



Renfrewshire Local Development Plan – Main Issues Report

Strategic Environmental Assessment – Environmental Report (2017)



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1. Introduction

1.1 Renfrewshire has an attractive, varied landscape and an important historic environment. It offers a range of places, towns, villages, centres and spaces which are important to the area and local communities.

1.2 Renfrewshire also has a valuable natural heritage with a number of sites that have been designated as internationally important for wildlife.

Key Facts

1.3 The Renfrewshire Council area is shown on Figure 2 which illustrates a number of the key environmental assets. Renfrewshire is the ninth largest Council area in Scotland with a population of approximately 169,900, 3% of the total Scottish population.

1.4 80% of the area of Renfrewshire is rural with the remaining 20% being urban. Only 4% of the Renfrewshire population lives in the rural area and the urban area is relatively densely populated compared to the Scottish average (650 people per km in Renfrewshire, 65 people per km in Scotland).

1.5 The rural area provides a rich diversity of landscapes and wildlife habitats, which is one of the defining characteristics of the area.

1.6 The land in the east and north of Renfrewshire, adjacent to the main towns, is relatively flat and much of it is given over to agricultural uses. The River Clyde provides the northern boundary for Renfrewshire and the river valleys of the White and Black Cart

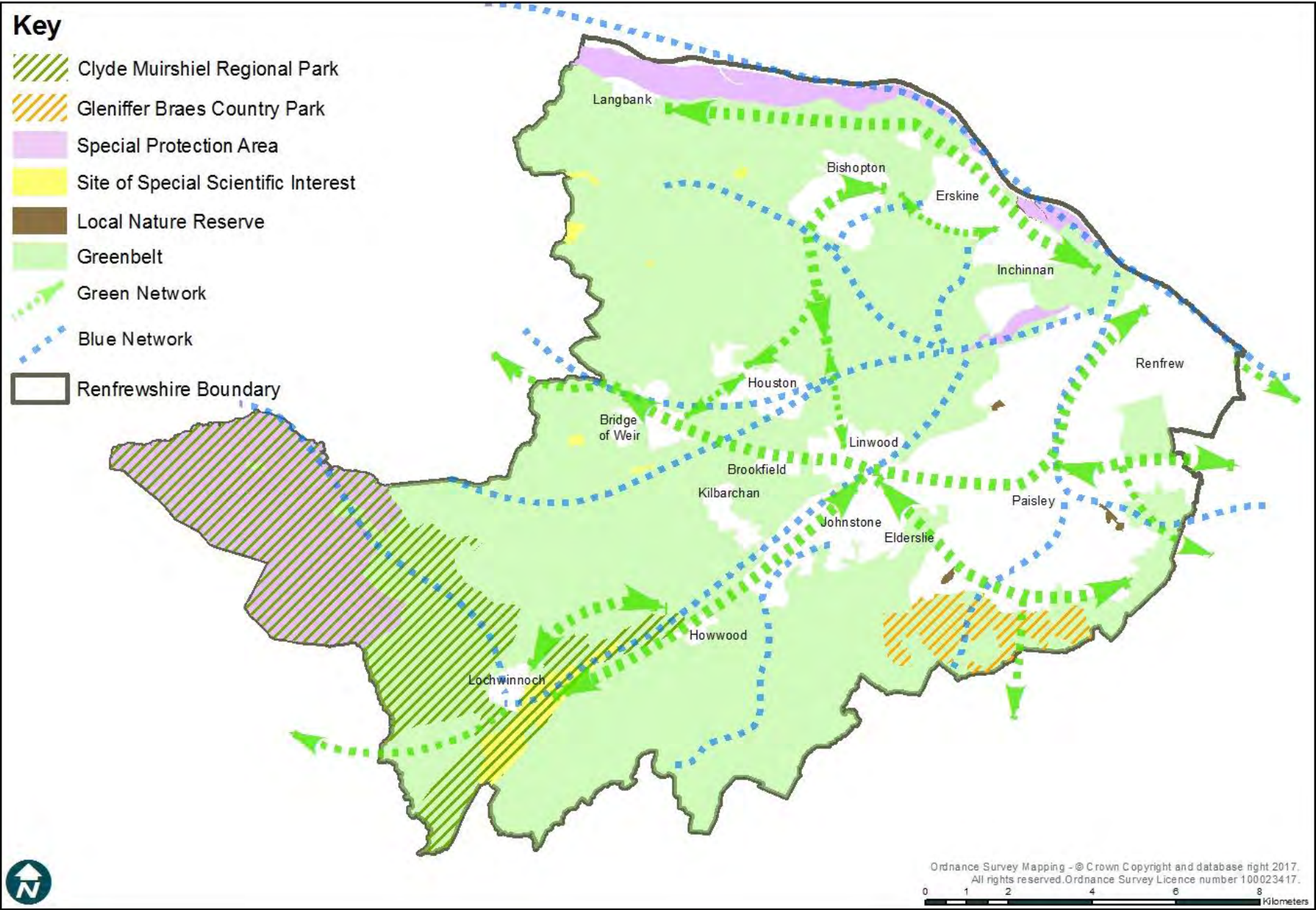
provide important corridors. The land rises to the Gleniffer Braes in the south and the Renfrewshire Hills in the west.

1.7 The key facts relating to the review of Renfrewshire’s Local Development Plan are summarised in Figure 1.

Figure 1: Renfrewshire Local Development Plan Key Facts

Name of Local Authority:	Renfrewshire Council
Title of the Plan:	Renfrewshire Local Development Plan 2
Requirement for the Plan:	The Planning etc. (Scotland) Act 2006 requires all Local Authorities to prepare a Local Development Plan
Subject of the Plan:	The Renfrewshire Main Issues Report is a land use planning document that will address any new, emerging or changing issues from the Renfrewshire Local Development Plan adopted in 2014
Period covered by the Plan:	2018 – 2023
Frequency of Updates:	Publish a new plan within 5 years of the Local Development Plan’s adoption
Area Covered by the Plan:	Renfrewshire Council Local Authority Area – 270 sq.km
Purpose of the Plan:	The Renfrewshire Local Development Plan will be the statutory development plan for Renfrewshire when adopted. The Local Development Plan will cover land use planning for the Renfrewshire Council area

Figure 2: Renfrewshire Council Area



The Renfrewshire Local Development Plan 2014

- 1.8 The Renfrewshire Local Development Plan was adopted on 28 August 2014. The Renfrewshire Local Development Plan Main Issues Report published alongside this document is the first stage in the review of the Renfrewshire Local Development Plan.
- 1.9 The Renfrewshire Local Development Plan Main Issues Report concentrates on the main changes that have taken place since 2014 and the key opportunities for future development.
- 1.10 It is considered that the main components of the Council's spatial strategy for development remain relevant to the delivery of sustainable economic growth across Renfrewshire.

The Purpose of the Renfrewshire Local Development Plan Strategic Environmental Assessment.

- 1.11 The Environmental Assessment (Scotland) Act 2005 (the SEA Act) requires all qualifying plans, programmes and strategies prepared by Councils and public bodies to be subject to a process referred to as Strategic Environmental Assessment.
- 1.12 Under section 5(3) of the Environmental Assessment (Scotland) Act 2005, the Renfrewshire Local Development Plan requires an environmental assessment to be developed alongside the preparation of the Local Development Plan due to the potential impact it could have on the environment.
- 1.13 The purpose of the Renfrewshire Local Development Plan Strategic Environmental Assessment is to assess, therefore, how the preparation of the next Renfrewshire Local Development Plan

might cause positive or negative effects on the environment and to consider how potential environmental impacts can be avoided, reduced, mitigated or enhanced. The process will ensure that the environment is given the same level of consideration as social and economic factors when preparing a Local Development Plan.

- 1.14 Undertaking this Strategic Environmental Assessment alongside the preparation of the next Renfrewshire Local Development Plan ensures that environmental considerations are integral to the Development Plan preparation process as well as ensuring the spatial strategy, future plans and proposals are the most environmentally sustainable options for Renfrewshire, as well as adjoining areas.
- 1.15 The Strategic Environmental Assessment aims to guide environmental considerations in the Local Development Plan preparation and therefore to the centre of the decision making process.
- 1.16 In line with the Strategic Environmental Assessment Act, the Council will continue to consult with interested parties and the wider public in the assessment process as well as the Statutory Consultees such as Historic Environment Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage.
- 1.17 The Environmental Report is the culmination of the assessment findings and describes the likely environmental impacts of the Renfrewshire Local Development Plan Main Issues Report. The Environmental Report illustrates how the Council has assessed the potential effects of the Renfrewshire Local Development Plan Main Issues Report on the environment; how the environmental

assessment has influenced the development of preferred and alternative options for each main issue; and, how effects can be mitigated.

- 1.18 Throughout this process the Council have taken the views of key stakeholders into consideration. The Environmental Report provides an early and effective opportunity for consultation with the public which will assist the Council in preparing the next Renfrewshire Local Development Plan.

- 1.19 Figure 3 illustrates the key stages in the Renfrewshire Local Development Plan Strategic Environmental Assessment process.

Figure 3: Renfrewshire Local Development Plan - Strategic Environmental Assessment Key Stages

Key Stage	Description
Scoping	The Renfrewshire Local Development Plan Scoping Report which set out assessment methodology, assessment criteria and outlined consultation procedures was submitted to the statutory Consultation Authorities for a 5 week consultation period seeking the views and feedback on the report.
Environmental Report carried out alongside the Renfrewshire Main Issues Report	The Renfrewshire Local Development Plan Environmental Report sets out the assessment of the potential main issues for Renfrewshire, along with analysis of the preferred options and alternatives, highlighting the best environmental options and cumulative and synergistic environmental impacts. The result of the Strategic Environmental Assessment was collated into this Environmental Report and has been published for consultation alongside the Renfrewshire Local Development Plan Main Issues Report. The Renfrewshire Local Development Plan Environmental Report also contains the environmental assessment of the sites submitted during the Suggestions for Land Use Change Exercise. The consultation for the Renfrewshire Local Development Plan Environmental Report involved the statutory Consultation Authorities, stakeholders and the public.
Analysis of Responses to the Environmental Report	An analysis will be undertaken into the Consultation Authorities responses and any other comments received to the Environmental Report. This will then inform the next stage in the plan preparation process, the Proposed Plan stage.
Updated Environmental Report	An Updated Environmental Report is necessary for the Proposed Renfrewshire Local Development Plan as there requires to be an analysis of the land use policies set out in this plan, along with consideration and assessment of specific proposals for development across Renfrewshire. The consultation for the updated Environmental Report again involves the statutory Consultation Authorities, stakeholders and the public.
Post Adoption Statement and Monitoring	The Post-Adoption Statement considers all the results and responses of the consultation process, the effects of these responses on the decision-making process and highlights the ongoing monitoring and review procedures.



Relationship of the Strategic Environmental Assessment to the Renfrewshire Local Development Plan

- 1.20 Figure 4 shows the different stages in the preparation of the Renfrewshire Local Development Plan and Strategic Environmental Assessment, along with the estimated timescales.
- 1.21 Renfrewshire Council are complying with the Strategic Environmental Assessment Act by ensuring that the environmental assessment process is fully integrated with the Renfrewshire Local Development Plan preparation process.
- 1.22 Both the preparation of the Plan and its assessment have run in tandem. The ongoing assessment has influenced the preparation and final Renfrewshire Local Development Plan Main Issues Report.
- 1.23 The first stage in reviewing the Renfrewshire Local Development Plan is the publication of a Main Issues Report. The Main Issues Report focuses on the changes, opportunities and main issues that have occurred in the last few years. These issues have been identified from current trends, emerging projects, surveys, analysis, assessments, and on-going monitoring work which has been undertaken in the review of the Renfrewshire Local Development Plan.
- 1.24 This Environmental Report that accompanies the Renfrewshire Local Development Plan Main Issues Report identifies and describes the relevant aspects of the environment directly related to the Spatial Framework and planning issues set out in the Main Issues Report. It provides an analysis and evaluation of the likely

significant effects of the preferred options and alternatives in the Renfrewshire Local Development Plan Main Issues Report.



Figure 4: Renfrewshire Local Development Plan Timetable and Comparison with Strategic Environmental Assessment Process Timetable

Stage	Renfrewshire Local Development Plan	Strategic Environmental Assessment	Estimated Timescale
1	Publish the Renfrewshire Local Development Plan Scheme		Updated annually
2	Monitor existing plan policies, assess and analyse changes in characteristics of the Renfrewshire area; consult appropriate parties in preparation of Monitoring Statement. Engage with key agencies, stakeholders, residents, the business community, land owners, developers and community groups to identify the main issues and opportunities emerging in Renfrewshire.	Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government.	May 2015 – January 2017
3	Prepare and Publish the Renfrewshire Local Development Plan Main Issues Report and supporting documents such as a Monitoring Statement and consult over a 16 week period.	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 16 week period.	February 2017
4	Prepare and publish the Proposed Renfrewshire Local Development Plan taking into account the comments received on the Renfrewshire Local Development Plan Main Issues Report. Consult on the Proposed Renfrewshire Local Development Plan over a 16 week period.	Publish an updated Environmental Report alongside the Proposed Renfrewshire Local Development Plan taking account of the comments received. Consult over a 16 week period.	Autumn 2017
5	Consider representations to Renfrewshire Proposed Local Development Plan and requirement for modifications		November 2017
6	Submit the Proposed Local Development Plan with a report of conformity with the Participation Statement; and a proposed Action Programme Submit to Scottish Government (start of Examination process)		December 2017
7	Examination		6 – 9 Months
8	Report on the Examination / Council to consider the Scottish Government's Reporters' findings and recommendations		June – Sept 2018
9	Publish the Renfrewshire Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt	Publish Environmental Report	June – Sept 2018
10	Adoption	Publish post – adoption Strategic Environmental Assessment statement, illustrating how the environmental report has influenced the Local Development Plan	Autumn 2018

Pre Main Issues Report/Strategic Environmental Assessment Consultation and Engagement

- 1.25 As part of the preparation of the Renfrewshire Main Issues Report and Environmental Report, various methods of consultation and engagement have been used to ensure a wide range of stakeholders are engaged in the review of the Adopted Renfrewshire Local Development Plan and the preparation of the next Plan.
- 1.26 In accordance with s.17(5) of the Planning etc. (Scotland) Act 2006, Renfrewshire Council also contacted relevant Key Agencies at an early stage in the preparation of the Local Development Plan in order to ensure full and effective engagement.

Figure 5 illustrates the Strategic Environmental Assessment activities that have been undertaken to date.

Scoping Report Responses

- 1.27 Appendix 1 shows the comments received from the Consultation Authorities on the Scoping Report and how they have been incorporate and addressed in this Environmental Report.

Figure 5: Strategic Environmental Assessment Activities to date

Strategic Environmental Assessment Activity	Date
Preparation and update of the Renfrewshire State of the Environment Report	November 2014
Publication of the Renfrewshire Local Development Plan Development Plan Scheme	August 2015 / November 2016
Preparation of the Scoping Report and meetings with Consultation Authorities	January/ February 2016
Submitted Scoping Report to the Strategic Environmental Assessment Gateway and Consultation Authorities	March 2016
Consideration of Consultation Authorities responses	April/ May 2016
Environmental baseline established and environmental issues identified	May 2016
Renfrewshire Local Development Plan Main Issues Report and Strategic Environmental Assessment preferred and alternative options considered	August 2016 – January 2017
Publication of Renfrewshire Main Issues Report, Strategic Environmental Assessment, Environmental Report and accompanying documents	February 2017



2. Renfrewshire's Environmental Baseline

- 2.1 The identification of an up to date environmental baseline is an important part of the Renfrewshire Strategic Environmental Assessment. Knowledge and understanding of existing environmental conditions and consideration of their significance and trends, assists in identifying issues that the Renfrewshire Local Development Plan should aim to address.
- 2.2 An integral part of the Strategic Environmental Assessment is reviewing relevant plans, programmes and strategies outlining the relationship between these documents and how they are likely to influence the Renfrewshire Local Development Plan.
- 2.3 Relevant environmental objectives contained within these documents have also been taken into account when undertaking the Strategic Environmental Assessment and appropriate environmental baseline data contained in the Plans, Programmes and Strategies has been included, where relevant. Plans, Programmes and Strategies considered to be relevant to the Strategic Environmental Assessment are set out in detail in Appendix 2.
- 2.4 A comprehensive environmental baseline was established by the preparation of an updated State of the Environment Report for Renfrewshire which was published in November 2014. Environmental data continues to be updated.
- 2.5 The headline indicators in this report have been updated to reflect any changes in the status of the environment over the last year and are as follows.



Biodiversity, Flora and Fauna

- 2.6 Renfrewshire is home to a wide range of species and habitats within its area, some of which are protected through national or local designations.
- 2.7 Within the Renfrewshire Council area there are:
- Three Special Protection Areas,
 - One Ramsar site,
 - Eleven Sites of Special Scientific Interest (Clochodrick Stone is designated for its geological interest rather than biodiversity),
 - Three declared Local Nature Reserves, and
 - One Proposed Local Nature Reserve, 106 Sites of Importance for Nature Conservation and an abundance of wildlife corridors.
- 2.8 There is one Regional Park and one Country Park within Renfrewshire which provide recreational opportunities as well as access to the open space and countryside. Clyde Muirshiel Regional Park which is Scotland's largest Regional Park is to the west of Renfrewshire with an area of the Park also located in Inverclyde. The Gleniffer Braes Country Park lies to the south of Paisley on the Gleniffer and Brownside Braes.
- 2.9 There is one Designed Landscape wholly within Renfrewshire and one on the boundary with Inverclyde Council. Formakin Designed Landscape which is located to the west of Bishopton includes an early 20th century landscape and contains several notable

architectural features, woodland, parkland, gardens and important wildlife areas. In addition, Finlaystone House designed landscape is located on the boundary between Renfrewshire and Inverclyde Council and is comprised of very attractive gardens, important architectural features, valuable wildlife habitats, trees and parkland. There are also 117 Tree Preservation Orders in Renfrewshire.

- 2.10 The joint Local Biodiversity Action Plan for Renfrewshire, East Renfrewshire and Inverclyde contains a range of actions for identified habitats and species which will increase local biodiversity. The Local Biodiversity Action Plan includes eighteen Action Plans for seven habitats and eleven species. The Action Plans are currently being reviewed.
- 2.11 Renfrewshire's State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	Latest Data	Trend Direction
Status of Designations	Good	Good	Good	2000 - 2016	No Change
Areas of ancient and semi natural woodland	Good	Good	Good	2014	No Change
Woodland habitat network	Good	Good	Good	2014	No Change

Historic and Cultural Environment

- 2.12 Renfrewshire has a significant number of historic buildings. The upland area shows evidence of Roman and Iron Age settlement or forts; and earlier Neolithic activity is also evident in some lowland areas.
- 2.13 Various land uses throughout the ages, both industrial and agricultural, have also left their mark on Renfrewshire's landscape.
- 2.14 The number of Scheduled Ancient Monuments has increased from 18 to 33.
- 2.15 Built heritage has a significant role in creating Renfrewshire's unique identity which is reflected in the number and range of historic buildings across Renfrewshire. There are 560 listed buildings of which 36 are category 'A' listed, 332 are Category 'B' listed and 192 are Category 'C' listed. Of these, 46 buildings are recorded on the Buildings at Risk Register.
- 2.16 The recent review by Historic Environment Scotland has highlighted that there have been a number of successful projects in Paisley including the restoration of the Grand Fountain (Category A-listed), the restoration of the Russell Institute (Category A-listed), various listed buildings at the former Hawkhead Hospital transformed into residential accommodation and the former Arnotts department store (Category B-listed).
- 2.17 There are eight Conservation Areas within Renfrewshire, three of which are Outstanding Conservation Areas, including Paisley.

- 2.18 A Heritage Asset Strategy has been prepared for Paisley Town Centre. The focus of the Strategy is to harness the potential of the historic assets and plans to regenerate and revitalise Paisley Town Centre.
- 2.19 A new Townscape Heritage Project is being prepared for Paisley Town Centre. This will compliment the Town Centre Townscape Heritage Initiative / Conservation Area Regeneration Scheme, which has successfully delivered a range of projects covering the built environment within the Town Centre and restored a number of key assets, including Paisley Arts Centre.
- 2.20 There are two gardens and designed landscapes in Renfrewshire included in the Inventory of Gardens and Designed Landscapes, this includes the grounds of the former Formakin Estate and part of Finlaystone Estate.
- 2.21 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	Latest Data	Trend Direction
Conservation and Listed Buildings	Good	Good	Good	2016	Improving
Country and Regional Parks	Fair	Fair	Fair	2016	No Change
Archaeological resource	Limited Data	Fair	Fair	2016	Improving
Historic gardens and landscapes	Fair	Fair	Fair	2016	No Change

Material Assets

- 2.22 The Council and its partners have made a significant investment to improve community facilities, open space, path networks and buildings in its ownership. The completion of Johnstone and Linwood Town Halls, Johnstone Sports Hub and the On-X sport and community centre in Linwood have transformed areas, supported regeneration and provide key community facilities.
- 2.23 To add to Renfrewshire's material assets, an ambitious project is being developed by the Council and partners to create a new regional sports facility that will drive the ongoing transformation of Ferguslie Park in Paisley. The Council continues to work with its partners to develop initiatives around Renfrewshire's vacant and derelict land along with enhancing places through strategic and sustained renewal and regeneration.
- 2.24 Over the last decade, Renfrewshire Council's housing stock has been the subject of significant change, reinvigorating Renfrewshire's existing places. The Renfrewshire Local Housing Strategy sets an ambitious framework to continue the delivery of the right housing in the right locations. The Council and its partners have worked together to deliver over 800 affordable homes between 2011/12 and 2015/16. Regeneration of the existing housing stock in areas such as Johnstone Castle will see the development of new homes to meet the needs of the local community.
- 2.25 Fuel poverty has risen in Renfrewshire to 29% (2012/14), although this is still below the national average of 35%. In 2014, Renfrewshire Council adopted a Fuel Poverty Strategy with the

aim of addressing this issue. Completion of the Council's £138M Scottish Housing Quality Standard investment programme included internal works and external fabric improvements to the Council's housing stock and this is expected to help address this issue. Renfrewshire Council will continue to look for new innovations to tackle fuel poverty in Renfrewshire.

- 2.26 Renfrewshire has a rich variety of open spaces both in and around its towns and villages. Outdoors for You 2016 – 2026, an updated Outdoor Access Strategy for Renfrewshire was adopted in August 2016, aiming to improve health and well being; increase economic benefit; improve connectivity between people and places and aid responsible access for people and nature.
- 2.27 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	Latest Data	Trend Direction
Recreational land – Playing fields	Fair	Fair	Good	2016	Improving
Access – Core paths	Fair	Fair	Fair	2012	Improving
Green Network – Corridors/Connectivity	Limited Data	Good	Good	2016	Improving
Built facilities – Education	Fair	Fair	Fair	2016	Improving
Built facilities – Arts and leisure	Fair	Fair	Fair	2016	Improving

Air

- 2.28 Clean Air for Scotland - the Road to a Healthier Future was finalised in 2015 to provide a national framework and set out how the Scottish Government and its partner organisations propose to achieve further reductions in air pollution and fulfil their legal responsibilities.
- 2.29 Air quality is generally good across Renfrewshire, however, the main contribution to air pollution is emissions from individual sites and along transport routes/nodes from road and air traffic causing a rise in NO₂ and PM₁₀.
- 2.30 Air quality adjacent to major roads, junctions and areas of traffic congestion, is improving, however, it continues to be an issue which requires to be monitored with activities to enhance air quality at these locations.
- 2.31 Legislation requires Renfrewshire Council to designate Air Quality Management Areas where NO₂ and PM₁₀ exceed specific concentrations. Until 2016, there was one Air Quality Management Areas at Central Road in Paisley. This Air Quality Management Area has recently been expanded to include a significant part of the Town Centre.
- 2.32 Furthermore, recent air quality exceedences have resulted in two further Air Quality Management Areas to be declared for Renfrew and Johnstone Town Centres.

- 2.33 Further data monitoring is being carried for a section of the M8 motorway from Glasgow Airport to Junction 26 for Braehead to establish whether or not an Air Quality Management Area should be declared for this location.

- 2.34 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	Latest Data	Trend Direction
Number of days exceeding air quality limits	Good	Good	Good	2015	Improving
Exceedance in annual mean limits	Good	Good	Variable	2015	No Change
Reduction in emissions from road traffic	Fair	Fair	Variable	2015	Improving
Reduction in number of air nuisance complaints	Fair	Fair	Good	2016	Improving

Water

- 2.35 Renfrewshire's rivers and water bodies help to define the landscape, provide wild life corridors and with groundwater reserves provide an important source of water.
- 2.36 In 2014, the overall status of 14 of the 21 water bodies monitored in Renfrewshire is moderate or above, which is an improvement on 2013. River water quality is following the same trend with 12 of the 21 rivers now having High or Good water quality. The four lochs in Renfrewshire have maintained their status as moderate, apart from Castle Semple where the quality deteriorated to poor in 2013 and 2014.
- 2.37 Nationally, many water bodies are in good or excellent condition, however, many are under significant pressure. The new River Basin Management Plan for Scotland sets out how all the key stakeholders will tackle these pressures and improve the condition of the affected rivers, lochs, estuaries coastal waters and groundwater.
- 2.38 The Clyde and Loch Lomond Flood Risk Management Plan (2016) has been developed in partnership comprising 10 Local Authorities including Renfrewshire Council along with Scottish Environmental Protection Agency, Scottish Water, Forestry Commission Scotland and Loch Lomond and the Trossachs National Park Authority. It provides the detail on the funding and delivery timetable for actions to reduce flood risk within the plan area between 2016 and 2021.

- 2.39 Flood hazards from river and coastal flooding and from intense rainfall overloading natural and artificial drainage systems are predicted to increase.
- 2.40 Renfrewshire Council is promoting a range of sustainable flood risk management measures to reduce flood risk through water course assessment, repair and maintenance. A new £10m flood prevention scheme was recently completed at North Renfrew protecting more than 300 homes and businesses. The scheme comprises a barrier against direct flooding from the River Clyde and a new underground pumping station to address tidal surges.
- 2.41 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2013 Status	2014 Status	Latest Data	Trend Direction
Overall Water Body Status	Fair	Fair	2014	Improving
River Water Quality	Fair	Fair	2014	Improving
Ground Water Quality	Fair	Fair	2014	No Change
Flooding	Fair	Good	2015	Improving

Climatic Factors

- 2.42 The main greenhouse gas emitted in Renfrewshire is CO₂, deriving from transport, industry and domestic sources (such as heating, lighting and cooking). Renfrewshire's figure for 2014 was 922 ktonnes CO₂, down from 1424 ktonnes in 2005. These figures are in line with the national trend.
- 2.43 Greenhouse gas emissions related to transport have also decreased between 2005 and 2013. 282 ktonnes CO₂ were emitted in 2005 and 256 ktonnes were emitted in 2013. The per capita emissions have declined from 8.3 ktonnes CO₂ to 5.3 ktonnes.
- 2.44 Renfrewshire Council has recently reviewed its Carbon Management Plan. In the baseline year of 2012/13 the Council generated carbon emissions of 53,514 tonnes of CO₂ from buildings, fleet, waste, street lighting and staff travel. Renfrewshire Council identified a target to reduce these carbon emissions by 36% by March 2020, which equates to 19,397 tonnes of CO₂ over the plan period. The reduction for 2014/15 was 14.1% or 7,540 tonnes of CO₂.
- 2.45 This positive result has been achieved through a range of projects across all Council services, for example the installation of building management systems, photovoltaic panels and biomass boilers in the school estate and 5% of the Council's vehicle fleet is now electric. Domestic and non-domestic gas and electricity consumption has fallen between 2005 and 2014. Domestic gas consumption has fallen by 41.5%.

- 2.46 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2014 Status	Latest Data	Trend Direction
Greenhouse gas emissions	Fair	Good	2014	Improving
Energy consumption	Fair	Fair	2014	Improving
Transport Emissions	Poor	Good	2014	Improving

Landscape

- 2.47 Renfrewshire's landscape is diverse in terms of landscape character and land uses. The landscape is an important asset for the area and landscape character is what makes an area unique. The successful management of landscapes helps contribute to peoples' enjoyment of their environment which in turn has health benefits as well as supporting biodiversity and contributing to the local economy.
- 2.48 Approximately a fifth of the area of Renfrewshire is built up and the remaining four fifths is rural countryside. There are six distinct landscape character types in Renfrewshire.
- 2.49 Almost 50% of the rural area is classified as Rugged Upland Farm Land or Rugged Moorland Hills and falls within the Renfrewshire Heights or Gleniffer Braes. 12% of the rural area is on an alluvial plain and 13% is part of a broad lowland valley. Both of these landscape character areas are associated with rivers such as the Black or White Carts and the Gryffe. 2% lies in the distinctive raised beach along the River Clyde.
- 2.50 Between 2006 and 2014, the area of land within Renfrewshire's Green Belt showed a net increase due to boundary amendments, such as the addition of land to the Green Belt at the Former Royal Ordnance Factory at Bishopton.
- 2.51 Scottish Natural Heritage has recently identified an area of Wild Land in the Renfrewshire Heights. It is an area of semi-natural upland that show little or minimal evidence of man's influence. It is acknowledged that these wild and remote areas have a distinct

and special character, which is increasingly rare to find. They are identified as nationally important in Scottish Planning Policy, but are not a statutory designation.

- 2.52 There is a history of mineral extraction with some evidence in the landscape; this is now restricted to one active hardrock quarry in Renfrewshire. It is considered unlikely that new development associated with minerals will have a significant environmental affect within Renfrewshire.
- 2.53 Native ancient and semi-natural woodland is a valuable habitat nationally and locally and a key landscape feature. There are 1,598 Hectares of ancient and semi-natural woodland in Renfrewshire.
- 2.54 The Renfrewshire State of Environment Report makes an overall status of landscape indicators as:

Indicator	2011 Status	2016 Status	Latest Data	Trend Direction
Area of land in the Green Belt	Good	Good	2016	Improving
Area of Wild Land	N/A	Fair	2015	Improving

Population and Human Health

- 2.55 Renfrewshire is the ninth largest Council in Scotland in terms of its population. In 2015 the population in Renfrewshire was 174,560; an increase of 0.2 per cent from 174,230 in 2014.
- 2.56 The population of Renfrewshire is projected to increase marginally in the Local Development Plan period. The population is also ageing. Life expectancy has risen in recent years, however, it is still below the national average.
- 2.57 The towns and villages of Renfrewshire provide attractive pleasant places to live and can offer an excellent quality of life with high standards of health care and low levels of crime.
- 2.58 There are pockets of deprivation dispersed through the Renfrewshire area and people in these communities may experience disadvantage, and encounter problems associated with low income, poor health, low educational attainment and lack of access to learning opportunities and employment.
- 2.59 The Scottish Index of Multiple Deprivation was updated in 2016 and identifies small areas of concentrations of multiple deprivation across Scotland in a consistent way utilising income, employment, health, education, housing, access to services and crime data.
- 2.60 In 2016 Renfrewshire's position has improved slightly. The number of datazones within the top 15% most deprived threshold in Scottish Index of Multiple Deprivation 2016 is 47. Previously, in 2012, 48 of Renfrewshire's datazones were found in the 15% most

deprived datazones in Scotland, compared with, 43 in 2009, 36 in 2006 and 41 in 2004.

- 2.61 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	Latest Data	Trend Direction
Population change	Fair	Fair	Fair	2014	Improving
Life expectancy	Fair	Fair	Fair	2012-2014	Improving
Deprivation	Fair	Poor	Fair	2012	No significant change
Employment	Poor	Poor	Good	2016	Improving
Alcohol related deaths	Poor	Fair	Fair	2014	No change
Weekly wage	Fair	Fair	N/A	2015	Improving
Energy efficiency of housing stock	Fair	Fair	Good	2016	Improving

Soil

- 2.62 Scotland is dominated by four types of soils, Brown Earth, Podsol, Gley or Organic Peat. In Renfrewshire, the main soil type that can be attributed to the area is Brown Earth. Smaller areas of Gley and Organic Peat are also to be found.
- 2.63 Much of the lower lying area within Renfrewshire is covered by brown soils, given the deep nature of brown earth soils, their free drainage and often high levels of natural fertility, brown soils are often cultivated.
- 2.64 There are extensive areas of blanket peat in the upland part of Renfrewshire to the west in Clyde Muirshiel Regional Park. Scottish Natural Heritage have recently carried out further research on the extent of carbon rich soils, deep peat and priority peatland habitats and in Renfrewshire, 988 Hectares of this resource has been identified.
- 2.65 Peat brings many benefits as it is an important habitat, contributes to the storage of carbon and influences landscape character. In some areas peatlands have been degraded due to inappropriate management, or are under threat from developments such as wind turbines.
- 2.66 The Renfrewshire landscape contains a small amount of prime agricultural land; or land that has been categorised by the Macaulay Land use Research Institute as Class 3.1 on their Land Capability for Agriculture maps. Renfrewshire has 10 km² of

category 3.1 or prime quality agricultural land and 40.4 km² of category 3.2 or locally good quality agricultural land.

- 2.67 The Council has detailed records of historical land use across the Council area. Over 400 sites within Renfrewshire have been assessed and remediated.
- 2.68 The total amount of vacant and derelict land in Renfrewshire in 2016 is 860.9 hectares and is comprised of 165 sites. The number of sites has decreased by 10% between 2011 and 2016.
- 2.69 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	Trend Direction
Vacant and derelict land	Fair	Fair	Fair	Improving
Landscape character	Limited data	Limited data	Limited data	-
Contaminated land	Limited data	Limited data	Limited data	-



3. Summary of Environmental Considerations in the Renfrewshire Area

Evolution of the Environmental Baseline without the Local Development Plan

- 3.1 The Strategic Environmental Assessment directive requires identification of the baseline conditions of the plan area that would occur without the implementation of the Renfrewshire Local Development Plan.
- 3.2 In accordance with the Planning etc. (Scotland) Act 2006, all Scottish local authorities are required to produce and keep up to date a Local Development Plan covering their area. The probability, therefore, of the non-implementation of the Renfrewshire Local Development Plan is unlikely.
- 3.3 Scottish Planning Policy states that Development Plans should be up to date. Where relevant policies in a Development Plan are out of date, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.
- 3.4 Current development proposals in the Renfrewshire area are considered against the policies and proposals in the 2014 adopted Renfrewshire Local Development Plan. A failure to update the

Local Development Plan within the required 5 year preparation period would mean the plan would become increasingly out of date and would not reflect the policies or strategies of Clydeplan or national plans, policy and strategies.

Evaluation of the Environmental Baseline

- 3.5 Figure 7 provides an evaluation of the baseline data and the associated environmental considerations. It sets out how the current Local Development Plan addresses these considerations and potential issues for the next Local Development Plan.
- 3.6 A number of policies are likely to be carried forward. When considering the environmental issues and implications for the next Local Development Plan, the benefits derived from existing policies in the Renfrewshire Local Development Plan are highlighted.
- 3.7 The environmental considerations outlined in Figure 7 helped facilitate the development of the Environmental Objectives for the Strategic Environmental Assessment and frame appropriate questions for the Policy and Site Assessments used within the Strategic Environmental Assessment.

Figure 7: Summary of Environmental Considerations in the Renfrewshire Local Development Plan

Environmental considerations		Implications for next Renfrewshire Local Development Plan	
Biodiversity, Flora and Fauna			
Development pressure on or close to designated sites/protected species which could result in the disturbance of the environmental resource.		Continue to protect and enhance designated sites through Renfrewshire Local Development Plan Policies and Supplementary Guidance; selecting appropriate development sites. Continue with a Spatial Strategy which places an emphasis on developing previously used sites in existing built up areas.	
Potential reduction in area of site with nature conservation interest due to development.		Reflect and incorporate the results of the updated Habitat Regulation Appraisal. Policies within the current Renfrewshire Local Development Plan and Supplementary Guidance require that development proposals should not have an adverse effect on the integrity of any Natura 2000 sites.	
Fragmentation of designated sites and/or green corridors restricting species migration.		Continue to protect corridors and wildlife linkages. Continue to raise awareness of this resource and its value, ensuring that the spatial strategy reflects the need to protect and where possible enhance corridors, links and connections. Production of a Green/Blue Network Strategy	
Improve and/or expand the Central Scotland/Glasgow and the Clyde Valley Green Network. In particular, implement better connections within Renfrewshire.		The current Renfrewshire Local Development Plan protects and enhances the Green Network and the next Renfrewshire Local Development Plan will continue to include policies to ensure development proposals safeguard existing green networks with the potential to contribute to an enhanced integrated network. The Green Network as well as the Blue Network continues to be a priority and opportunities to provide improvements will be considered throughout Renfrewshire.	
Development pressure on protected trees and limited resources for management of existing woodlands.		Continue to protect trees supporting and promoting positive management of the resource through the policy framework established in the current Renfrewshire Local Development Plan and Supplementary Guidance. Location of new development sites considered through this framework.	
Sea level rise and/or climate change may have an impact on the extent and quality of habitats and occurrence of species.		Climate change and adaptation were considered in the assessment of sites and development of policies in the current Renfrewshire Local Development Plan and Supplementary Guidance. New development brought forward through the Local Development Plan can include adaptation measures that could contribute to improved habitats and species distribution.	
Development pressure on open space/parks and/or reduced resources for their management.		The current Renfrewshire Local Development Plan and Supplementary Guidance provide protection for formal and informal open space/parks. Renfrewshire’s Places Residential Design Guide sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved. The next Local Development Plan will aim to provide the same protection.	

Environmental considerations	Implications for next Renfrewshire Local Development Plan
Historic Environment	
Development pressure on sensitive sites or listed buildings could result in a significant impact to buildings, sites or their settings.	<p>The current Renfrewshire Local Development Plan and Supplementary Guidance provide for the protection and enhancement of the built heritage through the use of appropriately worded policies. Further opportunities for restoration of this resource in Paisley will be available through the Townscape Heritage Initiative and Conservation Area Regeneration Scheme.</p> <p>Renfrewshire Council supports the protection and enhancement of listed buildings through its Town Centre Strategies and the Shop Front Property Improvement Programme. Renfrewshire Council will continue to promote the protection and enhancement of the built heritage in the next Renfrewshire Local Development Plan.</p>
New development may detract from neighbouring historic buildings.	Continue to promote sensitive and appropriate development and design near historic buildings and in conservation areas through the use of appropriately worded policies, supplementary guidance, design briefs, masterplans, etc.
Neglect and vandalism of buildings, structures or their settings putting them at risk and a loss of amenity in surrounding area.	Promote re-use and regeneration of historic buildings wherever possible, promoting planning and regeneration strategies to make historic buildings integral to development proposals, for example as has been done for the Arnotts Listed Building in Paisley, or Hawkhead Hospital.
Loss of archaeological resources through inappropriate development.	<p>The current Renfrewshire Local Development Plan and Supplementary Guidance aim to protect and reduce impact to archaeological resources. This protection will be carried on through preparation of the next Renfrewshire Local Development Plan.</p> <p>Opportunities to enhance our understanding of the archaeological record will be provided through the Town Centre Heritage Asset Strategy and potentially through any archaeological investigations associated with new development across Renfrewshire.</p>
Paisley 2021 Bid and Paisley Town Centre Heritage Asset Strategy.	Reflect the Paisley Town Centre Heritage Asset Strategy in plans, policies and strategies and promote the Paisley 2021 Bid.

Environmental considerations	Implications for next Renfrewshire Local Development Plan
Material Assets	
Development of City Deal projects.	<p>The £274m investment in infrastructure through Glasgow City Region City Deal is one of the key changes that has emerged since the publication of the Renfrewshire Local Development Plan in 2014. City Deal will help support innovation and growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised land and providing enhanced opportunities for place making.</p> <p>The physical elements of City Deal will be reflected in the Renfrewshire Local Development Plan policy Framework. Once the projects have been fully designed and their locations finalised, each project will have an in-depth Environmental Assessment. The Renfrewshire Local Development Plan will set the planning and environmental framework to ensure careful consideration of the environment.</p>
Ferguslie Park Regeneration.	Proposals for a new Regional sports facility along with associated facilities at Ferguslie Park are at an early stage of development. The project would contribute to the transformation and regeneration of Ferguslie Park. The next Renfrewshire Local Development Plan will require to promote the project; providing a development framework for its successful implementation as well as enhancement of the surrounding environment.
Development pressures on assets, including Council owned resources and land.	Protection of existing resources and provision for any new resource requirements is currently promoted through policies and Supplementary Guidance which will be reviewed in the preparation of the next Renfrewshire Local Development Plan.
Development pressure for green field locations for various developments.	The next Renfrewshire Local Development Plan will ensure that there is a 5 year effective Housing Land Supply in Renfrewshire. In line with the current Renfrewshire Local Development Plan Spatial Strategy there will be the continuance of promoting brownfield development and regeneration of existing urban areas first before development in the Green Belt.
Integration between active travel routes, green networks, transport infrastructure, services and development sites.	Continuation of the protection of Core Paths through their routes being set clearly in the Renfrewshire Local Development Plan's proposals maps along with policies and supplementary guidance ensuring protection and enhanced connections. Reflect the revised Access Strategy (2016) as well as the updated Core Path Plan in the new Renfrewshire Local Development Plan.
	The policy framework in the current Renfrewshire Local Development Plan and Supplementary Guidance supports the development of these material assets. New development opportunities could contribute to the expansion or enhancement of the Green Network.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2017)

Environmental considerations		Implications for next Renfrewshire Local Development Plan	
		Air	
Issues for consideration		Implications for Local Development Plan 2	
A lack of integration between transport and land uses can result in unsustainable development leading to an increase in traffic and a resultant reduction in air quality.		Integration of land uses with good connections and links to active travel and public transport nodes/networks is currently featured in the existing spatial strategy and policies in the Renfrewshire Local Development Plan. This will continue to be promoted in the next Renfrewshire Local Development Plan.	
Some land uses can be associated with poor air quality, odour, dust or cause pollution.		<p>The next Renfrewshire Local Development Plan will continue to direct developments to the most sustainable locations which should limit the impact on air quality or result in increased pollution for example, through encouraging sustainable modes of transport.</p> <p>The current Renfrewshire Local Development Plan has a specific policy on Air Quality as well as the provisions being set out in the New Development Supplementary Guidance. This policy and guidance will be reviewed and where necessary updated.</p>	

Environmental considerations		Implications for next Renfrewshire Local Development Plan	
		Water	
Although improving, water quality is poor in rivers and open standing water.		New development should protect and where possible enhance water quality. Currently the Renfrewshire Local Development Plan has a specific policy on the water environment as well as flooding and drainage. These policies along with the supplementary guidance will be reviewed and where relevant updated in preparing the next Renfrewshire Local Development Plan.	
Biodiversity is improved as water quality enhanced.		Incorporate appropriate elements of the revised Local Biodiversity Action Plan into the next Renfrewshire Local Development Plan with the aim of contributing to the protection and enhancement of the Habitats and Species identified in the Action Plans.	
Flooding and drainage issues are a significant consideration in Renfrewshire.		<p>Compliance, promotion and implementation of the Flood Risk Management Scotland Act (2009) and promote the use of Sustainable Urban Drainage.</p> <p>The next Renfrewshire Local Development Plan will continue to promote the sustainable management of flood risk reflecting the Clyde and Loch Lomond Local Plan District Flood Risk Management Plan.</p>	

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2017)

Environmental considerations	Implications for next Renfrewshire Local Development Plan
Climatic Factors	
Increased energy consumption from new developments and promotion of renewable energy and resource efficiency of new developments.	Continued promotion and support of sustainable, low carbon developments including heat networks. The next Renfrewshire Local Development Plan will need to ensure that policies and guidance promote heat networks.
Continuing car dependence with associated emissions.	Continued integration of transportation and land use. Aim to encourage development in sustainable locations where walking and cycling could be used more, leading to a reduction in dependence on vehicles.
Sea level rise and more severe rainfall and extreme weather events.	The Renfrewshire Local Development Plan will continue to promote active travel and sustainable locations. Development proposals provide opportunities to include Sustainable Urban Drainage and more sustainable development adaptation measures. New developments e.g. through City Deal investment will require to consider climate change through adaptation. The Renfrewshire Local Development Plan New Development Supplementary Guidance will promote compliance with the Environmental Impact Assessment Directive 2014/52/EU which considers mitigation and adaptation to climate change.

Environmental considerations	Implications for next Renfrewshire Local Development Plan
Landscape	
Development pressure on land within the Green Belt.	<p>In line with the current Renfrewshire Local Development Plan Spatial Strategy there will be the continuance of promoting brownfield development and regeneration of existing urban areas first before development in the green belt. Any direct planned growth will be directed to the most appropriate locations which will help protect and strengthen the landscape character.</p> <p>Additional criteria will be added to the Supplementary Guidance to cover the scales and types of development that are appropriate within the green belt, in line with Scottish Planning Policy.</p> <p>Continue to promote the objectives of the Glasgow and the Clyde Valley Green Network as well as the Central Scotland Green Network to ensure that Renfrewshire's Green Network contributes to economic competitiveness and quality of life.</p>
Loss of woodlands due to development or poor management.	The right development in the right locations will provide an opportunity to protect woodland areas and promote good management. This will be promoted through the Spatial Strategy, policies and guidance.
Development in areas where there may be ground conditions or stability issues due to former mineral working.	The Renfrewshire Local Development Plan and will continue to direct planned growth to the most appropriate sustainable locations.

Environmental considerations	Implications for next Renfrewshire Local Development Plan
	Population and Human Health
Population decline and working age population decline, the Renfrewshire Local Development Plan aims to deliver the aspirations of the Renfrewshire Community Plan to grow the population by 5%.	<p>The Renfrewshire Local Development Plan Spatial Strategy supports innovation and growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised land and providing enhanced opportunities for place making.</p> <p>In doing so, the Renfrewshire Local Development Plan will help attract more people into Renfrewshire and in turn assist in providing additional jobs, services, facilities and homes. This strategy will continue in the next Local Development Plan.</p>
Increasing number of pensionable persons.	<p>Need to provide developments in partnership with others to support and accommodate all groups.</p> <p>The strategy of providing new homes in existing places, close to services and facilities should support Renfrewshire's residents so that they may stay in their own homes for longer.</p>
Life expectancy and health related deaths and concentrated areas of deprivation.	<p>The delivery of the Green Network across Renfrewshire helps improve health and well being and enhances connectivity between people and places.</p> <p>Placemaking and connectivity are central to the next Renfrewshire Local Development Plan creating sustainable design and high quality, safer places.</p> <p>The Renfrewshire Local Development Plan will continue to provide a policy framework to deliver key regeneration projects and help tackle issues of deprivation across Renfrewshire.</p>
Unemployment and changing structure of the economy.	Continue to provide a good quality supply of employment land in appropriate locations. City deal will support the establishment of programmes to support unemployed people and people on low incomes across Renfrewshire.

Environmental considerations	Implications for next Renfrewshire Local Development Plan
	Soil
Development pressure on green field land and prime or good quality agricultural land.	Supplementary Planning Guidance to protect good quality agricultural land from inappropriate development will require to be continued in the next Renfrewshire Local Development Plan.
Vacant and derelict land may potentially be contaminated and be more challenging to develop. It can also reduce the amenity of an area.	<p>In line with the current Renfrewshire Local Development Plan Spatial Strategy there will be the continuance of promoting brownfield development and regeneration of existing urban areas first so development on brown field land will continue to be a priority.</p> <p>The redevelopment of a number of sites within Renfrewshire's Community Growth Areas is progressing well. Remediation and redevelopment of the former ROF site in Bishopton is progressing well into a mixed use community growth area.</p> <p>City Deal will also help improve connectivity to and within the Renfrewshire area, unlocking vacant, stalled and underutilised land.</p>
Development can result in increased areas of hard standing or soil compaction leading to a greater risk of flooding	<p>The next Renfrewshire Local Development Plan will continue to ensure that Sustainable Urban Drainage Systems are incorporated into new development where possible and that there is integrated drainage within landscape, green networks and open space.</p> <p>The Renfrewshire Local Development Plan New Development Supplementary Guidance will also look to ensure that the amount of hard standing is kept to a minimum and promote good practice with regard to soil management.</p>
Loss of peat to other land uses or a reduction in its quality can have implications for its effectiveness as a habitat and carbon sink	The current Local Development Plan and Supplementary Guidance require the avoidance of unnecessary disturbance of peat and carbon-rich soils. This protection will remain in the next Renfrewshire Local Development Plan.

3.8 Figure 8 draws out the new issues and opportunities that have emerged since the publication of the adopted Renfrewshire Local Development Plan which may have an impact on the Environmental Baseline. These issues and opportunities may have the potential to have an environmental effect and require to be considered through the Strategic Environmental Assessment.

Data Gaps

3.9 The Environmental Assessment (Scotland) Act and Directive requires the Strategic Environmental Assessment to record any difficulties and issues encountered in compiling the required information for the assessment.

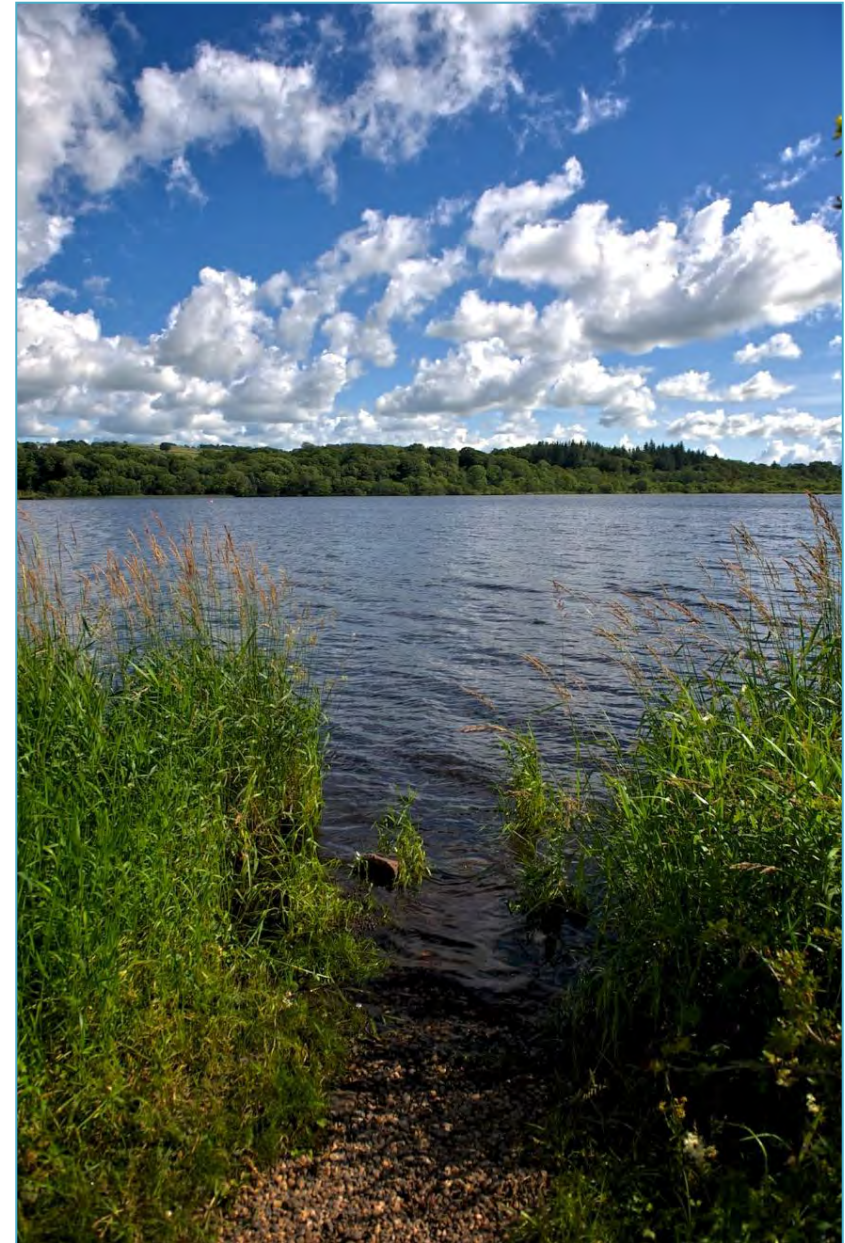
3.10 A wide range of different sources of information was utilised when collating the baseline information for the Strategic Environmental Assessment and the quality and accuracy of information for some areas is greater than for others. Scotland's Environment (<http://www.environment.scotland.gov.uk>) is an invaluable resource for locating environmental data. It provided a gateway to information and data from a range of organisations involved in protecting and improving Scotland's environment and is updated on a regular basis.

Figure 8: Emerging Issues and Opportunities

Emerging Issues and Opportunities in Renfrewshire	SEA Topic where there may be an Impact on Environmental Baseline
City Deal Investment	Material Assets, Population and Human Health, Soil, Air, Biodiversity, Flora and Fauna, Landscape
Housing Land Supply	Material Assets, Population and Human Health, Soil, Biodiversity, Flora and Fauna, Landscape
Affordable Housing	Material Assets, Population and Human Health, Soil, Biodiversity, Flora and Fauna, Landscape
Dargavel Village, Bishopton	Material Assets, Population and Human Health, Soil, Biodiversity, Flora and Fauna, Landscape
Paisley South	Material Assets, Population and Human Health, Soil, Biodiversity, Flora and Fauna, Landscape
Infrastructure Provision/ Developer Contribution	Material Assets, Population and Human Health, Soil, Biodiversity, Flora and Fauna, Landscape
Housing for Key Specific Groups	Material Assets, Population and Human Health, Soil, Biodiversity, Flora and Fauna, Landscape
Renewables	Climatic Factors, Material Assets

3.11 The following list highlights the specific areas where baseline gaps were identified.

- The Local Biodiversity Action Plan includes eighteen Action plans for seven habitats and eleven species. The Action Plans are currently being reviewed and should inform the Renfrewshire Local Development Plan Proposed Plan.
- Additional information is being gathered about the condition of areas currently identified as Site of Importance for Nature Conservation. A review of these locations and their designation will provide valuable information about biodiversity and habitat networks in Renfrewshire.



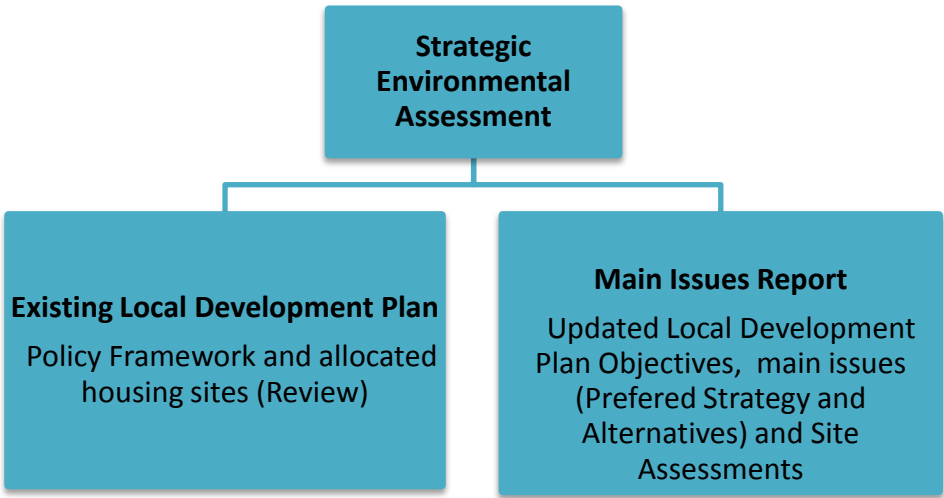


4. Strategic Environmental Assessment of the Renfrewshire Local Development Plan

Assessment Methodology

- 4.1 This section sets out the methodology developed to assess the likely effects on the environment as a result of reviewing the Renfrewshire Local Development Plan.
- 4.2 As illustrated in Figure 9, this Strategic Environmental Assessment has considered the environmental assessment of the existing Local Development Plan alongside the Renfrewshire Local Development Plan Main Issues Report.

Figure 9 – Strategic Environmental Assessment Process



Proportionate Assessment

- 4.3 The first stage of the Strategic Environmental Assessment was to review the assessment of the current Renfrewshire Local

Development Plan (2014). Where the plan is not proposed to change the findings of the previous Environmental Report will be adopted where appropriate without the need to be reassessed. This has helped ensure that the Strategic Environmental Assessment remains proportionate.

Existing Local Development Plan Assessment

- 4.4 Before commencing work on the Strategic Environmental Assessment for the next Renfrewshire Local Development Plan, a review was undertaken of the Environmental Assessment of the current Renfrewshire Local Development Plan, including existing policies and the allocated housing sites that were listed in Schedule 1 and 2 of the Plan.
- 4.5 Figure 10 contains a summary of the findings from the previous Strategic Environmental Assessment of policies in the current Renfrewshire Local Development Plan, and whether each policy topic is considered to be a Main Issue in the preparation of the next Renfrewshire Local Development Plan.
- 4.6 Figure 11 lists the environmental assessments that were undertaken for the Schedule 1 (Additional Housing Sites – Redevelopment) and Schedule 2 (Additional Housing Sites- Greenfield) in the current 2014 Renfrewshire Local Development Plan. Only the sites that have still to progress through the planning process are included in this figure. This assessment helps form the basis to provide a cumulative assessment of housing sites.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2017)

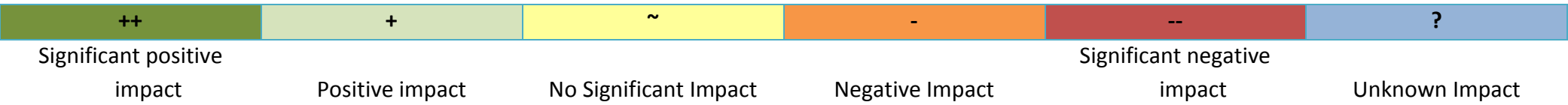
Figure 10 Summary of Strategic Environmental Assessment of the Policies from the 2014 Adopted Renfrewshire Local Development Plan

Figure 10 provides a summary of the assessment made of the Policies within the Renfrewshire Local Development Plan (2014). The table also indicates which Policies are being considered as Main Issues in the review of the Local Development Plan.

<div><div>++</div><div>+</div><div>~</div><div>-</div><div>--</div><div>?</div></div> <div>Significant positive impactPositive impactNo Significant ImpactNegative ImpactSignificant negative impactUnknown Impact</div>										
Policy Reference	Strategic Environmental Assessment Topics									Main Issue for next Local Development Plan?
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	
Overall Spatial Strategy	++	++	+	++	+	++	++	+	+	No- Strategy to be updated
E1 – Renfrewshire’s Economic Investment Locations	-	~	+	~	-	~	-	~	~	No
E2 – Glasgow Airport Investment Zone	-	~	+	-	-	~	-	+	~	Yes – to be replaced by City Deal Investment Policy
E3 – Transition Area	-	~	~	~	~	~	+	+	+	No
E4 - Tourism	?	+	?	+	+	+	+	?	+	No
E5 – Glasgow Airport Operational Land	-	~	+	-	~	~	-	+	~	No
C1 – Renfrewshire Network of Centres	~	+	+	+	~	+	+	+	+	No
C2 – Development Outwith the Network of Centres	?	?	?	+	?	+	?	+	+	No
I1 - Connecting Places	+	+	+	+	?	+	+	+	~	No
I2 - Freight	+	+	~	+	~	++	~	++	~	No
I3 – Potential Transport Improvements	+	~	~	++	+	++	~	++	+	No
I4 –Fastlink	~	~	~	~	~	~	~	~	~	No
I5 – Flooding and Drainage	++	+	+	~	++	++	+	++	+	No
I6 – Renewable and Low Carbon Energy Developments	~	~	+	++	+	++	~	+	+	Yes
I7 – Low Carbon Developments	~	~	+	++	+	++	~	+	+	No
I8 – Waste Management	?	~	+	-	~	-	~	~	~	No
P1 –Renfrewshire’s Places	~	~	+	~	~	+	+	+	~	No
P2 – Housing Land Supply	~	~	+	~	~	~	~	~	~	Yes
P3 – Additional Housing Sites	-	~	+	~	~	-	~	~	~	Yes
P4 – Housing Action Programme Sites	~	~	+	~	~	~	~	~	~	No
P5 – Community Growth Areas	~	~	+	+	~	~	~	+	~	Yes
P6 – Paisley South Expansion Area	~	~	+	-	~	~	-	~	-	Yes
P7 – Green Network	++	+	++	~	++	++	++	++	+	No
P8 – Open Space	++	+	++	~	~	++	+	++	+	No
ENV1 – Green Belt	++	+	++	+	+	++	++	++	++	No
ENV2 Natural Heritage	++	+	++	++	++	++	++	++	++	No
ENV3 – Built Heritage	+	++	++	+	+	+	++	++	++	No
ENV4 – The Water Environment	++	++	++	++	++	++	++	++	++	No
ENV5 – Air Quality	++	++	++	++	++	++	++	++	++	No

Figure 11 Strategic Environmental Assessment of Housing sites identified in the current Renfrewshire Local Development Plan.

Figure 11 sets out the environmental assessments that were undertaken for the Schedule 1 (Additional Housing Sites – Redevelopment) and Schedule 2 (Additional Housing Sites- Greenfield) in the current 2014 Renfrewshire Local Development Plan. Only the sites that have still to progress through the planning process are included.



Site Address	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Bracken Place, Bridge of Weir	~	~	+	-	+	~	~	~	+
	Limited Strategic Environmental Assessment issues related to the possible increase the amount of car journeys to the site resulting in a small impact on air quality. The scale of development would be small therefore limited impact. Brownfield development would divert development pressure from greenfield sites.								
Barbush Farm, Johnstone	-	~	~	-	-	-	-	~	+
	Strategic Environmental Assessment issues relating to the impact that development of this site would have on the landscape and setting of the town. Residential development at this location may result in a limited increase the amount of car journeys resulting in a corresponding impact on air quality. Potential flood risk areas on the site require to be avoided.								
Johnstone Hospital, Bridge of Weir Road, Linwood	~	~	~	-	~	~	~	~	+
	The site has no significant landscape, biodiversity or material asset value and as such development may present an opportunity for enhancement. Increased vehicular movements associated with development of this site may impact on air quality and climatic emissions, but this is not likely to be significant.								
Station Road, Bishopton	-	~	-	-	-	-	-	-	-
	Development of this site is likely to have some impact to biodiversity, flora and fauna on this site. Mixed use development at this location is likely to increase the amount of car journeys resulting in an impact on air quality even though the rail station is located close to the site, therefore a possible contribution to climate change.								
Lawmarnock Road, Bridge of Weir	-	-	~	~	-	-	-	~	-
	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in a minor impact on air quality.								
Northbar Florish Road, Erskine	-	-	-	-	+	-	-	+	-
	Strategic Environmental Assessment issues related to the impact that residential development at this location would have on the increased amount of vehicular journeys resulting in an impact on air quality.								

Renfrewshire Local Development Plan Main Issues Report Assessment

Local Development Plan Objectives and Strategic Environmental Assessment Objectives

- 4.7 The objectives for the next Renfrewshire Local Development Plan have been refined and updated within the Main issues Report. However, they are still based on the 5 key themes:
- Economy,
 - Centres,
 - Infrastructure,
 - Places, and
 - Environment.
- 4.8 The revised Local Development Plan Objectives proposed within the Renfrewshire Local Development Plan Main Issues Report are illustrated in Figure 12.
- 4.9 The Strategic Environmental Assessment objectives are illustrated in Figure 13. The objectives help establish what baseline data needs to be collated and will help to monitor any potential impacts of the plan.
- 4.10 The compatibility between the Strategic Environmental Assessment objectives and the next Renfrewshire Local Development Plan objectives have also been assessed (Figure 14).
- 4.11 Considering the compatibility of these objectives ensures that environmental considerations are integral to the revised objectives for the next Local Development Plan and remain focussed on the delivery of sustainable development.



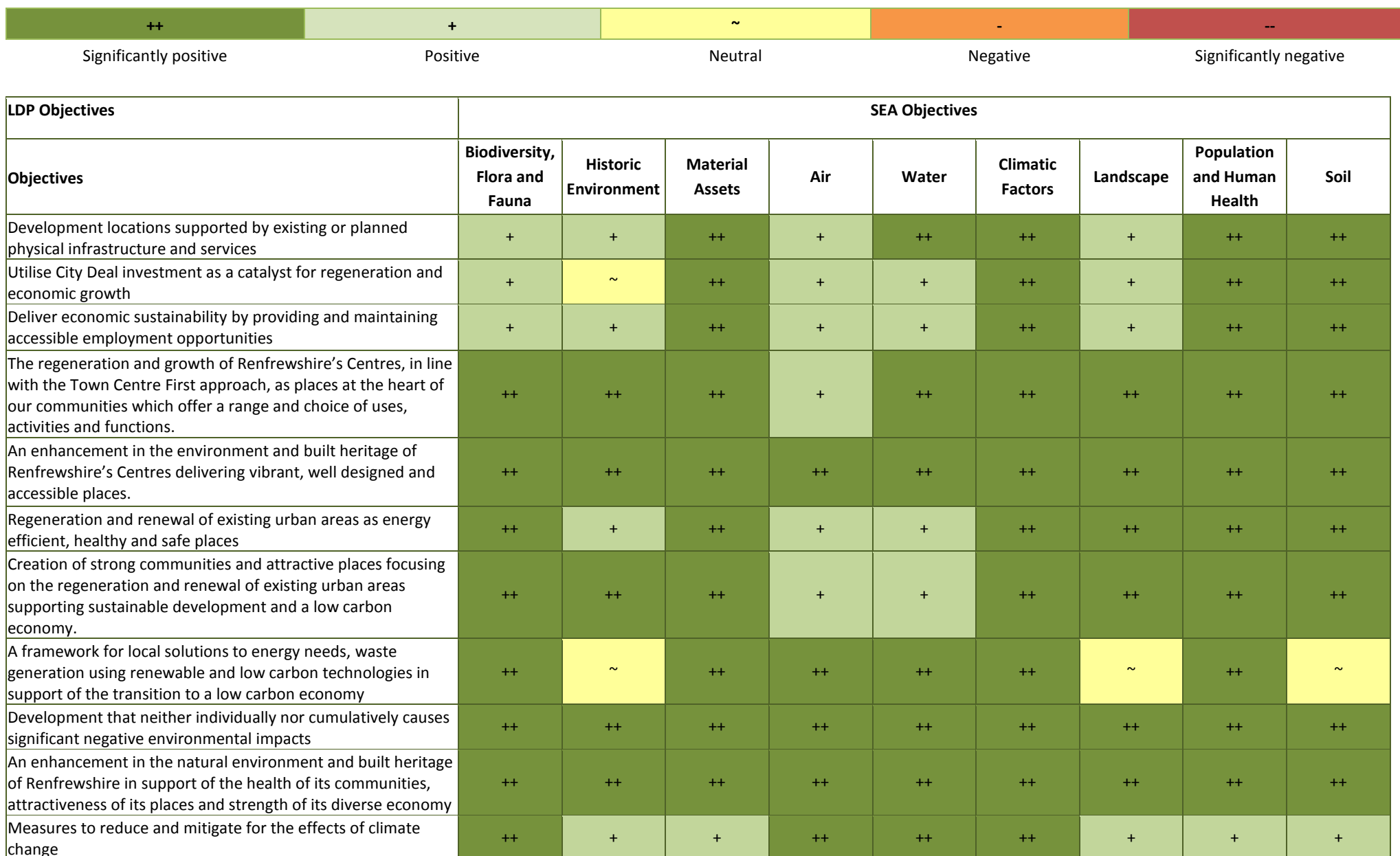
Figure 12: Objectives for next Renfrewshire Local Development Plan

ECONOMY	
Development locations supported by existing or planned physical infrastructure and services	No Change to objective
Utilise City Deal investment as a catalyst for regeneration and economic growth	New objective
Deliver economic sustainability by providing and maintaining accessible employment opportunities	New objective
CENTRES	
The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, as places at the heart of our communities which offer a range and choice of uses, activities and functions	Revised objective
An enhancement in the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places	Revised objective
Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places	No change to objective
PLACES	
Development locations supported by existing or planned physical infrastructure and services	No change to objective
Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy	Minor change
INFRASTRUCTURE	
Development locations supported by existing or planned physical infrastructure and services	No Change to objective
Utilise City Deal infrastructure investment as a catalyst for regeneration and economic growth	New objective
A framework for local solutions to energy needs, waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy	No Change to objective
Measures to reduce and mitigate the effects of climate change	No Change to objective
ENVIRONMENT	
Development that neither individually nor cumulatively causes significant environmental impacts	No Change to objective
An enhancement in the natural environment and built heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy	Minor Change to objective
Measures to reduce and mitigate for the effects of climate change	No Change to objective

Figure 13 Strategic Environmental Assessment Objectives

Strategic Environmental Assessment	
Topic	Objective
Biodiversity, Flora and Fauna	Protect and enhance sites designated for their nature conservation value and conserve and enhance Renfrewshire's biodiversity.
Historic Environment	Protect, maintain and enhance the built and historic environment and promote good quality place making.
Material Assets	Maximise use and reuse of material assets by promoting brownfield development. Facilitate regeneration, enhance the Green Network and provide the most sustainable locations for waste management.
Air	Improve air quality and reduce the level of airborne pollutants. Promote the use of sustainable locations to minimise the negative impact of transportation.
Water	Protect and enhance the water environment and promotion of sustainable flood risk management.
Climatic Factors	Reduce Renfrewshire's Carbon and Ecological Footprints and promote adaptation and mitigation in relation to Climate Change. Facilitate the creation of sustainable places.
Landscape	Protect and enhance the Green Belt and strengthen landscape character in Renfrewshire.
Population and Human Health	Protect and enhance quality of life in Renfrewshire.
Soil	Promote the reuse and remediation of vacant and derelict sites and protect and enhance peat soils.

Figure 14: Compatibility between Strategic Environmental Assessment and Renfrewshire Local Development Plan Objectives



Environmental Assessment of Main Issues Preferred Options and Alternatives

- 4.12 For each main issue raised in the Renfrewshire Local Development Plan Main Issues Report a preferred option and reasonable alternatives are set out for consideration. The options are considered to be realistic and deliverable. The alternative options for each issue have been considered in the same level of detail as the preferred option.
- 4.13 The preferred option has been selected as it has the potential to achieve the best balance between environmental, social and economic considerations.
- 4.14 All options, preferred and alternative, undergo a more detailed assessment and evaluation in this Environmental Report with each option environmentally assessed through a matrix.
- 4.15 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. Time periods were ascribed to any significant environmental effects as follows:
- Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence.
 - Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years
 - Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years
- 4.16 Consideration is also given to whether the effects are thought to be permanent or temporary in nature. An assessment of secondary, cumulative and synergistic effects are also included.
- 4.17 The Renfrewshire Local Development Plan Main Issues that have been identified are:
- City Deal Investment Policy
 - Renfrewshire's Housing Land Requirements
 - Affordable Housing
 - Bishopton Community Growth Area
 - Paisley South
 - Infrastructure Provision/ Developer Contribution
 - Housing for key specific housing groups
 - Renewables
- 4.18 Figure 15 includes the assessment of each of the Main Issues, preferred options and alternatives. The Renfrewshire Local Development Plan Main Issues Report focuses on areas of change. The Environmental Report provides an assessment of these areas of change and any potential issues arising from them.
- 4.19 It should be noted that in relation to City Deal, a high level Strategic Environmental Assessment has already been completed for all of the City Deal Projects across the Glasgow and Clyde Valley area in support of the Clydeplan Proposed Strategic Development Plan. Aspects of the City Deal projects have also been assessed in support of the current Renfrewshire Local Development Plan e.g. the Glasgow Airport Investment Area Project covers the area currently identified as the Glasgow Airport Investment Zone in the plan.

- 4.20 In recognition of the scale and importance of the developments proposed through City Deal a second tier assessment has also been completed which considers each of Renfrewshire's City Deal projects in conjunction with the Preferred and Alternative Options. This assessment is also provided in Figure 15.
- 4.21 Full recognition was given in the second tier assessment to the role that the Environmental Impact Assessments for each of the City Deal Projects will have in considering the environmental impact of the projects at a more detailed level. The Environmental Impact Assessments will provide further detailed information about potential cumulative and synergistic effects and appropriate mitigation.
- 4.22 The environmental assessment of the City Deal Projects follows four key sustainability objectives;
1. To facilitate opportunities for learning through the project;
 2. To connect opportunities for environmental improvements with community benefit;
 3. Adopt and record sustainable resource management in design and construction; and
 4. Minimise whole life carbon associated with the project.
- 4.23 The sustainability objectives are being used as an integral part of the Environmental Assessment process. These objectives have been included in the development of the projects and will be used as the basis for consideration in the Environmental Impact Assessments for each project.
- 4.24 Together the Strategic Environmental Assessment and the Environmental Impact Assessments of the City Deal projects will

provide an appropriate mechanism to consider potential environmental impacts securing the most sustainable form of development.

- 4.25 This Environmental Report will be updated and published alongside the Renfrewshire Local Development Plan Proposed Plan providing details of the Spatial Strategy, policies and proposals.
- 4.26 A Habitats Regulation Appraisal will also be published alongside the updated Environmental Report at Proposed Plan Stage.

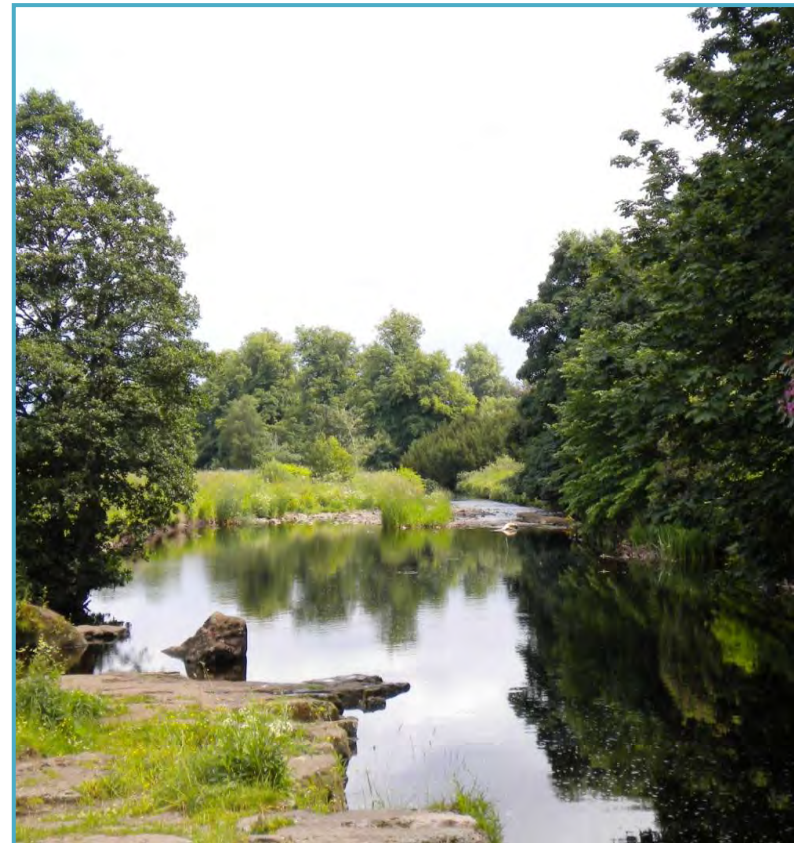


Figure 15 Assessment of Main Issues - Preferred Option and Alternatives

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
SPATIAL STRATEGY - PREFERRED OPTION												
Continued support for the Spatial Strategy as set out in the existing Renfrewshire Local Development Plan without significant change. New key developments priorities will be added to supplement the strategy.												
++	++	+	++	+	++	++	+	+	S/M/L	P	Yes	Mitigatory measures are set out in the Local Development Plan policies and the Supplementary Guidance which underpins the strategic approach adopted through the Local Development Plan. Mitigation will also be sought through consideration of individual planning applications.
The Spatial Strategy seeks to promote development that contributes positively to the natural environment and where possible enhancement. It aims to support development that does not have an effect on the integrity of any site designated as a Natura 2000 site.	The Spatial Strategy promotes development that contributes positively to the built environment.	Additional economic activity and development is likely to require additional resources. Upturn in economic activity may result in new facilities and services for the local population. Opportunity to mitigate through, the use of low carbon technologies and the use of sustainable locations.	The Strategy’s principle focus is Sustainable Development and promotion of development that reduces the need to travel. This should contribute to the improvement in air quality ensuring new development is connected to sustainable travel and transport and by promoting the use of low carbon technology.	In line with policies and supplementary guidance, new development will protect and where possible enhance the water environment, as well as supporting the development of blue corridors.	The Strategy assists in reducing and mitigating the impact of climate change and promoting adaption through a variety of factors including ensuring new development is in sustainable locations and located in places where the existing infrastructure can be used. It also promotes use of low carbon technology to reduce emissions.	The Spatial Strategy contributes to protection and enhancements to the landscape and townscape throughout the Renfrewshire area. The focus of the Spatial Strategy is to develop previously used land before development of the green belt.	The Spatial Strategy promotes sustainable forms of development which could contribute towards improvements in human health and good quality of life. New development In existing places will offer access to local services and facilities and promote better health and wellbeing.	Sustainable forms of development and protection of the natural environment should protect soil and facilitate remediation where necessary.	The implementation of the Spatial Strategy will happen throughout the lifetime of the plan.	The proposed developments are permanent, therefore the associated effects will be permanent.	The Spatial Strategy provides the overarching approach of the Local Development Plan therefore synergies are created. The Strategy seeks to ensure that these have a positive environmental effect where possible.	
SPATIAL STRATEGY - ALTERNATIVE OPTION												
Given the Spatial Strategy is still in its early stages of delivery and remains in line with the National Planning Framework 3, Scottish Planning Policy and the Proposed Strategic Development Plan, no alternative strategy is proposed.												
No assessment required												

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
CITY DEAL INVESTMENT - PREFERRED OPTION												
The Local Development Plan requires a policy which enables the benefits and opportunities of City Deal investment to be delivered as well as supporting the implementation of potential developments across Renfrewshire. In support of the Local Development Plan Spatial Strategy, the Council recognises the importance of City Deal investment to the Renfrewshire economy as a whole and the potential significant contribution of this investment with regards to employment; the health of Renfrewshire’s Centres; the delivery of new homes; the visitor economy; and, enhanced accessibility and connectivity. Development proposals associated with the delivery of City Deal investment will be considered in relation to the Local Development Plan Spatial Strategy, ensuring economic growth is supported by infrastructure and that development is planned to maximise benefits for local people and the wider Renfrewshire economy												
~	~	++	+	+	+	+	++	+	S/M/L	P	YES	The City Deal Projects are aiming to enhance and increase connectivity in and around the Glasgow and the Clyde Valley area. Cumulatively, this is likely to assist movement and access around the region helping to develop land which is vacant, derelict or under used directing development to sustainable locations. The cumulative impact should be positive with any negative impact being controlled, reduced and remediated at the project level where necessary. The Environmental Impact Assessment of
			-	~	-							
The preferred option will promote development across Renfrewshire. Existing policies and guidance will continue to provide protection and where possible enhancement. In particular, there will need to be protection of the Black Cart Special Protection Area and Site of Special Scientific Interest, along with Sites of Nature Conservation Interest which are important habitat corridors and integral to blue networks, however	<div>The preferred option together with guidance in the New Development Supplementary Guidance will ensure that development does not have a significant adverse effect on any sites of importance to the historic environment.</div> <div>Glasgow Airport Investment Area Project</div> <div>The listed structure of the Bascule Bridge will require protection as well as its setting.</div>	Infrastructure Development associated with City Deal will provide a range of new material assets both directly and indirectly which will strengthen the Renfrewshire economy and quality of life. An upturn in economic activity may result in new facilities and services for local population, although this would require resources/ materials. Opportunity to mitigate through use of recycled material and ensure that any development is	Improving access through new walking cycling and road routes may lead to a reduction in cars and congestion hotspots in certain parts of Renfrewshire. More sustainable travel options in employment areas also likely to have a positive impact on air quality. Air quality continues to be monitored across Renfrewshire. The Environmental Impact Assessment for the City Deal Projects will assess the effect	It is considered that the preferred option will have no significant impact on the water environment. The Local Development Plan sets out a policy framework that protects the water environment and seeks to address flooding. The Environmental Impact Assessment for the City Deal projects should set out mitigatory measures to reduce any potential impact. Development	The Local Development Plan sets out a policy framework that seeks to deliver sustainable development where possible and secure climate change adaptation measures. This will be an important consideration when bringing forward new development under the preferred option. The Environmental Impact Assessment of each project will also aim to identify mitigatory and adaptation	The Local Development Plan sets out a policy framework that seeks to protect the landscape quality and mitigate against potential impacts from development. The preferred option will facilitate the redevelopment of brownfield and previously used land across Renfrewshire which offers the potential to make significant improvements to the quality of existing places.	The investment that will be delivered through City Deal will bring sustainable socio-economic benefits. Health benefits will also be associated with more active travel opportunities. Enhanced access may result in additional services and facilities for the area. The level of noise associated with increased construction will require to be investigated and where possible remediated. Potential negative impacts can be mitigated through the	<div>Opportunity to address contaminated soil or poor ground conditions through development. Much of the land that would be developed through the preferred option is brownfield or previously used.</div> <div>Glasgow Airport Investment Area Project</div> <div>Land at Netherton Farm is to be developed. This land has always had the potential to be required for airport expansion and</div>	<div>Glasgow Airport Investment Area Project and Clyde Waterfront and Renfrew Riverside Project</div> <div>Projects are anticipated to be on site by 2018 after assessment for planning consent along with other consents and technical requirements, Completion proposed for 2020. Associated development/ benefits of this investment will be delivered in the medium to long term.</div>	<div>Glasgow Airport Investment Area Project and Clyde Waterfront and Renfrew Riverside Project</div> <div>The proposed developments are permanent, therefore the associated effects will be permanent; successful implementation of mitigatory measures are important.</div> <div>Glasgow Airport Access Project</div> <div>Development expected to start in 2022 with operation of services expected in 2025.</div>	<div>The Environmental Impact Assessments for all projects will be carried out separately, however, they will be reported within a single Environmental Statement in order to recognise the geographical proximity of the two projects, the similarity in the timescales within which they are being developed and any potential cumulative effects. A cumulative effects assessment will be carried out in order to develop a strategy for consideration of</div>	

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
additional blue/green networks are proposed. Any new policies, proposals and guidance will require to take full account of the outcome of the Environmental Assessment being completed for the City Deal projects and any policy will ensure that development does not have an adverse effect on the integrity of any Natura 2000 sites and associated sites of nature conservation value. However, it is considered that an appropriate policy framework is already in place to ensure that there are no significant negative impacts.	<p>Clyde waterfront and Renfrew Riverside Project</p> <p>This project will link with the listed Bascule Bridge and neighbouring listed stone bridge. These bridges will not be directly affected by the project but may benefit from increased investment in the area.</p> <p>Glasgow Airport Access Project</p> <p>The route will provide a direct link between Glasgow Airport and Paisley Gilmour Street station. Once the route for the Access project is established, a full assessment for any potential effect on the historic environment can be completed. However, most of the infrastructure is already in place. Limited impact to historic environment.</p>	<p>as energy efficient as possible. Opportunity to enhance built environment with promotion of good design and layout. Infrastructure improvements will link to, and complement other Council priorities including, the Paisley Town Centre Asset Strategy and assist in the delivery of Renfrewshire Access and Cycling Strategies.</p> <p>Glasgow Airport Investment Area Project</p> <p>The Glasgow Airport Investment Area project will deliver significant improvements and new infrastructure to enhance connectivity and secure future economic expansion. Infrastructure improvements within the Glasgow Airport</p>	<p>on air quality of each project. Additional traffic associated with the City Deal investment and intensification of development may impact on air quality unless these are carefully mitigated through public and active transport improvements. Construction, deliveries and industrial processes have the potential to have a negative impact on air quality however this will be controlled through other consenting requirements which will also secure potential improvements. Economic growth could potentially have an impact on air quality, however, the Local Development Plan makes provision for the protection and enhancement of air quality.</p>	<p>sites that are currently affected by flooding and drainage issues have the opportunity to be enhanced by Sustainable Urban Drainage, which could also have a positive impact on surrounding sites. Careful consideration should be given to the quality of the water environment in areas that are developed.</p> <p>Glasgow Airport Investment Area Project</p> <p>Part of the land within this project area is affected by flood risk, any development will require to ensure that appropriate assessments are undertaken and flood prevention measures and/ or sustainable urban drainage are successfully implemented where necessary. The development of the Glasgow</p>	<p>measures where required. The inclusion of sustainable transport measures and the development of new infrastructure to support active travel will have a positive impact through the reduction of emissions. Adaption measures will be considered to reduce long-term impact of any increased emissions that may result from increased economic activity.</p> <p>Glasgow Airport Investment Area Project</p> <p>The improved infrastructure will improve journey time and encourage travel behaviour change as access from lower carbon modes of travel are improved and connectivity increased. This could have a positive effect on emissions.</p>	<p>Glasgow Airport Investment Area Project</p> <p>Land at Netherton Farm is to be developed. This land has always had the potential to be required for airport expansion and was identified and assessed for development in the current Local Development Plan as well as many other Strategic Development Plans and Local Plans over the years. The proposed crossing over the White Cart Water may have a small local impact, however, this will be dependent on the final design choice.</p>	<p>New Development Supplementary Guidance and relevant legislation.</p> <p>Glasgow Airport Investment Area Project</p> <p>The proposed new Inchinnan cycleway will improve links in the north of the project area, in particular to Inchinnan Business Park. Infrastructure Improvements within the Glasgow Airport Investment Area will improve connectivity to key development sites. As the policy supports the delivery of projects across Renfrewshire that are associated with City Deal, the socio-economic benefits should spread beyond the Glasgow Airport Investment Area. In the more immediate vicinity, areas experiencing high levels of</p>	<p>was identified and assessed for development in previous Development Plans.</p> <p>Clyde waterfront and Renfrew Riverside Project</p> <p>All sites within the Clyde Waterfront and Renfrew Riverside area are sites that have been previously developed and this offers the opportunity to remediate potentially contaminated land.</p> <p>Glasgow Airport Access Project</p> <p>It is likely that its development will provide an opportunity to address contaminated land or poor ground conditions through development. Much of the infrastructure for this project is already in place</p>	<p>Glasgow Airport Access Project</p> <p>Due to the technical complexities and constraints involved, the Airport Access Project has a longer development process, with the scheme expected to be completed and operational by 2025. Associated development/ benefits of this investment will be delivered in the medium to long term.</p>	<p>any potential individual and combined effects of the projects through the Environmental Impact Assessment. The Environmental Impact Assessment for each project will consider the potential for secondary effects arising. The cumulative effects assessment will also consider the synergistic effects of these projects.</p> <p>The assessment of ‘in combination’ effects will be particularly important to assist in the identification of any potential significant environmental effects resulting from the preferred policy approach.</p> <p>Additional traffic and use of materials could have an impact on air quality or climatic factors.</p>	<p>the individual projects will provide detailed information about potential environmental impacts from which effective mitigation will be developed. Broad mitigation principles have already been established as part of the Environmental Impact Assessment Scoping for the Glasgow Airport Investment Area and these will be refined as the Environmental Impact Assessment process progresses. The carbon reduction anticipated though this project will provide a baseline for future monitoring of the effectiveness of City Deal in promoting more sustainable forms of development. The Environmental Impact Assessment process will be integrated with the final design for the City Deal</p>	

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
<p>Glasgow Airport Investment Area Project</p> <p>This area is in close proximity to the Black Cart Special Protection Area and Site of Special Scientific Interest and the Sites of Interest for Nature Conservation Interest along the White Cart Water which are important habitat corridors and integral to blue networks. Any potential impacts require to be mitigated where necessary through the Environmental Impact Assessment.</p> <p>Clyde Waterfront and Renfrew Riverside Project</p> <p>The Clyde Waterfront and Renfrew Riverside is in close proximity to the Inner Clyde Special Protection Area and Site of Special Scientific Interest and the</p>		<p>Investment Area will enhance connectivity to key development sites. Re-alignment of Abbostinch Road could help facilitate the expansion of Glasgow Airport. Better access and connectivity to and from this area will provide a high quality environment for public transport, pedestrians and cyclists.</p> <p>Clyde Waterfront and Renfrew Riverside Project</p> <p>The Clyde Waterfront and Renfrew Riverside project will deliver significant improvements and new infrastructure to enhance connectivity and secure future economic expansion. The new opening bridge and construction of the Renfrew North Development</p>	<p>Glasgow Airport Investment Area Project</p> <p>The improved infrastructure will improve journey time and encourage travel behaviour change as access from lower carbon modes of travel are improved and connectivity increased. This could have a positive effect on air quality. Air quality adjacent to the M8 motorway is being closely monitored by the Council which will also help to inform the Environmental Impact Assessment.</p> <p>Clyde Waterfront and Renfrew Riverside Project</p> <p>Environmental considerations will be similar to those identified for the Glasgow Airport Investment Area. A new Air Quality Management</p>	<p>Airport Investment Area will provide the opportunity to include sustainable urban drainage. Opportunities may also arise to provide further measures that will protect and enhance the White Cart Water.</p> <p>Clyde Waterfront and Renfrew Riverside Project</p> <p>The development of Clyde Waterfront and Renfrew Riverside Area will provide the opportunity to include sustainable urban drainage. Opportunities may also arise to provide further measures that will protect and enhance the River Clyde at Renfrew.</p>	<p>Clyde Waterfront and Renfrew Riverside Project</p> <p>A new bridge crossing will offer the opportunity to reduce journey times and lengths by increasing connectivity. Considerable investment has already been made in the Renfrew North Flood Prevention Scheme which provides a sustainable approach to protecting homes, businesses and amenities from flooding. Further opportunities for adaptation and mitigation may arise in the Clyde Waterfront and Renfrew Riverside project area.</p>	<p>Clyde waterfront and Renfrew Riverside Project</p> <p>Development, within the Clyde Waterfront and Renfrew Riverside area aims to include high quality landscaping and enhance local green space where possible. In particular, it is proposed that landscaping of the proposals will integrate them with all surrounding land uses. The proposed crossing over the River Clyde may have an impact, however, this will be dependent on the final design choice and location.</p> <p>Glasgow Airport Access Project</p> <p>The development of the Glasgow Airport Access Project will be within the urban area and will have limited</p>	<p>deprivation in north Paisley, and Renfrew will benefit.</p> <p>Clyde Waterfront and Renfrew Riverside Project</p> <p>The new opening bridge across the River Clyde will accommodate pedestrian and vehicular traffic, which will improve connectivity and active travel opportunities. The improvement in connectivity will be enhanced by the construction of the Renfrew Northern Development Road and the inclusion of a new combined cycleway and footway on all new sections of road infrastructure being built. These proposals will compliment the access improvements in the Glasgow Airport Investment Area.</p>				<p>Projects in order to maximise opportunities for beneficial effects. A freeze in the design process will be implemented to ensure that there is sufficient time from substantive completion of the final design to complete the Environmental Impact Assessment and prepare the final draft Environmental Statement. This is detailed in the approved project management plan and risk assessment. Flooding concerns can be reduced or avoided through various mitigation measures and use of low carbon technology will assist in reducing potential impacts of climate change. Measures will be required to minimise adverse effects, in keeping with the requirements of the Habitats Regulations.</p>	

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
<p>Site of Interest for Nature Conservation Interest at Blythswood which are important habitat corridors and integral to the green and blue network. Additional landscaping along with blue and green networks are proposed in Blythswood which will provide an opportunity to improve this important habitat.</p> <p>Glasgow Airport Access Project</p> <p>The route will provide a direct link between Glasgow Airport and Paisley Gilmour Street station. Paisley Moss Local Nature Reserve is in close proximity to the Airport. The potential for any interaction between the finalised route and this site should be considered for any possible</p>		<p>Road will provide a new link across the River Clyde and a new road link between the new bridge and Inchinnan Road to the south. This will provide an improved environment for pedestrians, cyclists, and public transport. These infrastructure improvements will link to, and complement other City Deal projects and assist in the delivery of Renfrewshire Access and Cycling Strategies.</p> <p>Glasgow Airport Access Project</p> <p>The Glasgow Airport Access Project will deliver significant improvements and new infrastructure to enhance connectivity and secure future economic expansion, by providing a direct link between</p>	<p>Area has recently been declared for Renfrew Town Centre. The infrastructure improvements may result in a reduction in traffic and have beneficial effects on air quality.</p> <p>Glasgow Airport Access Project</p> <p>The preferred option will increase the sustainability of travel to Glasgow Airport and other businesses in the vicinity of the airport for employees and passengers. This will have a significant positive impact on air quality and may help to reduce pollutant levels in the Paisley Air Quality Management Area as well as Renfrew, particularly from a reduction in vehicle tail pipe emissions. The major improvement in access to the</p>	<p>Glasgow Airport Access Project</p> <p>The Local Development Plan sets out a policy framework that protects the water environment and seeks to address flood risk. It is anticipated that the Glasgow Airport Access project will have no significant impact on the water environment.</p>	<p>Glasgow Airport Access Project</p> <p>This is a sustainable transport project which will result in reduced emissions. The Environmental Impact Assessment of the project will aim to identify mitigatory measures where required. Opportunities for adaptation and mitigation may arise, however, these will be more apparent as the project is developed further.</p>	<p>impact on the local landscape. Any potential impacts will be addressed through appropriate design. Most of the infrastructure is already in place.</p>	<p>Glasgow Airport Access Project</p> <p>The Glasgow Airport Access Project will deliver significant improvements and new infrastructure to enhance connectivity and secure future economic expansion, by providing a direct link between Glasgow Central Station and Glasgow Airport.</p>					

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
impacts through the Environmental Impact Assessment.		Glasgow Central Station and Glasgow Airport.	Airport by public transport will reduce vehicle movements to the airport and provide greater connectivity to the wider transport network.									

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
CITY DEAL INVESTMENT - ALTERNATIVE OPTION												
The alternative is to develop a policy related to specific City Deal Investment Areas focused around Renfrewshire’s three City Deal Projects. This policy would support the delivery of City Deal Projects and associated development within these specified areas only.												
~	~	+	+	+	+	+	+	+	S/M/L	P	YES	As per the preferred option.
			-	~	-							
Assessment as per the preferred option as development would be focussed within the City Deal project areas. Alternative option would not support further development outwith these areas.	Assessment as per the preferred option as development would be focussed within the City Deal project areas. Alternative option would not support further development outwith these areas.	Benefits in terms of assets and infrastructure associated directly with the City Deal Projects will be similar to those outlined in the preferred option. However, the economic benefits would not be seen across Renfrewshire. The anticipated, broader benefits and catalyst effect from City Deal may not be delivered through this option. The benefits that could be associated through the potential links with other projects and investment	The alternative option would focus development and traffic within the project areas, this may increase potential impacts on air quality in these areas. However the projects will deliver improved infrastructure to improve journey time and encourage travel behaviour change as access from lower carbon modes of travel.	Assessment as per the preferred option as development would be focussed within the City Deal project areas. Alternative option would not support further development outwith these areas. Development offers the opportunity to include sustainable urban drainage. Opportunities may also arise to provide further measures that will protect and enhance the existing water environment.	The benefits in terms of assets and infrastructure associated directly with the City Deal Projects will be similar to those outlined within the preferred option. In maintaining a focus on development within the project areas, it may be more difficult to achieve synergistic effects to their full potential which would have provided a greater overall contribution to mitigation and adaptation of climatic factors.	The Local Development Plan protects the landscape quality and mitigate against potential impacts from development. This option will facilitate the development of brownfield and previously used land, however, these benefits will not be spread across Renfrewshire.	It is considered that the alternative option would potentially result in less economic activity, therefore delivering fewer developments and opportunities for employment across Renfrewshire. Potential benefits to population and human health would be less widespread across Renfrewshire.	Assessment as per the preferred option. The alternative option provides the opportunity to address contaminated soil or poor ground conditions through development within the specified areas focused around the City Deal projects. However, the potential benefits would be less widespread.	As per the Preferred Option	As per the Preferred Option	As per the Preferred option. In addition, some synergistic effects may occur however, these will be more limited out with the City Deal Project Areas through this approach. The greatest concentration is likely to be within the project areas and full potential benefits will not be as widespread across Renfrewshire.	In addition, the effective delivery of some of the proposed mitigation may be more challenging as the alternative option does not take such a strategic view.

		<p>priorities for Renfrewshire such as Paisley Town Centre Asset Strategy, or the delivery of the Renfrewshire Access and Cycling Strategies would be more difficult to achieve. Improvements to accessibility through the new infrastructure, routes and improved active travel opportunities could be reduced.</p>										
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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

RENFREWSHIRE’S HOUSING LAND REQUIREMENTS - PREFERRED OPTION

The preferred option presented in the Main Issues Report is to meet the Housing Land Requirements in line with the Strategic Development Plan and Renfrewshire Local Housing Strategy based on the sites within the Renfrewshire Housing Land Audit 2016. These sites are considered to support sustainable mixed communities, leading to more successful places, ensuring the continued delivery of new housing across Renfrewshire.

~	~	++	~	~	~	~	++	~	S/M/L	P	Yes	The sites are programmed for development between 2018 and 2028. New housing development will result in economic investment and will help increase Renfrewshire’s population in line with the aspirations of the Council. Appropriate mitigation including sensitive design etc will be secured at planning application stage and will offset potential negative impacts. Opportunity to enhance access to pedestrian, cycle and public transport networks, incorporate low carbon technologies in the design of new homes, promote sustainable flood risk management and remediate areas of potentially contaminated land.
+			+		+	+		+				
This option is considered to be the most sustainable approach and focuses on the development of brownfield and previously used sites in existing places. The majority of the existing housing land supply has limited value in terms of biodiversity, flora and fauna, however, all development proposals will or have been considered in relation to Local Development Plan policies and the New Development Supplementary Guidance which aims to protect and where possible enhance these assets.	This option has the potential to have limited impact on historic buildings and structures or Conservation Areas. Careful consideration will be given to the design and layout of all development sites. The criteria set out in the New Development Supplementary Guidance should ensure that any impact on the historic environment is limited.	The preferred option will provide a range and choice of new homes delivering enhanced access to housing across Renfrewshire. New development will require the use of building materials and resources but there will be an opportunity to incorporate low carbon technologies in the design of new homes. The housing development sites will coincide with a number of Renfrewshire existing assets such as core paths and green and blue networks, however, good design and enhanced place	Development of the housing sites should not have a significant impact on air quality as these sites are considered to be in the most sustainable locations. The sites are located within existing settlements which should reduce the need to travel and reduce the impact of car travel on air quality. In line with the New Development Supplementary Guidance and Places Design Guidance the design and layout of new development should allow for access to pedestrian, cycle and public transport networks.	The sites within the Housing Land Audit are considered to be deliverable and do not give rise to any significant flood risk or drainage issues or significant impacts on the water environment. Where relevant there will be an opportunity to protect and enhance the water environment and promote sustainable flood risk management, in line with the Local Development Plan and New Development Supplementary Guidance, which offers the potential for betterment.	The preferred option focuses on the delivery of sites within existing places which are well located for pedestrian, cycle and public transport networks, reducing the need to travel by car. Development of the sites may require the use of resources but there will be an opportunity to incorporate low carbon technologies in the design of new homes. Adaptation measures can be incorporated which could help mitigate any issues related to flooding and climate change. New development provides the opportunity to	The preferred option provides the opportunity to deliver enhanced placemaking creating more sustainable settlements. New development offers the potential to make significant improvements to the quality of existing places throughout Renfrewshire. The New Development Supplementary Guidance and Places Design Guidance will promote high quality design and will help to minimise any potential landscape impacts.	The preferred option will offer an opportunity for the remediation of areas of potentially contaminated land. New development should allow for access to public transport, pedestrian and cycle networks, where possible, which will offer access to local services and facilities and can help promote better health and wellbeing. This option will support the delivery of a range and choice of housing across Renfrewshire to meet the housing needs of existing and future residents.	The preferred option focuses on the development of brownfield and previously used sites in existing places therefore development will offer an opportunity for the remediation of potentially contaminated soil. There may be a loss of previously undeveloped soil, however, this is applicable to a very small proportion of land and there will remain a substantial amount of undeveloped land across Renfrewshire.	The effect of new houses being built would be across the plan period and would be long term; however, as outlined in this assessment, the effects of the preferred option will largely be positive. Mitigatory measures along with enhancements and good design built into development will ensure that any potential negative impact would not be significant. The housing land supply maintains a 5-year supply of effective housing land.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent. Mitigatory measures as set out are necessary.	The preferred option provides the most sustainable approach with no significant negative cumulative impact on the environment. Cumulative impacts would largely be positive related to the development of brownfield land delivering enhanced placemaking and the remediation of contaminated land.	

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
		making will ensure that these important assets are protected and where possible enhanced. Development sites located in existing places will also provide the opportunity to enhance access to pedestrian, cycle and public transport networks.			deliver enhanced placemaking creating more sustainable settlements.							

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
RENFREWSHIRE’S HOUSING LAND REQUIREMENTS - ALTERNATIVE OPTION												
A reasonable alternative is to provide an additional generosity level to the Housing Supply Targets, set in the Local Housing Strategy, over and above the 10% generosity level which was added to the private sector total. This option would increase the generosity level which is added to the private sector total to 20% to provide a wider range and choice of private housing sites.												
-	~	++	-	~	-	-	-	-	S/M/L	P	YES	
This alternative could result in development on sites out with existing settlements in less sustainable locations. The cumulative impact of these additional sites is likely to be greater. The uncertainty relating to the cumulative impact on these assets could, however, potentially lead to negative impacts particularly if the additional sites are located on greenfield land.	The allocation of additional sites would be considered in relation to Local Development Plan policies and the New Development Supplementary Guidance. This should ensure that any impact on the historic environment is limited. This option does provide greater possibility of there being a negative effect on the built environment, however, this is unlikely to be significant.	The identification of additional sites to satisfy this alternative would provide an even greater range and choice of sites.	This alternative option could lead to the identification of additional sites. There would be the potential for a negative impact on air quality as this may result in more vehicle journeys.	Only sites that are suitable in terms of flood risk and drainage would be considered suitable when identifying additional sites. Where relevant there will be an opportunity to protect and enhance the water environment and promote sustainable flood risk management, in line with the Local Development Plan and New Development Supplementary Guidance.	This alternative option could lead to the identification of additional sites. There is a risk that the cumulative impact of development through this alternative will also be greater.	The allocation of additional sites would be considered in relation to Local Development Plan policies and the New Development Supplementary Guidance. High quality design and placemaking will help to minimise potential landscape impacts, however, this alternative could result in development on sites where impacts on the landscape character and setting of a settlement would be greater. The cumulative impact could also be more significant.	A greater range and choice of sites may be available through this alternative, however, green field sites may be developed. This option could detract from the Local Development Plan’s Spatial Strategy which prioritises the development of brownfield and previously used sites, therefore, fewer brownfield sites may be developed and remediated	Possible intensification of use on certain sites may result in loss of undeveloped soil or prime quality agricultural land which would be to the detriment of the environment.	The effect of new houses being built would be across the plan period and would be long term. Mitigatory measures along with enhancements and good design built into development will help reduce the effect of potential negative impacts.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent. Mitigatory measures as set out are necessary.	Cumulative impacts are likely as this alternative could result in development on sites out with existing settlements in less sustainable locations. Greater levels of mitigation and adaptation would be required. Mitigation for flooding related impacts may be required. Additional traffic and use of materials could have an impact on air quality and climatic factors.	New housing development will result in economic investment and will help increase Renfrewshire’s population in line with the aspirations of the Council. Environmental impacts may be incremental, and their intensity may vary due to levels of development. Cumulative impacts would be more significant, therefore securing effective mitigation which would address these impacts may be more difficult to achieve. Appropriate mitigation including sensitive design etc could be secured at planning application stage and should be able to offset some negative impacts.

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
AFFORDABLE HOUSING - PREFERRED OPTION The preferred option is a targeted policy with up to 25% of housing delivered on major residential developments in either North or West Renfrewshire, should be affordable units. The affordable housing provision would be across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes.												
~	~	++	~	~	~	~	++	~	S/M/L	P	NO	No further mitigation would be required. The policy is referring to type/ tenure of housing on an already allocated site.
The preferred option will have no impact on biodiversity, flora and fauna. The policy simply comes down to the type/ tenure of houses on a housing site.	The preferred option will have no impact on the historic environment. The policy simply comes down to the type / tenure of houses on a housing site.	Applying an affordable housing policy will have a positive impact on material assets as it allows for a range and choice of housing to meet the need and demand in an area where there is a requirement for additional affordable housing.	The preferred option will have no impact on air. The policy simply comes down to the type/ tenure of houses on a housing site.	The preferred option will have no impact on water. The policy simply comes down to the type/ tenure of houses on a housing site.	The preferred option will have no impact on climatic factors. The policy simply comes down to the type / tenure of houses on a housing site.	The preferred option will have no impact on landscape. The policy simply comes down to the type / tenure of houses on a housing site.	Through a targeted policy approach to the provision of affordable housing in north and west Renfrewshire housing sub market areas the aims of the Renfrewshire Local Housing Strategy and Local Development Plan should be met and more mixed communities delivered in areas with an affordable need.	The preferred option will have no impact on soil. The policy simply comes down to the type / tenure of houses on a housing site.	The effects will be over the plan period and long term.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	The preferred option will have no negative secondary, cumulative or synergistic environmental impact. It is related to the type of housing on a housing site. Cumulative impacts will be positive primarily related to associated population and human health benefits.	

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
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AFFORDABLE HOUSING - ALTERNATIVE OPTION 1												
In line with Scottish Planning Policy small sites could be identified in North and West Renfrewshire where affordable housing could be built												
-	~	++	~	~	~	-	~	-	S/M/L	P	YES	Mitigation will depend on the location of the sites that would be required by this option. Appropriate mitigation including sensitive design etc could be secured at planning application stage and should be able to offset some negative impacts.
?	?		?	?	?	?	?	+				
The allocation of additional sites would be considered in relation to Local Development Plan policies and the New Development Supplementary Guidance which aims to protect and where possible enhance biodiversity, flora and fauna.	The allocation of additional sites would be considered in relation to Local Development Plan policies and the New Development Supplementary Guidance. This should ensure that any impact on the historic environment is limited.	Applying an affordable housing policy will have a positive impact on material assets as it allows a range and choice of housing to meet the need and demand in an area where there is a requirement for affordable housing.	The most sustainable site would be chosen.	Only sites that are suitable in terms of flood risk and drainage would be considered suitable when identifying additional sites. Where relevant there will be an opportunity to protect and enhance the water environment and promote sustainable flood risk management, in line with the Local Development Plan and New Development Supplementary Guidance.	The most sustainable site would be chosen.	The most sustainable site would be chosen.	Through identifying small sites across north and west Renfrewshire there will be more mixed communities created by providing a greater range and choice of housing in areas of affordable housing need. More green field sites may be developed. It may also be more difficult to facilitate the development of active travel and integrate with the green/blue network and access routes.	The most sustainable site would be chosen.	The effect of new houses being built would be across the plan period and would be long term. Mitigatory measures along with enhancements and good design built into development will help reduce the effect of potential negative impacts. The housing land supply maintains a 5-year supply of effective housing land.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent. Mitigatory measures as set out are necessary.	Identification of a number of small affordable housing sites is likely to result in secondary impacts as well as an overall cumulative impact in the area.	

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
AFFORDABLE HOUSING - ALTERNATIVE OPTION 2												
An affordable policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demands through a mix of housing products.												
~	~	+	~	~	~	~	+	~	S/M/L	P	NO	No further mitigation would be required. The policy is referring to type/ tenure of housing on an already allocated site.
This option will have no impact on biodiversity, flora and fauna. The policy simply comes down to the type/ tenure of houses on a housing site.	This option will have no impact on the historic environment. The policy simply comes down to the type/ tenure of houses on a housing site.	Applying an affordable housing policy will have a positive impact on material assets as it allows a range and choice of housing to meet the need and demand in an area where there is a requirement for affordable housing. The certainty related to this option is reduced as the provision of affordable housing would be negotiated on a case by case basis.	This option will have no impact on air. The policy simply comes down to the type/ tenure of houses on a housing site.	This option will have no impact on water. The policy simply comes down to the type/ tenure of houses on a housing site.	This option will have no impact on climatic factors. The policy simply comes down to the type/ tenure of houses on a housing site.	This option will have no impact on landscape. The policy simply comes down to the type/ tenure of houses on a housing site.	This alternative option will make it harder to deliver the required affordable housing for the communities in north and west Renfrewshire as levels of affordable housing will be negotiated on a case by case basis.	This option will have no impact on soil. The policy simply comes down to the type/ tenure of houses on a housing site.	The housing land supply maintains a 5-year supply of effective housing land. The effects will be over the plan period and long term.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	The preferred option will have no negative secondary, cumulative or synergistic environmental impact. It is related to the type of housing on a housing site. Cumulative impacts will be positive primarily related to associated population and human health benefits, however, these may be more difficult to deliver due to the reduced certainty provided by this option.	

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BISHOPTON - PREFERRED OPTION												
BAE Systems to prepare a revised masterplan based on the overall provision of an additional 1500 new homes and associated supporting facilities and services within the boundary of the existing Community Growth Area. A revised masterplanned approach is considered necessary as there is a need to plan for future growth in the most appropriate way.												
+	+	++	+	~	+	+	++	++	M/L	P	YES	The preferred option will provide an opportunity to review the existing Master plan and build on the mitigation that has already been put in place.
The existing master plan for Bishopton Community Growth has already considered the impact of development on biodiversity, flora and fauna interests the revised masterplan will revisit this. The existing masterplan has been the subject of an Environmental Impact Assessment this will be updated. Development at this location has met the requirements of the Adopted Local Development Plan. Significant areas of land at Bishopton Community Growth Area were previously developed. A	Careful consideration has been given to the design and layout of development at Bishopton Community Growth Area and the historic environment through the existing master plan. Development of the site, therefore, has had a limited impact on this resource. Revision of the master plan would ensure the continued protection and where possible opportunities for enhancement for this resource. The criteria set out in the New Development Supplementary Guidance should ensure that any	A revised masterplan could increase the range and choice of housing at Bishopton Community Growth Area. New development provides the opportunity to deliver enhanced placemaking in a sustainable location. New development will require the use of building materials and resources. The revised masterplan would ensure that core paths, the blue and green network and active transport networks are protected and where possible enhanced.	Bishopton Community Growth Area has a range of transport options which should reduce the impact of car travel on air quality. Bishopton is a sustainable option to the supply of housing across Renfrewshire as it is an existing Community Growth Area that is supported by existing/ proposed infrastructure.	Development at Bishopton Community Growth Area must meet the requirements of the Sustainable Urban Drainage Design and Maintenance Manual for the Community Growth Area. Considerable investment has already been made to address any drainage or flooding issues and further development of this area for housing will provide an opportunity to invest further. Careful consideration has been given to the quality of the water environment in areas that are being developed and improvements made where	Given the size of the site there is likely to be an increase in emissions from car use however Bishopton is well located for public transport and is sustainable in terms of reducing the need to travel. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change	The Landscape Management Guide for Bishopton has ensured high quality landscape enhancements and good place making. The revised master plan will ensure that any potential impact on landscape will continue to be minimised through sympathetic deign and place making. New development on this previously used land offers the potential to make significant improvements to the quality of the existing place. Development of further housing at this location will have significantly less impact than at other Greenfield	New development provides the opportunity to deliver enhanced placemaking in a sustainable location in line with the Local Development Plan’s Spatial Strategy. The revised master plan for the area will facilitate improved pedestrian/ cycle access which can help promote better health and wellbeing. Potentially contaminated land can also be remediated	Opportunity to remediate potentially contaminated land to a higher standard than it would have been if it was business and industrial land. Additional housing development at this location would reduce the requirement for developing green field land elsewhere in Renfrewshire to meet medium to long term housing land requirements.	Development would be within the medium to long term.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent. Mitigatory measures as set out in the existing masterplan and any revised Masterplan as necessary.	These effects have already been considered through the existing Masterplan and Environmental Impact Assessment. A revised master plan would provide an opportunity to revisit these effects and address any new impacts. Scottish Planning Policy requires a range and choice of housing across local authority areas. This preferred option will contribute to the provision of housing that has no significant cumulative environmental impact. There will also be less requirement to find land for	New housing development will result in economic investment and will help increase Renfrewshire’s population in line with the aspirations of the Council. Appropriate mitigation including sensitive design etc will be secured at planning application stage and will offset potential negative impacts. Opportunity to enhance access to pedestrian, cycle and public transport networks, incorporate low carbon technologies in the design of new homes, promote

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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
revised masterplan will continue to support and encourage appropriate development within Bishopton. It would facilitate a more consistent approach and consideration of this resource than adhoc proposals. Proposed community woodland, additional access and improved biodiversity is built into the masterplan.	impact on the historic environment is limited.	Opportunity to incorporate low carbon technologies in design and new builds.		possible. The revised masterplan will facilitate a more integrated approach and prevent possible flooding/water environment issues that may be associated with an ad hoc planning application approach.		locations.					housing elsewhere.	sustainable flood risk management and remediate areas of potentially contaminated land.

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
BISHOPTON - ALTERNATIVE OPTION Ad-hoc planning application being submitted for the site												
~	~	+	~	~	~	~	+	+	M/L	P	YES	New housing development will result in economic investment and will help increase Renfrewshire’s population in line with the aspirations of the Council. Appropriate mitigation including sensitive design etc would be secured at planning application stage.
?			?	?	?	-		?				
The existing master plan for Bishopton Community Growth Area has already considered the impact of development on biodiversity, flora and fauna interests. The existing masterplan has provided an appropriate framework for consideration of biodiversity at Bishopton Community Growth Area, however, an ad-hoc approach may make it more difficult to mitigate against potential impacts on biodiversity, flora and fauna.	Any development would have to take this into account and be sensitive to the townscape character.	The potential to improve the range and choice of housing may be more limited than with the preferred option and without a revised masterplan it would be more difficult to secure integration with existing infrastructure. There would be opportunities to incorporate low carbon technologies in design and new builds. New development will require the use of building materials and resources.	Bishopton Community Growth Area has a range of transport options which should reduce the impact of car travel on air quality. Ad-hoc development may reduce the contribution that can be made to improving air quality. It may be more difficult to ensure that development and transport infrastructure are fully integrated.	Potential impacts on water will largely be the same as the preferred option, however an ad-hoc approach to further development of the site could make it more difficult to deliver an integrated approach to sustainable urban drainage and improvements to the water environment.	Potential impact on climatic factors would largely be the same as the preferred option, however, successful mitigation and adaptation could be more challenging if development is ad-hoc	The master plan for the area has ensured that any potential impact on landscape will be minimised through sympathetic design. It may be more difficult to integrate this with the existing masterplan and ensure that the principles of good design and placemaking are achieved to their fullest effect.	Development will facilitate improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing. Ad-hoc applications may make it more difficult to complete networks and secure successful integration of development and networks. It may also be more difficult to direct housing development to the most appropriate locations within the site.	Opportunity to remediate potentially contaminated land. Additional housing development at this location would reduce requirement for developing green field land elsewhere in Renfrewshire. The precise location of the housing development within the Community Growth Area may be more difficult to control, therefore, it may be more difficult to secure a consistent, planned approach to remediation and it may take longer for the full benefits to be established.	Development would be within the medium to long term.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	These effects have already been considered through the existing Masterplan and Environmental Impact Assessment. Without a revised master plan it would be more difficult to revisit these effects, predict and address any new impacts. It may also be more difficult to anticipate synergistic impacts if the development is based on ad-hoc planning applications.	An ad-hoc approach to development could potentially have negative impacts and may undermine the positive impacts achieved through the existing masterplan.

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PAISLEY SOUTH - PREFERRED OPTION												
For a masterplanned approach to be developed for previously developed sites at the University of the West of Scotland’s Campus and at Dykebar Hospital with the community, stakeholders, key agencies and service providers to plan for a new well-designed place.												
~	~	++	~	+	+	+	+	+	M/L	P	YES	The preferred option will provide an opportunity to integrate mitigation with a masterplan for the area.
A masterplan facilitates a more consistent approach. Development will be focussed on land that has previously been developed, therefore, the impact on biodiversity, flora and fauna should be limited. The development of a masterplan should provide an opportunity to protect and where possible enhance links or wildlife corridors.	Consideration can be given to the protection of listed buildings at Dykebar. Consideration given to the design and layout of the potential development, integrated with the protection of Listed Buildings. The criteria set out in the Supplementary Guidance should ensure any impact on the historic environment is limited.	A masterplan approach could help increase the range and choice of housing and improve access to housing in Renfrewshire. It would ensure that core paths, the blue and green network and active transport networks are protected and where possible enhanced. Design and good placemaking can also be promoted. New development will require the use of building materials and resources, however, there would be an opportunity to incorporate low carbon technologies in design and new builds.	Sites are on the edge of the urban area and are previously developed. Public transport links are available but appropriate development at this location provides an opportunity to enhance public and active travel networks. There will be a limited impact on air quality as a result of this development.	The development of a masterplan will facilitate a strategic approach to the consideration of the water environment and sustainable urban drainage. Opportunities to protect and where possible enhance the blue network and existing water infrastructure will be considered within the masterplan.	The re-use of previously developed land will provide an opportunity to limit the use of resources, with an opportunity to use low carbon technology. Adaptation measures can be incorporated which could mitigate any issues related to drainage and climate change.	Sites are on the edge of the urban area and have been previously developed. The master plan will provide an opportunity for the detailed consideration of any impacts on the landscape and opportunities that will arise to create a sense of place within the proposed development areas.	New development provides the opportunity to deliver enhanced placemaking in a sustainable location in line with the Local Development Plan’s Spatial Strategy. A master plan for the area will facilitate improved pedestrian/ cycle access which can help promote better health and wellbeing.	The sites proposed for the masterplan at Paisley South were previously developed. Additional housing development at this location would reduce the requirement for developing green field land elsewhere in Renfrewshire.	Development would be within the medium to long term.	The proposed development is permanent; therefore, it is likely that the associated effects will be permanent.	A masterplan would provide an opportunity to consider a more strategic approach to the development and facilitate the identification of secondary and synergistic effects. This preferred option will contribute to the provision of housing that has no significant cumulative environmental impacts.	New housing development will result in economic investment and will help increase Renfrewshire’s population in line with the aspirations of the Council. Appropriate mitigation including sensitive design etc will be secured at planning application stage and will offset potential negative impacts. Opportunity to enhance access to pedestrian, cycle and public transport networks, incorporate low carbon technologies and promote an integrated approach to the protection of the water environment and sustainable urban drainage.

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

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PAISLEY SOUTH - ALTERNATIVE OPTION												
To suggest that the previously developed sites are part of the land identified to meet the housing land requirements and for developers to come forward in an ad-hoc manner and apply for parcels of development land for a variety of houses that is considered to meet the needs and demands of the current housing market.												
~	~	+	~	~	+	+	+	+	M/L	P	YES	An ad-hoc approach to development could potentially make it more difficult to deliver integrated mitigation and secure positive impacts on the environment. New housing development will result in economic investment and will help increase Renfrewshire’s population in line with the aspirations of the Council. Appropriate mitigation including sensitive design etc could be secured at planning application stage.
?	?		?		?	?	?	?				
Ad-hoc planning applications prevent an integrated approach, however, development would be focussed on land that has previously been developed, therefore, the impact on biodiversity, flora and fauna should be limited.	Any development would require to be sensitive to the historic environment, including, listed buildings in the area. Adhoc development could make it more difficult to secure an integrated approach to place making for any new development.	Creates the potential to improve the range and choice of the housing supply and provides opportunities to include low carbon technologies in design and new builds. The benefit created by this option may be more limited than that of the preferred option because development would be adhoc. Without a masterplan integration with existing infrastructure will be more challenging.	This is a site on the edge of the urban area, part of which was previously developed. Public transport links are available but appropriate development at this location provides an opportunity to enhance public and active travel networks. However, without a master plan and with the resulting ad-hoc planning applications, the opportunity to secure integrated access networks may be more limited.	Opportunities to protect and where possible enhance the blue network and existing water infrastructure will be considered as part of planning applications. However a more strategic approach to the water environment is preferred that can only be delivered through a master plan approach.	Development of this land may require the use of resources, but this would provide an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to climate change. Effective mitigation and adaptation could be more challenging if development is ad-hoc.	Ad-hoc development could compromise the ability to achieve successful place making in the newly developed areas. Careful design of the sites may mitigate against any negative effects on the landscape character, however, it may be more difficult to implement through this option.	Ad-hoc applications may make it more difficult to complete and connect networks and secure successful integration of development and networks. It may also be more difficult to direct housing development to the most appropriate locations within the site.	Additional housing development at this location would reduce the requirement for developing green field land elsewhere in Renfrewshire. Most of the new housing would be located on previously developed land thus avoiding the loss of further soil.	This is a medium to long term proposal.	The proposed development is permanent; therefore, it is likely that the associated effects will be permanent.	Without a masterplan approach it would be more difficult to identify these effects and predict and address synergistic or secondary impacts if the development is based on ad-hoc planning applications.	

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
INFRASTRUCTURE PROVISION/DEVELOPER CONTRIBUTION - PREFERRED OPTION												
To continue what is currently set out in the Adopted Renfrewshire Local Development Plan that developers need to make good any infrastructure, services and facilities deficits associated with new development.												
~	~	+	~	~	~	~	++	~	S/M/L	P	YES	Developers are made aware of any additional infrastructure, services or facilities that may be required to make proposed sites acceptable from a placemaking and/or provision perspective at an early stage of the Local Development Plan process. An Infrastructure Considerations Map will be included in the Renfrewshire Local Development Plan which will identify parts of Renfrewshire’s infrastructure which have already been considered or require further consideration when preparing development proposals. This will provide more certainty for developers that they require to discuss detailed solutions prior to the submission of a planning application.
All development proposals will be considered in relation to Local Development Plan policies and the New Development Supplementary Guidance which aims to protect and where possible enhance these assets.	New development would be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on the historic environment.	Sites requiring a range of additional infrastructure, services or facilities to be provided or whereby the developer cannot address any known deficit would not be supported by the Local Development Plan. This should limit the potential strain on existing resources.	New development would be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on air.	New development would be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on water.	The Local Development Plan promotes development in sustainable locations and on sites that have the least impact on local resources, services and infrastructure. The preferred option for infrastructure provision would not change the impact on climatic factors.	New development would be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on landscape.	Any improvements in infrastructure, services and facilities should make a positive contribution to quality of life. Flood risk should be reduced, access networks improved and a sense of place created.	New development would be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on soil.	Applies to development throughout the plan period.	The proposed development is permanent; therefore, it is likely that the associated effects will be permanent. These would be limited, however, as any requirement for infrastructure provision is likely to be limited.	Limited secondary or synergistic effects may occur. Cumulative impacts are unlikely, as the sites in the Housing Land Audit 2016 are located in existing places. The preferred option is considered to result in no significant cumulative impact. Each site can be accommodated in each case without a significant effect.	

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
INFRASTRUCTURE PROVISION/DEVELOPER CONTRIBUTION – ALTERNATIVE OPTION												
The next Renfrewshire Local Development Plan has a developer contribution policy where a schedule of costs associated with infrastructure provision, assigning fixed costs for each element based on the nature of the proposed development. Specific guidance and a zonal plan on infrastructure projects would require to be prepared along with the levels of contribution required to be provided.												
~	~	+	~	~	~	~	+	~	S/M/L	P	YES	Developers are made aware of any additional infrastructure, services or facilities that may be required to make proposed sites acceptable from a placemaking and/or provision perspective at an early stage of the Development process. Any mitigation required would also be considered at this stage which would be secured through a new developer’s contributions policy.
		?					?					
As per the preferred option, any site will be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on biodiversity, flora and fauna.	As per the preferred option, as any site will be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on the historic environment	Sites requiring a range of additional infrastructure, services or facilities to be provided. Should a developer’s contribution policy be implemented, this may discourage developers from investing in the area and therefore key development sites may stall.	As per the preferred option, as any site will be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on air.	As per the preferred option, as any site will be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on water.	The Local Development Plan promotes development in sustainable locations and on sites that have the least impact on local resources, services and infrastructure. The alternative option for infrastructure provision would not change the impact on climatic factors.	As per the preferred option, as any site will be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on landscape.	Infrastructure, service and facility improvements should make a positive contribution to quality of life. Flood risk should be reduced, access networks improved and a sense of place created.	As per the preferred option, as any site will be assessed against the Local Development Plan and Supplementary Guidance which provides a policy framework to minimise impact on soil.	Applies to development throughout the plan period.	The proposed development is permanent; therefore, it is likely that the associated effects will be permanent. These would be limited, however, as any requirement for infrastructure provision is likely to be limited.	Limited secondary or synergistic effects may occur. Cumulative impacts are unlikely, as the sites in the Housing Land Audit 2016 are located in existing places. The preferred option is considered to result in no significant cumulative impact. Each site can be accommodated in each case without a significant effect	

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SEA Topics									Effect			Mitigation
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HOUSING FOR KEY SPECIFIC HOUSING GROUPS - PREFERRED OPTION												
To ensure that the needs of Gypsy/Travellers are taken into account in the preparation of the next Local Development Plan, the preferred option is to consult on the need to provide sites for Gypsy/Traveller provision in Renfrewshire, as well as proposing a new policy on small privately-owned sites for Gypsy/Travellers and Travelling Showpeople. Renfrewshire Council will continue to monitor and work with other local authorities to review the cross-boundary Gypsy/Travellers issues.												
~	~	+	~	~	~	~	++	~	S/M/L	P	YES	A full assessment can be undertaken once the requirements of the Gypsy Traveller and Travelling Show People communities are known which will provide an opportunity to identify any impacts and appropriate mitigation. Sensitive design etc should be able to offset negative impacts.
?	?	?	?	?	?	?	?	?				
At this stage neither the requirement nor the location of a site(s) has been established, therefore an assessment on the implications for biodiversity, flora and fauna cannot be carried out at this time. Small sites are unlikely to have any significant environmental impact, however, this would be assessed in relation to a new policy.	At this stage neither the requirement nor the location of a site(s) has been established, therefore an assessment on the implications for the historic environment cannot be carried out at this time. Should a site(s) be required they will be directed to sustainable locations ensuring impacts on the historic environment are minimised.	At this stage neither the requirement nor the location of a site(s) has been established. Should a site(s) be required the outcome would be an increase in the provision of facilities in Renfrewshire for Gypsy/ Travellers and travelling showpeople.	Any new site that is proposed will be directed to sustainable locations ensuring impacts on air are minimised.	Any new site that is proposed will be directed to sustainable locations ensuring impacts on flood risk and the water environment are minimised.	Any new site that is proposed will be directed to sustainable locations ensuring impacts on climatic factors are minimised.	Any new site that is proposed will be directed to sustainable locations ensuring impacts on landscape are minimised.	Will help to support and consider the needs of Gypsy/ Traveller and Travelling Show People. At this stage neither the requirement nor the location of a site(s) has been established. Should a site(s) be required this would increase the provision of facilities in Renfrewshire which should make a positive contribution to quality of life.	Any new site that is proposed will be directed to sustainable locations ensuring impacts on soil are minimised.	Should a site(s) be required development will take place in the short to medium term. A new policy on small privately owned sites will direct development to sustainable locations ensuring impacts on the environment are minimised.	Should a site(s) be required the use of any site for Gypsy Travellers and Travelling Show People may be permanent. However, the site may not be occupied on a permanent basis. Any small privately owned sites would be developed for use on the same basis.	Cumulative impacts are unlikely if a site(s) are required in Renfrewshire as this development is likely to be in one location or a limited number of locations and be limited in size. The policy will help support the needs of the Gypsy/ Traveller and Travelling Show People community.	

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									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
HOUSING FOR KEY SPECIFIC HOUSING GROUPS – ALTERNATIVE OPTION												
Continue as set out in the current adopted Renfrewshire Local Development Plan working with adjoining authorities to identify sites for Gypsy/Travellers and Travelling Showpeople.												
~	~	-	~	~	~	~	-	~	S/M/L	T	YES	A full assessment can be undertaken should a site(s) be required which will provide an opportunity to identify any impacts and appropriate mitigation. Sensitive design etc should be able to offset negative impacts.
This option has the potential for ad-hoc planning applications to come forward. These applications would still require to be assessed in relation to the Development Plan, Supplementary Guidance as well as the Gypsy / Traveller and Travelling Showpeople Planning Advice Note directing development to sustainable locations ensuring impacts are minimised.	This option has the potential for ad-hoc planning applications to come forward. These applications would still require to be assessed in relation to the Development Plan, Supplementary Guidance as well as the Gypsy / Traveller and Travelling Showpeople Planning Advice Note directing development to sustainable locations ensuring impacts are minimised.	This option wouldn’t consult on the needs of the Gypsy/ Traveller and Travelling Show People. Therefore this option may make it more difficult to secure potential benefits.	This option has the potential for ad-hoc planning applications to come forward. These applications would still require to be assessed in relation to the Development Plan, Supplementary Guidance as well as the Gypsy / Traveller and Travelling Showpeople Planning Advice Note directing development to sustainable locations ensuring impacts are minimised.	This option has the potential for ad-hoc planning applications to come forward. These applications would still require to be assessed in relation to the Development Plan, Supplementary Guidance as well as the Gypsy / Traveller and Travelling Showpeople Planning Advice Note directing development to sustainable locations ensuring impacts are minimised.	This option has the potential for ad-hoc planning applications to come forward. These applications would still require to be assessed in relation to the Development Plan, Supplementary Guidance as well as the Gypsy / Traveller and Travelling Showpeople Planning Advice Note directing development to sustainable locations ensuring impacts are minimised.	This option has the potential for ad-hoc planning applications to come forward. These applications would still require to be assessed in relation to the Development Plan, Supplementary Guidance as well as the Gypsy / Traveller and Travelling Showpeople Planning Advice Note directing development to sustainable locations ensuring impacts are minimised.	This option wouldn’t consult on the needs of the Gypsy/ Traveller and Travelling Show People. Therefore this option may make it more difficult to secure potential population and human health benefits.	Under this option any site that is proposed would still be assessed in relation to the existing Local Development Plan and Supplementary Guidance as well as the Gypsy/ Traveller and Travelling Show People Planning Advice Note. This policy framework and planning advice will direct development to sustainable locations ensuring impacts on soil are minimised.	Gypsy/traveller and Travelling Show People sites could be developed throughout the Plan period.	Should a site(s) be required the use of any site for Gypsy Travellers and Travelling Show People may be permanent. However, the site may not be occupied on a permanent basis	Cumulative impacts are unlikely if a site(s) are required in Renfrewshire as this development is likely to be in one location or a limited number of locations and be limited in size	

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
RENEWABLES HEAT - PREFERRED OPTION A Heat Network Opportunity Map will be finalised in preparation of the Local Development Plan. This map will identify a range of heat sources that could usefully form part of a heat network and will identify potential opportunities, for co-locating developments with a high heat demand with sources of heat supply to maximise the recovery of waste heat across Renfrewshire. The preparation of an ‘opportunity map’ for the Local Development Plan would facilitate further collaborative working between all stakeholders including the Council, developers, local businesses and the local community to develop heat networks in line with Scottish Planning Policy.												
~	~	++	++	+	++	+	++	+	M/L	P	YES	More detailed assessment will be possible once exact location of the heat networks is known. If any mitigation is required it is likely to be limited and the environmental effects of the network are likely to be positive.
Heat networks will mainly be developed within urban areas. The new guidance and updated policy I6 would support the development of a heat network. The policies within the Local Development Plan and Supplementary Guidance will protect biodiversity, flora and fauna.	The policies within the Local Development Plan and New Development Supplementary Guidance would protect the historic environment and ensure that this type of development would not have a significant effect on this resource.	Implementation of the guidance and updated policy I6 would help to secure the development of heat networks and associated infrastructure in Renfrewshire without causing a significant effect on the environment.	Implementation of the guidance and updated policy I6 would help to secure the development of a heat networks in Renfrewshire which should help to reduce emissions and improve air quality.	Implementation of the guidance and updated policy I6 would help to secure the development of heat networks and associated infrastructure in Renfrewshire without causing a significant effect on the water environment.	The development of heat networks will facilitate more sustainable options for heating buildings and homes and reduce our reliance on fossil fuels. This will reduce carbon emissions and will contribute to a reduction the potential for acid rain.	This option would help to secure the development of heat networks and associated infrastructure in Renfrewshire. Much of the development of heat networks will be focussed on the urban area, therefore, there should be limited impacts on landscape character.	The development of heat networks will facilitate more sustainable options for heating buildings and homes and reduce our reliance on fossil fuels. This will reduce carbon emissions and help achieve improvements in air quality which would contribute to improvements in human health.	There will be opportunities to reuse brownfield sites. Potential improvements in air quality should help to ensure that acidification of soil is reduced.	Appropriate new development may be required to contribute to the heat network. The development of the network and realisation of its full capacity will take time to deliver.	The heat network would be a permanent feature.	The development of a network is likely to produce synergistic effects which could be beneficial to the efficiency and effectiveness of the overall network. More detailed assessment will be possible once exact location of heat network is known.	

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
HEAT - ALTERNATIVE OPTION												
To continue with the existing flexible policy approach within the current Local Development Plan which supports the delivery of all types of low carbon and energy generating technologies. This approach would also require additional development criteria to be prepared within the New Development Supplementary Guidance to support the delivery of heat networks.												
~	~	+	+	+	+	~	+	+	M/L	P	YES	
Heat networks will mainly be developed within urban areas. The updated supplementary guidance would support the development of heat networks and protect biodiversity, flora and fauna.	The policies within the Local Development Plan and New Development Supplementary Guidance would protect the historic environment and ensure that this type of development would not have a significant effect on this resource.	This approach would provide less certainty with regards to the development of heat networks and their expansion may be more sporadic. Potential benefits would be more difficult to achieve as development wouldn't be directed to the most suitable locations.	This approach would provide less certainty with regards to the development of heat networks and their expansion may be more sporadic. Potential benefits would be more difficult to achieve as development wouldn't be directed to the most suitable locations.	This approach would provide less certainty with regards to the development of heat networks and their expansion may be more sporadic. However, the policies within the Local Development Plan and New Development Supplementary Guidance would provide appropriate protection for the water environment.	This approach would provide less certainty with regards to the development of heat networks and their expansion may be more sporadic. Potential benefits would be more difficult to achieve as development wouldn't be directed to the most suitable locations.	This option would not direct the development of heat networks to the most suitable locations. The location of the areas to be developed within the network are not known, however, they should be focussed on the urban area thus limiting potential impacts on landscape character.	This approach would provide less certainty with regards to the development of heat networks and their expansion may be more sporadic. Potential benefits would be more difficult to achieve as development wouldn't be directed to the most suitable locations.	This approach would provide less certainty with regards to the development of heat networks and their expansion may be more sporadic. Potential benefits would be more difficult to achieve as development wouldn't be directed to the most suitable locations.	Appropriate new development may be required to contribute to the heat network. The development of the network and realisation of its full capacity will take time to deliver.	The heat network would be a permanent feature.	Synergistic effects could be beneficial to the efficiency and effectiveness of the network. More detailed assessment will be possible once exact location of heat network is known.	

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
ONSHORE WIND - PREFERRED OPTION												
Additional development criteria will be prepared within the New Development Supplementary Guidance to supplement the Onshore Wind Turbine Development Spatial Framework set out in the Strategic Development Plan. The Supplementary Guidance will detail the local factors that will be considered in deciding all applications for wind turbine developments of different scales within Renfrewshire. This will include potential significant impacts on amenity and landscape character and the need to protect Natura 2000 sites, Sites of Special Scientific Interest and Renfrewshire’s Regional Parks from inappropriate development.												
~	~	++	++	+	++	~	+	+	M/L	P	YES	The scale and type of mitigation required will be identified once the location and size of any potential renewable energy development is known.
The Local Development Plan and New Development Supplementary Guidance would direct wind turbine development to appropriate locations and ensure that this type of development would not have a significant impact on biodiversity, flora and fauna.	The Local Development Plan and New Development Supplementary Guidance would direct wind turbine development to appropriate locations and ensure that this type of development would not have a significant impact on the historic environment.	Additional guidance within the New Development Supplementary Guidance should secure the development of new renewable developments in appropriate locations.	Additional guidance within the New Development Supplementary Guidance should secure the development of new renewable developments in appropriate locations. This should help to reduce emissions and improve air quality.	Implementation of updated guidance would help to secure renewable energy developments and associated infrastructure in Renfrewshire without causing a significant effect on the water environment.	Potential new renewable energy developments will reduce our reliance on fossil fuels. This will reduce carbon emissions and will contribute to a reduction in the potential for acid rain.	Additional guidance within the New Development Supplementary Guidance would support renewable energy developments in appropriate locations where there are no significant effects on landscape character. Significant constraints limit the opportunities for large scale wind turbine developments in Renfrewshire, therefore, the effect on the landscape is likely to be limited.	Potential new renewable energy developments will reduce our reliance on fossil fuels. This will reduce carbon emissions and will contribute to improvements in human health.	Potential improvements in air quality should help to ensure that acidification of soil is reduced.	New renewable energy developments are likely across the plan period, however, significant constraints, including Glasgow Airport radar restrictions, limit the opportunities for large scale wind turbine developments in Renfrewshire.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	More detailed assessment will be possible once exact location of any potential renewable energy development is known.	
Onshore Wind – Alternative OPTION												
No alternative proposed. The Onshore Wind Turbine Development Spatial Framework is set out in the Strategic Development Plan and additional Local Development Plan guidance is required.												

Assessment of Promoted Housing Sites

- 4.23 56 proposed housing sites were submitted to the Council in preparation of the Main Issues Report for the next Renfrewshire Local Development Plan. Each site requires to be assessed both in terms of a Strategic Environmental Assessment and an overall planning assessment.
- 4.24 A site assessment template was used to assess each of the proposed housing sites and combines both a planning and Strategic Environmental Assessment. This template covers a range of considerations including the environmental factors set out in the Site Assessment and Strategic Environmental Assessment Checklist prepared by Scottish Environmental Protection Agency and Scottish Natural Heritage. A copy of the site assessment template is included within Appendix 3.
- 4.25 Appendix 4 sets out the environmental assessment undertaken for each of the submitted sites. The planning assessment together with a summary of the environmental assessment are included with Background Paper 1 (Housing Land Requirements) accompanying the Renfrewshire Local Development Plan Main Issues Report.
- 4.26 As set out in the Renfrewshire Local Development Plan Main Issues Report, at present no new housing land allocations are required to meet Renfrewshire's Housing Land Requirements during the plan period 2018-2023. Renfrewshire's all tenure Housing Land Requirements will be met from the supply of housing land outlined in Renfrewshire's Housing Land Audit 2016.
- 4.27 The sites identified in the Housing Land Audit 2016 support sustainable mixed communities, leading to more successful places, ensuring the continued delivery of new housing across Renfrewshire in line with the Local Development Plan's Spatial Strategy which should result in limited impact on the environment.
- 4.28 Given the recent experience of the delivery of housing identified in the current Renfrewshire Local Development Plan, where 13 sites were released from the greenbelt with only 1 of the sites now complete and 3 under consideration, there may be a requirement to identify housing pipeline sites in the next Renfrewshire Local Development Plan.
- 4.29 Should pipeline sites be required they would require to be in line with the Local Development Plan's Spatial Strategy, with a focus on existing built up areas and the use of brownfield and previously used land first before the use of greenbelt sites.
- 4.30 The site assessments set out in Appendix 4 will be updated in preparation of the Proposed Renfrewshire Local Development Plan and the identification of pipeline sites, should they be required, will be informed by a planning and Strategic Environmental Assessment. This includes a cumulative assessment in terms of transport, education and all planning and environmental assessment topics. The cumulative assessment would also be in relation to other pipeline sites and the sites that currently make up Renfrewshire's Housing Land Supply.



5. Conclusion

- 5.1 This Environmental Report provides a Strategic Environmental Assessment to ensure the integration of environmental considerations into the Development Plan preparation process.
- 5.2 The assessment has informed decision making as well as aiming to ensure enhanced environmental protection in the next Renfrewshire Local Development Plan.
- 5.3 The publication of the Environmental Report facilitates an opportunity for all interested parties and stakeholders to comment on the environmental considerations associated with the Main Issues Report for the next Renfrewshire Local Development Plan.
- 5.4 Consideration of the environment is only one aspect of the broad range of elements that inform the preparation of the next Renfrewshire Local Development Plan. An important balance has to be achieved amongst environmental, economic and social considerations.
- 5.5 However, where potential environmental effects are identified, appropriate mitigation and adaptation measures have been identified.
- 5.6 Cumulative and synergistic effects have also been identified where possible, although by their nature, these cannot always be pre-empted. In order to address these, mitigation measures have also been applied to those effects that have become apparent during the assessment.

- 5.7 The Strategic Environmental Assessment has influenced the Renfrewshire Local Development Plan Main Issues Report and where possible the most environmentally sustainable option was chosen as the preferred option, whilst full consideration was also given to economic and social factors.
- 5.8 Consideration of the findings of the Strategic Environmental Assessment have demonstrated that the Renfrewshire Local Development Plan Main Issues Report will not have a significant impact on Renfrewshire’s environment

How the Environmental Assessment has influenced the Development of the Main Issues

City Deal

- 5.9 The Renfrewshire Local Development Plan Main Issues Report identifies a new policy to support the benefits of City Deal Investment across Renfrewshire. It is recognised that City Deal investment will bring significant regeneration and economic benefits to Renfrewshire, however, potential environmental impacts require to be assessed.
- 5.10 Potential impacts have been considered through a strategic assessment of the preferred option and alternative for this main issue.

- 5.11 It is recognised that a more detailed second tier assessment will be undertaken within the Environmental Impact Assessments for each of the City Deal projects. The Environmental Impact Assessments will provide further detailed information about potential cumulative and synergistic effects and appropriate mitigation in support of the projects.
- 5.12 The assessment of the preferred option for a City Deal Investment Policy demonstrates that the proposed Renfrewshire wide policy will deliver a more sustainable approach than a specific policy related only to the City Deal project areas.
- 5.13 The preferred approach will support the delivery of the infrastructure aspects of City Deal and allow associated developments to be directed to suitable locations across Renfrewshire. Through the development of these locations there will be an opportunity to deliver new infrastructure, well designed buildings and landscapes and secure other benefits such as the remediation of land. The benefits of City Deal investment will help to balance any possible negative impacts associated with the developments.

Meeting Renfrewshire's Housing Land Requirements

- 5.14 The preferred strategy set out in the Renfrewshire Local Development Plan Main Issues Report is to meet Renfrewshire's Housing Land Requirements for the next Renfrewshire Local Development Plan period 2018-23 based upon sites within Renfrewshire's Housing Land Audit 2016. At present no new land allocations are required.

- 5.15 The sites within Renfrewshire's Housing Land Audit 2016 deliver a range and choice of housing sites to meet Renfrewshire's housing need and demand.
- 5.16 These sites are in line with Renfrewshire's Local Development Plan's Spatial Strategy which prioritises the redevelopment and regeneration of brownfield and previously used sites to regenerate and enhance existing places.
- 5.17 It is considered that the preferred option will support sustainable, mixed communities and would minimise potential environmental impacts given development is directed to existing built up areas.
- 5.18 The identification of additional sites out with existing settlements could detract from this strategy and place greater strain on infrastructure, services and facilities across Renfrewshire.

Affordable Housing

- 5.19 The preferred option for the provision of affordable housing aims to assist in developing more balanced housing markets to achieve mixed sustainable communities. A targeted policy approach to North and West Renfrewshire housing sub-market areas, aims to assist in achieving a range and choice of homes in areas of need.
- 5.20 The preferred option does not identify sites for development. It is considered that this main issue will have a limited environmental impact.

Bishopton

- 5.21 The development of Dargavel Village Community Growth Area has been taking shape in recent years. The Strategic Environmental Assessment demonstrates that increasing the supply of new homes along with providing facilities and services to support additional housing at Dargaval Village would allow a sustainable approach to future growth in Renfrewshire.
- 5.22 Identifying further housing sites at Dargaval Village, which is a sustainable location in a good housing market area, to meet future Housing Land Requirements, would also reduce the need to allocate additional sites in the greenbelt across Renfrewshire, in perhaps less sustainable locations, more importantly it would avoid significant associated and potentially cumulative environmental impacts.
- 5.23 The emerging proposals for Dargavel Village are in the initial stages of development and a revised masterplan is still to be prepared. A full assessment of this proposal will be completed for the Renfrewshire Local Development Plan Proposed Local Development Plan, should a revised masterplan be prepared.

Paisley South

- 5.24 The Preferred option for the delivery of housing at Paisley South is through a masterplanned approach to placemaking which will focus on sites that were previously developed.

- 5.25 A large scale expansion at Paisley South covering the wider area of greenbelt land identified in the current Renfrewshire Local Development Plan will not be taken forward at this time.
- 5.26 Consideration of the preferred and alternative option through the assessment process has provided a sustainable approach to the initial stages of the development of this proposal. This will continue to be refined for consideration in the Renfrewshire Local Development Plan Proposed Plan.

Developer Contributions/Infrastructure Provision

- 5.27 The preferred option in relation to infrastructure provision is to continue with what is currently set out in the adopted Renfrewshire Local Development Plan.
- 5.28 Development proposals will only be supported where there are no significant increased burdens upon services, facilities or infrastructure or whereby the developer could assist with addressing any known deficit. It is considered that this approach would have limited environmental impacts.

Housing for Key Specific Groups

- 5.29 The preferred option will ensure that the needs of Gypsy/Travellers and Travelling Showpeople are taken into account in the preparation of the next Renfrewshire Local Development Plan.

5.30 Following consultation on the Renfrewshire Local Development Plan Main Issues Report on the requirement for a Gypsy/ Traveller site a full assessment will be carried out to consider any potential environmental effects should a site/sites be required for the next Local Development Plan.

5.31 It is anticipated that the approach undertaken for the planning assessment and Strategic Environmental Assessment would provide a sustainable location if this becomes necessary.

5.32 A new policy on small privately-owned sites for Gypsy/Travellers and Travelling Showpeople would help ensure such developments are directed to the most appropriate locations in Renfrewshire.

Renewables

5.33 The delivery of Heat Networks and supporting other renewable energy developments across Renfrewshire should provide an overall positive effect on the environment.

5.34 The assessment has demonstrated this and assisted in the identification of the most environmentally sensitive approach.

Renfrewshire's Spatial Strategy

5.35 Renfrewshire's Spatial Strategy is still in its early stages of delivery and is not proposed to significantly change in the review of the plan. This strategy was assessed within the Strategic Environmental Assessment of the current Renfrewshire Local Development Plan.

5.36 The Renfrewshire Local Development Plan Spatial Strategy remains focused on the promotion of sustainable economic growth by identifying opportunities for change and supporting investment which helps to regenerate, create and enhance communities and places, providing high quality new development in appropriate locations.

5.37 The strategy aims to facilitate sustainable development and a low carbon economy focussing on the development of previously used sites, concentrating on existing built-up areas and key redevelopment sites.

Next Steps

5.38 The Consultation Authorities and interested parties now have the opportunity to consider the detail and content set out in this report. Following consultation on the Renfrewshire Local Development Plan Main Issues Report, Strategic Environmental Assessment and Background Papers, all comments submitted will be collated and a report will be prepared to Renfrewshire Council's Planning & Property Policy Board outlining the consultation feedback on the reports.

5.39 Before progressing to the next stage in the Renfrewshire Local Development Plan process which is the Proposed Plan, the Council will consider any changes, alterations or additions as a result of the comments and feedback from the Consultation Authorities, Key Agencies, stakeholders and the public. This will be reflected in the Renfrewshire Local Development Plan Proposed Plan and an updated Environmental Report will accompany this Plan. Both the Proposed Plan and the updated Environmental Report will be subject to a 16 week consultation.

Appendix 1: Responses from the Consultation Authorities to the Scoping Report

Comments Provided	Renfrewshire Council Response
Scottish Natural Heritage	
Scottish Natural Heritage are content with the scope and level of detail proposed in the environmental report.	Noted
The approach to assessment that is proposed, using a two stage process to focus on assessing changes and emerging or changing issues from the existing Local Development plan is welcomed as this means that a focussed assessment can be undertaken.	Noted
For the site assessments Scottish Natural Heritage welcome the use of a template and also recommend some amendments are made to the template to make it more effective and easier to identify issues. Recommend that within each topic specific site assessment questions/objectives are asked. Recommend an additional column(s) is inserted into the table to provide more explicit commentary on the findings together with any proposed mitigation and opportunities for enhancement. This more detailed assessment would provide information which can then be directly incorporated into the development plan as part of any site requirements or can inform design tools such as development frameworks.	Noted and amendments made to site assessment template.
Historic Environment Scotland	
Scope of assessment and level of detail State that the scoping report provides a clear description of the approach to the assessment and in general are content with the scope and level of detail proposed for the Strategic Environmental Assessment.	Noted
Consultation period for the Environmental Report State that they are content with the 12 week consultation period proposed.	Noted
Table 2 Environmental Baseline Summary Historic Environment Scotland welcome the identification of relevant environmental issues relating to the historic environment in this section and suggest that the	Noted

assessment should consider how the plan will interact with these issues and how any exacerbation of these issues can be mitigated.

Table 3 Strategic Environmental Assessment Issues Scoped In/Out

Noted

Welcome that the historic environment has been scoped into the assessment.

Appendix 1: Plans, Programmes and Strategies to be used to inform the Local Development Plan 2

These changes and documents have been added to Appendix 2.

- Reference is being made in the Scoping Report to Passed to the Future (Policy for the Sustainable Management of the Historic Environment, published in 2002). It should be noted that SHEP (2011) supersedes the policy elements of Passed to the Future.
- The Memorandum of Guidance on Listed Buildings and Conservation Areas (1998) has been withdrawn. A series of guidance notes under the name Managing Change in the Historic Environment has replaced the guidance previously provided by the Memorandum in supporting the Scottish Historic Environment Policy and Scottish Planning Policy. These guidance notes have been designed to offer clear, consistent advice to professionals, developers and applicants and can be viewed on our webpage at: <http://www.historic-scotland.gov.uk/managingchange>.
- Planning Advice Note 2/2011: Planning and Archaeology is also relevant as it contains advice for planning authorities on the treatment of archaeological remains.
- To note that also relevant here would be Our Place in Time - The Historic Environment Strategy for Scotland. This sets out the 10 year vision for Scotland's historic environment and how its cultural, social, environmental and economic value contributes to the nation and its people.

Assessing the Effect of the Local Development Plan on the Baseline and Site Assessments

It will be important that the assessment matrix clearly sets out the reasoning behind attributed assessments through the use of commentary, allowing the findings to be clearly reported with accompanying mitigation as required. There should also be a clear read across between the assessment (and its mitigation) and the plan in order to aid in clearly setting out the requirements relating to the deliverability of allocations that have predicted significant effects on the historic environment.

The individual questions are considered in assessing the sites. The proforma provides the assessment conclusion on each of the SEA topic areas.

The following questions could be used in the individual site assessments to identify impacts on cultural heritage:

- Will the development of the site affect any scheduled monuments or their setting?
- Will the development of the site affect any locally important archaeological site? (www.rcahms.gov.uk/canmore.html)
- Will the development of the site affect any listed buildings and/or their setting?
- Will the development affect any conservation areas?
- Will the development of the site affect any Inventory or Non-Inventory Garden and Designed Landscape?
- Will the development of the site affect any Inventory Historic Battlefield?
- Will the development of the site affect any World heritage Sites?
- To what extent will the development of the site result in the opportunity to enhance or improve access to the historic environment?

Monitoring

Noted

They welcomed that a monitoring framework will be prepared and in order to check the effectiveness of mitigation and enhancement and look forward to further details on this as the assessment progresses.

Scottish Environmental Protection Agency

Relationship with other Plans, Policies and Strategies

These documents have been added to Appendix 2.

The table recording relevant plans, programmes and strategies requires updating. The following are the most recent versions and should be referred to:

- The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended);
- Scottish Environmental Protection Agency Flood Map;
- Scottish Environmental Protection Agency (2009) Groundwater protection Policy for Scotland v3: Environmental Policy;
- Pollution Prevention and Control (Scotland) Regulations 2012;
- Air Quality for England, Scotland, Wales and Northern Ireland: Vol 1 2011.

Baseline information

Noted – Scottish Environmental Protection Agency environmental baseline has been used in producing this Environmental Report.

Scottish Environmental Protection Agency holds significant amounts of environmental data which may be of interest to the Council in preparing the environmental baseline, identifying environmental problems, and summarising the likely changes to the

environment in the absence of the Local Development Plan 2, all of which are required for the assessment. Much of this information is available on Scottish Environmental Protection Agency website.

Environmental problems

They consider that the environmental problems identified generally highlight the main issues of relevance for the Strategic Environmental Assessment topics within their remit.

Noted

Alternatives

Scottish Environmental Protection Agency noted that alternatives were still being considered. Any reasonable alternatives identified during the preparation of the plan should be assessed as part of the Strategic Environmental Assessment process and the findings of the assessment should inform the choice of the preferred option. This should be documented in the Environmental Report.

All alternatives that have been identified have been assessed as part of the Strategic Environmental Assessment process.

Scoping in / out of environmental topics

Scottish Environmental Protection Agency agree that in this instance all environmental topics should be scoped into the assessment.

Noted

Methodology for assessing environmental effects

Scottish Environmental Protection Agency recommends including a commentary section within the matrices in order to state, where necessary, the reasons for the effects cited and the score given. This would help fully explain the rationale behind the assessment results. This allows the Responsible Authority to be transparent and also allows the reader to understand the rationale behind the scores given

Noted – a commentary and mitigation section is included in the matrices.

Scottish Environmental Protection Agency stated that where it is expected that other plans, programmes or strategies are better placed to undertake more detailed assessment of environmental effects this should be clearly set out in the Environmental Report. Scottish Environmental Protection Agency expect all aspects of the Local Development Plan 2 which could have significant effects to be assessed and support the use of Strategic Environmental Assessment objectives as assessment tools as they allow a systematic, rigorous and consistent framework with which to assess environmental effects.

Scottish Environmental Protection Agency noted that when setting out the results of

the assessment in the Environmental Report we have to provide enough information to clearly justify the reasons for each of the assessments presented. Scottish Environmental Protection Agency also suggest that it would also be helpful to set out assumptions that are made during the assessment and difficulties and limitations encountered and suggest a matrix that could be used to do this which would directly link the assessment results with proposed mitigation measures.

Design of the Assessment Matrices

Noted

Scottish Environmental Protection Agency are content with the proposed detailed assessment matrix and particularly welcomes the commentary to fully explain the rationale behind the assessment results. They also welcome the link between effects and mitigation / enhancement measures in the proposed assessment framework and the consideration of mitigation of impacts.

Comments on wording of proposed Strategic Environmental Assessment objectives

Scottish Environmental Protection Agency are content with the proposed Strategic Environmental Assessment objectives to be used in the assessment.

Assessment of land allocations

Scottish Environmental Protection Agency advocate a rigorous methodology for the site assessments which clearly assesses potential effects on all environmental topics. Scottish Environmental Protection Agency recommends that the assessment is made against a range of related questions, rather than directly against the environmental topics as this allows a very practical assessment to take place which clearly highlights the environmental benefits and costs of each individual allocation. Scottish Environmental Protection Agency also drew our attention to the joint Strategic Environmental Assessment and development plan site assessment proforma which sets out the issues which we require to be addressed in more detail.

Although the Main Issues Report states that no new land allocations are required as Renfrewshire's all tenure Housing Land Requirements will be met from the supply of housing land outlined in Renfrewshire's Housing Land Audit 2016 a full planning and environmental assessment has been undertaken to the sites that were submitted through the Suggestions of Land Use Change Exercise.

In assessing the sites against the Strategic Environmental Assessment topic headings a number of questions have been answered when completing the assessment which covers the issues set out in the development plan site assessment proforma. This approach was adopted to ensure the site assessments remained proportionate. For example under the topic water a number of considerations have been taken into account including: is the site at risk of flooding, could the development of the site alleviate existing flood risk issues in the area or result in additional flood risk? Will there be an impact on designated water bodies. Should any pipeline sites be required they will include sites that

	have been cumulatively assessed in terms of transport, education and all environment assessment topics.
<p>Mitigation and enhancement</p> <p>Scottish Environmental Protection Agency state that they would encourage the assessment as a way to improve the environmental performance of individual aspects of the final option; hence support proposals for enhancement of positive effects as well as mitigation of negative effects.</p> <p>Scottish Environmental Protection Agency also state that it is useful to show the link between potential effects and proposed mitigation / enhancement measures in the assessment framework.</p> <p>The Environmental Report should be clear about mitigation measures which are proposed as a result of the assessment. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate). One of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The Environmental Report should therefore identify any changes made to the plan as a result of the Strategic Environmental Assessment.</p> <p>Scottish Environmental Protection Agency suggest where the mitigation proposed does not relate to modification to the plan itself then it would be extremely helpful to set out the proposed mitigation measures in a way that clearly identifies: (1) the measures required, (2) when they would be required and (3) who will be required to implement them. The inclusion of a summary table in the Environmental Report would help to track progress on mitigation through the monitoring process.</p>	Noted
<p>Monitoring</p> <p>Scottish Environmental Protection Agency state that although not specifically required at this stage, monitoring is a requirement of the Act and early consideration should be given to a monitoring approach particularly in the choice of indicators and suggest that it would be helpful if the Environmental Report included a description of the measures envisaged to monitor the significant environmental effects of the plan.</p>	Noted – the analysis and review carried out and reported in the Monitoring Statement provides the basis for this Strategic Environmental Assessment process and provides the baseline for continuous monitoring throughout the Local Development Plan process.

Consultation period We are satisfied with the proposal for a 12 week consultation period for the Environmental Report.	Noted
Outcomes of the Scoping exercise Scottish Environmental Protection Agency would find it helpful if the Environmental Report included a summary of the scoping outcomes and how comments from the Consultation Authorities were taken into account.	A section has been included in the Environmental Report of the Consultation Authorities responses to the Scoping Report and how they have been taken into account.

Appendix 2: Relevant Plans, Programmes and Strategies

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Considerations for Renfrewshire Local Development Plan
International Level		
The EC Directive on the Conservation of Wild Birds 79/409/EEC 1979	<ul style="list-style-type: none"> • Protect birds naturally occurring in the European territory, applies to birds, eggs, nests and habitats. • Preserve, maintain or re-establish a sufficient diversity and area of habitats. Maintain populations of species taking into account ecological, scientific, economic and cultural requirements. • Pay particular attention to wetlands especially those of international importance. 	In line with the current Renfrewshire Local Development Plan the next Local Development Plan will continue to support and protect Habitats, Biodiversity, Flora and Fauna protected by this legislation.
The EC Directive on the conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC 1992	<ul style="list-style-type: none"> • Preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. • Maintain and restore natural habitats and of wild fauna and flora, working towards ensuring bio diversity and taking account of economic social and cultural requirements and regional and local characteristics. 	Promotion of conservation of biodiversity and support the Local Biodiversity Action Plan will be a continued consideration in the next Renfrewshire Local Development Plan.
Directive 2000/60/EC establishing a framework for the community action in the field of water policy ('The Water Framework Directive')	<ul style="list-style-type: none"> • To establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater • To enhance protection and improvement of the aquatic environment and promote sustainable water use. 	The Directive sets environmental objectives for each particular type of water body, with due consideration to social and economic costs. Adverse impacts on the water environment will aim to be avoided in the next Local Development Plan, continuing to support sustainable water management practices.

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Directive 1996/62/EC on ambient air quality and management	<ul style="list-style-type: none"> • To protect the environment as a whole and human health. • To maintain ambient air quality where it is good and to improve it in other cases using limit values and/or alert threshold set for ambient air pollution levels. • Preserve best ambient air quality compatible with sustainable 	Air quality is considered in land use planning decisions, as the specific air quality policy in the current Renfrewshire Local Development Plan along with guidance in the Renfrewshire Local Development Plan New Development Supplementary Guidance this will continue to be in the next Renfrewshire Local Development Plan.
The Landfill Directive 99/31/EC	EU Landfill Directive sets a reduction of target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.	The next Renfrewshire Local Development Plan will continue to consider the targets set by the Directive in the context of land use planning.
European Landscape Convention (2000)	To promote landscape protection, management and planning, and to organise European co-operation on landscape issues.	The next Renfrewshire Local Development Plan continues to assist in maintaining and restoring natural habitats to enhance biodiversity and landscape protection.
Environmental Impact Assessment (EIA) Directive (2014/52/EU)	The aim of the Environmental Assessment Directive is to provide high level of protection for the environment and to contribute to the integration of environmental considerations into the preparation of projects with a view to reduce their environmental impact	Projects which require to be assessed will be considered in line with Environmental Impact Assessment legislation.
National Legislation, Plans, Policies		
Wildlife and Countryside Act 1981 (as amended)	Protection of wildlife (birds, animals and plants), countryside, national parks, public rights of way and the designation of protected areas such as sites of special scientific interest or limestone pavement orders.	The next Renfrewshire Local Development Plan will continue to set out a framework to assist protection of wildlife from disturbance, injury and intentional destruction.
Nature Conservation (Scotland) Act 2004	<ul style="list-style-type: none"> • Conservation of biodiversity • Increases protection for Sites of Special Scientific Interest (SSSI) • Amends legislation on Nature Conservation Orders, • Provides for Land Management Orders for SSSIs and associated land • Strengthens wildlife enforcement legislation 	In line with the current Renfrewshire Local Development Plan, the promotion and protection of biodiversity will be continued.

<p>The Conservation (Habitats & c.) Regulations 1994 ('Habitats Regulations')</p>	<p>The Regulations implement the Habitats and Wild Birds Directives and provide for:</p> <ul style="list-style-type: none"> • Measures relating to the conservation of natural habitats and of wild fauna and flora. • Provides for the designation and protection of 'European Sites'. (SCIs, SACs, SPAs and RAMSAR sites) • Protection of European protected species (such as bats and great crested newts) 	<p>The Regulations transpose the Habitats Directive into Scottish legislation. Development proposals set out in the next Renfrewshire Local Development Plan will be considered in line with this legislation.</p>
<p>The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007</p>	<p>The amended Regulations:</p> <ul style="list-style-type: none"> • simplifies the species protection regime to better reflect the Habitats Directive; • provides a clear legal basis for surveillance and monitoring of European protected species (EPS); • toughens the regime on trading EPS that are not native to the UK • ensures that the requirement to carry out appropriate • assessments on water abstraction consents and land use plans explicit 	<p>An appropriate assessment will be required where the Renfrewshire Local Development Plan is likely to have a significant effect on a European site. This will be considered in line with the preparation of the Renfrewshire Local Development Plan Proposed Plan.</p>
<p>Ancient Monuments and Archaeological Areas Act 1979</p>	<ul style="list-style-type: none"> • To consolidate law relating to ancient monuments and to provide for the inspection and recording of matters of archaeological interest and to regulate such activities. • Provides for nationally important archaeological sites to be statutorily protected as scheduled ancient monuments • Requires authorisation in the form of Scheduled Monument Consent, for the undertaking of certain works this legislation 	<p>Scheduled ancient monuments and archaeological areas will continue to be considered when assessing new development proposals.</p>
<p>Planning etc. (Scotland) Act 2006</p>	<ul style="list-style-type: none"> • To bring in a much more inclusive and efficient planning system 	<p>The next Renfrewshire Local Development Plan will continue to have sustainable development as one of the</p>

	<ul style="list-style-type: none"> To improve community involvement, support the economy, and help it to grow in a sustainable way. 	main central and important considerations.
Water Environment and Water Services (Scotland) Act 2003	The Act seeks to make provision for the protection of the water environment including ground water, surface water and wetlands, for or in connection with implementing the Water Framework Directive including the requirement to establish River Basin Management (RBD) and the development of associated plans.	The Renfrewshire Local Development Plan will continue to be supportive of the Water Framework Directive delivered for the area through the Scottish River Basin Management Plan. The Renfrewshire Local Development Plan will be updated to be in line with any revisions to legislation or new plans and strategies
The Water Environment (Controlled Activities) (Scotland) Regulations 2011	Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.	Development proposals in the next Renfrewshire Local Development Plan will continue to consider the water environment, aiming to ensure water bodies achieve good ecological status, as required in the Water Framework Directive.
Clyde and Loch Lomond Flood Plan (June 2016)	Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.	Through the Strategic Flood Risk Assessment, the Local Development Plan considers areas at risk of flooding from rivers and/or the sea and the possible constraints it may have on the spatial strategy.
Flood Risk Management (Scotland) Act (2009)	Makes provision for establishing a framework for the assessment and mapping of flood risks and planning in relation to the management of flood risks and the implementation of the European Directive on the assessment and management of flood risks. Introduces flood hazard and risk maps and local and national flood risk management plans. Amends the Reservoirs Act 1975.	The next Renfrewshire Local Development Plan will continue to embed the provisions of the Act.
The river basin management plan for the Scotland river basin district: 2015–2027	The RBMP sets revised objectives for the 12 year period from 2015 to the end of 2027 and a strengthened programme of measures for achieving them.	The next Renfrewshire Local Development Plan will continue to promote the principles and objectives set out in the River Basin Management Plan.
Scottish Environmental Protection Agency (2009) Groundwater protection Policy for Scotland v3:	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the	The next Renfrewshire Local Development Plan will aim to ensure that developments do not adversely affect ground water supplies, principally from water abstraction and

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Environmental Policy;	design of abstractions and developments, which could affect groundwater quantity.	point source pollution
Scottish Environmental Protection Agency Development Planning Guidance on Flood Risk/ Water Environment/ Sustainable Resource Use and Energy/ Air Quality and Co-location/ Soils	Scottish Environmental Protection Agency has produced development plan guidance on a number of topics relevant to their operations. This guidance demonstrates Scottish Environmental Protection Agency's commitment on each of the topics and how this should be carried into the Local Development Plan.	The guidance will be incorporated into the next Renfrewshire Local Development Plan where appropriate.
Scottish Environmental Protection Agency Guidance in assessing the impacts of cemeteries on groundwater	This document aims to provide guidance on cemetery development appropriate to most of mainland Scotland living in areas with thin soil or shallow groundwater. This guidance aims to assist developers and local authorities in assessing potential sites and informing best site design. A phased methodology for site assessment is outlined which is proportionate to the level of risk and the outputs of which can be used to inform planning decisions.	The approaches to cemetery provision outlined in the guidance will be followed in Renfrewshire Local Development Plan where appropriate.
Scottish Environmental Protection Agency Planning Background Paper on Flood Risk/ Zero Waste/ Heat Networks and District Heating/ Renewable Energy	The background papers outline Scottish Environmental Protection Agency's position on various topics. It is based on Scottish Environmental Protection Agency's interpretation of national planning policy and duties and requirements under each of the relevant legislation.	The next Renfrewshire Local Development Plan must take into account the provisions of the various different legislation. This guidance will help in interpretation.
Scottish Environmental Protection Agency Guidance on consideration of air/ soil/ water in Strategic Environmental Assessment	The Scottish Environmental Protection Agency Strategic Environmental Assessment guidance lists the sources of baseline information and trends for each of the topics and how the subjects should be addressed in the Strategic Environmental Assessment.	The Strategic Environmental Assessment will seek to address the considerations highlighted in the guidance notes.
National Transport Strategy 2016	<p>The Strategy is based upon the Scottish Government's 5 transport objectives:</p> <ul style="list-style-type: none"> Promote economic growth by building, enhancing managing and maintaining transport services, infrastructure and networks to maximise their efficiency; 	The suitable location and design of development should aid accessibility to walking, cycling and public transport along with the promotion of modal shift and this will continue to be taken into consideration in the next Renfrewshire Local Development Plan.

	<ul style="list-style-type: none"> • Promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network; • Protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy; • Improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, drivers, passengers and staff; and • Improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport. 	
Development Planning and Management Transport Appraisal Guidance (DPMTAG)	This document provides guidance on Transport Appraisal to inform the preparation of development plans. The purpose of the guidance is to show how Transport Appraisal can be carried out at an early stage of the development plan process, where it can be most effective in helping to shape the spatial strategy and the way in which the spatial strategy will be delivered.	Development Planning and Management Transport Appraisal Guidance principals will inform the preferred and alternative options in the Renfrewshire Main Issues Report and Proposed Plan.
Environmental Assessment (Scotland) Act 2005	Extends Scottish legislation for Strategic Environmental Assessment beyond the requirements of the 'Strategic Environmental Assessment Directive'	This Strategic Environmental Assessment has been carried out in line with this legislation
Pollution Prevention and Control (Scotland) Regulations 2012	Aims to control pollution from industrial sources. It requires the prevention or reduction of emissions from installations and promotes techniques that reduce the amount of waste and releases overall	Development must comply with this legislation. This will be achieved at the detailed planning application stage.
Land Reform (Scotland) Act 2003	Establishes rights of way across land and rights of communities to buy lands. It also imposes certain duties on local authorities in relation to access on and over land	Renfrewshire's refreshed Core Paths Plan, updated Access Strategy and new Cycling Strategy will be embedded into the next Renfrewshire Local Development Plan.

	in their areas and, in particular, requires them to draw up and adopt a plan of core paths in their areas.	
The Scottish Soil Framework (2009)	Aims to ensure more sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland and encourages better policy integration. Sets out a wide range of activities to contribute toward 13 soil outcomes.	The next Renfrewshire Local Development Plan will aim to provide a framework to assist the sustainable management and protection of soils.
The UK Climate Change Programme (2006)	Designed to deliver the UK's Kyoto Protocol target and move the UK close to the domestic goal to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. It also aims to put the UK on a path to cutting carbon dioxide emissions by some 60% by about 2050, with real progress by 2020.	The Renfrewshire Local Development Plan will continue to contribute towards this by promoting renewable energy, seeking to encourage energy efficiency through sustainable alternatives as set out in existing policies, supplementary guidance and advice notes. This will be reviewed when preparing the next Renfrewshire Local Development Plan.
Changing Our Ways: Scottish Climate Change Programme	It reaffirms local government responsibilities set out in Energy White Paper and implements the Kyoto Protocol, which seeks to reduce greenhouse gas emissions.	The promotion of sustainable alternatives to car and encourage sustainable development and land use will be integral to the next Renfrewshire Local Development Plan.
The Climate Change (Scotland) Act 2009	The Act creates the statutory framework for greenhouse gas emissions reductions in Scotland The Act includes other provisions on climate change in Part 5, including adaptation, forestry, energy efficiency and waste reduction.	The next Renfrewshire Local Development Plan will be in line with the Climate Change Scotland Act in relation to land use policy, proposals and strategies.
Air Quality for England, Scotland, Wales and Northern Ireland: Vol 1 2011.	This Air Quality Strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect the environment.	The next Renfrewshire Local Development Plan will continue to seek to improve local air quality by reviewing existing policies and supplementary guidance.
Cleaner Air for Scotland	The purpose of Cleaner Air for Scotland – The Road to a Healthier Future is to provide a national framework which sets out how the Scottish Government and its partner organisations propose to achieve further	The next Renfrewshire Local Development Plan will seek to provide a framework which contributes to the legal responsibilities in reduction of air pollution.

	reductions in air pollution and fulfil the legal responsibilities as soon as possible.	
Securing the Future: The UK Government Sustainable Development Strategy	The UK Sustainability Strategy provides National focus from which Local and Regional actions can follow.	The Renfrewshire Local Development Plan is committed to sustainable development and that will remain integral to the Spatial Strategy in the Renfrewshire Local Development Plan.
Choosing our Future: Scotland's Sustainable Development Strategy	<p>The Sustainable Development Strategy sets out the Executives vision for a Sustainable Scotland. The Strategy provides the following objectives:</p> <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance; and • Using sound science responsibly 	The Renfrewshire Local Development Plan is committed to sustainable development and that will remain integral to the Spatial Strategy in the Renfrewshire Local Development Plan.
Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)	Requires all new developments to be sustainable, and it sets out the priorities for Scotland, which focus on resource use, energy use (e.g. fossil fuels, energy efficiency and renewable energy), and transportation (e.g. encouraging better land use planning, alternative service delivery and sustainable transport systems).	The next Renfrewshire Local Development Plan will continue to promote objectives and policies that promote efficient resource use, energy efficiency and reduce the need to travel by private car.
Scotland's Biodiversity: It's in Your Hands A strategy for the conservation and enhancement of biodiversity in Scotland	Outlines a number of actions with the overall aim of conserving biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future	The next Renfrewshire Local Development Plan will continue to promote and enhance biodiversity in the design of new developments through detailed policies and supplementary guidance and will continue to support the Local Biodiversity Action Plan.
2020 challenge for biodiversity – A strategy for the conservation and enhancement of biodiversity in Scotland	The 2020 Challenge for Scotland's Biodiversity is Scotland's response to the Aichi Targets set by the United Nations Convention on Biological Diversity, and the European Union's Biodiversity Strategy for 2020. It is a supplement to the Scotland's Biodiversity: It's in Your Hands (2004). The two documents together comprise the Scottish Biodiversity Strategy. The 2020 Challenge	The next Renfrewshire Local Development Plan will continue to promote and enhance biodiversity in the design of new developments through detailed policies and supplementary guidance and will continue to support the Local Biodiversity Action Plan.

	document provides greater detail in some areas, responds to the new international targets, and updates some elements of the 2004 document.	
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.	The next Renfrewshire Local Development Plan will continue to ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.
Ancient Monuments and Archaeological Areas Act 1979	Prescribes the approach to be taken in planning for scheduled ancient monuments and archaeological areas.	The next Renfrewshire Local Development Plan will continue to ensure that scheduled ancient monuments and archaeological areas are not adversely affected by new development.
Scottish Historic Environment Policy (June 2016)	Is the overarching policy statement for the historic environment. It provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment.	The next Renfrewshire Local Development Plan will continue ensure that the historic environment is managed in a sustainable way.
Managing Change in the Historic Environment Guidance Notes	A suit of Historic Environment Guidance Notes have been produced that translate the policies set out in the Scottish Historic Environment Policy (2011) and The Scottish Planning Policy 2014 into everyday context and language.	The next Renfrewshire Local Development Plan will continue to ensure that the historic environment is managed in a sustainable way.
Our Place in Time - The Historic Environment Strategy for Scotland.	This sets out the 10 year vision for Scotland's historic environment and how its cultural, social, environmental and economic value contributes to the nation and its people.	The next Renfrewshire Local Development Plan will continue ensure that the historic environment is managed in a sustainable way.
National Waste Strategy	To provide a framework within which Scotland can reduce the amount of waste, which it produces, and to facilitate a move to sustainable waste management. The National Waste Plan is the key to implementing the National Waste Strategy. This plan brings together Area Waste Plans for the different Waste Strategy Areas across Scotland.	The next Renfrewshire Local Development Plan will continue to implement the strategy with policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.

Scotland's zero waste plan (2010)	<p>Sets the strategic direction for waste policy in Scotland. Gives the lead for future direction, setting a long-term vision of how everyone can help change our approach and attitude to waste to start seeing it as a potential resource. Intended to create a stable framework that will provide confidence for the investment necessary to deliver a zero waste Scotland over the next 10 years. Focuses on the key areas of activity – resource streams, economic opportunity, resource management sector, education and awareness - and sets strategic directions for these for the medium term up to 5 years, with specific actions setting out immediate priorities.</p> <ul style="list-style-type: none"> • 70% of all Scotland's waste recycled and a maximum of 5% taken to landfill by 2025 • Landfill bans for specific types of waste • Source segregation and separate collection of specific types of waste • Restrictions on inputs to energy from waste facilities 	The next Renfrewshire Local Development Plan will continue to include policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.
The Scottish Forestry Strategy 2006 – Scottish Executive	Defines the strategic policy framework for the future development of Scotland's forests and woodlands.	The next Renfrewshire Local Development Plan will continue to reflect the key themes which include promoting access to and enjoyment of woodlands, protecting environmental quality, and restoring, maintaining and enhancing biodiversity.
National Planning Framework for Scotland 3	<ul style="list-style-type: none"> • Promotes sustainable economic growth, improved competitiveness and connectivity • Promotes climate change targets and protecting and enhancing the quality of natural and built environments • Promotes development of the knowledge economy • Promotes safer, stronger and healthier communities. 	<p>The third National Planning Framework was approved in 2014. National Planning Framework 3 is the long term strategy for Scotland, it identifies the spatial elements of the Government Economic Strategy and outlines the national priorities for infrastructure investment. These include 14 national developments and other strategically important development opportunities in Scotland. Two of these national developments will be reflected in the Local Development Plan in order to support their delivery:</p> <ul style="list-style-type: none"> • Strategic Airport Enhancements at Glasgow

		<p>Airport; and</p> <ul style="list-style-type: none"> • Central Scotland Green Network. <p>The National Planning Framework also seeks to provide a flexible framework for sustainable growth and development reflecting the varied assets of each ‘place’. The aim for cities is to transform them into models of low carbon living, supporting growth, addressing regeneration and improving connections. Many of the largest and most vibrant towns are located close to the cities. The strategy recognises the national importance of rural towns and villages and through the vision seeks to have sustainable, economically active rural areas which attract investment and support vibrant, growing communities. As part of this there is a commitment to safeguarding our natural and cultural assets and making innovative and sustainable use of our resources. The Renfrewshire Local Development Plan will reflect this up to date national planning framework.</p>
<p>Scottish Planning Policy 2014</p>	<p>Replaces all previous Scottish planning Policies. Sets out the purpose and core principles of planning, with advice for various areas of the planning system.</p> <p>Core principles include:</p> <ul style="list-style-type: none"> • The system should be plan led by up to date development plans. • Constraints and requirements imposed should be necessary and proportionate. • Clear focus on quality 	<p>Scottish Planning Policy promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. The overarching key planning outcomes for Scotland are:</p> <ul style="list-style-type: none"> • A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places • A low carbon place – reducing our carbon emissions and adapting to climate change • A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use • A connected place – supporting better transport and digital connectivity <p>Scottish Planning Policy ensures that by protecting and making efficient use of existing resources and</p>

		<p>environmental assets, that planning can help everyone to live within their environmental limits and to pass on healthy ecosystems to future generations. Planning can also help to manage and improve the condition of assets, by supporting communities in realising their aspirations for their environment and facilitating their access to enjoyment of it. By enhancing our surroundings, planning can help make Scotland a uniquely attractive place to work, visit and invest and therefore support the generation of jobs, income and wider economic benefits. The policies expressed in the Scottish Planning Policy inform the content of the Renfrewshire Local Development Plan.</p>
Planning Advice Notes (PAN's)	PANs provide advice on good practice and other relevant information.	All relevant Planning Advice Notes will be considered in the preparation of the next Renfrewshire Local Development Plan
Circulars	Circulars also provide statements of Scottish Government policy contain guidance on policy implementation through legislative or procedural change.	All relevant Circulars will be taken into account in the preparation of the next Renfrewshire Local Development Plan
Creating Places - A policy statement on architecture and place for Scotland	Sets out the comprehensive value good design can deliver. Successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy.	Place and regeneration opportunities will be central to the next Renfrewshire Local Development Plan.
Designing Streets: A Policy Statement for Scotland	Designing Streets outlines the Scottish Government's commitment to move away from processes which tend to result in streets with a poor sense of place and to change the emphasis of policy requirements to raise the quality of design in urban and rural development.	Place making will be at the heart of the next Renfrewshire Local Development Plan
Disability Discrimination Acts 1995 & 2005	Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people. Aims to end the discrimination that many disabled	The next Renfrewshire Local Development Plan will consider opportunities for all. The Equality Impact Assessment for the next Renfrewshire Local Development Plan will ensure that these opportunities are considered

	people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.	and assessed in the preparation of the next Renfrewshire Local Development Plan.
Regional Level Guidance		
Glasgow and Clyde Valley Strategic Development Plan (May 2012) and emerging Clydeplan Strategic Development Plan (2016)	The SDP is sets out a long term Spatial Vision and Spatial Development Strategy (SDS). This will determine the future geography of development in the city-region to 2035, which will support economic competitiveness and social cohesion, set within a sustainable environmental approach. It is about creating a quality of place by focusing on the continued regeneration and transformation of the city-region's communities whilst securing positive action on its key asset, its natural environment. It seeks to minimise the development and carbon footprints of the city-region, meet climate change emissions targets and above all, support a drive towards a sustainable low carbon economy.	The next Renfrewshire Local Development Plan will be consistent with the strategic policies and environmental objectives set out in the Strategic Development Plan as well as the emerging Clydeplan Strategic Development Plan. Clydeplan is expected to be adopted in 2017.
Glasgow and Clyde Valley Forestry and Woodland Strategy	The aim of the woodland Strategy is to increase the economic, social and environmental contribution that forests and woodlands make to Glasgow and the Clyde Valley. Through making the most of both the existing woodlands and creating opportunities for new ones where they add most value to the environment, local communities and society as a whole.	The next Renfrewshire Local Development Plan will reflect the aims and objectives of the forestry strategy helping to ensure that Renfrewshire's forests and woodlands are utilised to their full potential.
Glasgow & Clyde Valley Area Waste Plan (2003)	Considers all waste streams, but focuses on municipal solid waste and introduces the Best Practicable Environmental Option (BPEO) for dealing with this waste. This is to be delivered through a staged approach, reducing the quantity of biodegradable municipal solid waste in landfill to 75% by 2010, 50% by 2013 and 25% by 2020 of 1995 levels. The plan focuses primarily on the 2010 target, but considers the situation beyond in more	The next Renfrewshire Local Development Plan will continue to promote waste minimisation and environmental protection.

	<p>general terms. Aims to develop waste management systems that will control waste generation, reduce the environmental impact of waste production, improve resource efficiency, stimulate investment and maximise the economic opportunities arising from waste.</p>	
A Catalyst for Change: The Regional Transport Strategy for the west of Scotland 2008-21 (2008)	<p>Sets out SPT's strategic direction to 2021 and the vision, goals, objectives and strategic priorities for transport in the west of Scotland. The strategic priorities are key areas for action over the lifetime of the Strategy and create a framework for the delivery of transport improvements. They provide the context for prioritisation within the Delivery Plan, a five year implementation programme of interventions to be delivered by SPT. Six of the 17 strategic priorities are identified as the particular focus for the first Delivery Plan, and indicators that will be used to measure delivery are also highlighted.</p>	<p>The next Renfrewshire Local Development Plan will continue to assist in minimising transport related emissions and the consumption of resources and energy through promoting a framework for sustainable development. The Renfrewshire Local Development Plan will also reflect any new/ updated/ refreshed Regional Transport Strategy which is currently being prepared.</p>
Strathclyde Partnership for Transport Regional Transport Strategy Delivery Plan 2014-2017	<p>The Delivery Plan links the Regional Transport Strategy to SPT's business planning processes through the strategic priorities and sets out the services, projects and initiatives that will enable the delivery of the RTS over the period 2014 - 2017. The Delivery Plan reflects current social, environmental and economic circumstances at local, regional and national levels.</p>	<p>The next Renfrewshire Local Development Plan will continue to encourage the integration of land-use and transport planning as it is key to achieving sustainable communities and sustainable travel patterns.</p>
The Inverclyde, Renfrewshire and East Renfrewshire Local Biodiversity Action Plan (LBAP)	<p>Provides proposals and actions which translate the UK and Scottish biodiversity action plans into effective action at a local level. The main aims of the LBAP are:</p> <ul style="list-style-type: none"> • protection, care and enhancement of local habitats and wildlife, and • raising public awareness of, and encouraging involvement with local biodiversity issues. 	<p>The next Renfrewshire Local Development Plan will aim to assist in safeguarding the priority species and habitats and ensure management of priority species and habitats. In preparation of Renfrewshire Local Biodiversity Action Plan refresh document it will align with the Local Development Plan.</p>
Renfrewshire Council Plans and Strategies		

Renfrewshire's Community Plan, 2013-2023 and Single Outcome Agreement	The Community Plan sets out the priorities for the Council and its partners over the coming years. It is the key strategic document for Renfrewshire. The Community Plan describes how the Council will work together to achieve a range of shared objectives and targets. Although the community plan sets the vision for the next 10 years, both the plan and the Single Outcome Agreement (SOA) will be reviewed and updated on a rolling three-year basis. The SOA is essentially a three year business and delivery plan that provides a clear indication of progress being made towards goals, including national priorities	The next Renfrewshire Local Development Plan continue to reflect the aims of the Community Plan in land use planning terms and demonstrate how it will contribute and support achieving the outcomes.
Renfrewshire Council's Local Transport Strategy.	The Local Transport Strategy document sets out the aims and objectives of the council in terms of an integrated approach to transportation over the next 10 to 20 years and will inform investment decisions for the next 5 years.	The next Renfrewshire Local Development Plan will continue to take into account transport policies and objectives within the Local Transport Strategy and any updated strategy and will align the new Local Development Plan with the Renfrewshire Local Transport Strategy when directing future development within Renfrewshire.
Renfrewshire Outdoor Access Strategy 2016	The Outdoor Access Strategy aims to establish an integrated network of safe and secure routes for walking, cycling, riding and water based activities which is accessible from all communities within Renfrewshire.	The next Renfrewshire Local Development Plan will reflect the aims of the Outdoor Access Strategy.
Renfrewshire Core Paths Plan	Aims to create a path network that meets people's needs, which they can understand, follow easily and use with confidence and which safeguards the essential operation and economic interests of land managers.	The next Renfrewshire Local Development Plan will continue to protect Core Paths from development and improve access to these routes. In the preparation of the Renfrewshire Core Paths Plan the principles and routes will be embedded into the Renfrewshire Local Development Plan.
Physical Activity, Sport and Health Strategy (PASH)	The PASH aims to promote more a healthier lifestyle for the residents of Renfrewshire through increased opportunities for a range of sport and activities, including outdoor access.	The key objectives of the strategy build on the guiding principles of the Community Plan and promote physical activity, including walking and access. The Renfrewshire Local Development Plan will reflect the aims of the

		strategy
Paisley Town Centre Asset Strategy and Action Plan	The purpose of the Paisley Town Centre Asset Strategy is to provide an understanding and value of Paisley's unique heritage offer that lies largely undiscovered. The historic assets, together with a consideration of more contemporary cultural activities, such as sculpture and performance arts, may hold the potential to attract additional visitors and increase spend. The focus is therefore to harness this potential and prepare a realistic, deliverable and integrated asset strategy that plans a route to regenerate and revitalise the town centre.	The next Renfrewshire Local Development Plan will set out a framework to assist regeneration and revitalisation of Paisley Town Centre in line with the Asset Strategy.
Renfrewshire Tourism Framework January 2014	The tourism framework examines the wider context for this Paisley Town Centre Asset Strategy and links recommendations specific to Paisley with a comprehensive understanding of the role of all tourism assets within Renfrewshire.	The next Renfrewshire Local Development Plan will reflect the tourism framework.
Renfrewshire's Climate Change Declaration	<p>The Declaration seeks to contribute to the delivery of the UK and Scotland's Climate Change Programme, which includes:</p> <ul style="list-style-type: none"> • Reduction in greenhouse gas emissions; • Adapting to future climate change scenarios; • Set targets and actions, recording outcomes achieved in an annual statement; and • To ensure that these measures are incorporated into other plan's, programmes and strategies. 	The next Renfrewshire Local Development Plan will continue to assist in contributing to the national climate change targets.
Renfrewshire's Open Space Audit	The open space audit presents the findings of a mapping exercise of Renfrewshire's 15 main settlements. The audit recorded all types of open space regardless of ownership and accessibility.	The next Renfrewshire Local Development Plan will continue to provide for the development, regeneration and management of the open space in Renfrewshire.
Renfrewshire's Local Housing Strategy	Reflects the housing needs of the area across all tenures. It translates identified priorities into a 5 year action plan	Renfrewshire's Local Housing Strategy sets out the vision for housing in Renfrewshire and provides the strategic

	and identifies investment needs. Seeks to provide an implementable and manageable housing strategy for the next 5 years as well as setting markers for housing change over the next 15-20 years.	direction to tackle housing need and demand and informs future housing investment and related services across the Council area. It sets Renfrewshire's Housing Supply Targets. The ambitious plans also include, the integration of health and social care, tackling poverty and homelessness and a focus on improving conditions in the private rented sector. Ensuring that Renfrewshire will have sustainable, attractive and well designed mixed communities with well functioning town centres is also key as is ensuring that homes are energy efficient. Local Development Plan will be aligned with the Local Housing Strategy to enable sufficient affordable housing, create safe and attractive areas and provide sufficient private sector housing for the plan period.
Renfrewshire's Conservation Area Appraisal	Each Conservation Area Appraisal identifies an area's character and appearance and specify how the Council intends to take forward action to preserve and enhance a conservation area	Conservation Area Appraisals are a vital tool to enable the active management of conservation areas. They identify the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.
Renfrewshire Air Quality Area Order	Legislation requires Renfrewshire Council to designate Air Quality Management Areas (AQMAs) where NO ₂ PM ₁₀ exceeds specific concentrations. There is one Air Quality Management Area in Paisley Town Centre.	The next Renfrewshire Local Development Plan will continue to incorporate the Air Quality Area Order into the Plan.

Appendix 3: Site Assessment Template

The template that was used as the basis for the Strategic Environmental Assessment of potential housing development sites for Local Development Plan 2.

Ref:

Previous Ref:

Site Address:

Site Size (Ha):

Local Development Plan Policy

Proposal

Ownership/Developer if Known:

Housing Numbers (Estimate):

Programming (Estimate):

Any Works Carried Out Since Last Local Development Plan:

Site Visit Comments

Site Boundaries:

Landscape:

Adjoining landscape character and land uses:

Planning History

Planning Application History:

Reporters Comments:

Pre-Main Issues Report Meeting:

Key Agency Comments

Scottish Environmental Protection Agency:

HISTORIC SCOTLAND:

TRANSPORT SCOTLAND:

Scottish Natural Heritage:

SCOTTISH WATER:

SPORTSCOTLAND:

Strategic Environmental Assessment

Biodiversity, Flora and Fauna For example Impact on SAC/SPAs, SSSIs, NNRs, LNRs, TPOs, and on protected species.
Historic Environment For example impact on scheduled monuments and on locally important archaeological sites and their settings. Impacts on listed buildings and theirs settings. Impact on Conservation Areas or on a garden and designed landscape.
Material Assets For example the impact and linkages to Core Paths and other cycle networks, rights of way. Opportunity to helps the green network
Air For example impacts on AQMA, will development introduce a new potentially significant air pollution to the area.
Water For example flood Risk and alleviation, nearby water supplies, impact on designated water body
Climatic Factors For example impact and opportunities for solar gain, protection from prevailing winds. Linkages to public transport. What impact does the site have in terms of carbon emissions (Using SPACE modelling)
Landscape For example impact on landscape designations. Impact on landscape capacity
Population and Human Health For example the impact on open space provision, active travel opportunities
Soil Is the site Greenfield/ brownfield land, contamination issues, could there be the loss of peat soils or the loss of best quality agricultural land.

Overall Assessment of the Site

Strategic Environmental Assessment Overall Assessment of the Site:

Overall Assessment of the Site:

Appendix 4: Site Assessments

++	+	~	-	--	?				
Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact				
SEA Topics									
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP 2001 - Land to the East of Shuttle Street, Kilbarchan									
~	~	+	-	~	-	--	-	-	SEA issues related to the impact that development of this site would have on the landscape and setting of the village. There is likely to be some biodiversity interest on the edges of this site which could be affected should the site be developed. Development at this location on the edge of the village is likely to increase the amount of vehicular journeys in this village, which may have an environmental impact.
A large site which is predominantly open grassland used for grazing. A small number of mature trees exist along the perimeter of the site. Some biodiversity interest exists to the boundaries of the site which could be affected should the site be developed.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed which could have an impact on air quality. Potential co-location issues with Bridge of Weir Leather Group site 1 km to north west of site and the quarry 650m to the south east.	A small tributary burn bisects the site in an east to west direction. Development of this site may cause problems downstream, history of flooding in the settlement. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off.	Location of the site may encourage carbon emissions through increased vehicular usage however this is unlikely to be significant.	A rectangular shaped site which undulates and slopes down towards the settlement. The site is prominent in the landscape setting of the village.	Although the site lies on the edge of the settlement, it is located uphill from the village centre and its location may encourage higher rates of vehicular usage.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP 2002 - Calder Street, Lochwinnoch									
--	~	+	-	~	-	-	-	-	SEA issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that the site is used as grazing with an array of grasses, scrubby vegetation, wildflowers and rushes etc, it is likely to have various biodiversity features. Development of this site may have an impact on the Biodiversity, Flora and Fauna interests in this area. The potential flood risk and impact on the water environment is also an SEA issue. The potential issue on water is also a strategic Environmental Assessment Issue.
The majority of the site consists of grazing fields, overgrown with grasses and scrubby vegetation. An established woodland lies within the Cloak Burn valley to the north of the site. It is anticipated that biodiversity is likely to be significant on and around the site.	Two separate archaeological trigger zones cover the western part of the site. Potential impact on the historic environment would require further consideration.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should the site be developed given the location of the site to the north of the village, this is likely to have an impact.	Flood risk from part of the site could extend onto the 1:200 year fluvial outline of the Cloak Burn. Development of this site may cause problems downstream where there has been a history of flooding from the River Calder. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off. Development of additional housing requires to consider potential to impact on Castle Semple Loch, adequate sewage provision requires to be in place.	Location of the site may encourage carbon emissions through increased vehicular usage in the area.	The site is irregular in shape, and mainly consists of undulating grazing fields. An established line of trees is present in the south western section of the site, separating the two main fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation. The north eastern area also has isolated escarpments and small rocky outcrops. This site is not prominent in the overall landscape setting of the village.	Site is accessible to the village centre, from where there is access to public transport. However the location of the site on the edge of the village is likely to result in increased car use in the area/	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP 2003 - Rhubarb Farm, Craigends Rd, Houston									
~	~	+	-	-	-	--	-	-	The site is very prominent on approach to Houston. It provides an attractive landscape setting. Potential issues related to the impact that development of this prominent site would have on the local landscape character and setting of the area. This is a fairly large site and there may be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a potential flood risk from a watercourse to the southern boundary of the site which will require to be satisfactorily remediated.
Established hedges to the north of the site. To the south the site abuts an established woodland belt. There are two small areas of Core Woodland. The site has fairly limited biodiversity interest, however the boundaries and woodland to the south of the site will have biodiversity interest. The site is used for both arable and grazing purposes.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Given the size of the site there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.	Flood risk assessment required due to the watercourse to the southern boundary of the site. Surface water risk to the northern and eastern boundaries which may result in flooding to access roads surrounding the site.	Site is located on the north edge of the village. Public transport is accessible however it is limited at evenings. Location of the site may encourage carbon emissions through increased vehicular usage in the area.	Open arable and grazing fields gently undulating with a high point in the western area of the site. The site is in a prominent location at the edge of the settlement and is consistent in character with the open undulating character of arable and grazing fields to the east of Houston. Potential issues related to the impact that development of this prominent site would have on the local landscape character and setting of the area.	Access to local services, facilities and public transport can reasonably be sought on foot, however these are limited and therefore development of this site is likely to result in increased vehicular usage.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2007 - Land to the south of the Kilmacolm Road and Strathgryffe Crescent, Bridge of Weir									
~	~	+	~	~	~	~	~	-	Strategic Environmental Assessment issues related to the impact that this site would have on the development of land that is currently open, grazing ground. Part of the site could potentially flood given the close proximity to the river. Strategic Environmental Assessment issues also relate to the site being part of a functional flood plain.
The site is adjacent to the River Gryffe and the National Cycle Network runs along the north of the site. The section of the site fronting on to Kilmacolm Road is an area of scrub, whilst the rest of the site is currently used as grazing land. Some self seeded trees along the river. River and former railway could assist with species dispersal. Development of this site may have minimal impact on the Biodiversity interests in this area.	No known historic interest.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to link to National Cycle Network which runs along the north of the site.	There is likely to be an increase in vehicular movements should this site be developed. This may impact on air quality. The site can provide access to walking and cycling networks which are adjacent to the site.	Part of the site could potentially flood given the close proximity to the river. A detailed Flood Risk Assessment and Drainage Impact Assessment will be required to ascertain the precise developable extent of the site. Development could have an impact on the riparian environment. Site partially in a functional floodplain.	Development of the site may encourage carbon emissions through vehicular usage, although the site is adjacent to an existing bus corridor with a bus stop at the site. There are opportunities for links to be made to the national walking and cycling routes.	The site creates an attractive setting and 'green wedge' into the settlement.	Potential flood risk. Access to cycle track would facilitate active travel.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2016 - Gleniffer Rd, Paisley									
~	~	+	-	-	-	--	~	~	The site would impact on the setting of the Gleniffer Braes and backdrop to Paisley. The site has limited value in terms of its biodiversity, flora and fauna. Development of this site would facilitate the re-use of previously developed land, however the development of this site would have an impact on the local landscape setting of this area. Potential flood risk affecting site would have to be addressed.
Small strip of scrub grassland fronting existing water works, plant and tank machinery to the south. Grass banking is irregularly maintained. A few bushes lie along the site's northern boundary. The site is likely to have limited value in terms of its biodiversity, flora and fauna.	No known historic/cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Given the site and location of this site there is likely to be an increase in vehicular movements should this site be developed.	A Flood Risk Assessment would be required to address surface water risk. Also, the development of this site may cause problems downstream, where there is a history of flooding. A Flood Risk Assessment and Drainage Impact Assessment could potentially address this issue through attenuation and control of water run-off. SEPA would oppose culverting and consultation would be required regarding appropriate authorisation if discharging surface water into watercourse.	The site is located on the edge of the built up area but public transport is accessible. Car use is likely to increase however this is unlikely to be significant.	Development would have an impact on the local landscape setting. Land rises steeply upwards from north to south beyond the southern boundary. Shrubby grassland covers most of the site with access roads servicing the water works plant. Site located opposite Gleniffer Braes Country Park and Site of Importance for Nature Conservation. Development of this site would facilitate the re-use of previously developed land.	No significant impact. Potential flood risk associated with the development of this site would require to be addressed. Site lies approximately 1km distant from a Neilston Road local centre (via road) which includes a range of local services and facilities. There is access to public transport (bus) within 200m.	Potentially contaminated land given the previous use. Development of this site would allow remediation and provide an opportunity for betterment. Development of parts of this site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2022 – Arkleston, Paisley									
-	-	+	-	-	-	--	~	-	SEA issues relate to the potential impact that development of this site would have on the landscape, setting and biodiversity. A mixed use development at this location would increase the amount of car journeys leading to potential impacts on air quality. A flood risk assessment is required to define developable area.
The site is covered by arable fields and two farmsteads. The remainder of the site has a cemetery which has ornamental planting, including trees and bushes. Some of the arable fields are separated from each other by hedges and southern and eastern parts of the perimeter of the site also have a significant amount of hedges. The site has value in terms of its biodiversity, flora and fauna which would be impacted upon should this site be developed.	Two Archaeological Trigger Zones lie within the western and eastern parts of the site. Potential impact on the historic environment would require further consideration.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	The adjacent M8 corridor is being monitored in terms of Air Quality in order to ascertain if an Air Quality Management Area is required. There is likely to be an increase in vehicular movements should this site be developed which may impact on air quality.	Whilst most of this site is fine from a flood risk perspective a minor watercourse runs through part of this site. Surface water risk to the northern portion and south west corner of site. Culverted watercourse to north west corner of the site, a flood risk assessment is required to define developable area. Two minor unnamed watercourses within site, buffer strips would be required to protect water quality.	Although public transport is accessible, from Gallowhill, the location of the site may encourage carbon emissions through increased vehicular usage in the area.	A prominent, irregular shaped, site lying within the Green Belt, which provides important separation between Paisley and Hillington. The site comprises undulating open arable fields, with Arkleston Road running through the site in an east to west route and north to south route. Two farmstead developments and a number of roads are present within the site.	There is access to public transport within reasonable walking distance from the site, however significant increased vehicular usage is likely to result from the development of this site.	The development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2023 - Good Shepherd, Old Greenock Road, Bishopton									
-	~	+	~	~	~	~	~	-	This proposal would result in the development of a small part of the field which would have a small impact on Biodiversity, Flora and Fauna. Development of this site would result in the loss of a small area of Macaulay Classification 3.1 prime agricultural land but given the size of the site there would be limited impact on the overall supply within Renfrewshire. The location of the site will promote an increase in car usage, however, given the size of this site there would be a minimal impact on emissions. Small scale development in this location is unlikely to have an impact on the landscape setting of Bishopton.
Small site which is part of a larger grazing field which is generally flat in character. Part of existing tree line along the southern boundary of the site would have to be removed to facilitate the development. This proposal would result in the development of a small part of the field which would have a limited impact on Biodiversity, Flora and Fauna.	No known cultural or historic interests in this location.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Location of the site may encourage small increase in car usage. However, Given the size of site there would be a minimal impact on air quality.	No water issues associated with this site. Flat site and no watercourses running through or close to the site.	Location of the site may encourage small increase in carbon emissions through car usage. However, this will be minimal given the size of the site.	A rectangle shaped small site which is generally flat and part of a larger agricultural field. Existing line of trees along the southern boundary would be lost to accommodate development. Small scale development in this location would not be likely to have a significant impact on the landscape setting of Bishopton, or the existing cottage.	The site lies within approximately 5 minutes walk of a bus stop (limited service) and 10 minutes walk to the village centre, its location may encourage higher rates of vehicular usage however this is unlikely to be significant given the size of the site.	As the site is greenfield, its development may result in sealing of previously undeveloped land. Development of this site would result in the loss of a small area of Macaulay Classification 3.1 prime agricultural land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2024 - East (South) of Woodend House, Houston Road, Houston									
~	~	+	~	~	~	~	~	-	There is likely to be some biodiversity interest on the edges of this site. Development of this site would have a minimal impact on biodiversity, flora and fauna interests in the wider area. Development of the site is likely to encourage carbon emissions through vehicle usage however this is unlikely to be significant. There is scope for a sensitively designed development that will limit the potential impact on the landscape and setting of the village.
A small number of mature trees line the perimeter of the site. There is a Tree Preservation Order which covers part of the site. Development of this site would have a minimal impact on biodiversity, flora and fauna interests in the wider area.	The adjacent Woodend House and stable are 'B' Listed. Development of this site would need to ensure the setting of the listed Building is preserved.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Given the size of site it is likely that there would be a minimal impact on air quality.	No water issues associated with this site. No watercourses running through or close to the site.	Location of the site may encourage carbon emissions through vehicular usage however this is unlikely to be significant.	A rectangular shaped site which undulates and slopes down from North to South. There is scope for a sensitively designed development that will limit the potential impact on the landscape and setting of the village.	The site lies within approximately 500 metres of the village centre. However development is still likely to encourage higher rates of vehicular usage although this is unlikely to be significant.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	
LDP2025 West of Woodend House, Houston Road, Houston									
~	~	+	~	~	~	~	~	-	There is likely to be some biodiversity interest on the edges of this site. Development of this site would have a minimal impact on biodiversity, flora and fauna interests in the wider area. Given this is a small site there is scope for a sensitively designed development that will limit the potential impact on the landscape and setting of the village.
A small number of mature trees line the perimeter of the site. Development of this site would have a minimal impact on biodiversity, flora and fauna interests in the wider area.	The adjacent Woodend House and stable are 'B' Listed. Development of this site would need to ensure the setting of the listed Building is preserved.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Given the size of the site any impact on Air Quality will be minimal.	No water issues associated with this site. Flat site and no watercourses running through or close to the site.	Location of the site may encourage carbon emissions through car usage however given the size of the site this is unlikely to be significant.	A square shaped site which is generally flat. Very little landscape character on the site. Given this is a small site there is scope for a sensitively designed development that will limit the potential impact on the landscape and setting of the village.	Although the site lies within approximately 500 metres of the village centre. Given the size of the site there is not likely to be any impact.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2026 - East Fulton Farm, Darluith Road									
~	~	+	~	+	~	+	+	+	The site is located on previously used land and the re-development of the site will increase the amenity of the area and would have a minimal impact on the surrounding landscape. The small pluvial risk will need to be addressed through the appropriate assessments and development of the site would provide an opportunity to promote sustainable flood risk management and integrate sustainable urban drainage solutions.
The majority of the site is previously developed, there is very little opportunity for biodiversity, flora and fauna to flourish on this site, apart from on the edges but this would be limited.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should the site be developed. However there is a good bus service run on the road outside this site and footways to local services in Linwood. Not likely to be an issue.	There is a small pluvial risk to the eastern boundary which would require to be addressed through a drainage assessment and any remedial works indicated from this assessment. Development of the site would provide an opportunity to promote sustainable flood risk management and integrate sustainable urban drainage solutions.	Location of the site on the edge of Linwood may encourage carbon emissions through vehicular usage. However this site is opposite and adjacent to existing houses. No significant impact on climatic factors.	Very little landscape character on the site. Given that it is a previously used site on the edge of Linwood, development would facilitate the re-use of this land and is likely to have minimal impact on the surrounding landscape.	Site is accessible to Linwood from where there is access to public transport and a range of other facilities and services. The site is located on previously used land and the re-development of the site will increase the amenity of the area.	Given it is a previously used site, a site investigation will be required to determine the nature of the soil at the site. There may be an opportunity to remediate any contamination, should it be found.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2027 - BASF - Hawkhead Road, Paisley									
~	~	+	~	+	~	++	~	++	Redevelopment of a vacant site. Biodiversity, flora and fauna is found to the boundaries of the site as well as surrounding the site, there are opportunities to enhance this through redevelopment of a brownfield site. There is a potential flood risk associated with this site and there is a need to protect the White Cart River from any potential future development. A positive Strategic Environmental Assessment impact.
North western boundary of site has some semi mature trees and bushes. A Site of Interest for Nature Conservation is located to the west of the site. A small, separate area of small trees and bushes lies in the southern part of the site. The river White Cart Water runs along the site's western and southern boundaries. The site has limited value in terms of its biodiversity, flora and fauna, this is all reserved for the boundaries out with the site.	A small area of the site is covered by an archaeological trigger zone, however, the development of this site is unlikely to impact on the historic environment	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. Development will bring a vacant/derelict site back into use. Also there are good opportunities to link into the green network.	An increase in vehicular movements is likely to have an impact on air quality. This site has bus routes adjacent to the site as well as being located next to a train station which should promote more sustainable methods of travel.	Extensive flood risk to a large proportion of this site, a flood risk assessment is required. This site provides an opportunity to both protect and enhance the water environment and promote sustainable flood risk management.	This site has bus routes adjacent to the site as well as being located next to a train station which should promote more sustainable methods of travel. The industrial use of the site may have had an impact on climatic factors. Residential use may have a betterment factor for the surrounding area.	A flat site that has development platforms. The impact to the natural landscape will be minimal and redevelopment is likely to be an improvement to the built environment.	There is access to public transport and the site lies greater than 1km distant from a local centre. The opportunity exists to improve the Green network within this part of the urban area as well as redevelopment of the existing vacant land.	The site is potentially contaminated, remediation will provide an opportunity for betterment.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2028 – Johnshill, Lochwinnoch									
~	~	+	~	~	~	+	~	-	The development of the site would provide an opportunity to create high quality gateway into Lochwinnoch and strengthen the edge of the village envelope. No biodiversity interest. Development of this site would have a minimal impact.
A small site which consists of mown grass. No biodiversity, flora and fauna interest.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Given this is a small site this impact will be minimal.	Small site, so limited impact.	Location of the site may encourage carbon emissions through vehicular usage however given the size of the site this is not likely to be significant.	A rectangular shaped site which slopes down towards the settlement. The development of the site would provide an opportunity to create high quality gateway into Lochwinnoch and strengthen the edge of the village envelope.	Although the site lies on the edge of the settlement, it is located uphill from the village centre and its location may encourage higher rates of vehicular usage.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2029 - North + South of Midton Road, Spateston									
--	~	+	-	+	-	+	~	-	SEA issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that the site has an array of overgrown grasses, scrubby vegetation, wildflowers and rushes etc, it is likely to various biodiversity features. Any development should be sympathetic to the Parkview, lime kilns 275m S of (Index No. 12989) scheduled monument. There is potential to protect and enhance the water environment and promote sustainable flood risk management.
The majority of the site consists of overgrown grasses with scrubby vegetation, bushes and a selection of mature and semi-mature trees. There is a watercourse that runs through the site, as well as on the edge of the site. There is likely to be a mix of biodiversity, flora and fauna given the nature of site and the close proximity to food sources. Some biodiversity interest.	Any development should be sympathetic to the Parkview, lime kilns 275m S of (Index No. 12989) scheduled monument.	There will be opportunities to incorporate low carbon technologies in the design and new build units. This site provides good opportunities for green networks both within the site and to the wider countryside.	Site is accessible to local services, facilities and public transport. However, the location of the site may encourage and increase in carbon emissions through vehicular usage.	Watercourse runs through the site and also borders the site. Assessment will be required to look at potential flood extents. Development of this site may cause problems downstream where there has been a history of flooding which the Council aims to resolve by comprehensive measures in the Spateston area. This site provides an opportunity to both protect and enhance the water environment and promote sustainable flood risk management which would require to feed into the overall comprehensive drainage system being designed for the Spateston area.	Location of the site may encourage an increase in carbon emissions through car usage.	The site is irregular in shape, and mainly consists of undulating overgrown fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation with ponding a feature in the lower portion of the site.	Site is accessible to local services, facilities and public transport. However, the location of the site may encourage an increase in carbon emissions through vehicular usage.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2030 - South of Kilmacolm Road									
-	~	+	-	-	-	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village and the development of land that is currently open, grazing ground. Both a flood risk assessment and drainage assessment would be required to ascertain the developable area of the site.
Predominantly undulating open grassland used for grazing. Some established trees along southern boundary and broken stone walls. Adjacent to cycle track which could contribute to species dispersal. The site has some value in terms of its biodiversity, flora and fauna which would be impacted upon should this site be developed.	No known historic interest.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to provide link to Adjacent to cycle track.	There is likely to be an increase in vehicular movements should this site be developed.	While most of this site is fine from a flood risk perspective part of the site is within the functional flood plain of the River Gryfe. Surface water run-off from the Kilmacolm Road causes issues for this site as the road is at a higher level than the site. Both a flood risk assessment and drainage assessment would be required.	Location of the site may encourage carbon emissions through car usage although site is close to an existing bus corridor which may help minimise any impact.	Site is part of the open undulating farmland landscape to the north and west of the settlement, development would create a ribbon like development into the open landscape character and have a negative impact on the setting of the Green Belt and settlement. The site is in a prominent location, it would be highly sensitive to development.	Site out with the village envelope, although access to cycle track may facilitate active travel. Location of site would encourage increased vehicular usage. Both a flood risk assessment and drainage assessment would be required.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2031 - Barbush North, Linwood/Johnstone									
~	~	+	-	+	-	~	~	-	Residential development at this location is likely to increase the amount of vehicular movements resulting in an impact on air quality, however there is an opportunity to connect with the national cycle network. Noise and air quality impact from the motorway will require consideration. An opportunity also exists to promote sustainable flood risk management whilst protecting and enhancing the water environment. Noise and air quality impact from the motorway will require to be considered.
Site is comprised of open grazing fields and arable fields mainly bordered by low hedges. Biodiversity, flora and fauna value is low.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to connect with the national cycle network	There is likely to be an increase in vehicular movements should this site be developed which may have an impact on air quality.	Localised surface water risk to a depth of 2.0 metres, ponding to south east and central areas of site. Both a flood risk assessment and drainage assessment would be required. There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management.	The site is located beyond the edge of the built up area, however public transport is accessible. Vehicular movements are nevertheless likely to increase given the size of the site.	The site is approximately square in shape and dissected by a single track road running in a north to south direction through the middle of the site. Although the site is almost flat, it undulates gently to the west, northwest and to the north, and is comprised of open grazing and arable fields. Site located at the edge of Linwood with limited landscape features and development would not have a significant impact on the landscape at this location. Natural expansion of existing built up area.	Site is well served by local transport giving access to local centres and community facilities, however, Vehicular movements are nevertheless likely to increase given the size of the site. No Significant impact from development.	Development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2032 - West of Burnfoot Road, Lochwinnoch									
~	~	++	-	+	~	~	~	-	There is likely to be an increase in vehicular movements should this site be developed which may have an impact on air quality and increase emissions, however, the site is accessible to Lochwinnoch from where there is access to public transport which may help minimise any impact. There is little impact in terms of biodiversity or landscape. Opportunity to link to River Calder and Castle Semple Loch. Core Paths running through the site require to be taken into consideration in the future development of the site.
A large site which is predominantly open grassland. Mature trees line the perimeter of the site. The site has limited biodiversity, flora and fauna interest.	No known cultural heritage issues identified.	Opportunity to link to River Calder and Castle Semple Loch. Core Paths running through the site require to be taken into consideration for any development of the site. The development may also deliver a potential extension to the primary school and playground improvements. There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed.	Adjacent to the 1:200 year fluvial outline of the River Calder and a minor watercourse crosses and borders this site. A detailed Flood Risk Assessment and Drainage Impact Assessment will be required to ascertain the precise developable extent of the site. There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management.	Location of the site may encourage carbon emissions through vehicular usage however the site is close to an existing bus and rail service which may help minimise any impact. There would also be an opportunity to improve the Core Path Network. Development of the site will provide the opportunity to incorporate Sustainable Urban drainage.	A flat grassed site which is not highly visible from surrounding areas. Development of this site would have little impact in terms of landscape setting or character.	Location of the site may encourage carbon emissions through car usage, however, the site is accessible to Lochwinnoch from where there is access to public transport and a range of other facilities and services. Any potential flood risk identified can be addressed through the development of this site which will bring positive benefits. No Significant impact from development.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2033 - West of Barochan Road, Houston									
-	-	+	-	+	-	-	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Any development should be sensitive to the setting of the ancient monument and the conservation area. Historic Environment Scotland have also raised concerns regarding the conflict between developing this site and protection of historic interest. Residential development at this location is likely to increase the amount of vehicle journeys resulting in an increase in emissions. There are good opportunities for strong green networks within the site, links to the existing path network should be retained and reinforced.
Mature woodland to the south of the site. Woodland planting belts to the north and north west boundaries. Site currently rough grass and most recent use for grazing. The site has some value in terms of its biodiversity, flora and fauna which would be impacted upon should this site be developed.	Scheduled Ancient Monument - North Mound in close proximity to the site. On its eastern side the site borders Houston Conservation Area. Any development should be sensitive to the setting of the ancient monument and the conservation area.	There will be opportunities to incorporate low carbon technologies in the design and new build units. There are good opportunities for strong green networks within the site, links to the existing path network should be retained and reinforced.	There is likely to be an increase in vehicular movements should this site be developed which may have an impact on air quality.	Surface water sump to north western section of the site. Surface water risk to southern portion of site, this could be addressed by appropriate water infrastructure. The site is adjacent to small watercourse. There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management.	Site is located on the north edge of the village. Public transport is accessible but limited, car use is likely to increase which may result in an increase in emissions.	The site is split over two levels. The lower part of the site to the South West and the higher part to the North East. The area to the North East consists of an open grazing field in a prominent location on the edge of the settlement. The land to the South West consists of an existing house, kennels and land associated with the kennels along with overgrown bushes, shrubs and trees to the land adjoining the land to the North East and South West.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage. Limited range of local services and facilities within walking distance.	Greenfield site, therefore development may result in sealing of previously undeveloped land. This site contains Macaulay Classification 3.1 prime agricultural land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2034 - West of Caplethill Road, Cross Stobbs, Paisley									
~	~	+	-	+	-	-	-	-	The site has some value in terms of its biodiversity, flora and fauna, however, this is not likely to be significant. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. There is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a risk from flooding due to the watercourse to the north west boundary which will require to be assessed with comprehensive flood management measures put in place.
The site consists of a collection of undulating grazing fields with established hedges and a few trees. Harelaw Burn flows northwards along part of the northern boundary to the site. In the south west of the site there is a field that isn't being used and has scrubby vegetation and small trees. At the southern point of the site there is a small square area of overgrown unmaintained grassland. The site has some value in terms of its biodiversity, flora and fauna which would be impacted upon should this site be developed.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements which may increase emissions.	Watercourse to north west boundary. Flood Risk Assessment will be required to ascertain the precise developable extent of the site. Suitable buffer strips would be required to protect water quality within the site.	The site is located on the edge of the built up area and public transport is accessible, however given the size of the site there may be an increase in emissions.	Development of this site on its own would not result in good place making and could lead to sporadic development throughout the area which would have a detrimental impact on the landscape and setting.	Access to local services, facilities and public transport can be sought on foot (within Barrhead), however these services are limited and therefore vehicular movements are likely to increase with the development of this site.	A small part of the site, in the south west, is potentially contaminated. The development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2035 - Whitelint Gate, Bridge of Weir									
-	~	+	-	~	-	--	~	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Strategic Environmental Assessment issues also related to the increase in emissions due to the additional vehicular movement associated with the development of this site.
Open grazing fields that have an undulating character with field boundaries. To the western portion of the site there was a mix of broadleaved semi natural woodland dense scrub poor semi improved grassland scattered bracken amenity grassland. Some biodiversity interest. However this has now been removed. There will still be some biodiversity interest on the edge of the site.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Core Paths running through the site require to be protected and incorporated into any development of the site. Opportunity to integrate with the national cycle route. Plans for the site include a new supermarket to serve the village.	There is likely to be an increase in vehicular movements with any development which may increase emissions.	Some potential flooding may affect a small portion of site to north, however, this unlikely to be significant.	The site is located on the edge of the built up area and public transport is accessible but limited, therefore vehicular use is likely to increase which may result in an increase in emissions.	To the north and east of this area there is open grazing fields that have an undulating character. A portion of the site contains a former landfill site which had regenerated, however this has recently been removed. The site has a series informal paths running through it, appropriate routes should be incorporated into any development.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased car usage. Opportunity to integrate with the national cycle route. Plans for the site include a new supermarket to serve the village.	Part Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2036 - Kilbarchan Road/Crosslee Road, Bridge of Weir									
~	~	+	--	+	-	--	-	-	SEA issues related to the impact that development of this site would have on the landscape and setting of the village. There is also significant concern that this site is in the prevailing wind direction from the existing tannery in Bridge of Weir. The owner of the tannery has expressed concern about more residential development in this area.
A large site which is open grassland used for grazing. Little biodiversity interest. Some mature trees/woodland on the boundaries which may have biodiversity interest but are unlikely to be affected.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Air quality is an issue related to the tannery and the fact that this site is in the prevailing wind direction in close proximity to the tannery. There is likely to be an increase in vehicular movements should this site be developed which may have some impact on air quality.	Historic flood events recorded to the north and south of the site. Whilst most of this site is fine from a flood risk perspective it is adjacent to the 1:200 year fluvial outline of a watercourse, the Locher Burn, this will required to be taken into consideration in the development of this site. Drainage Impact Assessment also required to ensure potential for diffuse pollution to Locher Burn is mitigated. There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management.	Location of the site may encourage carbon emissions through car usage.	The site includes three grazing fields. The landscape character of the site is generally open and it slopes eastwards. There are few distinctive landscape features within the site. There are well maintained sections of hedge along the north eastern boundary within the field. Development of this site would have a negative impact on the landscape and setting of the village.	Site is within walking distance to the village centre. There is access to a public transport, although this service is limited and therefore likely to result in increased car usage.	Greenfield site, therefore development would result in sealing of previously undeveloped land.	There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2037 - Barhill Crescent, Kilbarchan									
-	~	+	~	+	~	~	~	-	The site has some value in terms of its biodiversity, flora and fauna which may be impacted upon should this site be developed. This site is well-contained. Its development would give rise to no significant visual impacts. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment. Development would result in the loss of a small area of Macaulay Classification 3.1 prime agricultural land but given the size of the site there wouldn't be a significant impact on the overall supply within Renfrewshire
A large site which is predominantly open grassland and is used for grazing. A strip of land, along the middle of the north edge of the site, has scrub vegetation. A conifer plantation lies just north of this, fringing a flooded quarry. A strip of trees along the west part of the northern boundary is covered by a Tree Preservation Order. The site has some value in terms of its biodiversity, flora and fauna.	Whilst the site is adjacent to Kilbarchan Conservation Area, development of this site would not affect the setting of the conservation area, Given its containment.	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunities to enhance/increase green network.	Any increase in vehicular movements would be minimal given the location of the site. Site in close proximity to the national cycle network.	Some evidence of localised flooding in south west of site. The site is part of the upper catchment. Development of this site is likely to cause problems downstream, in particular there have been extensive historic flooding issues at Low Barholm. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.	Location of the site may encourage carbon emissions through car usage although this would not be significant given the central location of the site and the proximity of the national cycle network.	A large site comprised of irregularly shaped undulating grazing fields. The site boundaries along the south and east are the rear gardens of residential properties. To the north, a wooded area separates the open part of the site from the flooded quarry to the north. Boundaries to the south, east and north provide containment to the site. A small section of post and wire fence forms the boundary at the east end of the site. This site is well-contained. Its development would give rise to no significant visual impacts.	The site is accessible by public transport and access to the local centre is within a reasonable walking distance. Site is located on the boundary with Kilbarchan quarry, potential for impact on amenity would need to be addressed through appropriate layout / mitigation.	Potentially contaminated land adjacent to site (flooded quarry to north) which could be remediated through development. Greenfield site, therefore development may result in the sealing of previously undeveloped land. This site contains Macauley Classification 3.1 prime agricultural land but given the size of the site there wouldn't be a significant impact on the overall supply within Renfrewshire	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2038 - West of Lawmarnock Road, Bridge of Weir									
--	~	+	-	-	--	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. There is also SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Given the size of the potential development site along with its location in Bridge of Weir, there is likely to be an increase in emissions due to increased vehicular movements.
The majority of the site consists of grazing fields, there are areas of overgrown grasses and scrubby vegetation. There is also ponding to the northern area of the site. The Glendentan Burn runs through the middle of the site. The site has some value in terms of its biodiversity, flora and fauna. Development of this site may have a negative impact on the biodiversity flora and fauna interests in the area.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed which impact on air quality. Potential for odour issues in relation to proximity to Bridge of Weir tannery.	Watercourse runs through the site and surface water risk to north of the site, a flood risk assessment and drainage impact assessment will be required to define developable area.	Location and the site is likely to increase carbon emissions through car usage.	The site consists of undulating grazing fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation. The central area of the site also has isolated escarpments and small rocky outcrops. Prominent green belt site on the edge of Bridge of Weir. The site contributes to the local landscape character and countryside setting around Bridge of Weir. Development would have a detrimental impact on the local landscape setting which would be detrimental to the visual amenity of this area.	Site is accessible to the village centre by foot but this is some 15 minutes walk including steep hills. There is some access to public transport, although this service is limited and therefore likely to result in increased car usage.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2039 - Kilbarchan Road, Bridge of Weir									
--	~	+	--	-	-	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that the site is used as grazing with a SINC, it is likely to have various biodiversity features. Strategic Environmental Assessment issues also related to the close proximity of the site to the existing tannery in Bridge of Weir. The owner of the tannery has expressed concern about more residential development in this area.
The majority of the site consists of grazing fields, overgrown with grasses and scrubby vegetation. SINC in the middle of the site. The site has value in terms of its biodiversity, flora and fauna. Development of this site would have a negative impact on the biodiversity flora and fauna interests in the area.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed which impact on air quality. Potential for odour issues in relation to proximity to Bridge of Weir tannery.	Parts of the site are at risk from flooding. A drainage assessment and flood risk assessment will be required to define developable area.	Location of the site may encourage carbon emissions through car usage.	The site includes grazing fields with a SINC in the middle of the site. The landscape character of the site is generally open and it slopes gently southwards. It is difficult to see how development of this site can add to the place of Bridge of Weir or feel connected to the existing built environment.	Site is accessible to the village centre by foot but this is some 15 minutes walk including steep hills. There is some access to public transport, although this service is limited and therefore likely to result in increased car usage.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2040 - Land off Old Bridge of Weir Road (adjacent Gryffe High School), Houston									
~	~	+	-	+	-	--	~	--	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Any development should be sympathetic to the setting of Houston South Mound Scheduled Ancient Monument. Residential development at this location is likely to increase the amount of vehicle journeys resulting in an increase in emissions. Development of this site would result in the loss of prime agricultural land of which Renfrewshire doesn't have a significant amount of this land.
Mature woodland to the north and south of the site and stone walls good for species dispersal. Site currently used for crops and grazing. Fairly limited biodiversity interest. All on boundaries of the site	Scheduled Ancient Monument to south of site, no known historic interests on the site. Any development should be sympathetic to the setting of the Scheduled Ancient Monument.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed which may have an impact on air quality.	Localised deep surface water risk to southern section of the site. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. A detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.	Location of the site may encourage carbon emissions through increased vehicular usage in the area.	The site is part of an open arable field alongside the existing settlement edge. The site is in a prominent location and development would impact on the local landscape setting.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage.	Greenfield site, therefore development may result in sealing of previously undeveloped land. This site contains Macaulay Classification 3.1 prime agricultural land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2041 Harelaw Farm, Caplethill Road, Paisley									
--	~	+	-	-	-	-	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity that this site contributes. Public transport provision is limited in this area, location of the site may impact on air quality and encourage carbon emissions through car usage. Development of this site in isolation would have a detrimental impact on the setting and landscape character of this area. The site also is impacted by drainage/flooding issues.
The majority of the site consists of rough grazing fields, overgrown in parts with grasses and scrubby vegetation. There are a number of trees and bushes around and across the site along with the bund of the dismantled railway. Biodiversity, flora and fauna interest likely on the site which may be impacted upon should this site be developed.	No known historic interests on the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Core Paths running through the site would require to be incorporated into any development proposal.	There is likely to be an increase in vehicular movements should this site be developed.	Watercourse runs through the site and flooding is found to the northern section of the site caused by the land form. Site is also marshy in places. A flood risk assessment and drainage impact assessment will be required to define developable area.	Public transport provision is limited in this area. Location of the site may encourage carbon emissions through vehicular usage.	The site is irregular in shape consisting of gently sloping rough grazing fields. There are areas of overgrown grasses, rushes, scrubby vegetation, bushes and trees. Development of this site in isolation would have a detrimental impact on the setting and landscape character of this area.	There is a footway / cycleway formed to the southern boundary of the site with a bus stop in close proximity, however this service is limited. Given the location of the site there is likely to be an increased vehicular usage.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2042 - Craigton Farm, Bishopton									
-	~	+	-	-	-	-	-	-	Development of this site is likely to have a negative impact on the biodiversity flora and fauna interests in the area, however this is not considered to be significant. Development is likely to increase car usage which may have an impact on emissions and air quality. The site is relatively well contained, however, development would impact on the setting and landscape character of the approach to Bishopton along Greenock Road. Issues regarding air quality and noise from the motorway are likely to detract from the amenity of the potential development.
The site has some biodiversity, flora and fauna interest mainly along the fringes of the site due to the trees and hedges along the M8 boundary and Craigton Burn and tree belt to the south. Development of this site could have a negative impact on the biodiversity, flora and fauna interests in the area.	Archaeological Trigger Zone within the site associated with a potential hill fort to the west. Any development would be required to be sympathetic to any historical interests in the area.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Good potential for links to Bishopton train station.	There is likely to be an increase in vehicular movements should this site be developed which may have an impact on air quality. The site is also close to the motorway, potential issues may need to be considered. The site is at a lower level than the motorway.	Flood Risk Assessment and Drainage Impact Assessment will be required to define developable area due to Craigton Burn and potential landform issues.	Site is located on the eastern edge of the village. Access to public transport is approximately 15 minutes walk at the railway station. There is a bus service in the area, however, this is limited. Development of the site is likely to increase vehicular usage in the area.	The site consists of three undulating fields used for arable farming with a small number of existing trees facing Old Greenock Road. The site is relatively well contained. Visibility of the site is limited to the northern end from Old Greenock road. However, development of this site would impact on the setting and landscape character of this approach to Bishopton.	Access to the village centre and the railway station is approximately 15 minutes walk, with a limited bus service. Development of the site is likely to increase vehicular usage in the area. Noise from the motorway will require consideration.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2043 – Sandholes Road, Brookfield									
-	~	+	-	-	-	--	-	-	Strategic Environmental Assessment issues related to the impact that this site would have on the landscape and setting of the village and the development of land that is currently open arable fields. There will be some biodiversity, flora and fauna interest associated with this site. Residential development at this location may increase the amount of car journeys resulting in a potential impact on air quality and an increase in emissions. Water quality also required to be taken into consideration.
Site is comprised of two undulating arable fields with a stream located in the middle of the site flowing in an east to west direction. There are mature established trees within the hedges of the fields and along southern boundary. The site has some biodiversity, flora and fauna interest that would require to be considered.	No known historic interest.	There will be opportunities to incorporate low carbon technologies in the design and new build units. National Cycle Network route 75 runs adjacent and to the north of the site.	There is likely to be an increase in vehicular movements should this site be developed.	A culvert cuts across middle of the site. Water quality will require to be considered. A Flood risk and drainage assessment is required. Sandholes Road and Burnside Avenue has a history of flooding events.	The site is located on the western edge of the village. Public transport is accessible but limited. Given the location of the site and the limited range of existing services and facilities in the surrounding area, development at this site is likely to increase the number of vehicular movements which will encourage an increase in emissions.	The site lies out with the settlement boundary and within the open undulating landscape character of arable and grazing fields to the west of the settlement. The site comprises a very prominent area of greenbelt which adds to the local landscape character and the setting of Brookfield. Development of this site would therefore have a detrimental impact on the setting and character of the settlement and the local landscape.	Site is not accessible to a village centre, as Houston and Bridge of Weir lie more than 1km distant. There is some access to public transport, although this is limited and therefore there is likely to be an increased vehicular usage. The National Cycle Network route 75 runs adjacent and to the north of the site which could encourage active travel.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2044 - 5 East Fulton Holdings									
~	~	+	~	~	~	~	+	~	Limited issues related to biodiversity, flora and fauna. This site is already in use and has a number of structures and areas of hardstanding. Very little biodiversity, flora and fauna or landscape character on the site. There should also be no issues in relation to water or air quality as impacts. The site is on the edge of the town, so there should be as little impact in relation to all the other SEA factors.
The majority of the site is already built on, there is little opportunity for biodiversity, flora and fauna to flourish on this site. However, the area surrounding the site may have some biodiversity interest.	No known cultural heritage issues identified.	There may be opportunities to incorporate low carbon technologies in the sites, as well as ensure that there is a range and choice of residential accommodation.	Air quality is not a significant issue in this area. Given the size of the site any potential increase in car use is unlikely to have a significant impact on air quality.	No water issues associated with this site. Flat site and no watercourses running through or close to the site.	Location of the site may encourage carbon emissions through car usage. However due to the size of the site this will not be significant.	Very little landscape character on the site.	Site is accessible to Linwood from where there is access to public transport and a range of other facilities and services.	Given that it is already in use, this site already has structures and hardstanding.	
LDP2045 - Barochan Road, Fulton Drive, Houston									
-	~	+	-	-	-	--	-	-	There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is large site and there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a potential flood risk from a burn which dissects the site, this risk will require to be comprehensively remediated as well as the water quality protected. . Any development proposal would require to take into account the Scheduled Ancient Monument 'Trigger Zone' to the north east of the site.
Site currently grass, used for grazing. A stream flows through the middle of the site in a south to north direction. The eastern, southern and western boundaries are mature hedges with a road beyond. Stone wall along northern boundary and a Tree Preservation Order covers the area behind. There is also established ancient woodland (Fulton Wood), along the Locher Water corridor.	Scheduled Ancient Monument to the north east of the site has a 'trigger zone' which extends across a small part of the site. Any development would be required to be sympathetic to any historical interests in the area.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed.	A Flood risk and drainage assessment is required to define developable area due to burn dissecting the site. Stream flows south to north and along two spurs, water quality will need to be considered.	Site is located on the southern edge of the village. Public transport is accessible but limited, therefore, location of the site may increase carbon emissions through increased vehicular usage.	The site is prominent and can be viewed from the nearby roads and farmsteads. The site adds to the local landscape character and the setting of Crosslee and Houston. Development would impact on the local landscape character which would be detrimental to the visual amenity of the area.	Site is at the settlement edge, more than 10 minutes walking distance from the village centre. There is access to public transport, although the service is limited. Increased vehicular usage for commuting may result.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2046 - Northbar Phase 2, Erskine									
~	~	+	~	+	~	-	~	-	The proposal does not involve the development of the area of mature woodland. The site has some biodiversity, flora and fauna interest but development is unlikely to have a significant impact. Development is likely to increase car usage and emissions, however, this is unlikely to be significant given the size of the site and access to public transport. Development of this site without a defensible greenbelt boundary could have a detrimental impact on the landscape character and setting of this area.
Site consists of two fields, used for grazing and arable farming. Mature woodland (Sandieland Wood) is located to the east of the site and a number of small trees are located along parts of the site boundary. The proposal does not involve the development of the area of mature woodland. The site has some biodiversity, flora and fauna interest but development is unlikely to have a significant impact.	No known historic or cultural interests on the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units. There will be some opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to improve links to the surrounding path network.	There is likely to be an increase in vehicular movements should this site be developed although given the size of the site this will not be significant.	Drainage Impact Assessment would be required to address minimal surface water flood risk. If this were to be addressed this could provide potential for betterment.	Public transport is accessible within a five to ten minutes walk from the site and any increase in vehicular usage is unlikely to be significant.	The site is irregularly shaped, flat and comprises two fields currently used for pastoral grazing and arable farming. The site generally has an open character, however, existing mature woodlands provide some containment. Development of this site without a defensible greenbelt boundary could have a detrimental impact on the landscape character and setting of this area.	Access to public transport is less than 10 minutes walk which provides links to a range of services and facilities in the town centre. Development of the site is likely to increase car usage in the area although this is unlikely to be significant.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2047 - Southbar Linburn, Erskine									
--	~	+	-	-	-	-	-	-	The site has a range of biodiversity, flora and fauna interests. The Lin Burn and the Wheel Burn tributary are both located within the site and have a potential flood risk. Water quality will require to be protected. Any development of the site would also have to consider the Archaeological Trigger Zone, COMAH designation and Tree Preservation Order within the site. Development of this land would also result in the loss of prime agricultural land (Macaulay Institute Agriculture Capability – Class 3.1). Given the size of site, the development would increase the amount of car journeys which could increase emissions in the area.
Large site containing a number of grazing fields and clusters of mature woodland. Tree Preservation Order within the site. Developing this site would have a detrimental impact on areas of biodiversity, flora and fauna interest throughout the site and this will require consideration if the site was to be developed.	An Archaeological Trigger Zone is located within the site. Any archaeological interest would require to be considered in the preparation of a site layout.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Core paths running through the site require to be protected and incorporated into development of the site.	There is likely to be an increase in vehicular movements should this site be developed.	Two burns are located within the site; one in the south west corner and one to the eastern area of the site. A Flood risk and drainage assessment is required to determine developable area of the site. The water quality will require to be protected.	Site is located on the south edge of the town. Public transport is accessible, however given the size of the site car use is likely to increase which may lead to an increase in carbon emissions.	Site is characterised by areas of undulating farmland interspersed with areas of woodland. There are several farm steadings on the site and the outbuildings associated with the former Southbar House have been redeveloped for residential use. The walled garden is an important landscape feature and there are elements of a designed landscape still visible including some woodland and tree lined driveways. Any development would be visible from both Southbar Road and Old Greenock Road and would impact on the landscape character and setting of this area.	Part of site is within Health and Safety Executive Consultation Zone. High voltage electricity pylons and cables run through the eastern side of site, north to south, and along the northern boundary. The proposal includes a new primary school (if required), foodstore and local shops which will provide new amenities and facilities for the town. Flooding affects south east corner and north west of site.	Potentially contaminated land in northern section of site. Greenfield site, therefore development may result in sealing of previously undeveloped land. Development of this site would result in the loss of Macaulay Classification 3.1 prime agricultural land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2048 - Branscroft, Kilbarchan									
-	~	+	-	~	-	-	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys .There is likely to be some biodiversity interest in the field to the north eastern corner of the site as well as along the hedges that are present on the boundaries of the site. Water quality will require to be considered along with any development incorporating the existing water course.
The majority of the site consists of grazing fields. Overgrown grasses and scrubby vegetation is found to the field to the north eastern corner of the site. The hedges, shrubs and trees will have some biodiversity interest along with the rough grazing field to the north east.	No known historic interests on the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should the site be developed. There is a potential co location issue with the future infilling of the quarry. There is likely to be an impact on air.	No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off. Water quality in conjunction with the watercourse will require to be considered.	Location of the site may encourage carbon emissions through car usage. Public transport is available, however it is limited at evenings and weekends.	The site mainly consists of grazing fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation found in the field to the north eastern corner. The other three fields are relatively flat fields for grazing and arable farming. The development of this site is likely to have a significant impact on the landscape setting at the entrance to the village from the east.	Site is accessible to the village centre which provides some facilities and services from where there is access to public transport. The vehicle movements and associated noise from the Quarry and traffic movements are likely to impact on residential amenity.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	
LDP2050 - South of Merchiston, Brookfield									
-	~	+	-	-	-	-	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that this site is used as grazing and has large areas of woodland it is likely to have various biodiversity features.
Areas of grassland and active arable agricultural land. Tree belts, bushes shrubs and hedges around and across the site. Pond area and watercourse within site. Some biodiversity interest likely.	Two archaeological trigger sites located on site. Location of former Johnstone Castle and Miliken House.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Air quality will require assessment given the proximity of the site to the trunk road network, as well as the size of the potential development which is likely to increase the number of vehicle movements thereby potentially increasing emissions.	Partially within floodplain a full flood risk assessment and drainage impact assessment would be required in order to identify appropriate remediation to the water infrastructure and identify developable area.	Public transport is accessible but limited and car use is likely to significantly increase.	Flat site consisting of grazing fields well contained by existing boundary treatment, not significantly prominent in local landscape setting.	Site is out with any settlement and the location of the site would encourage higher rates of car usage.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2051 - 2 Fields, Beith Road, Howwood									
~	~	+	-	+	-	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site may have on the landscape setting of the village. There is likely to be some biodiversity interest on the edges of this site. Development at this location is likely to increase the amount of vehicular journeys in this village.
Open field with hedges and trees forming part of the boundary which could assist with species dispersal. Belt of woodland to the west could also perform this function. No water features. The site may have some biodiversity interest.	No known historic interest at this location.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed.	Potential surface water risk running north to south across the site. Attenuation measures could control this leading to betterment.	Location of the site may encourage carbon emissions through car usage.	The site is part of the open undulating landscape character of grazing fields to the east of the settlement, the site is outside the strong settlement boundary that borders the site to the west. Development of this site could potentially have an adverse effect on the setting and character of the settlement and greenbelt. Site boundaries to the north, east and south are established hedges with the occasional established tree, these boundaries offer limited containment due to the undulating topography and relatively low boundaries. The boundary to the west is a belt of woodland planting that currently is semi mature and will establish to provide containment to the settlement and site.	Site is on the edge of the village centre. There is access to public transport, although some increased vehicular usage may result.	Greenfield site, therefore development will result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2052 - Kilmacolm Road, Houston									
-	~	+	-	+	-	--	~	-	These fields are prominent on the approach and entrance to Houston from the north as well as when exiting the village. Development is likely to have an adverse impact on the overall landscape setting. There is likely to be some biodiversity interest on the edges of this site and a well designed layout could enhance this boundary. Development at this location is likely to increase the amount of vehicular journeys in this village which would result in an increase in emissions.
Arable field with enhanced woodland planting on north and west boundaries alongside established hedges, with established hedge on southern and eastern boundaries. Biodiversity interest is likely on the boundaries of the site.	Houston Conservation Area lies to the south of the site, across Kilmacolm Road. A grade B Listed Building also sits approximately 50 metres away from the site within the conservation area.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements particularly given the location of this site on the northern edge of the village, an impact on air quality is likely.	Development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this through attenuation and control of water run-off.	Location of the site may encourage carbon emissions through car usage. Site is located on the northern edge of the village. There is access to public transport, however there is limited bus service in the evening and the weekend therefore car use is likely to increase.	Prominent arable site sloping gently northwards towards open rolling farmland which frames the village to the north. Additional woodland planting on north and west boundaries alongside established hedges, with established hedge on southern boundary and a few mature trees.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased car usage.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	
LDP2053 - Auchenlodment Rd, Elderslie									
-	~	+	-	+	-	~	~	-	There will be a degree of biodiversity, flora, fauna interests associated with the development of this site given the nature of the site and surrounding land uses. This will require to be considered in the development of this site. Development is likely to lead to increased car usage in the area, however, given the size of this site, this will lead to a minimal increase in emissions. Potential flood risk will require to be addressed as well as any potential impact on water quality. The site has a high degree of self containment and is of low prominence
Site is overgrown with grasses and scrubby vegetation. There is a degree of biodiversity, flora, fauna interests due to the vegetation and trees in the vicinity of the site. This will require to be considered should this site be developed.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed. However this is a small site and emissions from vehicular movements are not likely to be significant.	A minor watercourse runs in proximity to one section of the site boundary. Water also appears to drain from north to south across the site. The risk from flooding will require to be addressed as well as any potential impact on water quality.	Nearest bus stop is within 5 minutes walking distance, however, location of the site at the edge of the settlement may encourage carbon emissions through car usage.	The site is roughly triangular in shape and slopes gently down to the north east. The land is overgrown with grasses, scrubby vegetation and a few small trees. The site is not prominent in the landscape, limited impact on the entrance to Elderslie along Auchenlodment Road.	The site lies about 1km away from the local centre. This site has informal tracks which lead to Johnstone Castle green network and Craigston Wood. There are opportunities to connect and enhance these routes. The south western boundary borders an area of woodland which is included within a Tree Preservation Order.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2054 - Land at Erskine Hospital, Erskine									
-	~	+	-	+	-	~	-	-	The site has varied biodiversity, flora and fauna interest which will need to be fully considered should the development proceed. There are various areas of woodland and mature trees located within the estate which are covered by a Tree Preservation Order and to the north a SINC. The existing landscape features require to be incorporated into any master plan for the site. Also, development should not have a detrimental impact on the setting of existing category B listed buildings within the estate. This is a fairly large site and there may be an increase in emissions due to increased vehicular movements to and from the site if developed. Should the site be developed the existing links to the surrounding countryside and core paths should be retained and reinforced. Site is relatively well contained and existing landscape structure provides opportunities for high quality place making.
The site has varied biodiversity, flora and fauna interest which require to be considered should the site be developed. There are various areas of woodland and mature trees located within the estate which are covered by a Tree Preservation Order. The northern part of the site takes in the southern half of the Erskine Hospital SINC.	Five category B listed structures located in the northern half of the site. Development will require to consider the setting of existing listed buildings within the estate. No other known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies into the design. Delivery of a masterplan offers the potential to re-use vacant buildings. Should site be developed the existing links to surrounding countryside and core paths should be retained and reinforced.	Given the proximity of the site to the Erskine Bridge and the trunk road, air quality at this site will require to be assessed. The development is also likely to increase the number of vehicular movements, therefore this may have an impact on air quality.	Springs located throughout the site, flood risk assessment and drainage impact assessment would be required. Ditches located within the site would require management.	Site is located to the north of Erskine. Public transport is accessible however the bus service in this location is limited and therefore car use is likely to increase.	Site has strong boundaries and the majority of the site is relatively well contained. All sides of the sites slopes into a bowl shaped area towards the middle of the site. There are various areas of woodland and mature trees located within the estate which is covered by a Tree Preservation Order. The northern part of the site takes in the southern half of the Erskine Hospital Site of Importance for Nature Conservation/Local Nature Conservation Site.	Access to local services and facilities is more than 10 minutes walk from the site. Public transport is accessible however the service is limited and therefore development of this site is likely to result in increased vehicular usage.	Parts of the estate are green field, therefore development may result in sealing of previously undeveloped land. Parts of the site have been previously developed and the proposed develop offers the opportunity to re-use this land. This site contains a small area of Macaulay Classification 3.1 prime agricultural land, however, this land will not be affected by the development.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2055 - Milliken Road, Kilbarchan									
-	~	+	-	-	-	~	-	-	There is likely to be some biodiversity interest on this site given the rough grazing land, undulating land form, trees and bushes to the edges of the site and the watercourses that dissect the site. Development at this location is likely to increase the amount of vehicular journeys in this village. Given that there is a water course that dissects the site, water quality, flooding and drainage is likely to be of a significant issue that requires consideration.
A small number of trees line the boundaries of the site. Some biodiversity, flora and fauna interest exists within site particularly with the watercourse that dissects the site. The rough grazing nature of the site may also contain an element of biodiversity	No known historic interests on the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units. There will also be opportunities to link in with the national cycle network.	There is likely to be an increase in vehicular movements should this site be developed. There will therefore be some impact on air quality.	Parts of this site are at risk of fluvial flooding and surface water risk to parts of the site due to existing watercourse. Flood risk assessment and drainage impact assessments required to address this and define developable area. Potential impact on the water environment would be an important consideration in developing the site.	Site is located on the north east of the village. Public transport , local shops and limited other services are available within a ten minute walk however vehicular use is likely to increase although this is not likely to be significant.	Part of the site lies on a steep embankment and the remainder is open grazing. However the site is not considered to be prominent in the local landscape. It is contained and is surrounded by residential uses.	Site is accessible to limited village services by foot and to the public transport network although there is likely to be an increase in vehicular usage although this is not likely to be significant.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2056 - Fields at Brookfield (Saltire), Crosslee									
~	~	+	-	-	-	--	-	-	Strategic Environmental Assessment issues relate to the impact that development of this site would have on the landscape and setting of the area. This is a prominent site surrounded by fields on the edge of Brookfield and does not form a natural extension to the settlement. Residential development at this location is likely to increase the amount of vehicular movements resulting in an impact on air quality.
Site comprises open fields mainly bordered by fencing and low hedges with some trees on the Southern boundary. There will be some biodiversity, flora and fauna interest on the boundaries with the hedges and also the trees outside the boundary of the site.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in car usage should this site be developed. There is a bus route adjacent to the site. This site though is in the middle of fields outside the built up area of Brookfield and Crosslee.	Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. It will be necessary make sure that all development is set back and above this watercourse. Localised surface water risk to south east of site. A Flood Risk Assessment and Drainage Impact Assessment would be required, water quality will require to be considered.	This site is located beyond the edge of all settlements and vehicular movements are therefore likely to increase.	The site is approximately rectangular in shape and is almost flat and comprises open farmland fields. This site is very prominent in the landscape.	The site does not lie within walking distance of any local centre and therefore increased vehicular movements would result from the development of this site.	Development of this site will result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2057 - Golf driving Range Cochrane Castle, Johnstone									
~	~	+	~	~	~	~	+	~	There is likely to be some biodiversity interest on the edges of the site within the tree belt which is out with the developed area. There may be a limited impact on water; this will need to be addressed in the development of the site. The site may also have a small impact on air quality, however, there is a good bus service in close proximity to the site. Overall, the redevelopment of the site is likely to have a limited impact on the environment.
A large site which is predominantly cut grass used as a golf driving range. There is limited biodiversity, flora and fauna on the site. However there will be some biodiversity on the boundaries of the site.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed although this is not likely to be significant given that a bus stop is located at the entrance to the site which provides a regular service.	Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. A more detailed look at water will be required, however, no significant impact is anticipated.	This site has good linkages to the public transport network but the location of the site may encourage carbon emissions through car usage although this is not likely to be significant.	This is a rectangular shaped site which slopes downwards from South to North which mainly consists of maintained grass and a tree belt on the boundaries of the site. The trees provide a high level of containment for this site and add to the setting of the area and the site.	Site is accessible to the public transport network and local services.	Development of the site may result in the sealing of previously undeveloped land; however, most of this land is previously developed land given its existing use.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2058 - Mackies Mill, Elderslie									
-	~	+	-	-	-	--	-	-	There is some biodiversity, flora, fauna interest. This is a prominent area of green belt which currently acts as a green setting to Elderslie. Given the size of the site, development of this land is likely to have a significant impact on the local landscape character. There may be an increase in emissions due to increased vehicular movements to and from the site if developed. Potential flood risk from existing watercourse affects part of the site. The risk from flooding will require to be addressed as well as any potential impact to water quality.
This site has some biodiversity, flora and fauna interest. In the middle area of the site and to the south west of the site are areas of established trees. The northern boundary of the site is defined by a mature hedge with some trees.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed, particularly given the size and location of the site on the edge of the village.	Potential flood risk affects part of the site. Burn cuts across the site from west to east. Flood risk and drainage assessment required. Buffer strips required to protect against potential pollution of the water source.	Location of the site may encourage carbon emissions through car usage. Site is located on the north edge of the village. Public transport is accessible, however, vehicular use is likely to increase.	Undulating open grazing fields which slopes in a south to north direction towards the edge of Elderslie with established hedges that have a few mature trees and a stream flowing in an easterly direction. Small area of woodland to the south west corner and an area of bushes and trees located in the middle of the site. Potential issues related to the impact that development of this prominent site would have on the local landscape character and the setting of the area.	More than 10 minutes walk to the village centre which is located approximately 1km away. There is some access to public transport, although increased vehicular usage may result from its development.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2059 - 10 Harbour Road, Paisley									
~	~	+	~	-	~	++	++	++	There is limited biodiversity value associated with this site, although the site is slowly regenerating itself. There is a potential flood and surface water risk which will require to be addressed. Residential development is likely to result in an increase in vehicular movements to and from the site although given the proximity of the town centre and the availability of public transport this is not likely to be significant. There are core paths running through the site which will require to be taken into consideration should the site be developed.
The western boundary of the site lies along the banks of the White Cart Water and this boundary has areas of scrub vegetation and semi-mature trees. The site has limited value in terms of its biodiversity, flora and fauna although it is currently in a regenerative state.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity for new links and green networks. In Paisley 'Airport to Town Centre Corridor'.	There is likely to be an increase in vehicular movements should this site be developed although given the location of the site this will not be significant.	Potential flood risk (tidal) covering the northern half of site, a flood risk assessment will be required to define developable area. Surface water risk also to the north of site. There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management.	Development of this site may encourage carbon emissions through increased vehicular usage, however this site is at the edge of Paisley Town Centre, with public transport availability for both trains and buses.	The site is flat, covered in tarmac and was previously used as an off airport car park. The western boundary of the site lies along the banks of the White Cart Water.	The existing access road is of poor quality and has no pedestrian footways. Development would provide an opportunity to evidence this. The site lies approximately 1km from Paisley Town Centre. Increased vehicular usage may result from the site's development. The site lies within the Health and Safety COMAH consultation zone	The site is potentially contaminated land. Part of the site surface is sealed beneath former car parking areas. Redevelopment of the site would provide an opportunity for remediation.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2060 - Marypark Road, Langbank									
-	~	+	~	-	-	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape setting of the village. There is likely to be significant biodiversity interest on the site. This site is likely to have an impact on the local landscape setting as it’s a prominent site on the hills surrounding the village. Development at this location on the extreme edge of the village is likely to increase the amount of vehicular journeys in the village.
The site has a number of trees and shrubs. There is likely to be significant biodiversity interest which exists on the site.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There would be an increase in vehicular movements should this site be developed. However this site is not likely to accommodate too many units and therefore any impact would be limited.	Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. A detailed Flood Risk Assessment would be required to ascertain the developable extent of the site. Buffer strips required to protect against potential pollution of the water source.	The site is not within easy walking distance of public transport and therefore there may be an increase in carbon emissions through vehicular usage in the area increasing.	An irregular shaped site which slopes steeply upwards from the existing roadway and occupying a very prominent location. Potential impact on the landscape setting of the village	Although the site lies on the edge of the settlement, it is located in an uphill area in a village where there are limited local services and therefore its location will encourage higher rates of vehicular usage.	As the site is Greenfield its development will result in sealing of previously undeveloped land.	
LDP2061 - Glencourse Rd/Corsebar Rd, Paisley									
~	~	+	~	+	~	+	~	+	Redevelopment for residential would return an unattractive and derelict site to an active use which would be a positive addition to this area and the overall quality of place. There is likely to be little biodiversity interest on the site. The implementation of a comprehensive flooding and drainage strategy could provide betterment for the area.
The site is an area of vacant and derelict land, previously used as a tennis club. There are some trees and scrub vegetation located along the boundaries. Little Biodiversity, Flora and Fauna interest.	No known cultural or historic interests in this location.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed. Given the size of site and the proximity of public transport connections there would be a minimal impact.	Potential flood risk from Candren burn which requires comprehensive and satisfactory drainage and flood risk assessment to address this issue. There could be an opportunity for betterment.	Public transport is accessible adjacent to the site which provides a regular service giving access to the facilities and services in the town centre. While car use may increase slightly this will not be significant due to the site size.	Flat site located to the south west of Paisley within the urban area. The site was previously tennis courts but has been vacant and derelict for over 10 years. Currently, it does little to enhance the amenity of the area. There are some trees and scrub vegetation along the eastern and southern boundaries.	A bus stop is located at the site. It is a 10 minute walk to a range of services and facilities in the local centre. Requirement to consider the need for any compensatory provision of tennis courts, however, these haven’t been in use for over 10 years.	No issues, the development of the site would result in the development of vacant/previously used land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2063 - South of Midton Road, Howwood									
--	~	+	-	-	-	--	--	-	Strategic Environmental Assessment issue related to impact that development would have on the landscape setting of the area. Given that this site is considered to have a significant contribution to the local landscape setting, development of the site will have a significant impact on this. There is likely to be significant biodiversity interest on the site. Development at this location is likely to increase the amount of vehicular journeys at this location.
This site currently consists of woodland with a large number of mature trees and self seeded and naturalised trees and shrubs. It is likely that there are biodiversity interests across the full extent of this site. The larger site is a designated Site for Importance for Nature Conservation. There are significant biodiversity flora and fauna interests on the site.	No known cultural heritage issues identified.	There would be opportunities to incorporate low carbon technology into the design of the new development.	There would be an increase in vehicular movements if this site were to be developed. The site is remote from any settlement or services.	It is unclear if there are any culverted watercourses on site feeding the Skiff Dam Further information and a Flood Risk Assessment will need to be submitted to confirm the developable extent of the site.	There are no public transport links within walking distance of this site and therefore the location of the site is likely to encourage vehicular usage which in turn will produce an increase in carbon emissions.	In the local landscape context this site provides a positive addition to the local landscape setting. Development of the site is likely to have a significant impact on the landscape.	This site is not attached or on the edge of the existing settlement and is not within walking distance of the settlement or public transport links and therefore it is highly likely that the location may encourage higher rates of vehicular usage.	As the site is Greenfield, its development may result in previously undeveloped land.	

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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2064 - Land to West of Thriplee Road, Bridge of Weir									
-	~	+	~	-	~	~	-	-	There are some biodiversity interests on the site, particularly on the edges of the site. Development at this location on the edge of the village and uphill from the village centre is likely to increase the amount of vehicular journeys in this village. The developer has been encouraged to increase connectivity to the wider area.
Semi-improved, rough grassland on north-facing slope. Sward not grazed recently, with overgrown scrub vegetation covering whole site. There are small deciduous bushes and trees dotted around the site. A mix of coniferous and deciduous trees along the south western, western and southern boundaries. Likely to have significant biodiversity interest.	Part of the site is within the Ranfurly Conservation area.	Opportunities to incorporate low carbon technologies in the design and new build.	There is likely to be an increase in vehicular movements should this site be developed, however given the size of the site this is not considered to be significant.	Potential flood risk affecting part of site. Drainage Impact Assessment required and mitigation measures require to be implemented. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment downstream.	Location of the site may encourage carbon emissions through car usage but this would not be considered to be significant due to the size of the site.	Area of unused grassland and trees. Parts of the site are contained by established belts of trees. The site is sub-divided by mature trees and developing scrub. Area is well contained, limited view in or out of site.	Site is not in close proximity to village centre or to public transport therefore vehicular movements are likely to increase. Increased connection with the site and the surrounding built up area is encouraged. Any impact is likely to be minimal.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	
LDP2065 - Land at Johnshill, Lochwinnoch									
--	~	+	-	-	-	--	-	--	Strategic Environmental Assessment issues related to the impact the development of the site would have on the landscape and setting of the village. There will be biodiversity interests on portions of the site. Development at this location is likely to increase vehicle journeys in this village. Development could lead to a loss of 3.1 classification agricultural land.
This site overall is covered in rough grassland with hedgerows on the boundaries. The southern part of the site includes an area of wet/marshy ground. There is likely to be significant biodiversity interest which could be affected should the site be developed.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Location of the site may encourage Carbon emissions through increased vehicular usage which may have some impact on air quality.	Minor watercourse runs along its southern boundary and another runs through the site. It will be necessary make sure that all development is set back and above these watercourses. A Flood Risk Assessment will be required to define developable area.	Whilst there is a link to the bus network within walking distance of the site the service is limited. The location of the site on the edge of the village is likely to increase vehicular movements in the village.	This is a prominent site in terms of the landscape impact both from within the village and from out with the village on longer distance views. Development of the site would have a detrimental impact on the landscape and setting of the village.	Although the site is on the edge of the settlement it is uphill from the village centre and the local services and therefore the location may encourage higher rates of vehicular usage.	As the site is Greenfield its development may result in sealing of previously undeveloped land. The site also contains Macaulay Classification 3.1 prime agricultural land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2066 - Lochwinnoch Golf Club, Club House Area, Lochwinnoch									
~	~	+	~	-	~	+	+	+	Strategic Environmental Assessment issues relate primarily to the watercourses that bound the site and the fact that part of the site is within a functional flood plain. The majority of this site already has some building, structure or form of hard standing on it, there is unlikely to be any issues in relation to biodiversity or soil.
The majority of the site is built on. There will be very little opportunity for biodiversity, flora and fauna to flourish on this site.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Air quality is not a significant issue in this area, given the size of the site.	The site is bound by two watercourses to the southern side. Part of the site is within the functional floodplain. A Flood Risk Assessment and a Drainage Assessment would be required. It appears that there are only parts of the site that would be able to allow development. Adequate improvements to sewage provision would need to be identified and implemented.	Location of the site may encourage carbon emissions through vehicular usage although this is not considered to be significant given the size of the site.	Very little landscape character on the site. Potential to enhance this.	Site is accessible to Lochwinnoch centre from where there is access to public transport and a range of other local facilities and services.	Given it is a previously used site a site investigation will be required to determine the nature of the soil at the site.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2068 - Eastbank, Houston Road, Langbank									
-	~	+	~	-	-	-	-	-	There is a potential flood risk due to a watercourse at both the eastern and western ends of the site. This risk would require to be satisfactorily remediated. The water quality would also require to be protected and where possible enhanced. There is likely to be significant biodiversity / flora / fauna associated with this site, this would require to be considered and addressed.
Significant areas of mature woodland are located at the three corners of the site and mature trees line the perimeters of the site. Several 'parkland' areas of maintained grass surround the house, whilst the main open part of the site is a field. The site has a range of biodiversity, flora and fauna interests.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed. However given the size of the site and the proximity of the site to the train station, this is unlikely to be significant.	Watercourse to western and eastern boundary, flood risk assessment required. Development of this site may cause problems downstream where there has been a history of flooding to the properties on Main Road. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off.	Access to local services, facilities and public transport can reasonably be sought on foot, however these services are limited and therefore vehicular movements are likely to increase with the development of this site.	The site includes a walled garden adjacent to the house together with mature parkland and woodland that appears to be of high quality. It has an enclosed character, being surrounded by mature trees.	The site is approximately 500 metres from the village centre; however, this offers little in terms of services. Access to public transport is good, however this is via a narrow bridge below the railway line. The proximity of site to the A8 and nearby M8 motorway would encourage increased car usage and commuting.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2069 - Kilmacolm Road, Gryffe Castle, Bridge of Weir									
+	~	+	-	+	-	--	~	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that this site has a selection of wooded areas with a selection of trees shrubs, bushes and grasses it is likely to have significant biodiversity features. This site is also important in the landscaping setting of the village as it is a gateway site when entering the village from the West.
Undulating, grazing fields unlikely to contain significant biodiversity interest. However to the edges of the site are wooded areas with trees, shrubs, bushes, overgrown with grasses and scrubby vegetation. Likely to be significant biodiversity interest on the site boundaries.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should the site be developed.	Any water run-off from the site is likely to be alleviated by a comprehensive and satisfactory drainage infrastructure which would address this issue through attenuation and control of water run-off. No significant issues.	Location of the site may encourage carbon emissions through vehicular usage.	The site is irregular in shape, and mainly consists of undulating grazing fields. An established wooded area of trees is present in the south western section of the site, as well as along the eastern boundary. The site is prominent in the landscape at the western entrance to the village.	Site is accessible to the village centre. A bus stop is adjacent to the site although there is not a frequent service.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	
LDP2070 - Goldenlea, Houston									
-	~	+	-	~	-	-	~	--	Strategic Environmental Assessment issues related to the potential impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. SEA issues also related to the impact that development of this site would have on the landscape and setting of the village. The impact on surrounding watercourses and areas of wetland also need to be considered. This site contains Macaulay Classification 3.1 prime agricultural land.
Although the majority of the site is open rough grazing land, there are areas of woodland and wetland around and is some cases through the site. There is likely to be biodiversity interest. This site contains a small scrubby/ marshy area that is part of a current SINC/LNCS (Brierie Hill).	Houston South Mound, 55m west of Gryffe High School. The monument comprises the remains of a cairn and any development should be sensitive to the setting of this monument.	There will be opportunities to incorporate low carbon technologies in the design and new build units. This site provides an opportunity for green networks both within the site and to the wider countryside.	There is likely to be an increase in vehicular movements should the site be developed given the size of the site and the potential number of units.	Most of the site is fine from a flood risk perspective. It is adjacent to a 1:200 year fluvial outline and minor watercourses. Watercourses will be required to be retained through the site. A flood risk assessment will be required. A comprehensive and satisfactory drainage assessment will be required to define developable area.	Location of the site may encourage carbon emissions through car usage.	Parts of this site are prominent in the local landscape and entrance to the village. The site is irregular in shape, and mainly consists of undulating grazing fields. An established line of trees is present to the east and southern boundaries. There are areas of wetland found to the low middle area of the site.	Site is accessible to the village centre, from where there is access to public transport.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land. This site contains Macaulay Classification 3.1 prime agricultural land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2071 - High Craig Quarry, Johnstone									
-	~	+	+	+	~	+	+	~	There is likely to be Biodiversity, Flora and Fauna interest in this area particularly on the boundaries of this site. Whilst the proposed use will promote an increase in car usage the stopping of the existing quarrying and coating would result in a reduction of heavy vehicle movements as well as significant reduction in air and noise elements. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment and control of water as well as water quality.
A large, irregular, shaped site which is comprised of several open grassland fields and a quarry which are used for grazing. Mature trees line approximately half the perimeter, especially in the north of the site. Some smaller trees line field boundaries within the site and along the banks of two burns which pass through the site. The site has biodiversity, flora and fauna interest.	No known historical/cultural interests.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements given the size of the site. Given this is an existing quarry, change of use to residential is likely to have an overall betterment effect on the surrounding residential area and countryside to the South of the site.	Parts of the site are at risk from surface water flooding and a detailed Flood Risk Assessment will be required to ascertain the developable area. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment for areas downstream.	Public transport is accessible from the site which will reduce the need for vehicular Movements. Residential use is likely to have an overall positive impact on climatic factors reducing pollution, noise, dust etc in that area.	The re-contouring and platforming of the site could provide the opportunity to incorporate the site into the surrounding landscape whilst minimising any effect on the visual amenity of the wider area.	Site is accessible to local services on foot. There is also public transport links to the town centre and to the rail network.	This is a brownfield site in a greenbelt location. Re-use of the site for residential use would remediate parts of the site.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2072 - Linclive Interchange, Linwood									
-	~	+	-	--	-	-	~	-	There is likely to be Biodiversity, Flora and Fauna interest in this area. The proposed use will promote an increase in car usage which is likely to have some impact on climate factors. Significant flood risk and a Flood Risk Assessment would be required to determine whether measures can be taken to mitigate potential flood risk in a sustainable manner. Potential impact of development on the Candren Bowl SINC which would require to be considered in the preparation of development proposals.
There are trees, bushes and grasses along the boundaries of the site as well as marshy and pond areas. It is likely that there is some biodiversity, flora and Fauna interests in the development of this site.	No known historic/cultural interests.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements given the nature of the proposals. The site is in close proximity to the trunk road network and Linclive junction. The use is likely to attract customers in cars. Therefore the proposal is likely to have some impact on air quality.	The site is subject to fluvial flood risk (from the Black Cart) for the 1 in 200 year flood event, and from tidal flood risk to a lesser extent from the Black Cart, again for the 1 in 200 year flood event. A Flood Risk Assessment would be required to determine whether measures can be taken to mitigate such risk in a sustainable manner. The Candren Bowl SINC, which typically includes a large pond during winter months, located within the field to the north. Development of this site is likely to have an impact on water quality.	Public transport is accessible, however, car use will increase given the proposed use of the site which would result in an increase in emissions.	Generally flat, rectangle shaped site at the eastern edge of Linwood. The site is an area of rough grass land within the green belt positioned between the A737, A761 and Candren Road. There are some trees, bushes and scrub vegetation located along the site boundaries. Potential impact of development on the Candren Bowl SINC would require to be considered. Quite a prominent site seen from the trunk road, likely to impact on the surrounding landscape and back drop to the north.	Site is accessible to Linwood Town Centre and Linwood Phoenix Commercial Centre by foot. There is good access to public transport in close proximity to the site. Site is within Glasgow Airport Noise Consultation Zone, leisure not considered to be a sensitive use.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2076 - Miliken Road Smallholdings, Kilbarchan									
~	~	+	~	~	+	+	+	-	This site is at a lower level than surrounding area and therefore the site is not overly prominent in the landscape of the village, even though it can be seen as you exit the village. Development of this scrubby grassland site is unlikely to have a significant impact given the size and location of the site. Biodiversity value likely to be limited along with the impact to climatic factors.
Sections of hedging found on parts of the boundary likely to have limited flora, fauna and biodiversity interest.	No known historic interests.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed however given the size of the site , the availability of public transport and the proximity of the national cycle network any impact on the air quality would be minimal.	No water issues associated with this site. No watercourses running through or close to the site.	There is a bus stop at the edge of the site giving access to the regular bus service and providing access to local services. The railway station is also within a ten minute walk of the site.	This site is located between a local access road and the slip road for the A737. The site offers little to the landscape setting of the adjacent properties or as the gateway to the village. A well designed urban form could add interest at this gateway to the village and improve the landscape.	This site lies close to the edge of the settlement and close to public transport and a range of local services within walking distance. The site is also adjacent to the national cycling network route 7.	As the site is Greenfield, its development may result in sealing of previously undeveloped land.	
LDP2077 - Golf Course, Elderslie									
~	~	+	~	~	+	~	+	~	Given the size of this proposed site and the fact that it is currently being used as land associated with the maintenance of the golf course, there is likely to be few environmental issues associated with development. There is some scrubby vegetation surrounding the site with manicured gardens and fairways associated with the golf course which is likely to contain limited biodiversity interest. The site has good connections to walking, cycling and public transport networks. Given the size of the site, there will be limited impact on climatic factors. The site is well contained and will have limited impact on the overall landscape.
The majority of the site consists of hardstanding with structures and buildings. There are limited rough grasses and scrub vegetation surrounding the site. It is unlikely that the scrub have significant biodiversity interest	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Given the size of this site there would be a minimal impact on air quality due to an increase in vehicular movements	There are no flood risk issues with this site.	There is good availability of public transport a short walk from the site and the national cycle network is also in close proximity. Given the size of the site it is unlikely that there will be significant factors that impact on climatic elements.	Flat site located on the edge of a golf course. The site will be well contained by the golf course and the existing residential units in the area.	There are bus stops within walking distance of the site and this gives a link to the rail network and there is access to a range of local services. Part of the site is previously used land and the redevelopment of the area has the potential to improve the amenity of the area.	Development of the site may result in the sealing of previously undeveloped land. However this will be limited due to most of the land being in existing use associated with the operation of the golf course.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2078 - Land at Meadowside Farm, Johnstone									
--	~	+	~	--	-	~	~	-	Part of the site contains Milliken Park SINC and given the proximity to the watercourse the site has benefits for biodiversity and local habitat connectivity. Substantial flood risk constraints affect a significant area of this site. Surface water risk extends along the northern boundary and down to south west and approximately half of the site to the west is subject to direct flood risk from the Black Cart. The site is well contained and likely to have limited visual impact on the overall landscape of the area. However development of the site is likely to result in significant impacts to the natural environment.
Overgrown with grasses and scrubby vegetation, including the occasional semi mature tree. South part of the site is bordered by trees along Spateston Burn. North western part of the site is bordered by the Black Cart Water which has a core woodland of mature deciduous trees along its banks, towards the northern edge of the site. Potential impact on the Miliken Park SINC located along the Black Cart Corridor at the northern boundary of the site and to the area of woodland to the south west of the site requires to be considered. The site has biodiversity, flora and fauna interest. Development of the site is likely to have a significant impact on the biodiversity interests.	No known cultural heritage issues identified	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed. The site is adjacent to a railway station and a good bus route. It is expected that public transport would provide for a number of trips and movement in the area.	Surface water risk extends along northern boundary and down to south west. 50% of the site to the west is subject to direct flooding risk from the Black Cart. Flood Risk Assessment and Drainage Impact Assessment would be required to define the developable area.	Climatic factors relate primarily to building on a flood plain.	The site is relatively flat and well contained. It is not very visible from many vantage points.	There is good access to public transport, and local facilities can be reached on foot however, local facilities are limited in the immediate area.	Development of the site may result in the sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2079 - Langbank - Drum Farm									
-	~	+	-	-	-	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape, balance and setting of the village. Development of this site is also likely to have an impact on biodiversity, flora and fauna. This is a large site and it is likely to result in increased emissions, even though there are both bus and rail links nearby. There is a potential flood risk due to a watercourse at both the eastern and western ends of the site, although it is likely that this risk could be satisfactorily remediated.
A large, irregular, shaped site which is comprised of several open grassland fields which are used for grazing. Mature trees line the northern part of the site. Some smaller trees line field boundaries within the site and along the banks of two burns which pass through the site. The site will have biodiversity, flora and fauna interest.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	There is likely to be an increase in vehicular movements should this site be developed.	There is a watercourse to the east, west and central area of this site. Any development should protect and enhance the water environment and promote sustainable flood risk management where required. Flood Risk Assessment required to define developable area.	Location of the site is likely to encourage carbon emissions through increased car usage. Access to local services, facilities and public transport can reasonably be sought on foot, however these services are limited and therefore vehicular movements are likely to increase with the development of this site.	The site sits in a prominent, elevated location, in a rolling landscape. It consists of open grazing partially subdivided by remnants of former field boundaries, including mature trees. Due to the elevated position of the site and the slightly fragmented character of the hedgerow this offers little effective visual containment. To the south and east the adjoining landscape character is of rolling agricultural landscape, broken by shelter belts. To the north west are the mature trees and grounds of the residential property East Bank. Development of the site would have a detrimental impact on the landscape setting of the village.	The site is approximately 500 metres from the village centre, however, there are limited services and facilities. Access to public transport is good. The proximity of site to the A8 and nearby M8 motorway would encourage higher rates of car usage and commuting.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	

Glossary

Alternatives: The different ways of achieving the plan. They may be referred to as options.

Baseline: Data that describes issues and conditions at the inception of the Strategic Environmental Assessment. It serves as a starting point for measuring impacts, performance etc.

Biodiversity: The variety of life on earth at all levels – plants animals, species and genes and the ecological processes that support them.

Brownfield Land: Land which has previously been developed. The term may include vacant or derelict land, infill land or land occupied by redundant or unused buildings. A site within the settlement boundary where an intensification of use is suitable may also be brownfield land.

Consultation Authorities: Organisations with a particular status for involvement in the Strategic Environmental Assessment under the Regulations. A specialist body with environmental expertise that can consider plans and programmes submitted by a Responsible Authority. The Consultation Authorities are; Scottish Ministers (Historic Scotland), Scottish Environment Protection Agency and Scottish Natural Heritage.

Climate Change: A change in the statistical properties of the climate system when considered over long periods of time, regardless of cause. Fluctuations over a short period of time do not constitute climate change.

Cross Boundary Effects: The effects of a Plan, Programme or Strategy out with the area to which it refers. (See also Trans Boundary effects)

Cultural Heritage: Historical features and buildings including scheduled ancient monuments, archaeological sites and landscapes, conservation areas, historic gardens and designed landscapes.

Cumulative effects: The effects that result from changes caused by a project, plan, programme or policy in association with other past, present or future plans and actions.

Density: The intensity of development in a given area.

Effective Housing Supply: The part of the housing land supply which is free, or expected to be free of development constraints within the plan period.

Environmental Assessment: A tool for integrating environmental considerations into decision making and assessing the significant environmental effects comprising a number of discrete stages.

Environmental Report Document required by the Strategic Environmental Assessment Directive [Directive 2001/42/EEC on the assessment of the effects of certain plans and programmes on the environment as part of an environmental assessment, which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme and reasonable alternatives. Section 14 and Schedule 3 of the Environmental Assessment (Scotland) Act 2005 sets out the information required in an Environmental Report.

Flood Prevention: Works including walls new channels, embankments and flood water storage areas.

Flood Risk: The combination of the probability of a flood and the potential adverse consequences associated with a flood for human health, the environment, cultural heritage and economic activity.

Green Belt: The land around an urban area with the following purposes:

- To check unrestricted sprawl of large built up areas
- To prevent neighbouring towns from merging
- To safeguard the countryside from urban encroachment
- To preserve the setting and special character of historic towns, and
- To assist in urban regeneration by encouraging the reuse and recycling of derelict urban land.

Greenhouse Gas Emissions: Gases occurring naturally in the atmosphere which keep the Earth at a temperature suitable for life by trapping energy from the Sun – the 'greenhouse' effect. The six main gases with a direct greenhouse effect are: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulphur hexafluoride (SF₆). Emissions from human activities are increasing the concentrations of several of these gases, causing global warming and climate change.

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features, designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, woodlands and paths.

Green Space: Part of our open space resource, Greenspace is any vegetated land or water within or adjoining an urban area. This includes:

- green corridors like paths, disused railway lines, rivers and canals
- woods, grassed areas, parks, gardens, playing fields, children's play areas, cemeteries and allotments
- countryside immediately adjoining a town which people can access from their homes
- derelict, vacant and contaminated land which has the potential to be transformed

Landscape Character: Landscape Character is what makes an area unique. It reflects particular conditions of geology, landform, soils, vegetation, land use and human settlement. A distinct, recognisable and consistent pattern of elements, natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another.

Landscape Character Areas: Single unique areas and are the discrete geographical areas of a particular landscape type.

Landscape Character Type: Distinct types of landscape which are generic in character in that they may occur in different parts of the country, but wherever they are they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern. Names are generic, for example 'moorland slopes and hills', 'open, intensive farmland' and 'high cliffs and sheltered bays'.

Landscape Character Assessment: Landscape Character Assessment is a technique used to develop a consistent and comprehensive understanding of what gives the landscape its character. It uses statistical analysis and application of structured landscape assessment techniques.

A standard system for identifying, describing, classifying and mapping this variety of landscape: it helps explain what makes landscapes different from each other. LCAs provide more detailed descriptions and analysis at a local level within the national framework of National Character Areas.

Legacy Sites: Sites included in the previous Renfrewshire Local Plan that are as yet undeveloped and which have been reassessed to determine their continued inclusion in the new Local Development Plan

Listed Buildings: A building of special historical or architectural interest. Listed buildings are graded from A to C. Listing can include the interior and exterior of the building and any buildings or permanent structures such as walls.

Local Development Plan: The more detailed layer of the Development Plan system in Scotland.

Mitigation: Measures to avoid, reduce or offset significant adverse effects on the environment.

National Planning Framework: The spatial strategy for Scotland's future over the next 20 years; guiding development, setting out strategic development priorities to support the Scottish Government's central purpose of sustainable economic development. It identifies strategic infrastructure needs to ensure that each part of the country can develop to its full potential.

Natura 2000: Natura sites represent the very best of Scotland's nature. Natura is the term given to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These internationally important sites are designated under two of the most influential pieces of European

legislation relating to nature conservation, the Habitats and Birds Directives.

NOMIS: A service provided by the Office for National Statistics to give detailed UK labour market statistics.

Open Space: Open space includes greenspace consisting of any vegetated land or structure, water or geological feature within and on the edges of settlements, including allotments, trees, woodland, paths and civic space consisting of squares, market places and other paved or hard landscaped area with a civic function

Precautionary Principle: The assumption that an activity or development might be damaging unless it can be proved otherwise.

Prime Quality Agricultural Land: Land identified as being of Class 1, 2 or 3.1 in the land capability classification for agriculture.

Ramsar Site: Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. The Ramsar Convention is an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.

Responsible Authority: Under the Environmental Assessment (Scotland) Act 2005, any person, body or office holder exercising functions of a public character is identified as a Responsible Authority. If such an authority prepares a strategy, plan or programme which requires a Strategic Environmental Assessment then that authority is responsible for the Strategic Environmental Assessment.

Scheduled Ancient Monument: A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.

Secondary Effects: Effects attributable to the plan but which may not be obvious or direct. These are specifically noted in the Strategic Environmental Assessment Directive in order to emphasise the need for broad and comprehensive information regarding the effects.

Significant Environmental Effects: Schedule 2 of the SEA Act sets out specific criteria for determining the likely significance of effects on the environment of a Plan, Policy or Strategy.

Strategic Flood Risk Assessment: Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. SRFA should form the basis for preparing appropriate policies for flood risk management.

Sustainable Development: The Scottish Government supports the five guiding principles of sustainable development set out in the UK shared framework for sustainable development. The five principles are:

- living within environmental limits,
- ensuring a strong, healthy and just society,
- achieving a sustainable economy,
- promoting good governance, and
- using sound science responsibly.

Sustainable Urban Drainage (SUDs): SUDs are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.

Urban Capacity: An assessment of the potential contribution to the housing land supply of all the possible sources of housing land.



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

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