and Ardgyffe Crescent, Houston Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. There is a TPO designation in the westernmost area of the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
A larger site to the east of the settlement comprising grazing land divided into 2 large fields by a low hedge. The eastern part of the site is largely flat, however the western half rises to a low rounded hill topped with mature trees, the landform of which creates a natural screening of the settlement. The site is consistent in character with the open undulating character of arable and grazing fields to the east of Houston.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the north and east are roads with trimmed hedges. Trees along Houston Road to the north provide a degree of containment, while the eastern boundary is more open. The boundary is open along Ardgyffe Crescent but includes trees, shrubs and scrubby vegetation. To the south the site abuts an established woodland belt that provides some containment in this direction.	
<u>Note the adjoining landscape character and landuses:</u>	
To the north there is an established area of woodland, also to the north and east there are open arable and grazing fields which are generally flat to very gently undulating in character. To the south of the site there is an established area of woodland. The settlement edge is currently on Ardgyffe Crescent immediately to the west of the site.	
<u>Assess the overall prominence of the site:</u>	
The site is prominent from the east as you approach the settlement and from farmsteads to the east due to the high point within the site. The site is also prominent from the residential properties that face it from the west. On top of the high point of the site there are a number of established trees that form a landmark increasing the prominence of the site.	
<u>Make a note of the key views both out of the site and internally:</u>	
Long distance views are available from the higher ground in the western part of the site, particularly towards the north east where views are less impeded by screening from trees. From this higher ground there are also views across housing close to the existing settlement edge. The site is open and therefore there are internal views across much of the site, although the hill to the west does provide some topographic screening from some locations.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a good state of repair with no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is of value as attractive farmland providing the immediate setting to the settlement edge and providing containment. The mature trees at the high point of the site are a local landmark feature.	

<p><u>Does the site form a gateway into a settlement?</u></p> <p>Yes, the site has a high point with established trees, this is prominent and visible from the surrounding flat landscape to the east of the settlement.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the high point of the site with established mature trees on top creates a localised landmark when approaching the settlement from the east, the high point also screens the settlement and provides a natural boundary to the existing settlement development.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The elevated landform of the western part of the site provides a natural feature within which the settlement is currently contained, there are no other features of the site that would form a strong settlement boundary.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large site on farmland at the settlement edge. Much of the site is highly visible and prominent when approaching the settlement from the east. The site screens and provides containment to the settlement, and even development along the western edge of the site could breach this high point and have a negative impact on the setting and character of the green belt.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Any development within the site would need to be contained within a strong woodland framework, linking with existing woodland to the north and south of the site.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



Mature trees at the high point to the west of the site.



Open views from the site towards the north east.



Woodland providing a degree of containment to the southern site boundary.



Housing at the existing settlement edge of Houston and Craigends.

Renfrewshire LDP Landscape Assessment

Site no.: 2024
Date: 22/02/18

Location: South of Woodend House,
Houston Road, Houston
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Many of the trees are designated by TPO.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

A highly enclosed site forming part of the grounds to Woodend House. Towards the centre of the site there is an area of rough grassland, and an area of better quality grassland seemingly used as a paddock. This open central area is bounded on three sides by mature trees and adjoins the gardens of Woodend House to the north west. The site is broadly flat but sloping gently towards the south east.

Describe the boundaries of the site and comment on containment they may provide:

Mature mixed woodland on three sides provides a high degree of containment, and the boundaries of the site are mostly walled or fenced. The boundary with the garden of Woodend House comprises a low stock proof fence.

Note the adjoining landscape character and landuses:

The site is south of the wooded estate lands of Houston House, and the character of the site is an extension of the estate landscape character type. However, beyond the grounds of Woodend House to the west, south and east are housing developments of Houston and Craighends, which contain the site within the main body of the settlement.

Assess the overall prominence of the site:

Perimeter woodland/ trees limit internal visibility into the site. The perimeter trees are visible on the approach to the settlement from the B790 and are of some importance to the character of this part of the settlement.

Make a note of the key views both out of the site and internally:

External views are curtailed by surrounding woodland.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site condition is good.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is important to the immediate setting of the private residence at Woodend House, and is an extension to the much larger estate landscape further to the north. Many trees of the site are protected by TPO and contribute to the character of the settlement.

Does the site form a gateway into a settlement?

The site does form part of the gateway experience when entering the settlement from the B970 Houston Road.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the wooded landscape does contribute to the character of this part of the settlement.

Does any part of the site form a strong boundary to the settlement?

The road to the north of the site forms the settlement boundary, and the site is contained within the existing settlement envelope.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

An enclosed site, where if existing perimeter tree belts are retained, housing development could be accommodated within the site with minimal impact to landscape/ townscape character, although there would be adverse effects to the setting of Woodend House. Development would be contained within the existing settlement envelope.

Describe the potential mitigation measures that could be taken on site:

Mature perimeter woodland should be retained to screen inward views to the site and to retain the existing townscape character.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



Open area of grassland at the centre of the site is well contained by woodland.



Entrance to Woodend House.

Renfrewshire LDP Landscape Assessment	
Site no.: 2025 Date: 22/02/18	Location: West of Woodend House, Houston Road, Houston Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> A small irregularly shaped 'backland' site of woodland and scrub.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The site is bounded on 2 sides by the garden fences of new build properties, which the other boundaries are open or walled, to adjacent areas of trees/ woodland, and adjoins the grounds of Woodend House immediately to the east. The site is well contained by surrounding development and trees/ woodland.	
<u>Note the adjoining landscape character and landuses:</u> To the north and west are new build housing developments, to the east are the grounds of Woodend House. To the immediate south is an area of derelict land with trees/ scrub, possibly a former quarry site.	
<u>Assess the overall prominence of the site:</u> The site is highly enclosed with little inward visibility.	
<u>Make a note of the key views both out of the site and internally:</u> No outward views are noted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> No obvious use of the land but it is not subject to vandalism or misuse.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> Little obvious site value.	
<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> No.	

Does the site contribute to the setting of the area/ settlement?
 The site does form part of the setting to Woodend Housing immediately to the east.

Does any part of the site form a strong boundary to the settlement?
 No, the site lies within the settlement envelope.

<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p>An enclosed backland site and of low prominence. Development of the site would be a relatively minor addition to existing new housing development south of Houston Road. Mature trees to the south and east of the site should be retained to help maintain the setting of Woodend House.</p>

Describe the potential mitigation measures that could be taken on site:
 Boundary trees containing the development should be maintained where possible, the setting to Woodend Housing should be considered in the design of any housing development.

Are there any cumulative issues regarding development of sites nearby / within some settlements?
 No.



View into the site from the southern boundary.



View towards the site from the north on Houston Road.

Renfrewshire LDP Landscape Assessment	
Site no.: 2033 Date: 08/02/18	Location: West of Barochan Houston Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. A Scheduled Ancient Monument is located immediately to the north east of the site and a Conservation Area boundary lies to the east outwith the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is irregularly shaped, and comprises three fields utilised mostly as grazing land. The fields of the larger part of the site to the east are divided into two areas by a derelict stone dyke, while a smaller area to the west is separated by young woodland and fencing. Part of this western site is steeply sloping and wooded, dropping to a lower level on which there are farm buildings/ kennels and associated grounds. Woodland planting has been carried out along the northern site boundary, while scrubby vegetation has also developed on steeper sloping ground along the western boundary of the larger part of the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site is bounded to the north and east by minor roads. The northern boundary of the site is an established hedge with a band of newly planted woodland in front. The boundary to the east is a post and wire fence with a section of stone wall around the war memorial. The southern boundary is defined by a wooded escarpment separating the site from the main settlement. Elsewhere boundaries are typically stock fencing and hedges. Woodland in and around the site provides some containment, but the main site is open towards the east.	
<u>Note the adjoining landscape character and landuses:</u>	
To the north and west there is open undulating arable and grazing fields consistent with the two grazing fields of the site to the east and south of the site there is the settlement with a residential suburban character.	
<u>Assess the overall prominence of the site:</u>	
The two main grazing fields are prominent and visible from Barochan Road and the adjacent residential area, with the fields sloping towards the road, promoting inward visibility. While the fields are not widely visible from the settlement, screened by trees along the southern site boundary, housing would potentially be seen on the skyline from some locations to the south. The smaller western part of the site at the kennels is more enclosed by woodland and less prominent.	
<u>Make a note of the key views both out of the site and internally:</u>	
From the two main grazing fields of the site there are views out to the north towards distant hills, there are also views to and from the road that enters the settlement and from the settlement to the east of the site. The southernmost field of the site has more limited views to and from the rear of residential properties that border the south of the site. Views across the eastern fields are open and uninterrupted, however the western field is visually separated by woodland planting.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site appears to be in a good condition with no vandalism or undesirable uses noted.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The two grazing fields form part of the open undulating farmland character to the north of the settlement, this landscape character forms an attractive setting to the settlement. The site appears to be used for recreation/ dog walking and includes an informal path network, contributing to its value to neighbouring residential areas.	

<p><u>Does the site form a gateway into a settlement?</u></p> <p>The site forms part of the open undulating farmland character that forms an attractive gateway into the settlement.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site is part of the open undulating farmland to the north west of Houston. The open farmland also provides an attractive setting to the Conservation area and war memorial.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The established woodland in the south and south east of the site, along with the steeply sloping ground does provide a natural boundary to the settlement. Barochan Road also provides a relatively well-defined Greenbelt boundary. However newer parts of the settlement east of the site have extended north to Kilmacolm Rd, and Kilallan Road which extends west from Kilmacolm Road and could potentially form a new settlement edge. Woodland planting to the west of the site may potentially provide containment to the settlement once mature.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>This large greenfield site north of Houston is located on a landform which provides good containment to the older core of the settlement, and development of the site would compromise its landscape setting. The site is elevated in relation to the existing settlement, and housing development has the potential to be prominent in views from the settlement an on its approach from the north. The site is, however, relatively well contained by topography, and Kilallan Road could provide a well-defined settlement edge.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Any development should be contained within a strong woodland framework. Housing should be set back from Kilallan Road to avoid undesirable sky lining effects.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Site 2052 is located a short distance to the east of the site, north of Kilmacolm Road, and together would represent a significant northward extension to the settlement.</p>	



View from the war memorial along the eastern site boundary to young woodland along Kilallan Road.



View south towards the core of Houston.



View to the western field.



Scrubby woodland at the western site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2040 Date: 08/02/18	Location: Land off Old Bridge of Weir Road, Houston Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. There is a Scheduled Monument immediately to the south of the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is located at the western fringe of Houston. The site is large and irregularly shaped, situated on farmland which slopes gently downwards towards a minor watercourse and pond (Houstonfield Dam) close to the north western site boundary. The landform has some slight undulation, but no significant topographic features. The site was under arable production at the time of visit.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the south the site adjoins the Old Bridge of Weir Road, along which there is a stone dyke and stock fencing, and a recently planted tree belt. To the east the site backs onto the rear gardens of adjacent residential properties, including various styles of fences. The western site boundary comprises post and wire fencing, separating the site from adjacent pastures, and an immature tree belt. The boundary to the north, near the farm buildings of Houstonfield, is more wooded, with hedges, fences and walls. Housing to the east and north, and woodland to the north/ north west, provide some containment, while elsewhere boundaries are quite open, providing little containment.	
<u>Note the adjoining landscape character and landuses:</u>	
To the east and north east is the settlement of Houston and Craigends, in other directions is arable farmland and pasture, with some areas of woodland. Gryffe High School is a short distance to the south east.	
<u>Assess the overall prominence of the site:</u>	
The site is visible from the western edge of the settlement and on its approach from the west, and the site is also visible from open countryside towards the north west. Due to the local topography there is little visibility of the site from the south. The site has some prominence in the relatively open local landscape.	
<u>Make a note of the key views both out of the site and internally:</u>	
The aspect of the site is to the north west, where there are views to farmland in this direction. Views across the site are largely unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in good condition, seemingly in productive use as arable farmland.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site has value as good quality farmland providing the immediate rural setting to the settlement of Houston and Craigends.	
<u>Does the site form a gateway into a settlement?</u>	
The site forms part of the gateway to Houston and Craigends when approaching the settlement from the Old Bridge of Weir Road, but is not particularly prominent from this route, the aspect of the site being	

away from the road.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Yes, the site forms the immediate rural setting of the settlement towards the west.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The pond and minor watercourse would provide a settlement edge feature to the north west of the site. The recently planted tree belt has the potential to become a strong boundary feature once mature.	
<u>Sensitivity of site to development (Tick):</u> <input type="checkbox"/> 1, Sensitive, not suitable for development. <input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<u>Summary/ Other comments</u> A large greenfield site to the west of Houston. The site has some prominence in the local landscape and provides a good quality rural setting to the western part of Houston and Crosslee. The eastern part of the site sits approximately within the existing settlement envelope, and given the existing abrupt western settlement edge it may be possible to develop a small part of the site in the east if a more robust and defensible green belt boundary is established towards the west.
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Any housing development should be contained within a robust woodland framework linking to existing woodland to the north west and south of the site.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
The site is close to 2070 a short distance to the south, but separated by mature trees and woodland. Site 2040 is also oriented towards the north, and 2070 to the south, providing further separation between the sites. Cumulative effects between the sites would therefore be relatively limited.	



Housing at the existing settlement edge immediately east of the site, with the farm at Houstonfield to the north.



An immature tree belt along the southern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2045 Date: 22/02/18	Location: Barochan Road/ Fulton Drive, Houston Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. Fulton Wood to the north of the site is covered by a TPO.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Two grazing fields, open and undulating in character consistent with the surrounding landscape. A stream flows through the middle in a south to north direction and overhead electricity power lines and electricity pylons cross the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The eastern, southern and western boundaries are mature hedges and stocking fencing bordering roads, a few established hedgerow trees are on the western boundary, these hedges provide very little containment, however Fulton Drive to the east of the site runs along a low north – south ridge, providing some topographic containment in this direction. The northern boundary is comprised of the rear garden boundaries, a tall stone wall and in the western section of the northern boundary is an established woodland (Fulton Wood) along the Locher Water corridor These form the natural boundary to the southern area of the settlement and are to the north of this site.	
<u>Note the adjoining landscape character and landuses:</u>	
There is open grazing arable farmland with hedges, undulating in character and consistent with the character of the site to the south, east and west of the site.	
<u>Assess the overall prominence of the site:</u>	
The site is prominent due to the lack of containment and the undulating landscape and is visible from the Barochan Road to the west and south of the site and from the Fulton Drive located to the east of the site. The site is visible from some properties to the east of Bridge of Weir.	
<u>Make a note of the key views both out of the site and internally:</u>	
Views from the site are quite open towards the south and west due to the lack of containment in this direction. Internally views across the site are open and largely unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site appears to be in a good condition with no vandalism or litter present at the time of the site visit.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is part of the open undulating arable and grazing farmland field landscape to the south of the settlement, the northern boundary of the site abuts the Fulton Wood. This and the Locher Water form a strong boundary to the settlement.	
<u>Does the site form a gateway into a settlement?</u>	
Yes, the site establishes an attractive farmland gateway into the settlement from Fulton Drive.	

<p><u>Does the site prevent coalescence of settlements?</u></p> <p>The southern site boundaries are <0.5km from Brookfield to the south and Linwood to the east, and the site is an important part of the rural landscape providing separation between settlements.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site forms part of the open undulating farmland landscape to the south of the settlement that creates an attractive setting for the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No, however the Fulton Wood and Locher Water to the north of the site forms a strong natural boundary to the settlement, and the site is outside of this natural settlement edge.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large greenfield site south of Craigends. The site is outside the natural boundary of the settlement formed by the Locher Water and is part of the open farmland landscape to the south of the settlement which provides separation from nearby Brookfield. The site is also prominent and can be viewed from the nearby roads and farmsteads. The site is sensitive to development.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>It would be necessary to develop a strong woodland framework, linking to that of the Locher Water corridor, however, it is difficult to see how this could be achieved.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Site 2056 is immediately south of the site, separated by the B789 Barochan Road. Development of the sites together would link the settlements Brookfield and Craigends.</p>	



The northern boundary of the site adjacent to housing at Craigends, with the wooded Locher Water corridor to the left of the image.



View across the site from Craigends Road towards Bridge of Weir.



The southern site boundary with Barochan Road.



Views south towards Brookfield, beyond the adjacent site 2056. The settlement is screened by the wooded NCN 75 corridor.

Renfrewshire LDP Landscape Assessment	
Site no.: 2052 Date: 08/02/18	Location: Kilmacolm Road, Houston Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. A conservation area boundary is immediately to the south of the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site comprises two rectilinear fields on a site which slopes downwards towards the east, located beyond the northern settlement edge. The landform of the site is gently undulating. At the time of site visit, the western field was under arable production, while the eastern field was under pasture. Young woodland belts are present at the western and northern boundaries. The fields are divided by a gappy hedge with stock fencing.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The western boundary runs along Barochan Road and is fenced with a young tree belt. The northern boundary also includes a tree belt, dividing the site from adjacent farmland. The southern site boundary runs along Kilmacolm Road, from which the site is separated by a hedge and stock fence. Beyond the road is part of the settlement of Houston. The eastern boundary is defined by a minor road with a hedge and stock fencing, along which are a number of single properties/ steadings.	
<u>Note the adjoining landscape character and landuses:</u>	
To the south is the settlement of Houston. To the north and west are agricultural landscapes which are of similar character to that of the site. To the east is the wooded estate landscape of Houston House.	
<u>Assess the overall prominence of the site:</u>	
The site is on a landform which is oriented towards the north east and therefore away from the settlement, from which the site is not prominent. The site is bounded on 2 sides by housing, and the fields are important to views from these properties. The enclosure by new tree planting provides some containment, minimising inward views.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are views from the site across the rolling farmland landscape to the distant hills in the north. Otherwise outward views are quite contained. Internal visibility across the open site is largely unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site appears to be in a good state of repair with no vandalism or litter present at the time of the site visit.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is at the entrance to the settlement when approaching from the north, the site is part of the attractive open rolling farmland landscape to the north of the settlement that provides an attractive setting for the settlement and in particular the adjacent housing. Therefore, the site has a value due to	

<p>the setting it creates for the settlement.</p>	
<p><u>Does the site form a gateway into a settlement?</u></p> <p>Yes, the site is one of the last fields before the settlement when approaching from the north, the site is part of a wider landscape of open rolling farmland to the north of the settlement.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site is part of the open rolling landscape of farmland to the north of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>Yes, the hedge to the south of the site and the Kilmacolm Road immediately outwith the site forms a natural limit to the settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large greenfield site to the north of Houston. Kilmacolm Road, to the south of the site, provides a logical limit to the northern extent of the settlement in this direction. Development of the site would result in housing in a location topographically separate from the main settlement body, extending into an area of countryside which contains and provides the setting to the settlement. Young woodland to the north of the site does not yet provide a particularly robust settlement edge feature.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Woodland strips to the west and north of the settlement should be maintained and enhanced to provide a robust settlement edge if the area is to be developed.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Site 2033 is a short distance to the west of the settlement, which together would represent a significant northward extension of the settlement beyond existing logical/ natural settlement boundaries.</p>	



View from the eastern site boundary towards housing along Kilmacolm Road.



Immature tree belt along Barochan Road to the west of the site.



View into the site from the west towards the wooded estate of Houston House.



Kilmacolm Road which forms the existing settlement edge.

Renfrewshire LDP Landscape Assessment

Site no.: 2070
Date: 08/02/18

Location: Goldenlea Farm, Bridge of Weir Road, Houston
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Brierie Hill Mashland SINC extends into the centre of the site from the east.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

An irregularly shaped, elongated site located to the west of Crosslee. The topography of the site broadly slopes downward to the south into the valley of the River Gryfe, but the site is bisected by a minor watercourse, including the Brierie Hill Marshland SINC, resulting in a strongly rolling landform with the southern-most field the form of a low rounded hill. The site comprises arable farmland, divided into two main fields by the less well drained central corridor, which includes some mature trees. There is a small pond towards the centre of the site.

Describe the boundaries of the site and comment on containment they may provide:

The site benefits from very little containment. The north of the site adjoins the B790 and is separated by a hedge and wire fence. A track runs along the western site boundary, with a trimmed hedge, fencing and low walling, at the south end of which are the buildings of Goldenlee Farm. A low hedge and fence divides the more northerly field from adjacent pastures to the east, while the southern field is immediately adjacent to housing at Crosslee. The southern boundary of the site is defined by the wooded corridor of the River Gryfe.

Note the adjoining landscape character and landuses:

The site is mostly surrounded by farmland of similar character to that of the site. A short distance from the northern boundary is Gryffe High School, while settlement at Crosslee adjoins the southern part of the eastern site boundary.

Assess the overall prominence of the site:

The site is located on a sloping valley side, and is therefore prominent in views towards the south, including from parts of Bridge of Weir. The southernmost field is more elevated than the neighbouring settled area of Crosslee, but the site does not feature greatly in views from the settlement because of the screening effects of topography and vegetation.

Make a note of the key views both out of the site and internally:

The site allows good views south across the valley of the River Gryfe, including views to Bridge of Weir and to more distant higher ground south of Johnstone. Views across the site are largely unrestricted, but in places restricted by topography and vegetation.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears in good condition and in productive use as arable farmland.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is part of the rural setting to Houston and Craighends, and forms part of the attractive farmland of the River Gryfe river corridor.

<p><u>Does the site form a gateway into a settlement?</u></p> <p>While the site is adjacent to the B790 Old Bridge of Weir Road, it is separated from the settlement edge by adjacent pastures, and site is oriented away from the road. The site does not contribute strongly to the gateway experience to the settlement.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>The site is important as part of the farmland separating Crosslee from nearby Bridge of Weir.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site does contribute to the wider setting of Houston and Craighends. The elevated landform of the southern field does provide some containment to Crosslee immediately to the east.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The River Gryfe to the south of the site creates a natural barrier to the southward expansion of the settlement, however there are no other strong boundary features in or around the site.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large site to the west of Crosslee which, if developed, would result in a sizeable westward extension to the settlement, into part of the landscape which topographically contains the westward extent of Crosslee. Much of the site would be well separated from the core of the settlement further east. Development in either the northern or southern parts of the site is likely to be prominent in the landscape.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Should the site be developed, a robust landscape treatment would be required along the western site boundary. Careful masterplanning would be necessary to mitigate visual effects from Bridge of Weir, from where Houston and Craighends is currently substantially screened from view.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Development of this site along with 2035 to the east of Bridge of Weir would result in substantial loss of Greenbelt separation between the two settlements.</p>	



View south from the northern site boundary, where existing housing at Crosslee is seen to be contained by the rounded southern field of the site.



View to Bridge of Weir from the northern part of the site.



View north east towards the site from east of Bridge of Weir (site 2035), from where housing at Crosslee is screened by the landform of the southern part of the site.



The view into the site from the south western boundary, with Gryffe High School on the horizon.

Renfrewshire LDP Landscape Assessment

Site no.: 2085
Date: 22/02/18

Location: Barochan Road, Crosslee,
Houston
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Gryffe Walkway SINC is located immediately to the north of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is located immediately to the south of the River Gryfe and to the south of Crosslee on an area of higher ground between the River Gryfe and the Locher Water. The site is elongated and broadly rectangular in shape. The site is undulating, with a high point towards the centre of site, but overall slopes downwards towards the north. The site is comprised entirely of pasture.

Describe the boundaries of the site and comment on containment they may provide:

The corridor of the River Gryfe forms the northern site boundary, while to the north east there is a small commercial unit separated from the site by stock fencing. The site is bounded to the east by the Houston Road, along which is a stone dyke and low hedge. The minor Crosslee Road bounds the site to the south, along which is a hedge and fence, and woodland around Crosslee farm contains the site to the west. There is topographic containment south of the site, and some enclosure provided by neighbouring woodland. To the north containment is provided by the settlement edge and woodland of the River Gryfe Corridor, but at some distance from the site boundary.

Note the adjoining landscape character and landuses:

The site is part of the wider undulating pastoral landscape found to the south of the River Gryfe. Towards the north and east are the settlements of Crosslee and Craighends

Assess the overall prominence of the site:

The site is partly contained but it is a large site and locally prominent from the southern fringes of Crosslee.

Make a note of the key views both out of the site and internally:

Views from the site are mostly oriented towards the north to the settlement edge of Crosslee across the River Gryfe corridor. The area of higher ground to the centre of the site curtails internal visibility.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in good condition with no signs of vandalism or undesirable uses.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The sites has importance as the immediate landscape setting to the settlement, being seen in views from properties at the settlement edge, and when travelling to and from the settlement. The site also forms part of the River Gryfe corridor and part of the landscape setting to the river as experienced from the River Gryfe Walkway a short distance to the north of the site.

Does the site form a gateway into a settlement?

Yes, the site is seen on the approach to the settlement from the south along Barochan Road.

<u>Does the site prevent coalescence of settlements?</u>	
No	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Yes, the site is important to the southern setting of Crosslee.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The River Gryfe Corridor immediately to the north provides a robust natural boundary feature.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>A greenfield site to the south of Crosslee. The river Gryfe corridor forms a robust settlement edge and development of the site, beyond this natural settlement edge feature, would have an adverse effect on the rural characteristics of this river corridor, which forms the immediate landscape setting to the south of Crosslee. Housing development on the site is likely to be very prominent on the rising landform as seen from the southern fringes of Crosslee.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
A suitable landscape buffer would need to be retained between the site and the River Gryfe to maintain the green corridor. Skylining/ ridge topping should be avoided on the more elevated southern parts of the site.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
No.	



View west along the northern site boundary towards the River Gryfe corridor.



Open pastures as seen from the southern site boundary.



Farm buildings and woodland along the western site boundary.

Renfrewshire LDP Landscape Assessment

Site no.: 2095
Date: 30/08/18

Location: Manse Crescent, Houston
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

No designations. The site adjoins Greenbelt and TPO designations to the east. A Core Path runs adjacent to the eastern site boundary.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is an elongated, irregularly shaped area of grassy open space located immediately north of the Bridge of Weir Road. The site is undulating, and slopes downwards towards the west. The site is bisected by a surfaced path. To the north of the path the site is narrow, with grass, trees and scrub. To the south of the path the site is a wider grassy open space, with trees at the southern end. The site slopes quite steeply to the road to the south. The site is an area of amenity grass, used for dog walking or other informal recreation.

Describe the boundaries of the site and comment on containment they may provide:

The site is bounded to the east by a lane and to the north by a minor road, both of which are partially walled, along which are some mature trees, shrubs and scrubby vegetation. To the west the site is open to a residential road, and further south contained by the fences/ vegetated boundaries to the rear of neighbouring houses. There is a fenced boundary with the A790/ Bridge of Weir Road to the south, with some mature trees and scrubby vegetation within the site close to the boundary. The site is well enclosed to the east, but locally more open towards the south west due to the slope of the site. Considering the wider landscape/ townscape context, the site is well enclosed by nearby housing and woodland.

Note the adjoining landscape character and landuses:

The site is within the urban area of Houston. Housing developments are located to the east, west and south of the site, while to the north is a large field of pasture. An area of woodland is located to the east of the site.

Assess the overall prominence of the site:

The prominence of the site is low due to the surrounding housing and woodland, but locally visible from the road network to the south and from adjacent properties.

Make a note of the key views both out of the site and internally:

Internal views across the site are open. Outward views are restricted by surrounding housing and trees

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in good condition with no signs of vandalism or undesirable uses.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has some positive contribution to townscape character as an area of undeveloped green space, providing relief from surrounding urbanisation. The site is likely to have some recreational value to neighbouring residents.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Being internal to the settlement, the site does not contribute to the wider landscape setting of the settlement, but does contribute locally to the setting of adjacent housing developments.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

A site located within the urban area of Houston. The site is relatively well enclosed, set amongst other housing development and has little contribution to the external landscape setting of the settlement. However, the site does currently make a positive contribution to the character of the settlement, providing usable open space and relief from built development. It may be possible for areas of the site to be developed if green space can be retained at the site.

Describe the potential mitigation measures that could be taken on site:

It is likely that the southern parts of the site are most suited to housing development. The green corridor/ Core Path east of the site should be retained with northern parts of the site retained as open space/ green corridor. Tree planting within any housing development would assist with its integration to the surrounding townscape.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View north across the site.



View from close to the southern boundary to the B790.



View south across the site.



Housing at the western site boundary.

Brookfield Sites

LDP2043

LDP2050

LDP2056

Renfrewshire LDP Landscape Assessment	
Site no.: 2043 Date: 08/02/18	Location: Sandholes Road, Brookfield Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> The site is approximately rectangular, located on the eastern slopes of a low hill on a site sloping downwards towards Brookfield. The landform is smooth and rises towards the south western and north western corners, with a small watercourse running through the site from west to east in a small depression. A central hedge, also running west to east, divides the site into 2 arable fields.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The eastern site boundary is formed by Sandholes Road at the existing settlement edge, along which is a strong hedged boundary, with occasional mature trees. Other boundaries are mostly hedged, except the northern boundary which is formed by a low stone dyke supplemented by stock fencing, and there is a line of trees along part of the southern boundary. The site is generally contained to the west by the topography of the hill on which it is located, and also the trees of the southern boundary do provide a degree of containment in this direction.	
<u>Note the adjoining landscape character and Landuses:</u> To the east is the settlement of Brookfield. In other direction is arable farmland and pasture of similar character to that of the site. To the south west is a cemetery.	
<u>Assess the overall prominence of the site:</u> The site is in a prominent location, in an area of greenbelt which overlooks the settlement of Brookfield. The western parts of the site are at a notably higher elevation than much of Brookfield, with the settlement generally sloping towards the site, enhancing visibility of the site from the settlement. More elevated parts of the site are visible from the surrounding countryside.	
<u>Make a note of the key views both out of the site and internally:</u> Views are predominantly to the east across the settlement, however from the upper parts of the site there are more extensive views to the surrounding countryside.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site appears to be in a good state of repair with no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site is part of attractive countryside found to the west of Brookfield.	

Does the site form a gateway into a settlement?

The site is not located on any key settlement gateway.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the open farmland character to the west of the settlement forms an attractive rural context, the landform of the site forming containment to the settlement.

Does any part of the site form a strong boundary to the settlement?

The Sandholes Road between the settlement and the open fields to the west forms a strong boundary to the settlement. This is created by established hedges and hedgerow trees as well as the contrast in land use from urban settlement to open undulating arable and grazing farmland character.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

A greenfield site to the west of Brookfield. The site is beyond the settlement boundary defined by Sandholes Road and within the open undulating landscape of arable and grazing fields to the west of the settlement. The fields provide containment and the immediate setting to western parts of the settlement. There are no landscape features to form a natural settlement boundary towards the west of the site, and this western edge would be visible from Bridge of Weir.

Describe the potential mitigation measures that could be taken on site:

A strong landscape buffer would be required here to help contain the settlement and development on the uppermost parts of the site should be avoided to help minimise visual impact.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View south across the site from close to the western site boundary.



View east towards housing at Brookfield.



View along the eastern site boundary at the settlement edge.



Bridge of Weir seen from the upper part of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2050 Date: 08/02/18	Location: South of Merchiston & North of A737, Johnstone Proposal: Residential
Note any designations on the site e.g. SSSI, TPO's etc: Greenbelt.	
Briefly describe the Landscape Character, landform features, shape and land use of the site: Irregularly shaped undulating farmland, rising to the north with woodland blocks and shelter belt of mature trees.	
Describe the boundaries of the site and comment on containment they may provide: To the south the site bounds the A737 dual carriageway, sections of this have a low fence and is open offering little containment. A high stone wall with trees line the B789 to the east. To the south east a caravan storage site boundary has a low fence. Northern boundary generally has a wooded backdrop offering containment. From the northwest boundary a low fence offering no effective containment.	
Note the adjoining landscape character and Landuses: Agricultural land to the north, southwest and east. Dual carriageway to southeast. There are mineral workings to the west contained by mature woodland.	
Assess the overall prominence of the site: The site rises above the A737 and therefore the south eastern section in particular is prominent in the landscape.	
Make a note of the key views both out of the site and internally: Views from the upper sections of the site towards Johnstone.	
Note the condition of the site, include state of repair, any vandalism and litter etc: The site appears to be in good condition with no vandalism noted.	
Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance): No.	
Does the site form a gateway into a settlement? No.	
Does the site prevent coalescence of settlements? No, however, it would weaken the greenbelt between Johnstone, Brookfield and Kilbarchan.	

<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site contributes to a transition in character from the developed corridor of the A737 to a more rural character of undulating landscape with smaller settlements.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large site which sits beyond the settlement envelope. The site contributes considerably to the green belt and retains separation between settlements. There would be no integration with existing settlements and would set an undesirable precedent for development in the surrounding green belt.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Retain and strengthen all woodland.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Development of this site, along with 2048 to the east of Kilbarchan would significant erode green belt separation between these two settlements. Development of this site would also substantially reduce the green belt separation between Brookfield and Johnstone.</p>	

Renfrewshire LDP Landscape Assessment

Site no.: 2056
Date: 08/02/18

Location: Fields at Barochan Road,
 Brookfield
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

A larger rectangular field of grazing land located to the north of Brookfield. The site is undulating, but with no significant overall gradient. The site comprises rough grazing, but large parts of the site appear poorly drained and are dominated by rush. There is a small amount of scrub on the site. A wooden pole power line passes through the site.

Describe the boundaries of the site and comment on containment they may provide:

To the south there is a strong boundary with the wooded corridor of NCN 75 which passes between the site and Brookfield. Other boundaries are more open, comprising low hedges with wire fencing and some sections of stone walling. The B789 runs along the northern site boundary. The wooded boundary to the south provides screening and some containment in this direction, however there is little containment provided by other boundaries.

Note the adjoining landscape character and Landuses:

The site is characteristic of the wider open farming landscape within which a number of nearby settlements are set.

Assess the overall prominence of the site:

While the site is not prominent, in most directions there are few nearby trees/ woodland or topographic features to screen views to the site. Woodland to the south of the site screens views from Brookfield, however the site is visible from the southern edge of nearby Houston & Craigends. Housing at the site has the potential to appear exposed in this open landscape.

Make a note of the key views both out of the site and internally:

Outward views tend to be channelled northwards towards Houston and Craigends along the slightly depressed corridor of a minor watercourse. Internal views are only occasionally restricted by landform variations.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is not suffering from vandalism or misuse. However, the pastures appear poorly drained and not of high productivity.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The value of the site derives from its roll in providing separation between the settlements of Brookfield and Houston & Craigends.

Does the site form a gateway into a settlement?

No.

<u>Does the site prevent coalescence of settlements?</u>	
Yes, the site is important to the integrity of the greenbelt between Brookfield and Houston & Craighends,	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
No, the site appears separate to nearby Brookfield and contributes little to its setting.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
NCN 75 provides a robust northern boundary to the settlement. The B789 would create an obvious boundary feature should the site be developed.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>A greenfield site to the north of Brookfield. This site has very little relationship to the settlement with the NCN 75 corridor providing a strong division between the site and the settlement. Development of the site would be a significant erosion of the green belt separating Brookfield and Houston.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Housing development would appear quite exposed in this location as there are few trees or areas of woodland north of NCN 75 into which a development could be absorbed or contained. A strong external landscape framework would be required to avoid an abrupt settlement edge.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
The development of this site and 2045 to the north would join Brookfield and Houston & Craighends.	



View north towards Houston & Craigends.



The wooded southern site boundary separating the site from Brookfield.



NCN 75 between the site and Brookfield.

Kilbarchan Sites

LDP2001
LDP2037
LDP2048
LDP2055
LDP2076
LDP2093

Renfrewshire LDP Landscape Assessment

Site no.: 2001
Date: 08/02/18

Location: Land to the east of Shuttle Street, Kilbarchan
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregular rectangular shaped site undulating but also generally sloping down towards the settlement to the south. The site is a series of grazing fields to the north of the settlement separated by timber post and wire fences with remnants of stone walls underneath. There is a marshy area in the south of the site where into which a minor watercourse/ drainage channel running through the site discharges. A tree belt has recently been planted within the site at the settlement edge. There is a residential property within the north western corner of the site. A mobile phone mast has been sited close to the high point of the site near to the northern boundary.

Describe the boundaries of the site and comment on containment they may provide:

The eastern boundary is open, the site running into adjoining open pastures. The boundary to the north is a timber post and wire fence with a few established mature trees along the boundary that provide some containment. The southern boundary is the rear garden boundary of residential properties that overlook the site and the boundary of Kilbarchan Primary School and Kilbarchan Nursery. To the west a stone dyke runs along Locher road. Rising ground to the north provides limited containment to lower parts of the site to the south.

Note the adjoining landscape character and Landuses:

To the north, east and west there are open undulating arable and grazing fields. The site is part of this landscape character. To the south there is settlement.

Assess the overall prominence of the site:

The site is locally prominent from the Locher Road to the west, from the rear of properties to the south and the Primary School that borders the site. The site is generally not prominent in the wider landscape due to landform and established vegetation at the north west boundary of the site, although more longer distance views into eastern parts of the site are possible as the landform falls away in this direction.

Make a note of the key views both out of the site and internally:

There are views to and from the residential properties and from the Locher Road to the west. There are views out to the north east towards Paisley.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is visible from the Locher Road when approaching from Bridge of Weir to the north. The site forms an attractive setting to the settlement and a ridgeline within the northern section of the site runs in an east to west direction providing containment to the settlement, the settlement boundary at this location is formed by residential properties. The site has a moderately high value due to the setting it provides the settlement.

<p><u>Does the site form a gateway into a settlement?</u></p> <p>Yes, the site forms a gateway to the settlement when travelling from Bridge of Weir to the north.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site creates an attractive setting to the settlement and the ridgeline that runs in an east to west direction provides containment to the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>Currently the extents of the settlement do not have a strong boundary, however the site has a ridgeline that provides containment and potentially a boundary to the settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large greenfield site to the north of the settlement. The site is in a prominent location and forms the northern setting to the settlement. Areas of the southern lower area of the site could potentially be developed without breaching the ridgeline that contains the settlement to the north, and avoiding the more prominent area to the east where the landform falls away. However, there is a lack of a defensible green belt boundary to the east and the development of this site would fail to integrate with the settlement.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Any potential development should be limited to the lower areas of the site and not breach the ridgeline that provides containment to the settlement, the ridgeline should be strengthened to create a strong boundary.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Site no. 2048 is contiguous with the eastern most extent of the site, and development of both of these sites would represent a substantial development to the north east of Kilbarchan.</p>	



The northern site boundary.



The existing settlement edge to the south of the site.



View toward the east of the site where the site is more exposed to inward views.



View west into the site close to the eastern site boundary.

Renfrewshire LDP Landscape Assessment

Site no.: 2037
Date: 02/02/18

Location: Barrhill Crescent, Kilbarchan
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Kilbarchan Conservation Area adjoins the south-western site boundary.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregularly shaped grazing field undulating in character, to the north is an area of woodland that screens a lake formed by quarrying activities at Spring Grove Quarry on Barr Hill. The central part of the site is low lying and wet with a groundcover of rush.

Describe the boundaries of the site and comment on containment they may provide:

The site is accessed from the Barrhill Crescent in the south east of the site. This area appears to be a 'gap site' between houses but allows entry into a large field to the rear. The boundaries along the south are the rear gardens of residential properties including tree and shrubs, and to the west the site is overlooked by a flatted development. To the north there is a wooded area around a lake formed by quarrying activities. The eastern site boundary is defined by a dry-stone dyke. Boundaries to the south, west and north provide containment, while the eastern boundary is more open.

Note the adjoining landscape character and Landuses:

To the south and east of the site there is the settlement of Kilbarchan, to the north of the site there is a lake formed by quarrying activities, this provides containment and is enclosed in character. To the east there are open undulating fields and woodland that screens the quarry.

Assess the overall prominence of the site:

The site is mostly of low prominence, mostly visible only from adjacent properties. However more elevated parts of the site to the east are more visible, for example from the higher ground west of Kilbarchan and some nearby houses. The eastern most part of the site is also likely to be visible in longer distance from the east, being situated on the brow of a low hill.

Make a note of the key views both out of the site and internally:

External views are mostly curtailed by immediately surrounding properties and woodland, however from the higher parts of the site there are views to the east across Johnstone and to the higher ground which lies beyond, and towards higher ground to the west of Kilbarchan.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The majority of the site is in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has an attractive character, with open undulating terrain bordered by woodland. The site is likely to be of value to residents, contributing to the immediate setting of properties and to views.

<p><u>Does the site form a gateway into a settlement?</u></p> <p>No.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The field is remote from the open undulating landscape to the east of the site and settlement, it is enclosed to the north, west and south and north east. The woodland area to the north contributes to the setting of the settlement by screening the quarry.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The woodland and quarry to the north of the site would form a strong boundary to the settlement. The boundary to the east is relatively weak.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input checked="" type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>An undulating grazing field to the east of the settlement enclosed to the south and west by residential properties and to the north by woodland that also screens a quarry. The site is of low prominence and is of limited visibility from the surrounding landscape and settlement. If developed, impacts would be relatively localised.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Established woodland on site should be retained and where possible enhanced with new planting, in particular on the eastern site boundary.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View west across the site from near the eastern site boundary including woodland to the north.



View across the eastern site boundary towards Johnstone.



View to the southern site boundary, with properties from the points of Kilbarchan seen through the trees.



Rushy ground to the centre of the site, towards the flatted development on the western site boundary.

Renfrewshire LDP Landscape Assessment

Site no.: 2048
Date: 02/02/18

Location: Branscroft, Kilbarchan
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Kilbarchan Conservation Area adjoins the south-western site boundary. Barrhill Wood SINC adjoins the south-eastern site boundary. A line of trees at the boundary of Branscroft are protected by TPO.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

A large irregularly shaped site either side of the road named Branscroft on ground close to the high point of Barr Hill. The landform of the fields south of Branscroft is convex, forming an undulating elongated 'trough' between the road and woodland to the east, mostly sloping downwards to the north east and away from the settlement, but the aspect of the southern-most field is to the south west towards the settlement. The landform of the field north of Branscroft is rounded, forming the high point of the site, the aspect of which is generally to the north, falling away to steeper more scrubby ground towards the A761. The site is comprised mostly of pasture, but with one field under arable production. The site includes strong landscape features, including well maintained stone dykes and mature trees lining Branscroft. An access route to the quarry passes through the site.

Describe the boundaries of the site and comment on containment they may provide:

The eastern boundary of the site is strongly contained by well wooded slopes that lie between the site and the quarry at Barr Hill. The southern boundary is defined by a stone dyke which separates the site from open space at Kilbarchan Park. Residential development is adjacent to the site towards the west. Boundaries to the north are less robust, comprising post and wire fences separating the site from adjacent pastures, while the boundary to the north east ends at the A761. Boundaries with Branscroft are a mix of stone dykes, hedges and hedgerows. The part of the site south of Branscroft is quite well contained because of its convex landform, adjoining woodland, mature trees and development along Branscroft. The field north of Branscroft is more exposed.

Note the adjoining landscape character and Landuses:

The site is part of a wider landscape of undulating pasture and arable fields located to the north of Kilbarchan. To the east is the quarry at Barr Hill. To the south/ south west lies the main settlement area of Kilbarchan.

Assess the overall prominence of the site:

The part of the site south of Branscroft is relatively well enclosed but is overlooked locally by houses to the immediate west and in view from the park to the south. The field north of Branscroft is located at one of the highest points of the settlement, overlooking lower ground towards the north east.

Make a note of the key views both out of the site and internally:

From the field south of Branscroft views tend to be channelled towards the north east or south west, with views framed by trees and woodland. More panoramic views are possible from the field north of Branscroft. The topography of the site and vegetation tends to restrict views between the fields either side of the road.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in good condition, including well maintained dry stone dykes with no signs of undesirable uses.

<p><u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u></p> <p>The fields are attractive farmland, particularly those to the south of Barnscroft, with interest provided by the strongly enclosing woodland, mature boundary features and undulating terrain. The field north of Barnscroft includes mature trees lining the road, contributing to local landscape character.</p>	
<p><u>Does the site form a gateway into a settlement?</u></p> <p>Roadside stone dykes and mature trees lining the road at the entrance to the settlement are characterful features. Views to the fields tend to be obscured, but are visible in places, particularly at the immediate entrance to the settlement, contributing to the gateway experience.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>The existing settlement edge is separated from Brookfield to the north east by approximately 650m. Full development of the site would not result in the coalescence of these settlements but would significantly erode the rural landscape separating the two settlements.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site provides a rural context to the housing adjacent to the site and the setting to a small part of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The woodland and rising terrain of the south eastern site boundary provides a strong containing feature, however there are few features containing any development towards the north west. The existing north western settlement boundary, north of Barnscroft, is relatively weak.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large greenfield site at the north eastern edge of the settlement. The southern part of the site, opposite existing housing along Barnscroft and south of the quarry access, is oriented inwards towards the settlement and its development would potentially have less impact on the landscape and setting of the village. Other parts of the site are more outward facing and exposed and considered unsuitable for development.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Development of the southern part of the site would require the creation of a strong greenbelt/ settlement boundary to the north east.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>The site is close to 2001, which together would represent a substantial expansion of the settlement towards the north.</p>	



View north east along the fields south of Barnscroft. Woodland separating the site from the quarry at Barr Hill is to the right.



View south towards Kilbarchan Park.



Mature trees lining Barnscroft (subject to TPO), as seen from the field north of the road.



Open views towards the north from the field north of Barnscroft.

Renfrewshire LDP Landscape Assessment	
Site no.: 2055 Date: 02/02/18	Location: Milliken Road, Kilbarchan Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is approximately rectangular and forms the valley of the Kilbarchan burn flowing from Kilbarchan towards the north east. The site slopes downwards from both the north and south towards the burn corridor, quite steeply so at the south western part of the site, to the rear of properties on Milliken Drive. The site is primarily pasture, however the lower and wetter parts of the site are dominated by rush. The central parts of the site are treeless, however trees and shrubs are found on or close to the site boundaries.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
Topography provides a strong containment to the site with housing to the south and the NCN 7 to the north at higher elevations than the site. The northern boundary, along the NCN is well wooded and includes post and wire stock fencing. To the west the site adjoins the rear gardens of properties within Kilbarchan, and is defined by walling, trees and shrubs. Housing overlooks the site on high ground to the south west, while the rest of the southern boundary is formed by a stone dyke supplemented by wire fencing. The eastern boundary is also fenced, with a sparse screening of trees and shrubs partly screening the site from the properties beyond at Nether Johnstone Holdings.	
<u>Note the adjoining landscape character and Landuses:</u>	
By and large, the site is enclosed to the west, south and east by housing development, although to the east at Nether Johnstone Holdings it is more rural in character than at the denser urban development to the west and south. To the north is NCN 7 following the course of a former railway line, separating the site from open countryside.	
<u>Assess the overall prominence of the site:</u>	
The site is very well contained by the landform, surrounding trees/ woodland to the north and nearby housing development such that there are few views into the site except from the immediate site boundaries.	
<u>Make a note of the key views both out of the site and internally:</u>	
Outward views are limited, however from parts of the site there are longer distance views towards the south east and higher ground south of Paisley. Internal views are largely unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in good condition and in productive use as grazing land. There is little evidence of littering, vandalism or other undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is of value locally, contributing the setting and views from nearby housing, but is not of wider significance.	

Does the site form a gateway into a settlement?

The site is on the approach to Kilbarchan when travelling from the east on NCN 7. The site is in view for a relatively short distance, seen through trees, before the route passes through a cutting. The site does not feature in views from other gateways to the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site contributes locally to the setting of houses at the immediate surrounds of the site. Development of the site would result in the outlying properties of Nether Johnstone Holdings becoming attached to the main urban area of Kilbarchan.

Does any part of the site form a strong boundary to the settlement?

The existing settlement edge to the west of the site is defined by a stone dyke, garden fences and scrubby vegetation, but is not particularly robust. NCN 7 to the north of the site is a strong boundary feature with would create a logical settlement edge.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

A medium sized site at the south eastern edge of the settlement. The site is well contained and its development for housing would be an infilling between housing of the existing settlement edge, Nether Johnstone Holdings, and NCN 7. There would be localised impacts to landscape character and to the amenity of nearby properties, but no widespread effects.

Describe the potential mitigation measures that could be taken on site:

No particular mitigations are identified other than compliance with good urban design and placemaking principles. It may be difficult to integrate the site with the rest of the settlement.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Site 2037 is a large site located to the north west, but separated by local topography, the wooded cycle route, and some housing.



View to the existing settlement edge at the western boundary.



Housing overlooking the site to the south.



View towards the eastern site boundary to the houses at Nether Johnstone Holdings.



NCN 7 at the northern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2093 Date: 08/02/18	Location: Merchants Close, Kilbarchan Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. Adjoins the Kilbarchan Conservation Area to the east. TPO/ LEPO woodland is located immediately to the west.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
A very small site set to the immediate west the Kilbarchan Conservation area and at the eastern edge of the Glentyan Estate. The site is elongated comprising scrub/ woodland, sloping downwards to the south west towards a minor watercourse outflowing from Glentyan Loch.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site is bounded to the north, east and south by the gardens of neighbouring residential properties and to the west extends towards the woodland of the Glentyan Estate. The site is very well contained with almost no inward views except from surrounding properties.	
<u>Note the adjoining landscape character and Landuses:</u>	
Domestic gardens/ settlement edge are to the north, east and south, with the woodland of the estate landscape to the west.	
<u>Assess the overall prominence of the site:</u>	
The site is very secluded.	
<u>Make a note of the key views both out of the site and internally:</u>	
No notable outward views.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
No evidence of vandalism etc.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is of little wider value except potentially to surrounding properties when it forms the immediate setting. The context of the site is sensitive, located adjacent to a Conservation Area, and TPO woodland which is identifies as LEPO.	
<u>Does the site form a gateway into a settlement?</u>	
No.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	

<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>No, because of the size of the site.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A small site in close proximity to Kilbarchan Conservation Area, the development of which would have little consequence in terms of broader landscape issues. However, this is a backland site which may be difficult to integrate into the adjoining settlement.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>No specific mitigations identified.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>None.</p>	



Views towards the site from Merchants Close.

Howwood Sites

LDP2051

LDP2063

LDP2092

Renfrewshire LDP Landscape Assessment	
Site no.: 2051 (North) Date: 02/02/18	Location: Land to the North of Beith Road, Howwood Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> Very gently undulating grazing field, irregular trapezoid in shape, sloping downwards toward the Black Cart Water.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The site is bounded by post and wire stock fencing, with intermittent hedges and occasional trees. The western boundary at the settlement edge includes a line of trees and the gardens of adjacent properties. To the south of the site is the B787 Midton Road, while a railway runs close to the northern boundary.	
<u>Note the adjoining landscape character and Landuses:</u> To the east and south of the site there are open undulating grazing fields, the settlement lies to the west of the site and to the north there is a railway line with established trees behind. To the north beyond the Railway line is the Black Cart Water and open undulating grazing fields rising up from the river.	
<u>Assess the overall prominence of the site:</u> The site is not prominent. While visible on the entrance and exit to the settlement from the B787 it is less prominent than the larger field to the south because the site slopes downwards away from the road. There may be some views into the site from north of the Black Cart Water from open countryside.	
<u>Make a note of the key views both out of the site and internally:</u> The aspect of the site is towards the north across the valley of the Black Cart Water and there are scenic views to open countryside from the upper parts of the site, becoming more screened by trees towards the north. Internal views across the site are uninterrupted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in a good condition and at the time of the site visit there was no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site has value as part of the open undulating rural landscape that creates a setting to the settlement.	
<u>Does the site form a gateway into a settlement?</u> Yes, the site is at the entrance to the settlement when travelling along the B787 Beith Road and also when travelling along the railway line.	
<u>Does the site prevent coalescence of settlements?</u>	

<p>Development of the site would not result in the coalescence of Howwood with Johnstone to the east, however it would erode the separation between the two settlements to a distance less than 1km.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site is part of the open undulating landscape of grazing fields to the east of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The trees of the western boundary define the existing settlement edge, the eastern boundary of the site would not provide a robust edge to the extended settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>The site is part of the open undulating landscape of grazing fields to the east of the settlement. The site is outside of a reasonably well defined settlement edge, and its development would significantly erode the Greenbelt separation that exists between Howwood and Johnstone.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Should the site be developed, a strong eastern landscape buffer should be created to form a new robust settlement edge.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>This site, together with the larger site to the south, would represent a substantial eastward expansion of the settlement and erode separation between the neighbouring settlement of Johnstone.</p>	



View north across the B787 overlooking the site.



View north west across the B787 towards the trees along the existing settlement edge.

Renfrewshire LDP Landscape Assessment	
Site no.: 2051 (South) Date: 02/02/18	Location: Land to the South of Beith Road, Howwood Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> Irregular trapezoid in shape the site is an open undulating grazing field sloping downwards to the north to the Beith Road.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The site boundaries to the north, east and south are post and wire fences with hedges with the occasional established tree, these boundaries offer limited containment due to the undulating topography and relatively low boundaries. To the west there is a line of trees separating the site from the main settlement area. To the north and south the site adjoins the B787 Beith Road and Midton Road respectively.	
<u>Note the adjoining landscape character and Landuses:</u> To the north, east and south there is open undulating grazing fields that generally slope northwards to the Black Cart Water, the site is part of this open undulating landscape of grazing fields.	
<u>Assess the overall prominence of the site:</u> The site is in a prominent location and is visible form the Midton Road to the south and the B787 Beith Road to the north. The site will also be visible and prominent from the opposite side of the valley.	
<u>Make a note of the key views both out of the site and internally:</u> There are immediate views to and from the roads to the north and south of the site and from the properties to the north west of the site. There are views to and from the site to the fields and farmsteads on the opposite side of the Black Cart Water Valley.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in a good condition with little vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site is part of the open undulating grazing farmland to the east of the settlement and the site is part of the attractive river valley along the Black Cart Water with open views to the opposite bank. The site has a value due to its prominence and being part of the open undulating landscape that creates a setting to the settlement.	
<u>Does the site form a gateway into a settlement?</u> Yes, the site forms a rural attractive gateway into the settlement when approaching the settlement from the east.	
<u>Does the site prevent coalescence of settlements?</u>	

<p>Development of the site would not result in the coalescence of Howwood with Johnstone to the east, however it would erode the separation between the two settlements to a distance less than 1km.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site is part of the open undulating landscape character to the east of the settlement, this is comprised of open undulating grazing fields that provide a setting to the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The boundary to the west of the site, defined by a line of trees, provides an identifiable boundary to the settlement, however this feature is not strong. Field boundaries to the east of the site would not provide strong boundary features.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>Together with the north site, this site is part of the open undulating rural landscape to the east of the settlement, contributing to the rural setting of the settlement and its gateway experience from two roads, with the sloping, elevated site prominent from the B787. Development would significantly erode the green belt separation that exists between Howwood and Johnstone.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Should the site be developed, a strong eastern landscape buffer should be created to form a new robust settlement edge.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>This site, along with the northern field, would extend the settlement eastwards towards Johnstone, and the proposed site (no. 2029) that could extend Johnstone westwards, such that the settlements would be separated by only 650m along Midton Road..</p>	



View south east across the site from the B787.



View west from the site to the settlement edge, including new housing under construction.

Renfrewshire LDP Landscape Assessment	
Site no.: 2063 Date: 08.02.18	Location: South of Midton Road, Howwood Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. The site encompasses the whole of the Midtown Wood SINC. Immediately to the south, Skiff Wood is identified as LEPO on the Ancient Woodland inventory.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is located at the northern edge of Skiff Wood on sloping ground on the north facing slopes of Broadfield Hill, on the southern flanks of the Black Cart Water valley. The site is entirely wooded, but not included within the larger area of LEPO woodland to the south. The landform is sloping and quite rugged and variable. A minor watercourse passes through the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site is bounded to the south and west by a minor road/ track, with the larger Skiff Wood on steeply sloping ground to the south providing containment in this direction. In these directions the site is not enclosed by fencing or walls. To the east/ north the site is separated from adjoining pastures a wire fence	
<u>Note the adjoining landscape character and Landuses:</u>	
The is a collection of rural properties to the west of the site, and to the north and east there is pastoral farmland. The site is contiguous with woodland to the south, separated only by a minor road/ track.	
<u>Assess the overall prominence of the site:</u>	
The site is not of particular importance to views from nearby settlements or the surrounding landscape, however there are views to the site from local properties and the recreational path network, and site occupies an elevated position, meaning that development of the site may be quite conspicuous in the landscape.	
<u>Make a note of the key views both out of the site and internally:</u>	
Where available there are views across the shallow and wide valley of the Black Cart Water, however the woodland of the site obscures both outward and internal views.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
Some littering, but overall few signs of undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is recognised to have conservation value through the SINC designation and contributes to the robustness of wider Skiff Wood to the south. The site is bounded on two sides by a Core Path, signposted as the Whittlemuir Walk, with the paths linking to those around Skiff Wood to the south. There are some informal paths running through the site. The site therefore has some value for reasons of recreation and conservation.	

<p><u>Does the site form a gateway into a settlement?</u></p> <p>No.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site contributes to the immediate setting of a small number of nearby properties, but not to a wider settlement. The site and the larger Skiff Wood together form a continuous area of woodland which contributes to landscape character.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>The site is located in a predominantly rural area and its full development would add significantly to the collection of single rural properties nearby, mostly west of the track extending south from Midton Road. The loss of woodland of some value may be undesirable. The site is detached from the settlement and there is a lack of containment. Its development would add development pressure on the surrounding area.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Trees within the site should be retained as far as possible in order to retain existing character and screen views to any development of the site. Development of areas of higher ground, towards the east and south, should be avoided.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



The minor road passing to the west of the site.



The eastern site boundary.



View west along the southern site boundary, with the wider Skiff Wood to the left of the track.



View into the site from the western site boundary along a minor watercourse.

Renfrewshire LDP Landscape Assessment	
Site no.: 2092 (Area 1) Date: 02/02/18	Location: West Sites, Howwood Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. The southern area of the site beyond the field boundary is classified as a SINC (Elliston House SINC).	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Irregular in shape, undulating grazing fields that are open in character and sloping down to the north west into the Black Cart Water Valley. The northern section along the B787 Beith Road contains a steeply sloping area down to the north west and there is a wooded area in the southern most area of the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The boundaries to the north and west of the site are established hedges with established mature trees, these provide a degree of containment however the site is undulating in character and not contained significantly by the established hedge. The northern boundary also borders a collection of farm buildings along the B787 Beith Road. The eastern and southern boundaries border the established woodland, this provides containment to this area of the site.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the north there is another open undulating grazing field, to the east there is an established woodland area with the settlement beyond, to the south and west of the site there is established woodland and open grazing fields.	
<u>Assess the overall prominence of the site:</u>	
The site is in a prominent location, it has undulating topography that rises up to the south and is therefore of higher prominence, especially from Kenmure Hill <1km north west of the site and from Station Road on the approach to the settlement from the north. The site is partly visible from the B787 the approach to Howwood, but inward views tend to be screened by local topography and boundary vegetation.	
<u>Make a note of the key views both out of the site and internally:</u>	
The aspect of the site is towards the north, and therefore there are good views across the valley of the Black Cart Water. Internally views across the site are quite open, but more curtailed towards the edges due to the presence of trees and scrub.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site appears in good condition, actively managed as grazing land. Little sign of vandalism or undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site has a value as part of the scenic rural landscape forming the immediate setting to Howwood and as part of the Black Cart Water valley. The site also features in views from Kenmure Hill, a viewpoint promoted as part of the Semple Trail.	

<u>Does the site form a gateway into a settlement?</u>	
The fields contribute to the gateway experience when entering the settlement from the west along the B787, where the fields are partly in view on rising ground to the south.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Yes, the site forms part of an attractive setting on the edge of the settlement.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The woodland area to the east of the site currently contains the existing settlement edge, however the woodland to the south, minor road to the west and B787 to the north could also form well defined boundaries.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>A large greenfield site to at the south western edge of the settlement. This site is highly prominent and separate from the core of the settlement to the north east. Development of the site would add an area of housing comparable in size to that already existing south of the B787/ Main Street, altering the balance of the settlement and significantly extending it into an area of countryside which contributes positively to the setting of the settlement.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Housing development would need to be set within a strong woodland framework to link with the existing woodland framework and to mitigate visual effects experienced from the north of the Black Cart Water valley.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
If this site was developed in addition to the one proposed to the north west (2092 Area 2) then cumulatively they would represent a significant expansion of the settlement towards the south west.	



View from the southern part of the site towards more open areas of pasture at the centre.



The site boundary along the B787, with site topography tending to obscure inward views from the road.



Dense scrub along the south eastern site boundary (B776).



An inward view to the site from Kenmure Hill approximately 700m to the south east, where the site is seen detached from the main body of the settlement.

Renfrewshire LDP Landscape Assessment	
Site no.: 2092 (Area 2) Date: 02/02/18	Location: West Sites, Howwood Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> The site is an irregularly shaped undulating grazing field which slopes downwards towards the north, located beyond the western edge of the settlement.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The site is strongly bounded on all sides; to the north is the main A737, the south/ west the B787 and to the east/ north east by the housing at Howwood. Boundaries along the roads include trees and hedges, with a narrow woodland buffer along the A737 to the north of the site. A belt of trees is present along the eastern boundary at the settlement edge. Trees and woodland around the site provide a degree of containment, but the sloping nature of the site results in a relatively open aspect towards the north.	
<u>Note the adjoining landscape character and Landuses:</u> The site is surrounded mostly by pastures of a similar character to that of the site, with the settlement of Howwood immediately to the east.	
<u>Assess the overall prominence of the site:</u> The site is located on sloping lower slopes of the Black Cart Water valley, and there is inward visibility to the site from parts of the nearby rural valley landscape including Kenmure Hill. The site is prominent from the A737 as it passes immediately to the north, with the site seen on rising ground, and is seen on the entrance/ exit of the settlement on the B787. However, the site is not highly prominent in the landscape because of its low elevation and surrounding vegetative screening.	
<u>Make a note of the key views both out of the site and internally:</u> The aspect of the site is towards the north, and there are views across the Black Cart Water valley. Internal views are unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in a good condition with no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site has value as the immediate rural setting to the settlement, and as part of the rural landscape of the Black Cart Water valley.	
<u>Does the site form a gateway into a settlement?</u> The site is at an entrance to the settlement when approaching from the west on the B787, contributing to the gateway experience of the settlement, although the open fields tend to be obscured by boundary vegetation.	

<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site forms part of the pattern of open undulating grazing fields to the west and north of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The eastern boundary to the site along the settlement edge forms a relatively strong boundary to the settlement's current development.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A greenfield site at the south western end of the settlement. Development of the site would extend the emerging ribbon like development to the south west of the settlement, with its western extreme well separated from the settlement core. The site is not of the highest prominence, but it does form part of the immediate attractive rural setting to the western parts of Howwood and contributes to the gateway experience, and is considered sensitive to development.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>If developed a strong internal and external woodland framework would mitigate effects to inward views from the north.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>The development of this site together with the one located to the south (2092 Area 1) would represent a significant westward expansion of the settlement.</p>	



View west across the site from the B787 close to the settlement edge.

Renfrewshire LDP Landscape Assessment	
Site no.: 2092 (Area 3) Date: 02/02/18	Location: West Sites, Howwood Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt. The site is immediately north of the Elliston House SINC.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> A small space, triangular in shape which is enclosed by trees and shrubs, but with an open central area used as an allotment/ small holding, with associated green housing, sheds etc. The site is partly fenced.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The triangular site is bounded by roads to the north, east and south, and by a watercourse to the west. Trees and woodland strongly enclose the site.	
<u>Note the adjoining landscape character and Landuses:</u> The site is located on the settlement edge. To the west, there is an area of scrubby vegetation and a farmstead development beyond, to the south and east there are residential properties with established mature trees providing an enclosed character.	
<u>Assess the overall prominence of the site:</u> The site is of low prominence, it is enclosed by vegetation and of a lower level than the surrounding roads to the north, east and south, with few views into the site.	
<u>Make a note of the key views both out of the site and internally:</u> The strong enclosure to the site provides few outward views.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in active use as an area for growing vegetable, keeping poultry etc. and in an appropriate state of repair for such uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> Visually the site has a low visual value, it has a functional appearance and is enclosed by established woodland areas.	
<u>Does the site form a gateway into a settlement?</u> No.	

<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the established woodland contributes to the setting of the settlement and helps establish a settlement boundary.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The established woodland on site forms part of the strong boundary to the settlement edge.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A small allotment/ smallholding site towards the centre of the settlement. Development of the site for one house would have only local impacts, not significantly affecting the wider settlement setting or green belt. However, where possible mature trees should be retained around the site.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Retain the established woodland that surrounds the site, this helps establish a settlement edge.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>The site is small and as such would make only a minor contribution to the cumulative effects of developing the larger sites to the west.</p>	



View in to the site from the east.



The heavily vegetated western site boundary including a minor watercourse.

Lochwinnoch Sites

LDP2002

LDP2028

LDP2032

LDP2065

LDP2066

Renfrewshire LDP Landscape Assessment

Site no.: 2002
Date: 02/02/18

Location: Calder Street, Lochwinnoch
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the Cloak Burn wooded valley to the north is designated as a SINC.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is located on the eastern slopes of the River Calder valley which passes west of Lochwinnoch. The sloping, undulating pastures are of variable quality; the lower section to the west is of better quality, while the north eastern area is less maintained, there are areas of tall overgrown grasses, rushes and scrubby vegetation. In the north eastern area there are isolated escarpments and small rocky outcrops. A line of mature trees is present in the south western section of the site

Describe the boundaries of the site and comment on containment they may provide:

To the west, the site bounds Calder Street along which there is a hedgerow, and some properties back onto the site. Just beyond Calder Street is the River Calder. The north of the site adjoins an area of woodland, with more scrubby vegetation to the north east separating the site from the adjacent pasture. The east/ south east of the site borders residential properties and a primary school, with the boundary defined by fences, scrubby vegetation and some trees. While to the west and north there are relatively strong boundary features, they provide little containment because of their low elevation relative to much of the site.

Note the adjoining landscape character and Landuses:

To the north there is a band of established woodland that is within the Cloak Burn valley, beyond this there are open undulating grazing and arable fields. To the south east and west of the site there is the settlement, beyond the settlement to the west is a Golf Course.

Assess the overall prominence of the site:

The site is sloping and there is visibility into the site from the east facing slopes of the River Calder valley including Lochwinnoch Golf Course, however views would tend to be from more isolated rural properties and would not be available to large numbers of visual receptors. The site is visible from properties immediately adjacent to the site to the south and west.

Make a note of the key views both out of the site and internally:

Outward views are quite extensive towards the west/ southwest, across the valley of the River Calder to high ground opposite. The adjoining settlement and topography of the site means views to the southeast and east are more restricted. Views to the north are soon curtailed by higher ground. From the highest points towards the east views are available across most of the site, while from less elevated locations inward views tend to be more restricted by site topography.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with maintained areas and no vandalism, the north eastern area appears less maintained and contains taller grasses, more wildflowers, rushes and scrubby vegetation areas.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is part of the open undulating landscape of grazing and arable fields to the north of the settlement. The established trees add to landscape quality as does the wooded valley of the Cloak Burn. The site provides a rural context for adjacent housing, allowing views to open countryside.

Does the site form a gateway into a settlement?

The site is seen on the immediate approach to the settlement from the north along Calder Road, however only a small part of the site is visible, and this is not a major route into the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site is immediately adjacent to the settlement edge but is oriented away from the settlement and provides little containment. The site does form part of the rural setting to the River Calder.

Does any part of the site form a strong boundary to the settlement?

The existing settlement boundary along the southern boundary of the site is relatively weak. The Cloak Burn to the north and River Calder/ Calder Street provide the nearest strong landscape features.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

A large greenfield site at the north western edge of the settlement. Much of Lochwinnoch is situated on the southern and eastern slopes of Crook Hill above Castle Semple Loch. Development of the site would extend the settlement around to the western and northern slopes of the hill, with loss of containment and impacts to the rural characteristics of the River Calder valley north of the settlement. It may be difficult to successfully integrate development on this site with the rest of the village.

Describe the potential mitigation measures that could be taken on site:

Any development to be integrated into a strong landscape framework of trees/ woodland.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



Mature trees to the south west of the site.



Rocky outcrops towards the north of the site, with views across to Lochwinnoch Golf Course to the west.



The western site boundary along Calder Street.



Housing at the existing settlement edge to the south east of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2028 Date: 02/02/18	Location: Johnshill, Lochwinnoch (west of road) Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> An approximately rectangular shaped area of sloping mown grass/ lawn on an elevated site overlooking the B786, associated with the large properties immediately to the north west of the site. The site is bounded by distinctive beech hedging with estate railing and there are some trees within the site.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> Mostly beech hedge with estate railing, with denser trees and shrubs to the west. To the north the site is open to the adjacent properties.	
<u>Note the adjoining landscape character and Landuses:</u> To the west is pasture, to the north are the building of the property at Hillside. To the east and south are residential properties along the B786 extending north east of Lochwinnoch.	
<u>Assess the overall prominence of the site:</u> The site is locally prominent, situated on elevated ground at one of the highest points within the settlement.	
<u>Make a note of the key views both out of the site and internally:</u> The orientation of the site is towards the south east, providing views across Castle Semple Loch.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is well maintained, appearing as part of the domestic grounds to the adjacent properties.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site contributes positively to local amenity, providing the setting to the large house at Hillside as seen from the B786, and also to the houses opposite. The site appears as well maintained grounds on the entrance and exit to the settlement.	
<u>Does the site form a gateway into a settlement?</u> Site contributes positively to the settlement gateway from the B786 when entering the settlement, seen as an area of maintained grass, neat hedging and trees.	
<u>Does the site prevent coalescence of settlements?</u>	

No.	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site contributes positively to local amenity, and is seen as part of the wooded hillside marking the north western extremity of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>Woodland adjacent to the northern boundary has the potential to create a strong settlement edge.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>This is a small site forming part of the grounds and setting to the property to the immediate north (Hillside). Development of the site would extend a ribbon of housing north along the B786, but only for a short distance. Due to the elevated nature of the site, development upon it is likely to be prominent from neighbouring properties. There would be some adverse effect the local settlement setting and gateway, but a strong settlement edge would still be retained. Development of the site would not have significant adverse effects on landscape/ townscape.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>The site currently contributes positively to the gateway experience to the settlement, the design of any housing/ landscape fronting the B786 should maintain a positive gateway experience.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>The site is opposite the much larger site 2065, however no cumulative issues are identified.</p>	



Site 2028 viewed from the east.

Renfrewshire LDP Landscape Assessment	
<u>Site no.:</u> 2032 <u>Date:</u> 02/02/18	<u>Location:</u> West of Burnfoot Road <u>Proposal:</u> Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt. A core path runs through the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> The site is large and irregularly shaped, gently sloping to the south but with no landform features. The site is predominantly open grassland, with longer grass and scrub towards the perimeter. Access to the site is facilitated by footbridge, styles etc, and a Core Path runs through the site. A telephone exchange building is located on the eastern site boundary.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> To the east the site borders the minor Burnfoot Road, separated by a drystone dyke and trees, overlooked in places from properties within the main settlement area. The southern/ south western boundary is wooded with estate railings. To the west and north are minor roads/ tracks and some residential properties, the boundary fences of which border the site, but these boundaries are also defined by trees/ woodland and fencing. The Garpel Burn adjoins the northern site boundary. In general, the woodland and trees surrounding the site provide good enclosure while road, tracks and watercourses contain the site to the west, north and east.	
<u>Note the adjoining landscape character and Landuses:</u> The site is bounded on most sites by woodland and pastures, but to the north of the site is Lochwinnoch Golf Course. The main settlement of Lochwinnoch is to the east of the site, east of the River Calder.	
<u>Assess the overall prominence of the site:</u> The site is well enclosed with few views into the site except from its immediate surroundings.	
<u>Make a note of the key views both out of the site and internally:</u> Outward views from the site are contained by surrounding vegetation, although from the higher parts of the site towards the north west there are longer views to the hills east of the Black Cart Water. Internal views across the site are unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in good condition with no obvious signs of neglect or undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The field forms part of the wider attractive rural setting to Lochwinnoch and is of a character consistent with that of the surrounding rural landscape.	

<p><u>Does the site form a gateway into a settlement?</u></p> <p>The site is visible from the A760 on the approach to the settlement from the south west but is not a particularly notable gateway feature to the settlement.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site does form the immediate rural landscape setting to parts of western Lochwinnoch but is not of significance to the wider settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The eastern site boundary along the River Calder provides a strong boundary feature to the current settlement. The woodland and roads to the north, west and south of the site would provide well defined boundary features should development be extended into the site.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input checked="" type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A greenfield site to the west of the settlement. Development of this site would extend beyond the existing village envelope, however, the site is of low prominence, enclosed by surrounding trees and woodland, and is topographically contained within the river valley landform.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>The existing framework of trees and woodland around the site should be maintained and enhanced, with attention paid to creating a good quality settlement gateway in the southern part of the site.</p>	



Minor road adjoining the eastern site boundary.



Woodland to the west of the site.



View looking north across the site.



Housing close to the northern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2065 Date: 02/02/18	Location: Land at Johnshill, Johnstone Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is part of the Castle Semple Loch basin, comprising a large irregularly shaped field which slopes quite steeply downwards from north west to south east, with the lowest part of the site relatively flat. There are no notable topographic features on the site. The landcover is mostly pasture, but the lower part of the site appears wet and comprises long grass and rush, and the minor Beech Burn runs along the southern and eastern site boundary.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The north western part of the site backs onto housing facing the B786 Johnshill Road, with the boundary formed by various styles of walling and fencing. The northern boundary is a stone dyke, while on other sides there is wire fencing. Trees and shrubs form part of the southern boundary, where elsewhere there are gappy hedges. The site is only contained to the west, where neighbouring housing is situated at a higher elevation.	
<u>Note the adjoining landscape character and Landuses:</u>	
With the exception of the housing on the western site boundary the site is surrounded by pastures, and a short distance to the south east is the Castle Semple Loch and the Castle Semple Centre, an area promoted for recreation.	
<u>Assess the overall prominence of the site:</u>	
The site is in a prominent location overlooking Castle Semple Loch and any development within the site is likely to be visible from Castle Semple Loch and its perimeter paths, and in longer distance views across the Black Cart Water from the south. From the majority of the settlement of Lochwinnoch there are no views to the site, but the site is visible from some nearby properties. The site is also very close to a scenic viewpoint at Johnshill immediately north of the site, on the promoted Semple Trail. Views from the viewpoint and trail across Castle Semple Loch would be impacted by development of the site.	
<u>Make a note of the key views both out of the site and internally:</u>	
From the site there are excellent views to the south east across Castle Semple Loch. Internal views across the site are unrestricted.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in good condition, with the pastures appearing to be of good quality. There are no signs of vandalism or undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site has value as setting to part of the settlement and Caste Semple Loch.	
<u>Does the site form a gateway into a settlement?</u>	

<p>There is limited visibility of the site from the B786, and the site does not contribute strongly to the gateway experience.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site contributes to the setting of Castle Sempie Loch and provide the rural setting to the eastern parts of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>There are no strong landscape features within or immediately surrounding the site to create an obvious and strongly defined edge to the settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A greenfield site to the east of the settlement. Most of the settlement of Lochwinnoch is located on the slopes of Crook Hill, however the application site sits away from this landform and detached from the main body of the settlement, with likely adverse effect to the setting of Castle Sempie Loch due to the prominence of the site. There are no obviously landscape features to contain further eastward expansion of the settlement should this site be developed and there would be a lack of integration with the village.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>A strong woodland framework, linking with existing woodland north east of the site, would be necessary to help provide mitigation to a visually exposed site.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View across the site from the north, with Castle Semple Loch in the background.



Properties adjoining the western site boundary.



View east along the southern site boundary.



Housing to the west of the site, including the wooded southern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2066 Date: 02/02/18	Location: Lochwinnoch Golf Club Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt. A core path runs through the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> The site is located at the junction of the minor Corsefield and Burnfoot Roads, close to the confluence of the Garpel Burn and River Calder. The site is currently occupied by the club house, car parking and ancillary buildings of the Lochwinnoch Golf Club.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> To the north the site adjoins the golf course of the club, however in other directions the site is well contained by woodland.	
<u>Note the adjoining landscape character and Landuses:</u> The main urban area of Lochwinnoch lies to the east of the site on the opposite side of the River Calder, and there are a small number of houses immediately south of the site, beyond which are fields. Burnfoot House and some renovated cottages lie outside of the site boundary, but within the general golf club complex.	
<u>Assess the overall prominence of the site:</u> The site is very enclosed, with limited views available from the golf course to the north and from some areas of housing to the east. From other directions views to the site are only possible when very close by.	
<u>Make a note of the key views both out of the site and internally:</u> There are no significant views out or across the site.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site and surrounds generally appear in good repair,	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> No particular value. The buildings on the site are utilitarian and quite large areas are given over to hardstanding for car parking. Parts of the yard servicing the golf course have a scrappy appearance.	
<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> No.	

<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>No</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The River Calder to the east of the site forms the settlement boundary.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input checked="" type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>This is a small site which includes existing built development relating to a golf course. Sensitive redevelopment would not have any significant landscape implications, assuming any such development is appropriately designed and integrated into the surrounding landscape.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>No specific landscape mitigations are identified as necessary.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No significant cumulative issues are identified.</p>	



Golf club house building seen from the south.



Site seen looking east along Corsefield Road.



'The Coachman's Old House' and golf club car park.

Johnstone and Elderslie Sites

LDP2029
LDP2053
LDP2057
LDP2058
LDP2071
LDP2077
LDP2078
LDP2090

Renfrewshire LDP Landscape Assessment	
Site no.: 2029 Date: 02/02/18	Location: North and South of Midton Road, Spateston Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. Site includes Parkview Limekilns Scheduled Monument. The SNH Ancient Woodland Inventory identifies woodland on part of the site to be ancient semi-natural.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Irregular shaped site rising to the south. The site consists of grazing land, appears to be unused, with woodland groups and individual trees. Associated with the larger group of trees and the remains of Parkview Limekilns, including ground workings, clamp kilns, a lade and dam. There are pylons within the site. There are also desire line footpaths.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
Northern boundary low maintained hedgerow, offering limited containment due to rising site. Eastern boundary low timber fence to the north east, offering little containment. Residential properties to the south east. Hedgerow / woodland and scrub to the north and west, offering variable degrees of containment.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the north, west and south undulating agricultural land rising to the south with significant groups of trees, hedgerows and individual trees. To the east is the edge of the Johnstone settlement.	
<u>Assess the overall prominence of the site:</u>	
The site is within a prominent location at the edge of the settlement.	
<u>Make a note of the key views both out of the site and internally:</u>	
Extensive views over the Renfrewshire countryside from much of the site.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
Site is generally free of vandalism and litter.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is of significant value due to its prominent location, historic interest and woodland groups.	
<u>Does the site form a gateway into a settlement?</u>	
Yes.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Yes, the site contributes considerably to the setting of the western boundary of the settlement.	

<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>Yes, the site forms a boundary to the western edge of the settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>Area of pasture and woodland west of the settlement. The northeast corner of the site is least sensitive and could potentially accommodate very limited development if associated with considerable and appropriate mitigation.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Retain all woodland, strengthen field boundaries and existing hedgerows.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View north west across the site.



Housing close to the eastern site boundary.



View to woodland on the southern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2053 Date: 02/02/18	Location: Auchenlodment Road, Elderslie Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt, the woodland area to the west is designated as a TPO.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is roughly triangular in shape and slopes gently down to the north east, the land use of the site appears to be a derelict field that is overgrown with grasses, scrubby vegetation and trees.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the south west and north east the site borders areas of established woodland that provide containment to the site, the south-western boundary of the site along Auchenlodment Road is an overgrown hedge that provides some containment. To the north west the site borders the rear garden boundaries of residential properties.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the north east and south west of the site there is established areas of woodland, beyond the woodland area to the north east is a hotel. To the south east of the site there is open gently undulating arable and grazing fields. The rear garden boundaries of residential properties border the site to the north.	
<u>Assess the overall prominence of the site:</u>	
The site is relatively contained by vegetation to the east, south east and west, this and the gently sloping landform reduces prominence of the site. The site is locally prominent to the residential properties that border the site to the north west. The existing overgrown hedgerow is relatively thin in places, making the site more prominent during the winter months.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are views to and from the properties that border the site to the north west, there are some views to and from Auchenlodment Road to the south east of the site.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site appears to be in a good condition with no significant vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site itself has a local value, a few of the residential properties that border the site have created gated accesses between the site and their rear gardens. There are also informal paths that have been created in the site. Within the wider landscape this site's value is lowered due to the enclosed contained nature of the site.	
<u>Does the site form a gateway into a settlement?</u>	
The site is to the west of Auchenlodment Road that enters the settlement from the south west, this is a single-track road. This could therefore be considered a gateway into the settlement.	

<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The wooded areas outwith the site to the east and west and the overgrown hedge along the south-eastern boundary create an attractive setting and edge to the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The wooded areas to the south west and north east create a strong boundary to the settlement, the established hedge to the south east forms a boundary to the settlement that could be strengthened to form a robust boundary to the settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>Overall the site is relatively of low prominence, it is enclosed on three sides and is on the settlement edge. However, it forms a gateway into the settlement and has a backdrop of Craighton Wood.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>The groups of mature trees to the south west and north east should be retained, the hedge along the south-eastern boundary should be retained and strengthened with mitigation planting to provide a stronger edge, linking to the existing woodland.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>If this and further sites to the south of Johnstone and Elderslie are developed (i.e. 2058, 2090) this would weaken the greenbelt separation between Johnstone, Elderslie and the Foxbar area of Paisley.</p>	



View west across the site from the Auchenlodment Road.



View along the northern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2057 Date: 02/02/18	Location: Golf Driving Range, Rannoch Road, Johnstone Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt. LEPO woodland passes through the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> Trapezoid shaped site of golf driving range. Generally level maintained grass with woodland fringe.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> To the north, east and west the site is bounded by woodland as well as fencing providing relatively strong containment. To the southern boundary the main fence line boundary provides less visual containment.	
<u>Note the adjoining landscape character and Landuses:</u> The site is part of a landscape character of woodland and open space (golf course) to the south of Johnstone. There are pockets of residential development within this area. To the south of the site is the large Highcraig Quarry site with conservable workings.	
<u>Assess the overall prominence of the site:</u> The significant woodland associated with the site reduces its prominence within the landscape.	
<u>Make a note of the key views both out of the site and internally:</u> There are long views north – west looking over the Renfrewshire countryside.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is well maintained with no evidence of vandalism / litter.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site has particular value as part of the LEPO woodland that is associated with the south of Johnstone.	
<u>Does the site form a gateway into a settlement?</u> Yes, when approaching Johnstone from Rannoch Road.	
<u>Does the site prevent coalescence of settlements?</u> No.	
<u>Does the site contribute to the setting of the area/ settlement?</u> Yes, the site assists in forming a wooded edge to the setting of the settlement.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	

<p>Yes, the northern boundary of the site forms part of the settlement boundary.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input checked="" type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A site used as a golf driving range. The site has containment due to existing woodland, which is part of a wider landscape character. Therefore, the site is suitable for a level of development without impacting on the local landscape. It should be possible to integrate development on the site with the neighbouring settlement.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Retain and strengthen woodland which extends along the site boundaries to provide containment.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>The site is directly adjacent to the large Highcraig Quarry site LDP 2071 which if developed would substantially extend the settlement boundary to the south of Johnstone.</p>	

Renfrewshire LDP Landscape Assessment	
Site no.: 2058 Date: 02/02/18	Location: Mackies Mill, Elderslie Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Undulating irregular shaped site with grazing fields and established hedges that have a few mature trees, woodland groups and two main watercourses.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The northern boundary is an established field hedge that due to the undulating landform does not provide much containment. There is an on-going housing development to the north. The boundary to the east is predominantly a hedgerow along Glenpatrick Road with a short section of low stone walls and residential boundaries towards the north. These offer limited containment due to the landform which rises from the boundary. To the south the boundary appears poorly defined with some woodland groups providing limited containment. To the west there is a hedgerow / line of small trees. These offer limited containment.	
<u>Note the adjoining landscape character and Landuses:</u>	
The site is part of the open undulating grazing farmland that is also to the south, south west and south east of the site. To the north east and north west of the site is the settlement, the site borders the rear garden boundaries of residential properties. A new residential development is under construction to the north.	
<u>Assess the overall prominence of the site:</u>	
The site is of high prominence due to the undulating landform and being overlooked from the surrounding properties and land uses.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are views to and from the site to the settlement to the east, west and north. There are also distant views from Glenpatrick Road when approaching the settlement from the south.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a good state of repair with no litter or vandalism present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site forms part of a green wedge of grazing fields entering the settlement from the south. This wedge is of a high quality due to the undulating landscape, the established hedges, woodland groups and setting it provides this area of the settlement.	
<u>Does the site form a gateway into a settlement?</u>	
Yes, the site forms part of a gateway into the settlement when approaching from the south.	

<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No. Only locally within the settlement.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site forms part of the green wedge that enters the settlement from the south. The site brings the rural land use and character into the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The site provides a boundary to the current development to the north. Development at this location would lack containment and would significantly weaken the greenbelt boundary to the south of Elderslie.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>The site is not suitable for development due to the undulating landform and its prominence within the local landscape. Additionally, the site would lack containment and its development would significantly weaken the greenbelt between Elderslie and the Foxbar area of Paisley.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>No measures suggested.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>LDP 2053 is to the west and LDP 2090 is to the east. The development of these sites would substantially weaken the greenbelt at this location.</p>	



View across the site towards the north west.



View toward the southern site boundary from the east.

Renfrewshire LDP Landscape Assessment	
<u>Site no.:</u> 2071 <u>Date:</u> 02/02/18	<u>Location:</u> Highcraig Quarry, Johnstone <u>Proposal:</u> Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt. Two areas of LEPO woodland within the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> Large irregularly shaped site with quarry / mineral workings fringed with rolling grazing landscape. There are also substantial areas of woodland.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The eastern boundary (Rannoch Road) is associated with a wooded edge. In some areas this is scrappy, giving different levels of containment. The southern and western edges are not always defined in some sections there are low hedges. Due to topography there is little containment of the southern boundary. The northern and western boundary is associated with the golf course with broad woodland belts.	
<u>Note the adjoining landscape character and Landuses:</u> To the north of the site is a golf course with a mature parkland setting. To the south and east is open rolling agricultural land whilst to the west is mature woodland.	
<u>Assess the overall prominence of the site:</u> Although much of the quarry workings are not fully visible, portions of the site are highly prominent due to topography particularly associated with Auchengreoch Road. The site represents a local high spot.	
<u>Make a note of the key views both out of the site and internally:</u> Because of its elevated location the site offers panoramic views towards Kilpatrick Hills.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site a working environment with extensive workings and yard space. There are quarry faces and lagoons. Associated agricultural land is in good condition.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site is a working quarry. However, overall the site is prominent and woodland links with adjacent sites to contribute to the setting of Johnstone.	
<u>Does the site form a gateway into a settlement?</u> The site is associated with two of the entrances to settlement from south.	
<u>Does the site prevent coalescence of settlements?</u> No.	
<u>Does the site contribute to the setting of the area/ settlement?</u> No.	

<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large site of mineral working fringed by pasture. An elevated location and existing woodland contribute to sensitivity of significant portions of this large site. A degree of appropriate development could be accommodated as part of a masterplan for the redevelopment of this site.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Retain woodland. Development should be set within a strong landscape framework to help provide a robust settlement edge.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>The site is adjacent to the golf driving range site (LDP 2057). The development of both sites would substantially extend the settlement boundary to the south of Johnstone.</p>	



View north east across the quarry site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2077 Date: 02/02/18	Location: Golf Course at Newton Avenue, Elderslie Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
L shaped site associated with existing golf course. The site is wooded and includes buildings and yard space associated with golf course maintenance.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site is set within a wooded area that provides strong containment. There is a residential property that forms part of the boundary to the south.	
<u>Note the adjoining landscape character and Landuses:</u>	
The site is set within a golf course with an undulating parkland character with groups and extensive blocks of woodland. There are residential properties to the northern boundary.	
<u>Assess the overall prominence of the site:</u>	
The site is not prominent due to existing woodland, but it is higher than adjacent residential properties.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are no significant views from the site.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a good condition.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The woodland within the site contributes to the parkland character of the golf course.	
<u>Does the site form a gateway into a settlement?</u>	
No.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
No.	

<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>Site associated with the maintenance of a golf course. The existing yard space / buildings could accommodate sensitive development. Existing woodland contributes to the landscape character of the wider setting and should be retained in any proposal for the redevelopment of this site.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Retain areas of established woodland to maintain containment of the site.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>None identified.</p>	



Internal view of the site.



Entrance to the site from the south.

Renfrewshire LDP Landscape Assessment

Site no.: 2078
Date: 02/02/18

Location: Land at Meadowside Farm,
 Johnstone
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a SINC follows the Black Cart Water and the area to the western area of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped gently undulating in the central area, there are derelict / demolished buildings in the eastern section of the site and the Spateston Burn flows northwards towards the Black Cart Water. There is an established woodland area in the north-eastern section of the site.

Describe the boundaries of the site and comment on containment they may provide:

To the north the site's boundary is formed by the Black Cart Water flowing to the north east, this boundary is open and offers little containment of the site. To the north the boundary is along the residential Milliken Road and scrubby vegetation, there is limited containment along this road. The boundary to the south east and south west offers more containment. To the south east there is the railway line and embankment that has a few areas of established trees, the south west area of the site borders an area of established woodland that offers containment to the site.

Note the adjoining landscape character and Landuses:

To the north and north west there are open undulating grazing and arable fields and the busy A737, to the south and south west there is the Black Cart Water flowing alongside a field that appears derelict and colonised by scrubby vegetation. To the south east there is the railway line and the settlement of Johnstone beyond. Johnstone overlooks the site from the south east and in contrast is urban in character.

Assess the overall prominence of the site:

The site is screened from the settlement to the south east by the railway line and established areas of trees along this route. To the north and west, the site is reasonably prominent. The eastern section of the site is well contained.

Make a note of the key views both out of the site and internally:

There are views of the site from the A737 and from the properties and railway line to the south and south east. There are views of the site from the B787 Kilbarchan Road to the east. There are high quality views from the site looking out onto the open countryside to the north and west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair and has limited vandalism or graffiti at the derelict buildings in the eastern area of the site.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The Black Cart Water Valley is of a high value, this is reflected by its designation as a SINC. The derelict field area is also of a high value and has an attractive quality with colonised wildflowers, scrubby areas and trees. The eastern area of the site is of less value, this area contains properties (outwith the site) and a derelict building that is part of the site.

<p><u>Does the site form a gateway into a settlement?</u></p> <p>Yes, the site forms an attractive gateway into the settlement. The majority of the site area contrasts with that of the settlement and creates an attractive setting to this area of the settlement. The area to the east includes an electricity substation, properties and derelict buildings that are much more consistent with the settlement. This area is more of an urban gateway into the settlement appearing as a functional landscape and not an attractive gateway.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site has the appearance of a derelict field that has been colonised by tall grasses, wildflowers and scrubby vegetation. The meandering Black Cart Water adds to this landscape to create an attractive setting to the settlement. The eastern area of the settlement that contains a number of properties, an electrical substation and derelict buildings contributes less to the setting of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The railway line to the southeast of the site forms a strong boundary to the settlement as does the established woodland area in the eastern section of the site surrounding the derelict buildings. The overgrown grassland area to the southwest of this woodland area has the appearance of being outside the natural limits of the settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A site of pasture with derelict buildings to the east. Most of the site is out with the natural limits of the settlement, is of a high visual quality and part of the high quality open undulating landscape of arable and grazing fields to the north and west of the site. The site also includes a SINC west of the Spateston Burn. Small parts of the eastern area of the site could potentially accommodate some sensitive development without having a significant impact on the landscape.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Limit any development to the eastern area of the site where there are properties, an electricity substation and derelict buildings. Mitigation planting should be deployed to the west of this to contain the development and protect the setting of the Black Cart Water.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



Milliken Park station and the railway line along the southern site boundary.



Derelict buildings and houses at the eastern part of the site.



The Black Cart Water bounding the site to the north.



Internal view at the centre of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2090 Date: 02/02/18	Location: Leitchland House, Elderslie Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> Irregularly shaped site consisting predominantly of existing woodland with farm buildings to the north.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> To the west and majority of the south (Leitchland Road) the site is bounded by existing woodland offering containment. There is no strong discernible boundary to the north or east where the site is associated with open farmland.	
<u>Note the adjoining landscape character and Landuses:</u> Grazing land to the north, south and east, generally undulating with small groups of trees and hedgerows. Woodland with individual residences to the west.	
<u>Assess the overall prominence of the site:</u> The woodland is prominent within the landscape, particularly when viewed from the south.	
<u>Make a note of the key views both out of the site and internally:</u> There are long views to the north and east when viewed from close to the farm.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in general poor quality, including dilapidated listed building, farm buildings and considerable fly-tipping close to the entrance.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site is part of a wider block of woodland that extends to the settlement and offers good landscape value in a local context. Leitchland House is a category C listed building located within the site and Leitchland Farmstead to the north is also category C listed building. Leitchland house is currently on the Buildings at Risk Register as it is in a ruinous state.	
<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> No, however it is close to both Elderslie and the edge of Paisley at Foxbar.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	

<p>The woodland contributes locally to the setting of the area.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A small site detached from the settlement, including farm buildings. The existing farm buildings and listed buildings could accommodate sensitive re-development. The woodland that encompasses the majority of the site has landscape value in a local context.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Retain areas of established woodland.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>LDP 2053 and LDP 2058 to the west would cumulatively considerably weaken the greenbelt between Elderslie and the Foxbar area of Paisley if developed.</p>	



The wooded eastern boundary of the site, with the buildings of Leitchland Farm in the distance.



The wooded interior of the site.

Linwood Sites

LDP2026

LDP2031

LDP2044

Renfrewshire LDP Landscape Assessment	
Site no.: 2026 Date: 22/02/18	Location: East Fulton Farm, Darluith Road, Linwood Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the landscape character, landform features, shape and land use of the site:</u> The site is irregular in shape, located at the north western edge of Linwood on a raised landform which has been platformed in places. The site includes a number of commercial units, a boat yard, outside storage areas, derelict ground, woodland/ scrub and small areas of pasture which are contiguous with that of the adjoining field.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The site is bounded to the east and south by Craig Road and Darluith Road respectively, while to the north and west there is farmland. A large part of the site is enclosed by security fencing. The eastern part of the site is well contained by woodland planting. There is amenity grassland and fencing along the southern boundary along Darluith Road, while the western site boundary is unscreened by vegetation and uncontained. The site includes an area of pasture to the north west, which is unfenced at its boundary with the adjacent pastures.	
<u>Note the adjoining landscape character and landuses:</u> There are pastures and arable fields in open countryside to the north and west of the site. To the east and south are residential areas of Linwood	
<u>Assess the overall prominence of the site:</u> From the east and south the site is well screened by boundary vegetation, however from the north and west the site is quite prominent in the local landscape because of the elevated nature of the landform and the absence of boundary screening.	
<u>Make a note of the key views both out of the site and internally:</u> The aspect of the site is towards the west/ north west with views to surrounding countryside and the settlement edge at Craigends.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> As expected for a commercial business premises.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> No values of note.	
<u>Does the site form a gateway into a settlement?</u> The site is quite prominent on the approach to Linwood from the west along the Darluith Road.	

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The western part of the site, comprising platformed boat storage area with palisade fencing is unscreened and somewhat unsightly, not contributing positively to the setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

The site is elevated in relation to the housing to the east and south, and therefore provides some localised containment to the settlement edge. The woodland to the east of the site adds further to this containment.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

This is currently a commercial site at the settlement edge. Residential development may have some positive benefit to the local townscape and the settlement edge. Development could be contained to the north and west by mitigation planting to create a strong settlement edge. Re-development unlikely to have a significant impact on landscape or setting of Linwood.

Describe the potential mitigation measures that could be taken on site:

Inclusion of planting to the western boundary to contain the development and to screen inward views.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



The site as seen from Darluith Road on the to Linwood from the west.



View towards the site from the south eastern edge of Craigends.



Screening provided by woodland as seen from Clippens Road to the south east of the site.



Wooded embankment at the eastern site boundary.

Renfrewshire LDP Landscape Assessment

Site no.: 2031
Date: 08/02/18

Location: Barbush North, Johnstone
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. A Core Path runs through the site.

Briefly describe the landscape character, landform features, shape and land use of the site:

Very gently undulating almost flat open grazing fields, irregular trapezoid in shape with a single track unclassified road running in a north to south direction through the middle of the site. A belt of young trees runs from north to south through the western part of the site.

Describe the boundaries of the site and comment on containment they may provide:

To the south the site is bounded by the busy A737, and to the north by the A761. To the north, east, south and west there are established hedges that form the boundaries of the settlement. These do not greatly contain of the site and in places they are broken leaving only a timber post and wire mesh fence as a boundary. However woodland/ tree belts on the site and in the wider landscape do provide a degree of visual containment.

Note the adjoining landscape character and landuses:

Open grazing fields that are also very gently undulating to the west and northwest, to the north the site is overlooked by the High School. To the south there is the A737 and the settlement of Johnstone beyond. Linwood lies to the east of the site, but somewhat separated by the grounds of the former Johnstone Hospital. The former hospital site is allocated for housing.

Assess the overall prominence of the site:

The site is within an open, very gently undulating landscape that is almost flat in character. The boundaries of the site provide limited containment and therefore the site is visible from the surrounding landscape. The site is overlooked from the High School to the north, and is visible from the A737 and A761 where views are not obscured by boundary vegetation.

Make a note of the key views both out of the site and internally:

There are open views in most directions from much of the site, however the tree belt does curtail views towards the west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition as farmland.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is immediately to the south west of the Linwood settlement. The flat landscape creates a setting to the settlement and provides some local separation between limited and Brookfield.

Does the site form a gateway into a settlement?

Yes, the site currently forms part of the gateway to Linwood.

Does the site prevent coalescence of settlements?

The settlements of Linwood and Johnstone are separated only by the A737 and White Cart Water corridors. The development of this site could contribute to a more defined urban area west of Linwood and the NCN cycle route.

Does the site contribute to the setting of the area/ settlement?

The site provides the immediate rural setting to western parts of Linwood as experienced from the A737

Does any part of the site form a strong boundary to the settlement?

The eastern site boundary adjoining the former Johnstone Hospital site forms the current settlement edge, but is not particularly robust. An existing woodland belt to the west of the site, aligned with that of the school to the north, has the potential to form a well defined western settlement edge.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

The site comprises farmland and benefits from some containment by surrounding trees and woodland. With development of the former Johnstone Hospital site for housing to the immediate east, the site would become bounded by urban developments on three sides. Development of the site would not significantly alter the minimal green belt separation between Linwood and Johnstone, nor significantly lessen the separation distance between Brookfield and Linwood, with the existing tree belt to the west forming a logical settlement edge.

Describe the potential mitigation measures that could be taken on site:

Any development should set within the existing young woodland framework towards the west of the site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The site is very close to the eastern edge of site 2050, and should be both sites be developed there would be minimal green belt separation between these areas of settlement.



The main A737 dual carriageway visible beyond the southern site boundary.



The belt of young trees close to the western site boundary.



View north along the unclassified road/ Core Path towards St Benedict's High School.



Johnstone lies to the south of the site, separated by the A737 and the former rail corridor/ NCN 7.

Renfrewshire LDP Landscape Assessment

Site no.: 2044
Date: 20/09/18

Location: 5 East Fulton Holdings,
 Linwood
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Core Paths along roads bounding the site to the south and west.

Briefly describe the landscape character, landform features, shape and land use of the site:

The site is rectangular and largely flat, and is currently used for the permanent siting of residential mobile homes/ caravans. There are several units on the site, plus ancillary structures including sheds, internal fences and areas of hardstanding.

Describe the boundaries of the site and comment on containment they may provide:

The site is enclosed by closed board timber fencing which restricts views into the site. The boundary is partly vegetated including to the north of the site where some coniferous trees provide partial screening/containment to the site.

Note the adjoining landscape character and landuses:

The site is just beyond the northern settlement edge, and there is open undulating farmland to the west north and east. A rise in the landscape to the north provides some topographic containment in this direction. Housing within the urban area of Linwood lies a short distance to the south while a number of single properties are present at East Fulton Holdings close to the site. A short distance to the south west is a commercial premises (LDP site 2026).

Assess the overall prominence of the site:

Buildings on the site are discernible from Craig Road between Craighends and Linwood, and from the outer fringes of Craighends, but views into the site are partly screening by boundary vegetation. When viewed from the edge of Craighends buildings tend to be backclothed by trees. The site is of low prominence.

Make a note of the key views both out of the site and internally:

Internal views are largely curtailed by internal fencing. Outward views are limited, however some views to the adjacent countryside are available from units sited near the northern boundary.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears in good repair, maintained as an area of permanent dwelling.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is of value as a place of residence, but is of limited wider value to the landscape/ townscape, forming only a minor part of the wider setting of Linwood.

Does the site form a gateway into a settlement?

Yes, the site forms part of the gateway to the settlement on the approach from Craighends along the minor Craig Road.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

No

Does any part of the site form a strong boundary to the settlement?

Elements of the site itself do not form strong boundary features, however the lane at the southern boundary of the site is a logical settlement/ green belt edge feature.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

The site is beyond the settlement boundary at the northern edge of Linwood and accommodates permanently sited mobile homes/ caravans. The site is small and benefits from a degree of topographic containment and screening, reducing its prominence in the landscape. Several other properties lie beyond the settlement edge at this location. With the inclusion of appropriate landscape treatments, a limited level of development could be accommodated at the site. Development of the site would have no material effect on the perceived green belt separation between Craigends and Linwood.

Describe the potential mitigation measures that could be taken on site:

Boundary planting would be an effective mitigation.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The site is very close to LDP2026 however no significant cumulative issues resulting from the development of both sites are identified.



View south from Craig Road, with units on the site just visible above the rising landform.



View from the south eastern edge of Craigends, with units on the site just visible in the centre of the photograph, backclothed by trees.



An entrance to the site from Craig Road, with coniferous trees providing screening to the north visible.



The site as viewed from the lane at the southern boundary.

Paisley Sites

LDP2016
LDP2022
LDP2034
LDP2041
LDP2086
LDP2087
LDP2088
LDP2089

Renfrewshire LDP Landscape Assessment	
Site no.: 2016 Date: 22/02/18	Location: Site at Gleniffer Road, Paisley Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The irregularly shaped site is a Scottish Water Works, it is unclear what the present status of the water works are. The site is on a steep escarpment that forms an edge to the development of Paisley. The site is inaccessible and surrounded by security fencing and protected by CCTV. Assessment has been carried out by looking into the site from the perimeters.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site boundaries to the east, south and west are a tall metal palisade fence approximately 1.8 m high in areas along Gleniffer Road. To the south and east of the site there is an extension to the fence above the palisade fence. The boundary along the north is a palisade fence along the rear garden boundaries of residential properties.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the south and southeast there is scrubby vegetation with established trees creating an enclosed landscape character on the steep escarpment. To the west of the site there is overgrown grassland that appears derelict but has established footpaths within it. To the north of the site there are the extents of the settlement.	
<u>Assess the overall prominence of the site:</u>	
The site is in a prominent location and can be seen from the settlement to the north of the site. The site can also be seen from the Gleniffer Road and overgrown grassland to the west of the site. The site is on the escarpment that currently limits development of Paisley. This is Gleniffer Braes Country Park.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are views of the site from Castlevue Drive and Castlevue Avenue and from Gleniffer Road. There are also views of the site from the open grassland area to the west of the site, part of Gleniffer Braes Country Park.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
Landscape associated with the site is overgrown and there is evidence of litter and tipped material. It is enclosed by a tall metal palisade fence that has restricted people entering the site. As a secure site, there was little evidence of vandalism.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is predominantly an open space, albeit not accessible to the public and is part of the series of open spaces that make up the escarpment to the south of Paisley limiting its growth. The site is of a high value due to its prominence and close proximity to Gleniffer Braes Country Park.	

<u>Does the site form a gateway into a settlement?</u>	
Yes, the site is at the entrance into Paisley from the south along Gleniffer Road.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
The site contributes to the setting of Paisley. Paisley has been developed up to the bottom of an escarpment. This site is just beyond the settlement edge and is part of the escarpment.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The escarpment forms a strong boundary to the south of Paisley.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>A site currently owned / operated by Scottish Water. The site is in a prominent location and part of the escarpment that forms a boundary to the development of Paisley. Development of this site would begin the extension of Paisley up onto the escarpment towards Gleniffer Braes Country Park that currently limits its growth. Development would have a detrimental impact on the landscape character.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Prominent site, no mitigation identified.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
No.	



View across the site from the southern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2022 Date: 22/02/18	Location: Arkleston Farm, Paisley Proposal: Mixed
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is an irregular trapezoid shape, the land use is arable farmland that is open and undulating in character, the boundaries between fields are established hedges. Two farmsteads and a number of roads are present within the site. The site includes a cemetery and there is a mature avenue of trees, parallel to the M8 leading to it. The site includes small linkage sections associated with the M8 to the north.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The southern boundary is alongside the top of a railway line embankment that is a timber post and wire fence that in places has scrubby vegetation and established trees along it, this provides limited containment to the site. The eastern boundary is alongside Penilee Road. . The northern boundary is formed by the the M8 motorway. The western boundary is formed by Arkleston Road with post and wire fencing and some hedges in places.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the west there is the settlement of Paisley, that has an urban character. To the east there is the Hillington Industrial Estate that has an enclosed industrial commercial character with large sheds and warehouses. To the north there is the M8 motorway and beyond this the settlement of Renfrew. To the south beyond the railway line there is the Barshaw Park Golf Club and open undulating arable fields.	
<u>Assess the overall prominence of the site:</u>	
The site is in a prominent location alongside the settlement edges and the M8. The undulating character of the site increases prominence.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are views to and from the site to the M8 to the north and to and from the settlement edges to the north, east and west. There are also views within the site to and from the local roads to local prominent farmstead developments and the cemetery. There is a pedestrian bridge over the M8 that links to the site, which offers strong views into it.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a generally good state of repair and maintained as arable and grazing farmland and as a cemetery. There is no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is of a high value due to its location along the M8 road corridor and open undulating character. The site is also of a high value for the setting it creates for the surrounding settlements and because it prevents the coalescence of settlements.	

<p><u>Does the site form a gateway into a settlement?</u></p> <p>Yes, the site provides a gateway setting into Paisley when travelling from the east along the M8 and local roads. The site also acts as a gateway site to the Hillington Industrial Estate when travelling from the west towards the Industrial Estate.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>Yes, the site is an important green wedge and prevents the further coalescence of Paisley and Hillington.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the sites are very prominent and provide a pleasant and attractive setting to Paisley and Hillington Industrial Estate.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>Large area of farmland east of Paisley immediately south of the M8. The site currently prevents the further coalescence of settlements and provides a setting for the settlements surrounding it. The site could potentially accommodate a very limited amount of sensitive development, i.e. associated with the farmsteads or the existing cemetery.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>No mitigation suggested, only small scale development associated with the existing farmsteads or the existing cemetery would be appropriate.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View west from Arkleston Road within the site.



View north towards the M8.

Renfrewshire LDP Landscape Assessment	
Site no.: 2034 Date: 22/02/18	Location: West of Caplethill Road, Cross Stobbs, Paisley Proposal: Mixed
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is roughly triangular in shape, it is a collection of undulating grazing fields with established hedges that have a few established trees. In the northern area there is the Harelaw Burn that flows out of the site northwards and a farmstead development with access track. In the south west of the site there is a field that appears derelict and has scrubby vegetation and small trees. At the southern point of the site there is a square area of overgrown unmaintained grassland.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The northern boundary of the site travels through open fields with no physical boundary, this provides no containment to the north. To the south east and south west the boundaries of the site are a combination of established hedges with established trees.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the south, south west and south east there is the settlement of Barrhead, to the east there is an industrial estate that is screened by an earth mound. To the north of the site there is open undulating grazing fields.	
<u>Assess the overall prominence of the site:</u>	
The site is of high prominence due to the minimal containment created by the site boundaries and by the undulating topography of the site. The overgrown derelict appearing field in the south west of the site is of a lower prominence due to the gentle topography to the north, there are a number of established trees here that also create localised containment. Overall the site is prominent..	
<u>Make a note of the key views both out of the site and internally:</u>	
There are views to and from the site to the busy Caplethill Road that connects Paisley to Barrhead, there are also views to and from the settlement and the site and to and from the farmstead within the site. There are also views to and from the B771 to the south east of the site.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a good condition, the majority of the site is well maintained with the exception of the derelict looking field in the south west of the site, this appears derelict with overgrown areas of scrubby vegetation. Generally, the site is well maintained with no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site overall has a high value, it forms a rural setting and outlook for the settlement. The undulating landform with a farmstead development nestled within a dip is visually well balanced and forms an attractive local view when approaching the settlement. The site forms and defines the settlement edge along Caplethill Road to the south west and Grahamston Road to the south east.	

<p><u>Does the site form a gateway into a settlement?</u></p> <p>Yes, currently the site is at the entrance into Barrhead from Paisley to the north west and from the B771 when travelling from the north east. The site creates an attractive setting and gateway to the settlement.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes. The site has an attractive appearance and creates an attractive setting for this area of the settlement. The farmstead development nestled within the undulating topography creates a pleasing and well-balanced setting at the entrance into the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The overgrown areas in the south and south west of the site currently provide a boundary to the settlement.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A small site located at the northern fringe of Barrhead, but within Renfrewshire. The site forms an attractive setting for the settlement and it forms and defines the existing settlement boundary along Caplehill Road to the south west and Grahamston Road to the south east. Any development on this site would alter the settlement and be highly prominent. Development within the site would be associated with the urban area of Barrhead, and isolated from that in Renfrewshire.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>No mitigation suggested, development of the site should be avoided. .</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View west across the site from the B771.



View east across the site from the B744

Renfrewshire LDP Landscape Assessment	
Site no.: 2041 Date: 22/02/18	Location: Harelaw Farm, Caplethill Road, Paisley Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. Core Path runs through the site.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Roughly triangular shaped site in rolling grazing farmland with substantial belts of woodland together with smaller groups of trees throughout. Some of the site is wet with some ponding noticed.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the southwest boundary there is a low fence with fragmented overgrown hedgerow. This offers partial containment only. To the south an existing woodland shelter belt provides visual containment. The northern and eastern field boundaries have sections of hedge lines / woodland and provide containment in sections only.	
<u>Note the adjoining landscape character and Landuses:</u>	
Rolling farmland sub-divided by woodland shelter belts and hedgerows. To the southwest the land rises with an extensive path network associated with Gleniffer Braes Country Park. To the north is the site of Dykebar Hospital and to the west is Thornly Park Campus (West of Scotland University) including sports facilities.	
<u>Assess the overall prominence of the site:</u>	
When viewed from Caplethill Road (B774) the site is overlooked giving it prominence.	
<u>Make a note of the key views both out of the site and internally:</u>	
The site is in an elevated location and offers panoramic views over Paisley towards the Campsie Fells and Kilpatrick Hills.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site in a good condition with no vandalism or litter noted.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is within a central section of the greenbelt between Paisley and Barrhead and contributes significantly to the landscape value. The core path which runs through it and the association with the Gleniffer Braes area further contributes to its local significance.	
<u>Does the site form a gateway into a settlement?</u>	
No.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	

<u>Does the site contribute to the setting of the area/ settlement?</u>	
Yes, long views over the site contribute to the setting of Paisley.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
No.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>A small site located in a central position within the green belt between Paisley and Barrhead and assists considerably in providing the setting and separation between these settlements. Development of the site in isolation is likely to have a detrimental effect upon setting and local landscape character.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Retain established trees and woodland belts.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
The site adjoins onto LDP 2087 and LDP 2888 but wouldn't provide a robust settlement edge if developed.	



View east across the site.



View across the site from the B774 to the south.

Renfrewshire LDP Landscape Assessment	
Site no.: 2086 Date: 22/02/18	Location: UWS, South Avenue, Paisley Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Green belt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Flat, rectangular site, a former Tennis and Squash Club now a derelict site enclosed by established mature trees.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The boundaries are established mature trees that provide containment to the site. The northern boundary borders the rear garden boundaries of residential properties along South Avenue.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the south and west there is established woodland, to the south east there is an open grazing field and to the east there are open fields that are overgrown with grasses and scrubby vegetation and at the time of the site visit had a derelict appearance. To the north there is the settlement of Paisley, this area has large detached houses with large garden areas.	
<u>Assess the overall prominence of the site:</u>	
The site is of low prominence, it is of a lower level than that to the north and is enclosed by woodland.	
<u>Make a note of the key views both out of the site and internally:</u>	
There are some views from the site to the arable and derelict looking fields to the south east and east, there are limited views into the woodland to the south and partial views to and from the large detached houses to the north.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is derelict and vegetation is colonising the former tennis courts.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site has a low value in its current state, the site is derelict and not contributing positively to the settlement or the greenbelt.	
<u>Does the site form a gateway into a settlement?</u>	
No.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	

<u>Does the site contribute to the setting of the area/ settlement?</u>	
No.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The woodland area to the south and west of the site forms a settlement boundary, this site is within the settlement boundary.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input type="checkbox"/> 1, Sensitive, not suitable for development. <input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>A very small site at a former tennis/ squash club adjacent to a residential area. The established trees on the site provide some containment, however development could result in similar types of 'backland' development beyond the settlement boundary and within the green belt which would be detrimental to the green belt boundary to the south of Paisley.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
No mitigation suggested.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
No.	



Internal view of the western part of the site.



Internal view of the eastern part of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2087 Date: 22/02/18	Location: University of West of Scotland, Thornly Park, Paisley Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Core Paths running through and adjacent to site boundaries. Southern edge of the site is the Greenbelt boundary.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Irregularly shaped site, the south-east area which contains a number of playing fields is relatively flat and open, the area to the north west of this is student accommodation 2 - 3 storey's high. This area also contains a number of established trees that create an enclosed feeling to the centre of the site. The north-western portion of the site consists of fields (grazing) with a line of mature trees and tree belts to the edges. The land slopes down to residential properties.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The boundaries to the north, east, south and west are bands of established mature trees that offer containment to the site. At the entrance into the site on the south-western boundary along the B774 Caplethill Road there is a break in the band of established trees that allows views into the site, here along this section of the site boundary there is an established maintained hedge. The northern portion backs onto Braefoot Crescent.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the east, south and west beyond the established tree belts there are open gently undulating grazing and arable fields with established hedges and the occasional mature tree and tree belts that conceal disused railway lines. To the north is an existing residential area.	
<u>Assess the overall prominence of the site:</u>	
The site has a generally low prominence in the wider landscape, this is created by the established tree belts screening the site and the relatively gently undulating topography.	
<u>Make a note of the key views both out of the site and internally:</u>	
The main views are to and from the site to the B774 Caplethill Road to the south west, internally there are views between the playing fields and accommodation buildings. There are also partial views from the northern boundary area to the residential properties in the north.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a good state of repair and is clearly maintained, the site has no vandalism or litter present.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is generally self-enclosed by established bands of trees. The playing field land use and student accommodation has an edge of settlement character. Although the site currently has value as a recreational use for the University, the current use is to cease which would leave a vacant previously used site at the edge of the settlement.	
<u>Does the site form a gateway into a settlement?</u>	
No.	

<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
The established woodland belts around the site boundaries creates an attractive setting locally and is consistent with the landscape character between Paisley and Barrhead.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
No.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input checked="" type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>Site includes playing fields and student accommodation blocks at the settlement edge. The site is gently undulating and enclosed by established woodland along its boundaries. Due to the self-contained nature of the site, low prominence and fact that it is already developed this site could accommodate appropriate development as long as this did not have a negative impact on the setting of the green belt.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
The established mature trees along the boundaries of the site should be retained. The established trees within the site amongst the student accommodation should also be retained as these create a setting and containment for the site.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
The development of this site, in addition to LPD 2041, would substantially extend Paisley to the south. The containment provided by this site would be weakened.	



Playing fields occupying the southern part of the site.



Internal buildings and planting.



Woodland buffer along the eastern boundary of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2088 Date: 22/02/18	Location: Grahamston Road/ Hurlet Road – Dykebar Hospital (Western Site) Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Core Paths running through and adjacent to site boundaries. Southern edge of the site is the Greenbelt boundary.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Irregularly shaped site consisting of a series of Hospital buildings to the northern portion a number of which are disused with landscaped areas and fields to the south. There are areas of woodland together with individual mature trees.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The majority of the site is bounded by a broad woodland shelterbelt, which provides visual containment. There is a small section bounded by a residential development to the north west. A portion of the eastern boundary, towards the south, is associated with existing fields. There are distinctive gates and walling at the entrance to the site in the north east.	
<u>Note the adjoining landscape character and Landuses:</u>	
Gently undulating landscape to the east, west and south. There are residential properties to the north.	
<u>Assess the overall prominence of the site:</u>	
Due to the enclosed nature of the site, with broad mature woodland shelterbelt planting, the site is not considered to be prominent.	
<u>Make a note of the key views both out of the site and internally:</u>	
From the Hospital buildings there are long views of Gleniffer Braes to the south. From the higher points of the site towards the south there are long views north.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is generally in a good condition though some buildings are not in use.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
Within the Hospital grounds there are listed buildings set within open grounds and associated with a mature landscape. This creates a distinctive landscape character. The southern section of the site is more rural in character.	
<u>Does the site form a gateway into a settlement?</u>	
The eastern boundary provides a gateway into Paisley.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	

<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site entrance and associated mature landscape contributes to the setting and character of the area.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>Yes, the site can be considered part of the boundary of Paisley.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input checked="" type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>Hospital site including open pastures bounded by shelterbelt woodland. There is potential for redevelopment of the former hospital grounds. Development in this area will require to maintain the setting of existing listed buildings. The southern portion of the site is more rural in character but is contained by existing woodland belts which could provide a robust settlement edge.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>The established mature trees along the boundaries of the site should be retained to create a robust settlement edge.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>This site is self-contained and its development is unlikely to give rise to significant cumulative impacts, however, the development of the adjacent site LDP 2089 could have a significant impact on the landscape setting to the south of Paisley.</p>	



View south to the woodland shelterbelt enclosing the site.



Hospital buildings occupying the northern part of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2089 Date: 22/02/18	Location: Land to the East of Grahamston Road, Paisley Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Irregularly shaped site sub-divided into long fairly narrow strips running north to south by a disused railway line (outwith the site). The site consists of fields that are relatively flat gently rising southwards. The site is divided by low hedges and through some grouping of trees particularly associated with former railway embankment.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the roads that bound the site, A726 (Hurler Road) and Grahamston Road to the west, there are low hedges which offer little visual containment. The western and southern boundaries are also field edges with hedges and occasional larger trees. These also offer little visual containment. There is a small portion to the northwest where residential properties create the boundary and similarly to the northeast where there is a tree edge associated with a former travellers' site. The Oldbar Hills provide some limited containment to the east.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the south and east the landscape is rural. Land rises to the east towards the Oldbar Hills. To the north there are further fields. To the west is the grounds of Dykebar Hospital and the settlement commences adjacent to the north west corner of the site.	
<u>Assess the overall prominence of the site:</u>	
The site is within a prominent location adjacent to major roads and gently rising with little visual containment.	
<u>Make a note of the key views both out of the site and internally:</u>	
The site is open with long views to both the south and west.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a good condition with no vandalism or litter noted.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is of high value as an important component of the greenbelt at the entrance to the settlement.	
<u>Does the site form a gateway into a settlement?</u>	
Yes.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	

<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site provides setting and context to the entrance of Paisley.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>Yes, the northern and western portions of the site provide a strong boundary.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large site at the south eastern edge of Paisley. The site is an important area of the green belt that provides the immediate landscape setting to the settlement, beyond which low hills provide some containment to the settlement. The site itself has little containment and therefore is sensitive to development. Grahamston Road also provides a logical settlement edge, which the development site lies beyond.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>No mitigation measures identified.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Although the adjacent site LDP2088 is well contained the development of this site in addition to the Dykebar Hospital grounds would substantially extend the settlement boundary to the east into an area of greenbelt land which offers little containment.</p>	



Low hill to the north of the site beyond the A726.



View north across the open fields of the site.

Erskine and Inchinnan Sites

LDP2046

LDP2047

LDP2054

LDP2084

LDP2094

Renfrewshire LDP Landscape Assessment	
<u>Site no.:</u> 2046 <u>Date:</u> 08/02/18	<u>Location:</u> Northbar Phase 2, Erskine <u>Proposal:</u> Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the landscape character, landform features, shape and land use of the site:</u> Site is irregularly shaped, relatively low lying flat farmland. There is a significant group of mature trees. Some of the land appears wet.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The site boundary to the west is housing with a line of trees. Fragments of former hedge line and associated planting and no definable boundary to north and east. To the south there is a low field boundary wall with parkland trees evident and woodland.	
<u>Note the adjoining landscape character and landuses:</u> Agricultural land to north, south and east with woodland groups (mix of arable and grazing) and housing to the west.	
<u>Assess the overall prominence of the site:</u> From the majority of viewpoints within Erskine the site is not particularly prominent. However, it is highly visible from Clydebank Waterfront including the Queen's Quay area.	
<u>Make a note of the key views both out of the site and internally:</u> Site has key views towards Clydebank, the Titan Crane and Kilpatrick Hills beyond.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> Site is generally in good condition with no vandalism or litter noted.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> Site combines lower lying arable land to north and more gently rolling land with woodland and mature trees to the north. This provides an important edge to the settlement.	
<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> Site is part of a relatively narrow area of greenbelt between Erskine and Renfrew.	

<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site contributes to the setting of Erskine, particularly when viewed from Clydebank.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The site is part of the Erskine boundary. The site generally has an open character, however, existing mature woodlands provide some containment.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A small site of farmland in good condition to the east of the settlement edge. The site lies immediately north of an allocated housing site and development would result in a small extension to the settlement edge. Development of the site would not significantly weaken the existing green belt between Erskine, Inchinnan and Renfrew, however, there would be little containment of the site.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>The eastern boundary of the site provides the opportunity to strengthen the landscape setting providing a natural edge to the site.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>This site if developed would result in a small extension to the adjoining residential site released in the current Renfrewshire Local Development Plan.</p>	



View in to the site from the western boundary.



Existing housing at the eastern settlement edge of Inchinnan

Renfrewshire LDP Landscape Assessment

Site no.: 2047
Date: 08/02/18

Location: Southbar Linburn, Erskine
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a TPO designation covers the woodland around Southbar House, walled garden and approach road. There is a SINC immediately out with the site to the north east. Core Paths pass through and adjacent to the site.

Briefly describe the landscape character, landform features, shape and land use of the site:

Open grazing and arable farmland landscape, irregular in shape. An established belt of woodland trees marks the north of the site along Old Greenock Road. A high point is located at the southern boundary and this has sections of woodland cover. There are a few farmstead developments on site, including some which have been converted to residential properties.

Describe the boundaries of the site and comment on containment they may provide:

The site boundary to the west is a continuation of established hedges and post and wire fences in sections. There are also established trees in places but there is a lack of containment to the western boundary. Along the northern boundary there is a combination of established woodland with a timber post and wire fence with sections of a stone wall. The established woodland along the northern boundary provides containment of the site with the scrubby vegetation and trees to the north of Old Greenock Road providing a strong settlement boundary. To the south the boundary follows the field lines with some woodland areas and hedges, this offers containment in part. To the east the site adjoins the wooded corridor of the A726, with the boundary formed by a stone wall.

Note the adjoining landscape character and landuses:

To the north there is the Old Greenock Road, densely wooded embankment and the settlement of Erskine. To the south east, south and east there is open arable and grazing farmland. The M8 is immediately to the west and travels in a north to south direction.

Assess the overall prominence of the site:

The site is prominent from the south, the high point of the site forms a local landmark and can be clearly seen from the south. The site is less prominent from the M8 and Old Greenock Road to the west and north.

Make a note of the key views both out of the site and internally:

There are views to and from the high point. There are limited views to and from the roads and settlement to the north and east due to local landform rising from the road screening the site and established woodland belts.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high value, the high point creates a local landmark and the woodland has been protected with a TPO designation, this high point can be clearly seen from the flatter landscape to the south and west. The site slopes upwards from the Old Greenock Road, this with the established woodland belt along this road provides containment to the settlement.

<p><u>Does the site form a gateway into a settlement?</u></p> <p>No.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the local high point creates a landmark within the otherwise flat landscape to the south and west.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The settlement has a strong boundary out with the site, the strip of land to the north of Old Greenock Road that separates the site from Erskine slopes upwards from the road and contains dense scrubby vegetation and trees that creates a strong settlement edge. The site is beyond the settlement boundary.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A large site to the south of Erskine, separated by the Old Greenock Road. This site is outside the settlement boundary and is part of the open farmland landscape character to the south and west of Erskine. The settlement to the north and east of the site has a strong settlement boundary and this site is beyond that. Development would have a detrimental impact on the landscape setting of Erskine.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>None identified.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View across the site from the eastern site boundary at the A726.

Renfrewshire LDP Landscape Assessment

Site no.: 2054
Date: 08/02/18

Location: Land at Erskine Hospital,
 Erskine
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Big Wood SINC is located within the northern part of the site. Woodland within the site is identified as LEPO on the SNH Ancient Woodland Inventory.

Briefly describe the landscape character, landform features, shape and land use of the site:

Site is irregularly shaped and forms part of Erskine Hospital Complex. It includes Hospital and residential buildings, garden centre, parkland landscape and substantial areas of woodland, some of which are ancient.

Describe the boundaries of the site and comment on containment they may provide:

There is a broad woodland belt to the southern boundary (B8015), which provides significant containment. A wooded embankment to the east contains site from Erskine Bridge road. Broad woodland also bounds the site to the east which provides containment, northern boundary is less defined.

Note the adjoining landscape character and landuses:

Golf course to north with parkland character adjacent to the River Clyde. Established Hospital grounds with significant woodland south and distinctive parkland character to the west. Agriculture to south and mature woodland to the east.

Assess the overall prominence of the site:

The site is overlooked by the major road network, Erskine Bridge, and is therefore prominent in the landscape with the existing woodland being a strong landscape feature.

Make a note of the key views both out of the site and internally:

The site affords views over the open parkland of the Hospital landscape towards the Kilpatrick Hills. To the north of the site there are views to the Erskine Bridge.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is maintained to a high standard. There are some areas of transition where former residential buildings have been demolished.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site, as part of the ground of the Erskine Hospital, is distinctive and includes a number of listed buildings. Woodlands associated with the site and this part of Erskine should be retained as an asset to the area.

Does the site form a gateway into a settlement?

No.

<p><u>Does the site prevent coalescence of settlements?</u></p> <p>No.</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The site contributes to the setting of the River Clyde at the Erskine Bridge.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input checked="" type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>The site forms part of the Erskine Hospital Estate. Areas within the site include existing buildings or previously used land. Sensitive development of these areas could be accommodated. The site is well contained and development would have limited impact on the landscape or wider green belt.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Development should be set within the existing strong landscape framework with an opportunity to strengthen existing woodland.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>None noted.</p>	



Internal view of the site from Nursery Avenue.



View north along the main access into the site from the A726.



View south from Nursery Avenue to the Erskine Bridge.

Renfrewshire LDP Landscape Assessment	
<u>Site no.:</u> 2084 <u>Date:</u> 08/02/18	<u>Location:</u> South of Inchinnan Village <u>Proposal:</u> Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt. Core Path runs through the site.	
<u>Briefly describe the landscape character, landform features, shape and land use of the site:</u> The site is irregularly shaped farmland. There are gentle rising slopes to the north west. There is limited hedgerows and associated vegetation associated with some field boundaries. There is a lit footpath running north / south.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> The southern boundary to Greenock Road (A8) is bounded by low predominantly hawthorn hedging. The western and eastern boundaries bounded by low hedging. To the north the site is bounded by a mix of hedging and fencing. Some associated with housing. The boundaries offer little substantial visual containment.	
<u>Note the adjoining landscape character and landuses:</u> To the west there are fields of similar landscape character. To the north west the fields rise and there is a substantial woodland grouping on an elevated location, which is prominent in the landscape. South of the site is commercial / industrial use including the setting of the listed, Art Deco India of Inchinnan building. To the north east is Inchinnan Village with Inchinnan Parish Church being prominent.	
<u>Assess the overall prominence of the site:</u> The site is prominent particularly in the context of views from the A8 Greenock Road. It provides the landscape context and setting for other locally significant features.	
<u>Make a note of the key views both out of the site and internally:</u> The footpath running north south through the site provides views of the India of Inchinnan building, Inchinnan Village and of wooded ridge separating the site from East Freeland.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site is in good health being used for agriculture with little sign of significant vandalism or litter.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site has value as a greenbelt buffer between Erskine / Inchinnan Village and Inchinnan Industrial area).	
<u>Does the site form a gateway into a settlement?</u> The site could be regarded as a gateway to Inchinnan Village.	
<u>Does the site prevent coalescence of settlements?</u>	

Yes.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Yes, the site assists the setting of Inchinnan.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The site is part of the boundary of Inchinnan Village.	
<u>Sensitivity of site to development (Tick):</u> <input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<u>Summary/ Other comments</u> A site comprising farmland between Erskine/ Inchinnan and Inchinnan business park. The site provides green belt separation between the residential area and industrial area. A ridge of high ground currently provides containment to the southern parts of Erskine/ Inchinnan and development on this site would lie beyond this ridge, with limited relationship to the wider settlement area.
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Due to the open, level nature of the site and adjoining landscape no mitigation measures are identified.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
Site LDP 2047 to the west is close to the site and if developed in addition to this site it would substantially extend Erskine to the south.	



View south across the site to Inchinnan Business Park.



View north towards the southern edge of Inchinnan Village.

Renfrewshire LDP Landscape Assessment	
Site no.: 2094 Date: 30/08/18	Location: Beardmore Cottages, Inchinnan Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. Teucheen Wood immediately north of the site is included in the Ancient Woodland Inventory, protected by TPO and is a SINC.	
<u>Briefly describe the landscape character, landform features, shape and land use of the site:</u>	
A small approximately rectangular site at the eastern edge of Inchinnan Village. The site comprises arable farmland which slopes downwards to the south east, with a small area of trees, grass and reeds to the south.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the west the site adjoins houses at the eastern edge of Inchinnan Village, to the north is deciduous woodland. The boundary to the east is open to arable farmland. To the south some trees and a hedge separate the site from the A8 road corridor. Trees woodland and housing provide some containment to the north, west and south, however the site is uncontained to the east.	
<u>Note the adjoining landscape character and landuses:</u>	
Farmland in open countryside lies to the east of the site, and also to the south separated by the A8 road corridor. The urban area of Inchinnan lies immediately to the west, while a block of woodland (Teucheen Wood) lies to the north.	
<u>Assess the overall prominence of the site:</u>	
The open eastern site boundary, and the south easterly site aspect, results in some prominence from the A8 east of the site. From this direction much of the settlement benefits from topographic/ vegetative screening. From other directions the site is substantially screened.	
<u>Make a note of the key views both out of the site and internally:</u>	
Visibility across the site is unrestricted. Longer distance views are available towards the south east to Renfrew.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is largely arable farmland which appears in good condition.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site has some value as part of the immediate rural setting to Inchinnan Village.	
<u>Does the site form a gateway into a settlement?</u>	
Yes, the site forms part of the gateway to the settlement from the A8 travelling west.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	

<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>The farmland of the site forms a part of the eastern setting to the settlement, however because the site is small its contribution to the settlement setting is also relatively small.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>The boundary to the settlement adjacent to the site is weak, formed by the garden fences of neighbouring properties. The site includes no strong potential settlement boundary features.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input checked="" type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A small, poorly contained site at the settlement edge and at a settlement gateway. The site is therefore relatively sensitive. However here the existing settlement edge is weak and development of part of the site would not greatly compromise this edge or the settlement setting if appropriate landscape treatments could be included along the eastern site boundary, linking with the larger woodland of Teucheen Wood to the north.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>A woodland buffer should be included along the eastern site boundary extending from Teucheen Wood to the A8, creating a defensible settlement edge and Greenbelt boundary.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View from the western site boundary including Teucheen Wood to the north of the site.



View north from the southern site boundary.



Trees and other vegetation at the south eastern corner of the site.

Bishopton Sites

LDP2023

LDP2042

Renfrewshire LDP Landscape Assessment	
Site no.: 2023 Date: 22/02/18	Location: Good Shepherd, Old Greenock Road, Bishopton Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u> Greenbelt.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u> A small, elongated site along Chestnut Avenue located to the west of Bishopton. The site is immediately adjacent to a small linear development of housing along the track. The site comprises grazing land and is broadly flat, situated on an elevated landform above the Clyde valley to the north.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u> Chestnut Avenue, a minor road/ track, bounds the site to the south east, along which there are mature trees and a stone dyke. This track forms part of the core path network. There is a fenced boundary with an adjacent residential property to the south west. There is a degree of enclosure provided in these directions, however to the north and east the site is open to the surrounding pastures.	
<u>Note the adjoining landscape character and Landuses:</u> The setting to the site is largely rural including open agricultural pastures, a nearby country club and a secure residential unit at The Good Shepard Centre <0.5km to the north west. The settlement of Bishopton is <400m to the south east, but the site and neighbouring residential properties are separated from the settlement.	
<u>Assess the overall prominence of the site:</u> The aspect of the site is towards the north and therefore away from most surrounding visual receptors, and toward the south the site is partly contained by trees and neighbouring properties. The site is therefore not prominent.	
<u>Make a note of the key views both out of the site and internally:</u> There are good views from the site towards the north across the Clyde. The settlement edge at Bishopton is also visible a short distance to the south east.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u> The site appears in relatively good condition, with no signs of vandalism or undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u> The site is a small part of the wider pastoral landscape to the west of Bishopton, but not recognised to be of particular value.	
<u>Does the site form a gateway into a settlement?</u> No.	

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

No.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- 1, Sensitive, not suitable for development.
- 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.
- 5, Not sensitive to change, potentially suitable for development, few features to retain.

Summary/ Other comments

Development of the site would have only localised impacts on green belt and landscape character, but may result in the part urbanisation of Chestnut Avenue and increase the likelihood of further ribbon development along the track.

Describe the potential mitigation measures that could be taken on site:

None identified.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



Chestnut Avenue which runs adjacent to the site.



Existing residential development at the south western site boundary.



Views towards the north across the Clyde valley.



The settlement edge at Bishopton to the south east of the site.

Renfrewshire LDP Landscape Assessment	
Site no.: 2042 Date: 22/02/18	Location: Craighton Farm, Bishopton Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. A Core Path runs along part of the western site boundary, linking to the Craighton Burn.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
A large irregularly shaped site to the east of Bishopton on sloping undulating terrain of a low hill at the eastern end of the settlement. The site comprises two large arable fields, divided by a derelict stone dyke with some boundary trees and other vegetation	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site lies between Bishopton and the M8 corridor. To the west the site is bounded by the urban area of Bishopton, and the boundary is defined by garden fences, stone dykes and some hedgerow vegetation. The southern boundary is defined by the wooded corridor of the Craighton Burn. The M8 corridor encloses the site to the east, separated from the site by fencing and woodland planting. To the north is the Old Greenock Road which is fenced but relatively open, with some trees, shrubs and sections of hedge along the road. Topography results in the site being relatively exposed, but oriented towards the M8 corridor rather than the settlement.	
<u>Note the adjoining landscape character and Landuses:</u>	
The site is partly enclosed by the existing settlement but is adjacent to rural pastures and arable farmland. The adjacent motorway corridor has a notable influence on the rural landscape, and the interchange with the M898 is a short distance south east of the site.	
<u>Assess the overall prominence of the site:</u>	
The site is sloping site is locally prominent and features in views from part of the M8 when close to the site travelling northbound, from across the M8 corridor, and from Old Greenock Road and from Linburn at the western edge of Erskine. While visible from the surrounding rural landscape, the site is not visible from the majority of Bishopton or Erskine.	
<u>Make a note of the key views both out of the site and internally:</u>	
Longer distance views are available to the north to the Kilpatrick Hills north of the Clyde, in other directions views soon become curtailed by woodland, housing or landforms.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site appears to be good quality agricultural land with little sign of vandalism or misuse.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The landscape forms part of the rural setting to the eastern part of Bishopton. The site is located on the outer slopes of a hill at the eastern end of the settlement, with the settlement generally contained to the west or on the western slopes of the hill. Therefore, the site has a role in containing the settlement and screening it from views from the east. There is evidence of public accessing the site for walking, with a Core Path running along part of the site boundary to the west.	

<p><u>Does the site form a gateway into a settlement?</u></p> <p>The site forms a gateway to the settlement from Old Greenock Road travelling from the east, where the fields of the site are seen prominently on rising ground.</p>	
<p><u>Does the site prevent coalescence of settlements?</u></p> <p>The site does contribute to the Greenbelt buffer between Bishopton and Erskine. If developed, the settlement would be separated by only 500m across the M8/ M898 junction</p>	
<p><u>Does the site contribute to the setting of the area/ settlement?</u></p> <p>Yes, the site contributes to the immediate setting to the eastern part of the settlement.</p>	
<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>Parts of the western site boundary with the settlement are well vegetated and strong, however towards the north the boundary is somewhat weaker. The M8 boundary and Craigton Burn have would potentially create a strong settlement edge.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A greenfield site to the east of the settlement. Development of the site would extend the settlement to a defensible edge with the motorway and the Craigton Burn corridor. While it would erode the separation provided by the green belt between Bishopton and Erskine, the settlements would remain separated by farmland and other land uses compatible with green belt objectives. Development has the potential to be locally prominent on the sloping site, which could impact on setting and landscape character on the approach to Bishopton along Greenock Road.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>A strong internal and external landscape would be required to mitigate the visual effects of developing the site.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>Development of the site would significantly reduce the separation distance between Bishopton and Erskine.</p>	



View across the more northerly field including the western site boundary at the edge of Bishopton.



View across the more southerly field to the wooded Craigton Burn corridor.



A more robust settlement edge on the southern part of the western site boundary.



Housing in nearby Linburn (Erskine) seen in the distance beyond the M8.

Langbank Sites

LDP2060
LDP2068
LDP2079
LDP2082

Renfrewshire LDP Landscape Assessment	
Site no.: 2060 Date: 22/02/18	Location: Marypark Road, Langbank Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. The site is identified on the SNH Ancient Woodland Inventory as comprising semi-natural ancient woodland.	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
The site is located to the west of Langbank a short distance south of the main A8 trunk road. The site is irregularly shaped, steeply sloping, and covered by scrub/ emergent woodland.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
To the north the site borders the rear gardens of properties along Marypark Road. Elsewhere the site is surrounded by woodland and scrub, and the site boundaries are often open but in places fenced. The sloping ground means that the site is very open and exposed towards the north.	
<u>Note the adjoining landscape character and Landuses:</u>	
The main settlement area of Langbank lies to the east of the site, while a line of detached houses along Marypark Road is immediately north of the site, beyond which are the main coastal rail and road corridors and the River Clyde. To the south and west there is a landcover of woodland and scrub on steep and rugged terrain.	
<u>Assess the overall prominence of the site:</u>	
The sloping site is very exposed from the north and would be very prominent from houses along Marypark Road. However, the site is not visible from most of Langbank nor from the A8 or railway corridor because of the screening effects of trees. Development would be seen from the northern Clyde shoreline, but at a distance of approximately 2km.	
<u>Make a note of the key views both out of the site and internally:</u>	
Extensive views across the Clyde to the north.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site does not appear to be subject to vandalism or undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site forms part of the setting to Langbank. The site is part of a wider area identified as ancient semi-natural woodland, which contributes to the value of the site.	
<u>Does the site form a gateway into a settlement?</u>	
No.	

<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
Yes, the site forms part of the rural setting to the western part of the settlement.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
No.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>The site is located on scrub/ woodland west of the main settlement body. The site sits outside of the Langbank settlement envelope and is unlikely to relate well either to the main body of the settlement or the housing immediately to the north, over which it is likely to dominate. There is little containment to the site.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Housing would need to be carefully designed to integrate with those along Marypark Road. Any development would have to be set within a strong landscape framework to help provide a robust settlement edge.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
No.	



The site seen above housing on Marypark Road.



View into the site from the western boundary.



Outward views across the Clyde.

Renfrewshire LDP Landscape Assessment	
Site no.: 2068 Date: 22/02/18	Location: Eastbank, Houston Road, Langbank Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
<p>A broadly triangular shaped site split by the Glasgow Gourock / Wemyss Bay railway line. The site rises steeply southwards, away from the river Clyde and contains Eastbank House and associated buildings (Predominantly residential). The site includes both formal landscape, including a walled garden adjacent to the house, and mature parkland and woodland that appears to be of high quality. The linear section of the site to the north of the railway consists predominantly of a wooded embankment rising to the railway line. The grade of the embankment lessens at both the eastern and western edges of the site where it abuts existing properties on Main Road.</p>	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
<p>The northern boundary of the site, to Main Road is bounded by a drystone wall with dense woodland and scrub behind. This largely screens the railway, with the exception of some limited views of overhead cables and poles. The western boundary is adjacent to residential cul-de-sacs, A wide belt of mature woodland trees offer containment of the site to the west. The southern boundary, adjacent to fields consists of mature woodland together with fencing. Presently the site is well contained.</p>	
<u>Note the adjoining landscape character and Landuses:</u>	
<p>To the south of the site the landscape character consists of large grazing fields continuing to rise southwards. Consistent with the site these fields also contain belts and individual mature trees, a landscape pattern that is repeated along this section of the southern bank of the River Clyde. To the west of the site are residential properties which mark the edge of the main settlement of Langbank. The northern section of land adjacent to the site consists of a small number of residential properties adjacent to Main Street. Beyond these there is tree planting and the A8 dual carriageway including the Langbank roundabout.</p>	
<u>Assess the overall prominence of the site:</u>	
<p>The site is largely hidden, due to the presence of mature trees and woodland. However, its location, close to the Langbank roundabout at the entrance to the village, on a steep slope would potentially be very prominent if wooded cover was compromised to accommodate development.</p>	
<u>Make a note of the key views both out of the site and internally:</u>	
<p>Key views from the site are looking north over the Clyde towards Dumbarton, Kilpatrick Hills and beyond.</p>	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
<p>Site is maintained in good condition with no signs of vandalism or litter.</p>	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
<p>The site contains mature trees within a parkland setting, overlooking the Clyde. It forms a high quality edge to the Langbank Settlement, close to the main approach to the settlement – the Langbank Roundabout (A8). This is part of a wider landscape character of estates and larger individual dwellings with associated landscape grounds overlooking the River Clyde.</p>	

<u>Does the site form a gateway into a settlement?</u>	
The edge of the site could be viewed as a gateway into Langbank.	
<u>Does the site prevent coalescence of settlements?</u>	
No	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
The mature trees within the site contribute significantly to the setting of the settlement at its eastern boundary.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The western woodland belt forms a strong boundary to Langbank at the eastern edge of the settlement.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input type="checkbox"/> 1, Sensitive, not suitable for development. <input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>The site is within the grounds of Eastbank House. There may be very limited opportunity for development within the site which would be screened by the existing landscape structure, however accessing such potential development would risk compromising both the setting of the existing buildings and the overall landscape structure.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Avoid of the removal of existing trees.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
Site no. 2079, Drum Farm, Langbank is adjacent, and cumulatively, if developed would significantly expand Langbank eastwards.	



Residential properties within the site.



Internal access road within well vegetated grounds.



Access to the site beneath the railway line.

Renfrewshire LDP Landscape Assessment	
Site no.: 2079 Date: 22/02/18	Location: Drum Farm, Langbank Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
Prominent, elevated location, rolling landscape, significantly sloping to the north and east providing dramatic views over the River Clyde. The site consists of open grazing partially sub-divided by remnants of former field boundaries, including mature trees. The site is broadly an irregular trapezoid with a boundary formed by Old Greenock Road to the south, Main Street to the east, housing to the north and field boundary to the west.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site is bounded to the east and south by the B789 (Main Road) and the Old Greenock Road respectively, defined generally by a hawthorn hedgerow, post and wire fence and the occasional field boundary tree, offering little containment. To the west and north are trees and woodland of the adjacent settlement, farm and grounds at Eastbank provide a more enclosed boundary, but little containment as the site slopes upwards towards the south. At the larger scale the site is contained by the rising landform towards the south.	
<u>Note the adjoining landscape character and Landuses:</u>	
To the south and east the adjoining landscape character is of rolling agricultural landscape, broken by shelter belts and substantial areas of predominantly deciduous woodland, together with large i properties such as Gleddoch House (Hotel). To the north of the site is the transport corridor containing railway and dual carriageway adjacent to the River Clyde. Farmland continues to the west, above Langbank, and to the north west is the mature trees and grounds of the residential property East Bank.	
<u>Assess the overall prominence of the site:</u>	
The site is open in character and is highly visible from the surrounding landscape particularly associated with surrounding roads to the south and west. Due to screening afforded by trees and embankments the site is relatively well screened from the dual carriageway A8. Due to the prominent nature of the site it is also visible in the distance from Dumbarton and surrounding areas on the northern bank of the River Clyde.	
<u>Make a note of the key views both out of the site and internally:</u>	
Much of the site affords panoramic views northwards over the River Clyde to Dumbarton Rock and the Kilpatrick Hills beyond. Ben Lomond and surrounding hills and mountains are also clearly visible to the north. These views, from Old Greenock Road are framed to the west and east of the site by substantial areas of mature, predominantly deciduous woodland.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site is in a good state of repair with no vandalism evident.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site has landscape value, offering panoramic views over the Clyde. It provides a strong setting to the settlement as well as for adjacent large properties such as Gleddoch Hotel and Golf Course.	

<u>Does the site form a gateway into a settlement?</u>	
No	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
The site contributes substantially to the setting of the area and the settlement, when approached from the south. The landscape character of the site is contiguous with the landscape character to the south of the River Clyde of high quality grazing and parkland interspersed with areas of mature deciduous woodland.	
<u>Does any part of the site form a strong boundary to the settlement?</u>	
The north eastern boundary with Main Road provides a potentially strong edge feature.	
<u>Sensitivity of site to development (Tick):</u>	<u>Summary/ Other comments</u>
<input checked="" type="checkbox"/> 1, Sensitive, not suitable for development. <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.	<p>This is a highly prominent greenfield site that contributes strongly to the setting of Langbank. Development of the site is likely to be prominent on the steeply sloping ground and would be detached from the settlement further to the west.</p>
<u>Describe the potential mitigation measures that could be taken on site:</u>	
Limiting any development to the northern lower areas of site would lessen landscape and visual impacts. Any development should be contained within a strong landscape structure integrated with surrounding woodland and tree belts.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u>	
Site no 2068, Eastbank, adjoins the north western site boundary, however as the larger of the two sites the effects of developing site 2079 would be similar with or without the development of 2068.	



View across the site from Old Greenock Road.



View into the site from the junction of Main Road and Old Greenock Road.



Old Greenock Road looking west along the southern site boundary



View towards the wooded grounds of East Bank along the northern site boundary.

Renfrewshire LDP Landscape Assessment	
Site no.: 2082 Date: 22/02/18	Location: Marypark Road, Langbank Proposal: Residential
<u>Note any designations on the site e.g. SSSI, TPO's etc:</u>	
Greenbelt. Site is within the Finlaystone Estate SINC. The site is identified on the SNH Ancient Woodland Inventory as comprising semi-natural ancient woodland	
<u>Briefly describe the Landscape Character, landform features, shape and land use of the site:</u>	
A small wooded site, approximately triangular in shape, at the eastern end of a row of housing along Marypark Road to the east of Langbank. The site is flatter to the south becoming more steeply sloping to the north. The site is very close to both the A8 and railway.	
<u>Describe the boundaries of the site and comment on containment they may provide:</u>	
The site adjoins Marypark Road to the south where there is a walled boundary, and there is a residential property immediately to the west. Elsewhere the site is contained by surrounding woodland.	
<u>Note the adjoining landscape character and Landuses:</u>	
There is residential development to the west, road and railway corridors to the south, and in other directions steeply sloping woodland/ scrub.	
<u>Assess the overall prominence of the site:</u>	
The site is quite well enclosed and not prominent.	
<u>Make a note of the key views both out of the site and internally:</u>	
Dense vegetation restricts outward views however the aspect of the site is to the north overlooking the River Clyde.	
<u>Note the condition of the site, include state of repair, any vandalism and litter etc:</u>	
The site does not appear to be subject to vandalism or undesirable uses.	
<u>Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):</u>	
The site is part of the Finlaystone Estate SINC and included within the SNH Ancient Woodland inventory, contributing to the value of the site.	
<u>Does the site form a gateway into a settlement?</u>	
No.	
<u>Does the site prevent coalescence of settlements?</u>	
No.	
<u>Does the site contribute to the setting of the area/ settlement?</u>	
The site contributes only to part of the immediate setting to housing along Marypark Road.	

<p><u>Does any part of the site form a strong boundary to the settlement?</u></p> <p>No.</p>	
<p><u>Sensitivity of site to development (Tick):</u></p> <p><input checked="" type="checkbox"/> 1, Sensitive, not suitable for development.</p> <p><input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.</p> <p><input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.</p> <p><input type="checkbox"/> 4, Large areas of the site are potentially suitable for development, however attention to design and retention of site features is necessary.</p> <p><input type="checkbox"/> 5, Not sensitive to change, potentially suitable for development, few features to retain.</p>	<p><u>Summary/ Other comments</u></p> <p>A small site with capacity only for a single property. As an area of ancient semi-natural woodland, and also included within a local natural heritage designation (SINC), the site contributes to the local landscape resource. There appears to be little justification for withdrawing the site from the green belt.</p>
<p><u>Describe the potential mitigation measures that could be taken on site:</u></p> <p>Development should not result in the loss of woodland.</p>	
<p><u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u></p> <p>No.</p>	



View into the site from the south.



Residential property along the western site boundary.



The A8 seen from Marypark Road.