



Renfrewshire Local Development Plan – Main Issues Report

**BACKGROUND PAPER 2 - UPDATE**

**ADDITIONAL HOUSING SITE ASSESSMENTS (Oct 2017)**



Renfrewshire  
Council

**ADDITIONAL HOUSING SITE ASSESSMENTS – BACKGROUND PAPER 2 UPDATE**



# ADDITIONAL HOUSING SITE ASSESSMENTS – BACKGROUND PAPER 2 UPDATE

## Main Issues Report Consultation

Consultation on the Main Issues Report, accompanying Environmental Report and a number of Background Reports including Housing Site Assessments was undertaken between 6 February 2017 and 30 May 2017. Through this consultation process thirteen new and/or amended sites were submitted for consideration in the preparation of the next Renfrewshire local Development Plan.

This Report is an update to Background Paper 2 which accompanied the Main Issues Report and is subject to six weeks consultation from **9 October 2017 to 20 November 2017**.

## Scope of Site Assessments

Each of the thirteen sites has been subject to a planning assessment and Strategic Environmental Assessment, which are contained within this Background Paper.

The site assessment also considers any potential cumulative impact of the development in relation to other potential sites and committed developments across Renfrewshire.

Whilst the site assessments are comprehensive, it should be noted that these assessments are work in progress and the information may be updated or changed as additional information is obtained as the Council works towards the production of the Proposed Renfrewshire Local Development Plan.

## Additional Proposed Housing Sites Assessed in Preparation of Renfrewshire Local Development Plan Main Issues Report

Site Reference	Address	Estimated Capacity
LDP2050	South of Merchiston and North of A737	250-500
LDP2082	Marypark Rd, Langbank	1
LDP2083	Thriplee Rd, Bridge of Weir	200-250
LDP 2084	South of Inchinnan Village, Inchinnan	750
LDP 2085	Barochan Road , Crosslee	100
LDP2086	UWS Thornly Park site	200-250
LDP 2087	UWS south Avenue site	10
LDP2088	Grahamston Rd / Hurlet Rd - Dykebar hospital Western Site	620 - 650
LDP2089	Grahamston Rd / Hurlet Rd - Dykebar hospital	50-100
LDP2090	Leethland House, Glenpatrick Road, Elderslie	25
LDP2091	Kilbarchan Rd, Bridge of Weir	50
LDP2092	Howwood West, land to the north and south of B787	150
LDP2093	Merchants Close, Kilbarchan	3

## LDP2050

**Previous Ref:** 15/3042/DP

**Site Address:** South of Merchiston & North of A737, Johnstone

**Site Size (Ha):** 25.64

**Local Development Plan Policy:** ENV1 - Green Belt

### Proposal

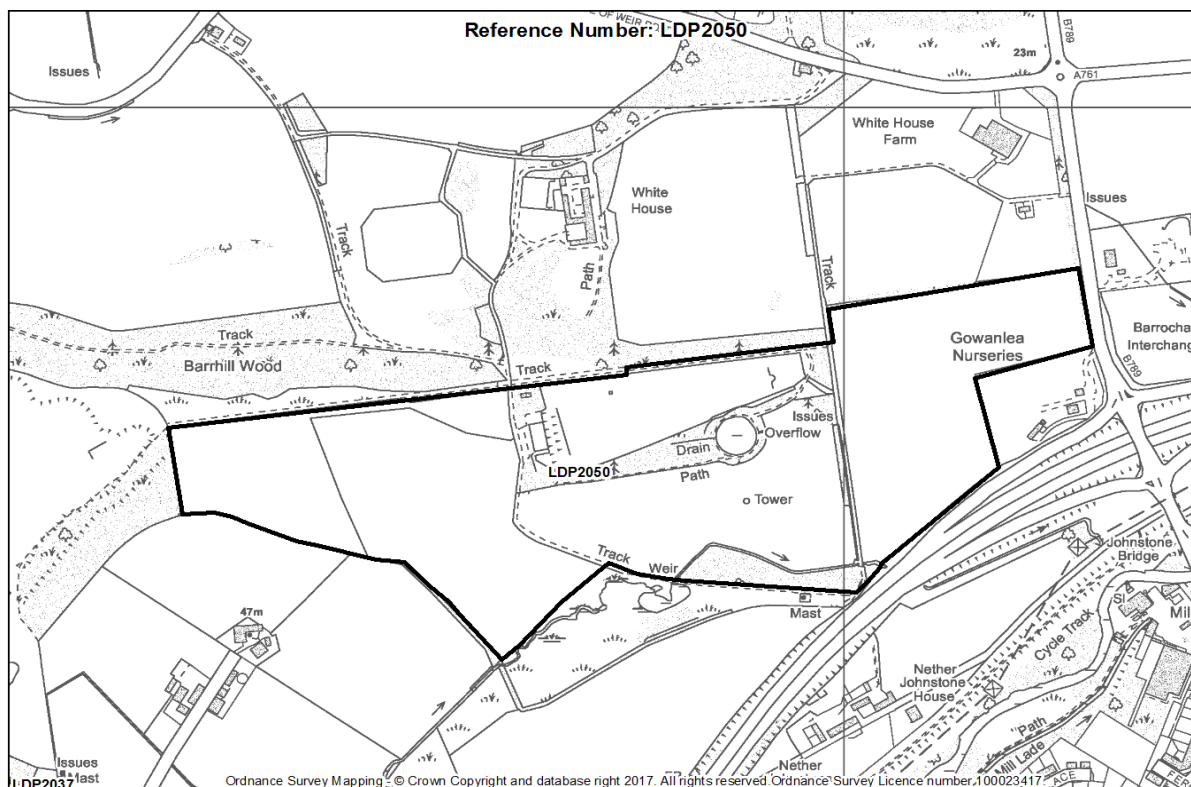
**Ownership/Developer if Known:** Taylor Wimpy

**Housing Numbers (estimate):** Overall site capacity estimated to be 250-500 residential units.

**Programming (estimate)** 25 units per annum

**Any Works Carried Out Since Last LDP:** This site was not submitted for consideration through the Local Development Plan 1 preparation. New site identified through the 2015 Suggestions for Land Use Change exercise.

Site boundary has changed significantly following MIR consultation. An area to the north of the landholding has been removed with an area to the south-east added as having development potential along with the south-eastern land parcel. This revision has been made in response to comments within the site assessment for LDP2050 at MIR stage.



## Site Visit Comments

### Site Boundaries

Large site with a mix of boundary treatments including stone walls, trees and hedgerows. The majority of the southern and western boundaries are open and uncontained.

### Landscape

This is a flat site and not very prominent in the local landscape due to the boundary treatments along the A737. The site which consist of mainly grazing land, field boundaries and various shrubs and trees.

### Adjoining landscape character and land uses

Primarily the site is surrounded by grazing fields, a large house in an established estate, a few small holdings and a garden centre and caravan storage business as well as the A737 and the local road network. Barrhill Wood Site of Importance for Nature Conservation (SINC) extends along part of the northern boundary.

## Planning History

### Planning Application History

None.

### Reporters Comments

This site was not submitted for consideration through the Local Development Plan 1 preparation. New site identified through the 2015 suggestions for land Use Change exercise. The site requires to be reassessed due to changes to site boundary.

### Pre-MIR Meeting

The advice given at the pre-MIR meeting was that this is a large site detached from any village and not a natural extension to any settlement and therefore not compliant with the spatial strategy of the Local development Plan or national guidance. Given the size of the site it was also highlighted that there would be a need to consider education requirements, affordable housing requirements as well as the capacity of the trunk road network.

The site boundary has subsequently been changed following MIR consultation. An area to the north of the landholding has been removed with an area to the south-east added as having development potential along with the south-eastern land parcel.

## Key Agency Comments

### **Scottish Environment Protection Agency**

A small part of the site to be at fluvial risk and a Flood Risk Assessment will need to be submitted to ascertain the developable extent of the site. Surface water hazard has been identified at the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

With regard to River Basin Management Plan improvement measures, SEPA identify that any pressures would be related to physical modifications to bed, banks and shores from urban and rural land uses. Water quality issues caused by point source discharges from waste water (sewage) disposal can be addressed through regulation with Scottish Water.

### **Historic Environment Scotland**

No comment.

### **Transport Scotland**

Potential cumulative traffic impact of developments served by the junctions at Barrochan and Linclive as well as potential impact on St James interchange requires further consideration.

### **Scottish Natural Heritage**

The site consists of agricultural fields and is visually and physically detached from existing settlement. Development of the site would have significant and adverse impacts on local landscape character.

### **Scottish Water**

There is currently sufficient capacity at the water and waste water treatment works, however, significant development has been proposed for this catchment and a growth project will likely be required in the near future, but this should not impact on development. Due to the size of the proposed development, should this site go ahead, it will need a water and drainage impact assessment to evaluate Scottish Water's infrastructure.

### **Sport Scotland**

No comment.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

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. Barrhill Wood SINCL located to the north west of the site boundary that is a valuable resource for biodiversity, flora and fauna.

### **Historic Environment**

A Category C Listed Building (dovecot tower) is located within the site boundary, and the Category B Listed White House is located to the north of the site. Any development proposal would require to consider the setting of these listed buildings.

### **Material Assets**

There will be opportunities to incorporate low carbon technologies in the design of new build units.

### **Air**

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.

### **Water**

Extensive flooding to Gowanlea from Kilbarchan Burn 10 Dec 1994. Flooding breached A737 carriageway level at Kilbarchan Burn inlet. 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. A Scottish Water Network Impact Assessment is also required.

### **Climatic Factors**

Public transport is accessible on Barrochan Road but limited and vehicular use is likely to significantly increase especially as site is out with any settlement. The size of the development site is also likely to impact on climatic factors.

### **Landscape**

Flat site consisting of grazing fields, parts of the site are contained by existing boundary treatment, however, the majority of the southern and western boundaries are open and uncontained.

### **Population and Human Health**

Site is out with any settlement and the location of the site would encourage higher rates of vehicular usage.

### **Soil**

Greenfield site, therefore development will result in sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

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. There is also a need to consider the water environment and potential drainage and flooding issues. Given the size of the site and the close proximity to the trunk road network, noise and air quality is likely to be an issue.

### Overall Planning Assessment of the Site

Site boundary has been changed following Main Issues Report consultation in response to comments within the site assessment for LDP2050 at Main Issues Report stage. While the boundary of the site has changed the issues identified in the original assessment have not been addressed. It is considered that the location of this site outside the settlement and it is difficult to see how proper integration with the surrounding residential settlements could be achieved.

Access to the site is achievable however further details would be required to fully assess the traffic and transportation issues.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. An assessment of the potential impact on the local and trunk road network will be required.

In line with the findings of the evidence of the additional work provided to inform the Renfrewshire Local Housing Strategy, affordable housing would require to be considered at this site.

In terms of education there is a capacity issue with both primary and secondary schools.

The developer has stated that a sizeable expansion at Brookfield can help deliver meaningful improvements to the infrastructure and services for the expanding resident population of Brookfield thus improving the quality and sustainability of the settlement.

There are concerns however that this site does not fit with any existing settlement in terms of placemaking or connectivity and it is therefore difficult to see how this site will add to the area. There is also concern that the site is not well contained and there is an issue with allowing the development of this phase as it sets an undesirable precedent for the surrounding area.

It is therefore considered that this site is not suitable for release from the green belt as a future housing site.



## LDP2082

### Previous Ref:

**Site Address:** Marypark Road, Langbank

**Site Size (Ha):** 0.16 Ha

**Local Development Plan Policy:** ENV1 – Greenbelt / P1 – Existing Places

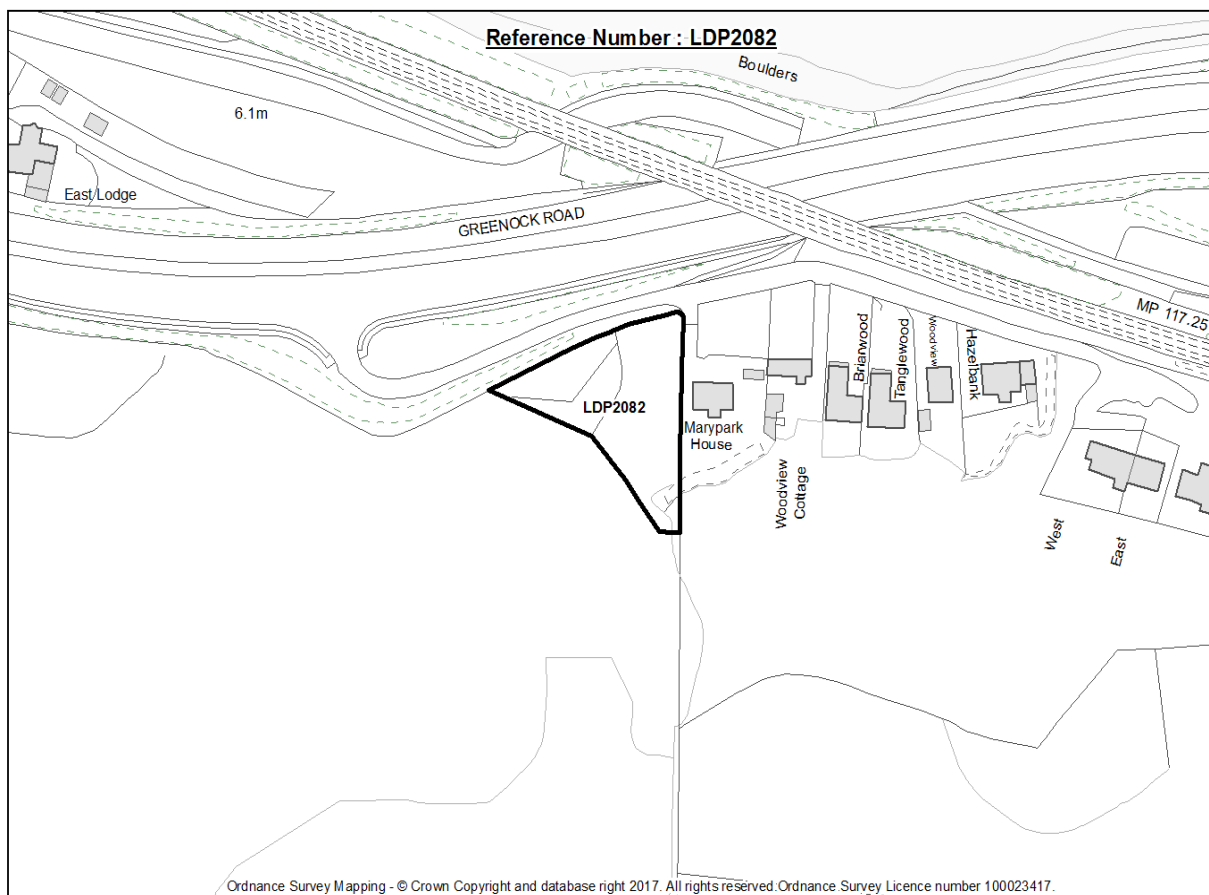
### Proposal

**Ownership/Developer if Known:** Finlaystone Country Estate

**Housing Numbers (estimate):** 1

**Programming (estimate):** 1 year

**Any Works Carried Out Since Last LDP:** This site was not submitted for consideration through the Local Development Plan 1 preparation.



## Site Visit Comments

### Site Boundaries

The site is bound by a stone wall and mature trees to the north and east; beyond the boundary to the north also lies Marypark Road. To the south and west there is a mix of mature trees and overgrown grass and shrubs.

### Landscape

The area outlined is flat rising south from the boundary line with natural rock escarpment. Mature trees and overgrown grass and shrubs cover the area outlined.

### Adjoining landscape character and land uses

Marypark Road lies to the north of the site with A8 Greenock Road beyond Marypark Road. To the east of the site there are residential properties. To the south and west there is a mix of mature trees, overgrown grass and shrubs and natural rock escarpment.

## Planning History

### Planning Application History

No previous applications.

### Reporters Comments

This site was not submitted for consideration through the Local Development Plan 1 preparation.

### Pre-MIR Meeting

Site submitted during Main Issues Report consultation.

## Key Agency Comments

### **Scottish Environment Protection Agency**

A small watercourse runs through site and might then be culverted on site. A Flood Risk Assessment will therefore need to be submitted to ascertain the developable extent of the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

With regard to River Basin Management Plan improvement measures, SEPA identify that any pressures would be related to modifications to bed, banks & shores.

### **Historic Environment Scotland**

No comments.

### **Transport Scotland**

No comments.

### **Scottish Natural Heritage**

This site is heavily wooded and is listed as ancient, semi-natural woodland on the Scottish Ancient Woodland Inventory (AWI) and native woodland in the Native Woodland Survey of Scotland (NWSS). Under the Scottish Government's Policy on Control of Woodland Removal, there is a strong presumption against the removal of UK BAP priority woodland. The NWSS gives data on ecological condition and this can help to define the nature conservation value of native and ancient woodlands.

### **Scottish Water**

No comment.

### **Sport Scotland**

No comment.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Western part of site is included within Finlaystone Estate Site of Importance for Nature Conservation (SINC) (Woodland). Site is partially wooded and this is identified as being ancient and semi-natural woodland. Site will have some biodiversity, Flora and Fauna interest.

### **Historic Environment**

No known cultural or archaeological interest identified

### **Material Assets**

There will be opportunities to incorporate low carbon technologies in the design of new build units.

### **Air**

Limited impact given the size of the site.

### **Water**

Interior flooding to adjacent property recently from watercourse within this site. Flood Risk Assessment and Drainage Impact Assessment would be required to define developable area.

### **Climatic Factors**

Public transport is accessible but limited. Any potential impact from vehicular use is likely to be minimal given the size of the site.

### **Landscape**

The site is located at the edge of the village envelope. Site is partially wooded and has a natural rock escarpment to the south.

### **Population and Human Health**

Site is on the edge of the settlement and the location of the site would encourage vehicular usage.

### **Soil**

Greenfield site, therefore development will result in sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

Western part of site is included within Finlaystone Estate Site of Importance for Nature Conservation (SINC) (Woodland). The site will have biodiversity, flora and fauna interests and development would result in the loss of an established area of woodland. Site affected by flood risk from small watercourse, Flood Risk Assessment and Drainage Impact Assessment would be required to define developable area.

### Overall Planning Assessment of the Site

Small site at the edge of the Langbank. Proposal is to extend the linear development of large houses which has taken place along Marypark Road. This site extends into the greenbelt and development would result in the loss of an established wooded area.

Access to the site is via a single track road. Further details would be required to fully assess the traffic and transportation issues.

All necessary detailed assessments would be required particularly in relation to the woodland and flood risk to demonstrate that this site could be developed.

It is not considered necessary to remove this area of land from the greenbelt. Detailed development proposals should be considered by the submission of a planning application as a development within the greenbelt. However the site has a number of constraints as identified in the assessment.

## LDP2083

**Previous Ref:** Part of site assessed under LDP 2064

**Site Address:** Thriplee Road, Bridge of Weir

**Site Size (Ha):** 11.53

**Local Development Plan Policy:** ENV1 - Green Belt

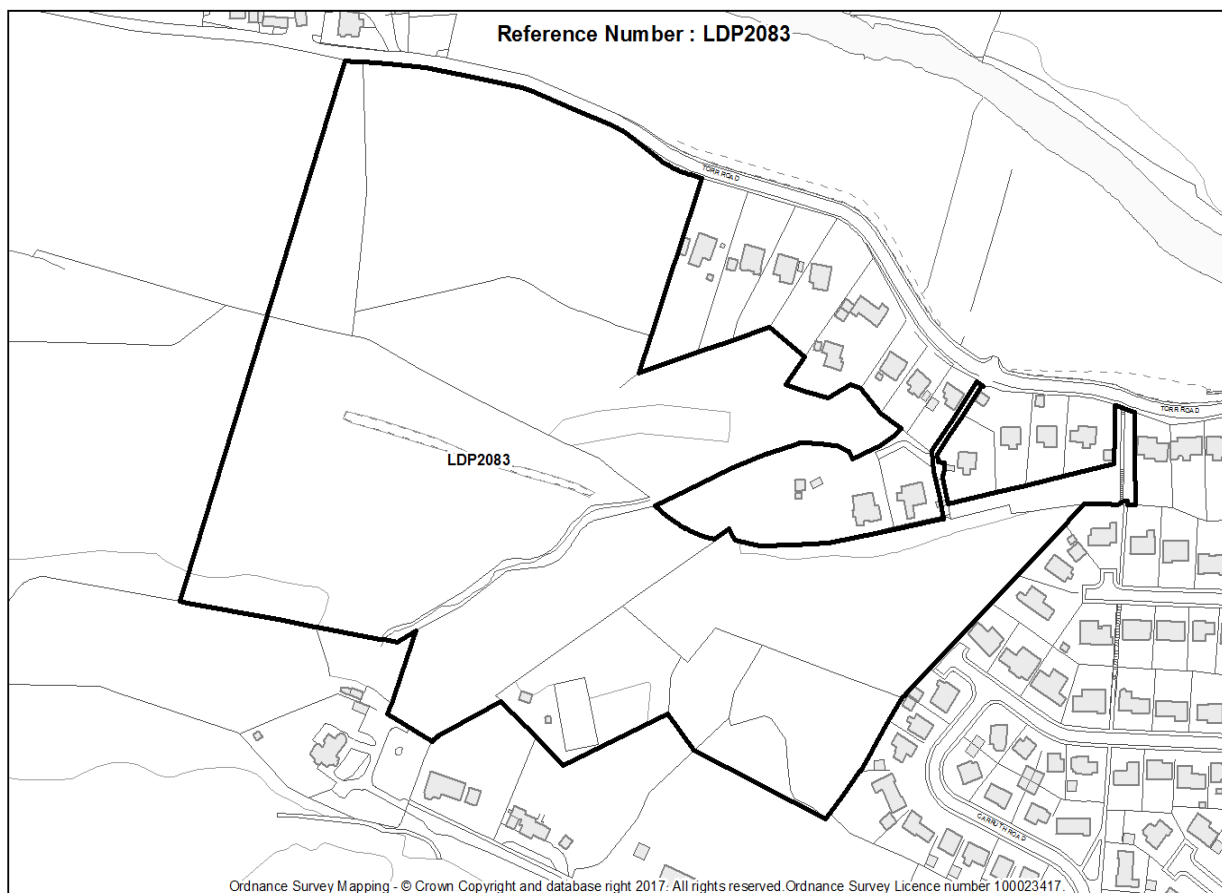
### Proposal

**Ownership/Developer if Known:** Submitted by Mr East, Owner identified as James (Glasgow) Ltd

**Housing Numbers (estimate):** 200-250 residential units

**Programming (estimate):** Developed over approximately 7 years

**Any Works Carried Out Since Last LDP:** The site was submitted during the Renfrewshire Local Development Plan Main Issues Report consultation. This site enlarges the previous site submitted for consideration.



## Site Visit Comments

### Site Boundaries

The southern sections of the site and the southern half of the western boundary are contained by existing mature trees some of which are conifer species. The northern part of the western boundary is open with little containment. The northern boundary consists of the rear gardens of residential properties and also Torr Road where there is a post and wire fence at an elevated position. To the east is a post and wire fence with boundaries of existing residential units such as 1.8m close boarded fencing.

### Landscape

The site is irregular in shape. It has existing residential development on three sides. The land slopes in a northern direction towards existing houses and Torr Road. The north eastern section of the site is marshy and a small stream flows into the site and dissipates creating a marshy area. The southern section of the site has a range of trees, bushes, shrubs and reeds and is colonised with wildflowers tall grasses and scrub. There are trees located to the south western corner. To the west are fields which are accessed via Torr Road.

### Adjoining landscape character and land uses

To the north and east of the site there are detached houses, the boundaries of which form part of the site boundary. To the south there are large detached residential properties with large gardens. To the west the land is contiguous with an area of woodland and open grazing fields. Overall the land slopes down to the north to Torr Road and into the Gryffe River valley.

## Planning History

### Planning Application History

None.

### Reporters Comments

Although this site was submitted through the Suggestions for Land Use Change exercise in the preparation of the current Adopted Local Development Plan (2014) no representation was received at the Proposed Plan stage, therefore the site was not subject to Examination.

### Pre-MIR Meeting

A smaller site (LDP 2064) was submitted for consideration in the 2015 Suggestions for Land Use Change and was considered as well as assessed in the preparation of the Renfrewshire Local Development Plan Main Issues Report. At the Pre – Main Issues Report meeting advice was given in relation to placemaking and fitting in with the surrounding area, suitable access and increasing connectivity.

## Key Agency Comments

### **Scottish Environment Protection Agency**

A number of small watercourses run through the site, and a Flood Risk Assessment will need to be submitted to ascertain the developable extent of the site. Surface water hazard has been identified at the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

### **Historic Environment Scotland**

No comment.

### **Transport Scotland**

Potential cumulative traffic impact of developments served by junctions at Barrochan, Linclive as well as potential impact on St James interchange requires further consideration.

### **Scottish Natural Heritage**

This is a large, elevated and prominent, sloping site which defines the western landscape setting to Bridge of Weir. The southern half of the site is wooded and listed as long-established woodlands of plantation origin (LEPO) on the Scottish Ancient Woodland Inventory (AWI) and native woodland in the Native Woodland Survey of Scotland (NWSS).

### **Scottish Water**

There is currently sufficient capacity at the water and waste water treatment works, however, significant development has been proposed for this catchment and a growth project will likely be required in the near future, but this should not impact on development. Due to the size of the proposed development, should this site go ahead, it will need a water and drainage impact assessment to evaluate Scottish Water's infrastructure. There may be Scottish Water assets running just within the site boundary. The developer should contact Scottish Water to ascertain their exact location and to discuss whether there could be any impact on development.

### **Sport Scotland**

No comment.



## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Semi-improved, rough grassland on north-facing slope with overgrown scrub vegetation covering the entire site. There are small deciduous bushes and trees dotted across the site with a mix of coniferous and deciduous trees along the south western and southern boundaries. Grazing fields to the northern section of the site fronting Torr Road. Likely to have some biodiversity interest.

### **Historic Environment**

Part of the site is within the Ranfurly Conservation area. This will need to be considered.

### **Material Assets**

Opportunities to incorporate low carbon technologies in the design and new build units.

### **Air**

Given the size of the site there is likely to be an increase in vehicular movements should this site be developed.

### **Water**

Potential flood risk affecting part of site. Flood Risk Assessment, Drainage Impact Assessment and Scottish Water Network Impact Assessment are required and mitigation measures require to be implemented. Development of the site could provide an opportunity to promote sustainable flood risk management and provide a potential for betterment downstream.

### **Climatic Factors**

Location and scale of the site may encourage carbon emissions through likely increase in vehicular movements should this site be developed.

### **Landscape**

The southern section of the site consist of unused grassland, shrubs, bushes and trees with fields to the northern section of the site with existing residential grounds to the other part of the northern section. To the southern and south west side of the site there is an established belt of trees.

### **Population and Human Health**

The 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 required to reduce the need to depend on vehicular means to access the site.

### **Soil**

Greenfield site, therefore development may result in sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

There are some biodiversity interests on the site given the range and variety of trees, shrubs and grasses that are found on the site. There is likely to be an increase in the amount of vehicular journeys to the site particularly given the size of the site and the potential to accommodate 200-250 new homes. Improved connections to walking, cycling and public transport networks as well as the local services in the village is required to reduce impact. Water quality along with adequate drainage will require consideration. Careful consideration of design will be required given that part of the site is within the Conservation Area and adjacent to listed buildings.

### Overall Planning Assessment of the Site

Part of the site to the south east is a well contained and is considered to relate to the existing settlement. It is contained by existing residential on three sides with an established tree belt on the remaining side.

However, part of the western section of the site is open and lacks a defined greenbelt boundary. Development in the western and northern section of the site is likely to have a significant impact on the landscape setting of the village on approach from Torr Road.

Further details would be required to fully assess site access and other traffic and transportation issues. However, a single point of road access would not be acceptable. Further detail in relation to additional connections in terms of footway/cycleway to the existing village is required.

Development of this site would put pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. A cumulative assessment of the impact to the local and trunk road network is required.

In terms of education, both primary and secondary education provision requires to be addressed.

In line with the evidence work provided to inform the Renfrewshire Local Housing Strategy affordable housing would require to be considered at this site.

Further information would be required to confirm that all the constraints to developing on this site such as drainage, access and infrastructure can be dealt with.

Developer interest has not been confirmed and it is considered that sufficient details have not been provided to suggest that this site is both deliverable and effective.

The development of the northern and western section would have a negative impact on the landscape setting of the village and it is considered that the site is not suitable for release from the green belt as a future housing site.

LDP2084

**Previous Ref:** 0067

**Site Address:** South of Inchinnan Village, Inchinnan

**Site Size (Ha):** 24.54

**Local Development Plan Policy:** ENV1 - Green Belt

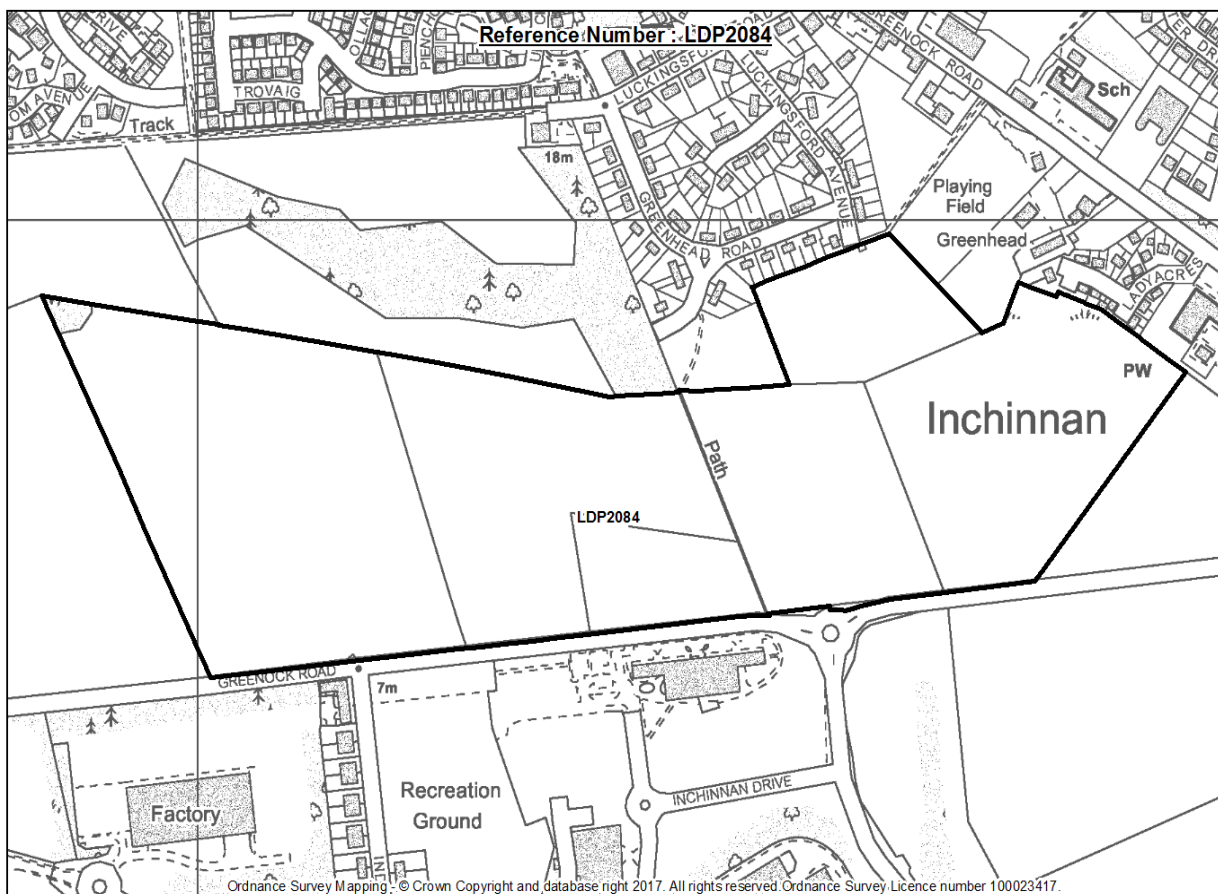
## Proposal

**Ownership/Developer if Known:** Network Space and the Buchanan Trust

**Housing Numbers (estimate):** 750 new homes

**Programming (estimate):** 25-50 units per annum

**Any Works Carried Out Since Last LDP:** Investigative works to ensure site is capable of development. Masterplanning work has been undertaken to ensure that the development of this site can contribute to the overall Place.



## Site Visit Comments

### Site Boundaries

The northern and southern perimeter boundaries largely comprise of hedgerows, whilst the eastern and western boundaries, and internal field boundaries, consist of post and wire fencing. To the southern boundary is Greenock Road which provides containment with part of the northern and eastern boundaries contained within the existing residential properties of Inchinnan.

### Landscape

The site lies within the greenbelt and comprises a large, irregularly shaped area of agricultural land to the south of Inchinnan. The land falls to the south, steeply at first, but levelling out to form a plain before reaching the A8 Greenock Road. The site contains hedgerow boundaries to some of the fields and a number of mature trees to the northern area of the site.

### Adjoining landscape character and land uses

Beyond the northern boundary comprise the urban edge of both Erskine and Inchinnan and a buffer of Green Belt land between the site and Erskine. An arable field and bus garage are located beyond the eastern boundary, with fields to the west and Inchinnan Business Park to the south. A Core Path intersects the site linking Inchinnan with the business park and a Core Path also runs along Greenock Road.

## Planning History

### Planning Application History

None.

### Reporters Comments

The rejection of this site in the preparation of Local Development Plan 1 was not pursued by the landowner as an unresolved objection at the Proposed Plan stage, no Reporter assessment.

### Pre-MIR Meeting

Site was submitted during the Renfrewshire Local Development Plan Main Issues Report consultation.

## Key Agency Comments

### **Scottish Environment Protection Agency**

No fluvial flood risk apparent. Surface water hazard has been identified. SEPA would expect foul drainage to connect to Scottish Water sewer. There could be co-location odour and noise issues associated with the nearby Materials Recycling Facility which has 24 hour operations.

With regard to River Basin Management Plan improvement measures, SEPA identify that any pressures are point source discharges (waste water sewage disposal) and unknown pressure on water quality. Waste water sewage disposal to be addressed through regulation with Scottish Water & SEPA.

### **Historic Environment Scotland**

Development has the potential to have an adverse impact on the setting of the A listed India of Inchinnan (Dunlop Limited) Office Range LB13459. Content that there is potential for this site to accommodate the level of development indicated whilst protecting the setting of the listed building. Recommend a development brief or masterplan approach to the development of this site.

### **Transport Scotland**

Potential cumulative traffic impact of developments served St James interchange requires further consideration.

### **Scottish Natural Heritage**

Development would have significant and adverse impacts on local landscape character and on the landscape setting of Greenock Road.

This site also lies around 560m north of the Black Cart SPA classified for its wintering whooper swan qualifying interest. The site is within the 5km core foraging range for whooper swans and adjacent to an area where whooper swans are known to feed. As a consequence, this site has the potential to result in increased disturbance to the wintering whooper swan qualifying interest of the SPA.

Further assessment work would be required as part of the Habitats Regulations Appraisal (HRA) of the Proposed Plan to ascertain that the site will not adversely affect the integrity of the Black Cart SPA before it can be taken forward.

### **Scottish Water**

There is currently sufficient capacity at the water and waste water treatment works, however, significant development has been proposed for this catchment and a growth project will likely be required in the near future, but this should not impact on development. Due to the size of the proposed development, should this site go ahead, it will need a water and drainage impact assessment to evaluate Scottish Water's infrastructure. There is a water main running along the south boundary of the site and a sewer within the south east corner. The developer should contact Scottish Water to discuss whether there will be any impact on the site.

### **Sport Scotland**

No comments.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Large site, comprising of undulating arable farmland with hedge rows running along its northern and southern perimeter. The site's biodiversity, flora and fauna value is likely to be relatively low, apart from at the boundaries where there is hedgerows and a woodland area. The small wooded area at the north western corner of the site has been identified by the Forestry Commission as core woodland and is expected to have high conservation value. Further assessment work would be required to ascertain that the site will not adversely affect the integrity of the Black Cart SPA.

### **Historic Environment**

There is a scheduled ancient monument within 50m. Any development would require to consider the potential impact on the setting of this monument. This development also has the potential to have an adverse impact on the setting of the A Listed India of Inchinnan Building.

### **Material Assets**

New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design of any new build units.

### **Air**

Given the size of the site there is likely to be an increase in vehicular movements, therefore this is likely to have an impact on air quality within this area.

### **Water**

The southern half of the site is subject to pluvial flood risk (up to 1.5m inundation for the 1 in 200 year event). The land floods regularly. Satisfactory mitigation measures would be difficult to achieve. A Flood Risk Assessment, Drainage Impact Assessment and a Scottish Water Network Impact Assessment are required. There is a water main running along the south boundary of the site and a sewer within the south east corner.

### **Climatic Factors**

Site is located on the south edge of the town. Public transport is accessible; however given the size of the site vehicular use is likely to increase.

### **Landscape**

The site is an irregular shape and is arable farmland that is open and undulates towards the south. A narrow area of woodland runs north from the site towards the built up area of Erskine. The site is out with existing settlement boundaries and given the site's location it is likely to impact on the local landscape setting.

### **Population and Human Health**

The site is accessible to public transport as well as pedestrian and cycle links, however vehicular movements are likely to increase due to size of the site. Flood events may have an impact on human health.

### **Soil**

Development may result in sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

Issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. Further assessment work would be required to ascertain that the site will not adversely affect the integrity of the Black Cart SPA. Residential development at this location is likely to increase the amount of vehicular movement increasing emissions. There is a significant flood risk affecting the site, satisfactory mitigation measures would be difficult to achieve. Development proposals would require to consider the setting of the A Listed India of Inchinnan Building.

### Overall Planning Assessment of the Site

This is a prominent greenbelt site, out with the existing settlement boundaries. The site currently adds positively to the local landscape character of Inchinnan. Development for potential residential use is likely to have a negative impact on the local landscape setting which would be detrimental to the visual amenity of the area.

In terms of education, secondary education provision at Park Mains High needs consideration. Given the size of this site an assessment of educational capacity would be required to assess the potential impact on other schools within the catchment.

Access to the site is achievable however further details would be required to fully assess the traffic and transportation issues.

A Drainage Impact Assessment and Flood Risk Assessment would be required to define the developable area and whether suitable mitigation could be implemented.

Sufficient details have not been provided to demonstrate that this site is both effective and deliverable. Developer interest has not been confirmed and the site is significantly constrained by flood risk.

A masterplan has been prepared for the site; within the masterplan there is consideration of the development potential of the land to the east of the site that includes a field and an existing bus garage. This land is out with the control of the landowner and does not form part of this proposal.

Development of this site would result in quite a substantial extension to Erskine/Inchinnan. Given the proximity of the site to the Bishopton Community Growth Area (CGA) it is considered that the allocation of a site of this size could affect the delivery of the CGA contrary to the Spatial Strategy of the Local Development Plan which focuses on developing previously developed land first in preference to greenfield. Development of this site for residential use is likely to impact on local landscape character and on the landscape setting of Inchinnan.

It is therefore considered not suitable for release from the green belt as a future housing site.

## LDP2085

**Previous Ref:** \

**Site Address:** Barochan Road, Crosslee, Houston

**Site Size (Ha):** 5.42

**Local Development Plan Policy:** ENV1 - Green Belt

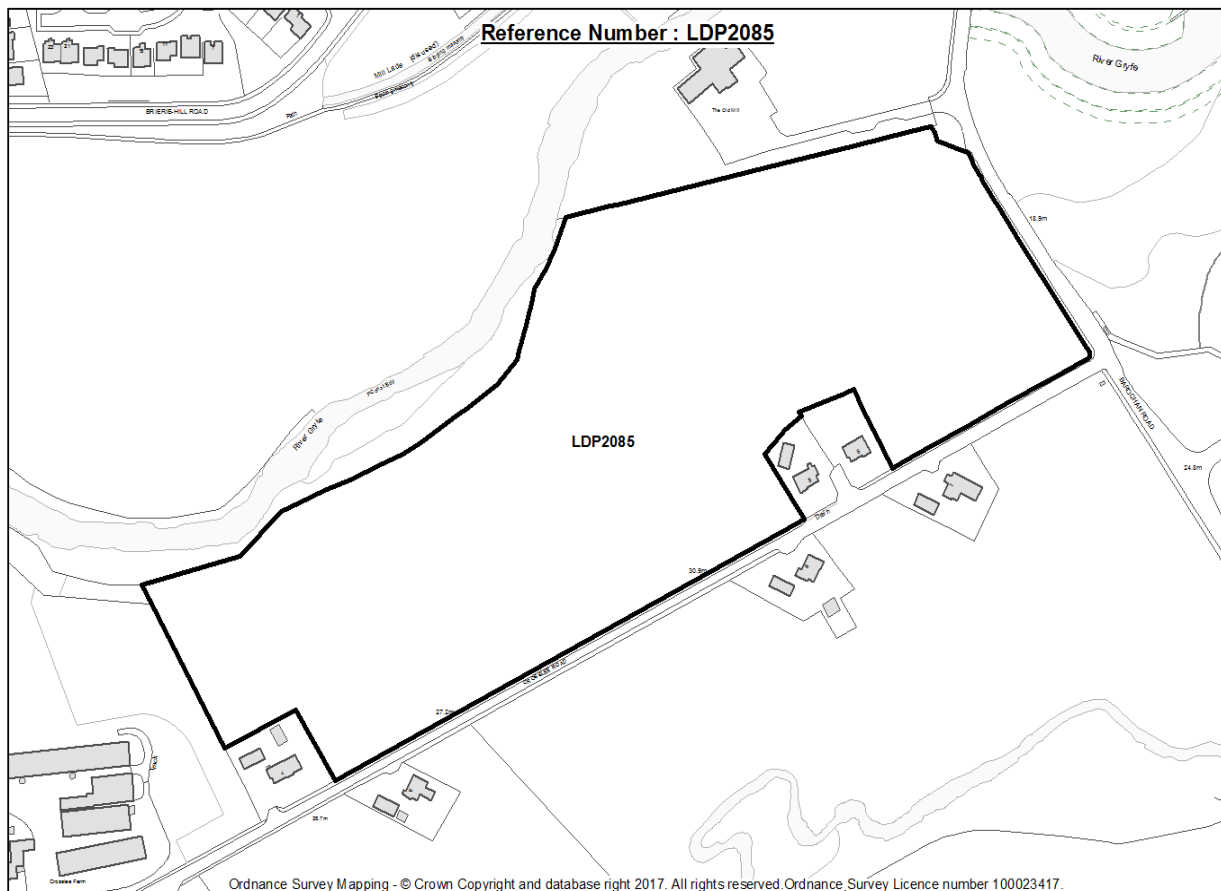
### Proposal

**Ownership/Developer if Known:** Gladman Developments Ltd

**Housing Numbers (estimate):** Approximately 100 units

**Programming (estimate):** 25 units per annum

**Any Works Carried Out Since Last LDP:** New site, site was not considered in preparation of current Adopted Local Development Plan (2014). This site was submitted during the Renfrewshire Local Development Plan Main Issues Report consultation.





## Site Visit Comments

### Site Boundaries

The land is bound by Barochan Road to the east and Crosslee Road (single track) to the South. To the west is an area of woodland and a farm steading with a tree belt, the River Gryffe and the offices of O'Brien Homes extending along the northern boundary. The site is contained by the existing roads, River Gryffe and woodland.

### Landscape

The land is currently used for grazing and consists of a large grass field. This site rises quite steeply from the northern boundary to a high point to the east of an existing farm steading located off Crosslee Road. Due to the gradient of the land the site is very prominent from Barochan Road when leaving the village.

### Adjoining landscape character and land uses

The surrounding area is characterised by open farmland and farm steadings to the south and west, with the River Gryffe to the north and residential beyond. The offices of O'Brien Homes are located to the north.

## Planning History

### Planning Application History

No planning history.

### Reporters Comments

Site was not considered in preparation of current Adopted Local Development Plan (2014).

### Pre-MIR Meeting

New site submitted during Main Issues Report consultation.

## Key Agency Comments

### **Scottish Environment Protection Agency**

Part of the site lies within the 1 in 200 year floodplain. No development should take place within this area. Flood Risk Assessment required. SEPA would expect foul drainage to connect to Scottish Water sewer.

With regard to River Basin Management Plan improvement measures, SEPA identify that access for fish migration can be addressed through partnership and regulation.

### **Historic Environment Scotland**

No comments.

### **Transport Scotland**

Potential cumulative traffic impact of developments served by junctions at Barrochan, Linclive as well as potential impact on St James interchange requires further consideration.

### **Scottish Natural Heritage**

This is an elevated and prominent site that forms the rural landscape setting for Crosslee. Part of the northern edge bounds a watercourse and riparian habitat/semi-natural woodland.

Development would have significant and adverse impacts on local landscape character and on the landscape setting of the village.

Part of the northern edge of the site also lies immediately south of the Bridge of Weir Geological Conservation Review (GCR) site that is nationally important for its excellent exposures of Lower Carboniferous age sedimentary rocks along the banks and cliffs of the River Gryffe. Any development proposals would need to demonstrate that there would be no impacts on the exposures of the GCR (e.g. through the provision of drainage infrastructure) and maintain access to the river bank.

### **Scottish Water**

There is currently sufficient capacity at the water and waste water treatment works, however, significant development has been proposed for this catchment and a growth project will likely be required in the near future, but this should not impact on development. Due to the size of the proposed development, should this site go ahead, it will need a water and drainage impact assessment to evaluate Scottish Water's infrastructure. There is a sewer running just within the northern boundary of the site. The developer should contact Scottish Water to discuss whether there will be any impact on the site.

### **Sport Scotland**

No comments.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

The Gryffe Walkway Site of Interest for Nature Conservation (SINC) is located along the northern site boundary. An established hedge along the eastern and southern boundaries and to the west the site abuts an established wooded area. Site is used for grazing and arable use. The site is likely to have fairly limited biodiversity interest, however the site boundaries, the Site of Interest for Nature Conservation and woodland to the west will have biodiversity interest which require to be protected.

### **Historic Environment**

A small area along the northern boundary of the site is covered by an archaeological trigger zone.

### **Material Assets**

There will be opportunities to incorporate low carbon technologies in the design and new build units. Core paths to the north and south of the site would require to be incorporated into any development proposal.

### **Air**

Access to bus route along Barrochan Road, however, service is limited. There is likely to be an increase in vehicular movements should this site be developed, given its location.

### **Water**

The North East corner of the site is at risk from the 1 in 200 year fluvial extents from the River Gryffe. Flood Risk Assessment, Drainage Impact Assessment and Scottish Water Network Impact Assessment are required and mitigation measures require to be implemented. Need to demonstrate that there would be no impacts on the exposures of the Bridge of Weir Geological Conservation Review and maintain access to the river bank. There is a sewer running just within the northern boundary of the site.

### **Climatic Factors**

Location and scale of the site may encourage carbon emissions through increase in vehicular movements should this site be developed.

### **Landscape**

A rectangular shaped site that consist of undulating grazing and arable fields. Site is abutted by two farm steadings on the southern boundary. This is an elevated and prominent site.

### **Population and Human Health**

Site is accessible to the village centre by foot. There is some access to public transport (Bus) although this is a limited service and therefore development of this site is likely to result in increased vehicular usage.

### **Soil**

As the site is greenfield, its development may result in the sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issues relate to the impact that development of this site would have on the landscape and setting of the village. A Flood Risk Assessment and Drainage Impact Assessment would be required to define the developable area. The site has fairly limited biodiversity interest, however the site boundaries, the Site of Interest for Nature Conservation and woodland to the west will have biodiversity interest which requires to be protected. Given the size of the site and location there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed.

### Overall Planning Assessment of the Site

Given the location of this site, outside the settlement envelope as well as the landform and features surrounding the site, it is considered challenging to create proper integration with the surrounding residential area and overall village. This is a prominent greenbelt site which currently adds to the local landscape character and the setting of Crosslee and Houston. Development of housing at this location would impact on the local landscape character which would be detrimental to the visual amenity of the area, setting an undesirable precedent.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. The potential impact on the trunk road network would require to be undertaken.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues.

In line with the evidence work provided to inform the Renfrewshire Local Housing Strategy, affordable housing would require to be considered at this site.

In terms of education, both primary and secondary education provision requires to be addressed. The developer has confirmed that they will assist the Council to consider additional primary and secondary school capacity as required.

The developer has indicated that all of the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. All necessary assessments would be submitted alongside a planning application.

The developer has provided sufficient details to suggest that this site is deliverable. However, this is a prominent green belt site at the southern entrance to the village and it is considered that development of this site would have a detrimental impact on the village setting. The site is contained by the existing roads, the River Gryffe and woodland but detached from the village and it is considered that a potential housing development would fail to properly integrate with the rest of the village. It is therefore considered not suitable for release from the green belt as a future housing site.

## New Site LDP2086

**Previous Ref:** 2299, 15/3022/DP

**Site Address:** University of the West of Scotland, South Avenue, Paisley

**Site Size (Ha):** 0.52

**Local Development Plan Policy:** P6 - Paisley South Expansion Area

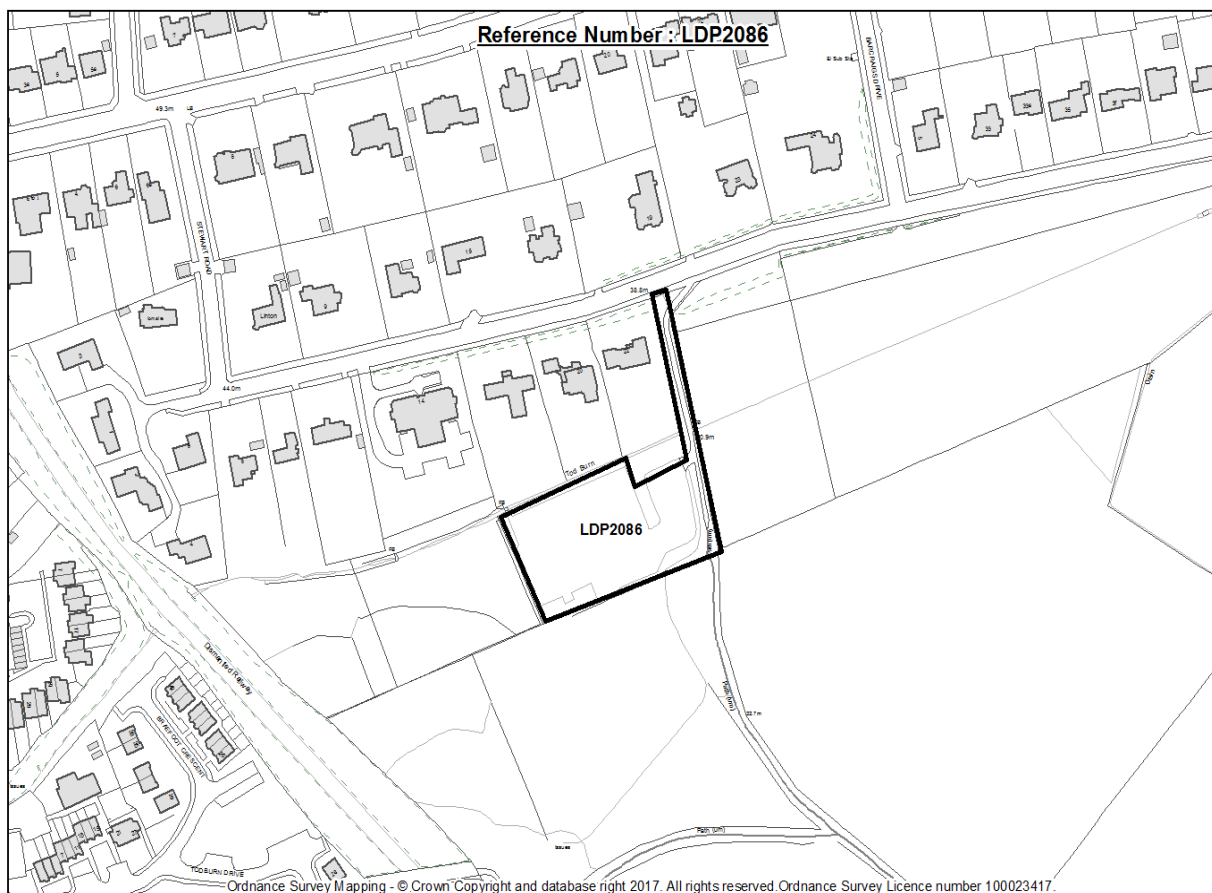
### Proposal

**Ownership/Developer if Known:** University of the West of Scotland

**Housing Numbers (estimate):** Approximately 5-10 units

**Programming (estimate):** Developed in one year

**Any Works Carried Out Since Last LDP:** Further investigative works to ensure site is capable of development.



## Site Visit Comments

### Site Boundaries

The boundaries are established mature trees and scrub vegetation that provide containment to the site. The northern boundary is formed by the rear gardens of residential properties along South Avenue.

### Landscape

Flat, rectangular shaped area of land previously used as a tennis and squash club. The previous use ceased approximately 15 years ago and is now a derelict site and has become overgrown with scrub vegetation and more established mature trees found along the site boundaries. Access to the site is from a narrow track which slopes steeply downhill from South Avenue and crosses the Tod Burn before reaching the site.

### Adjoining landscape character and land uses

To the south and west there is established woodland, to the south east there is an open grazing field and to the east there are open fields that are overgrown with scrub vegetation. To the north is the residential area of Thornly Park, Paisley which is characterised by large detached houses with large garden areas.

## Planning History

### Planning Application History

None.

### Reporters Comments

Access to this site is challenging and therefore further details of access, junctions, parking and turning facilities for the redevelopment of this site is required before a full traffic and transportation analysis can be made.

### Pre-MIR Meeting

Site submitted during Main Issues Report Consultation. Meeting has subsequently taken place. Advised that it is difficult to see how this can relate to the existing settlement. Access and flood risk issues are a significant constraint, it is difficult to see how these challenges can be addressed.

## Key Agency Comments

### **Scottish Environment Protection Agency**

SEPA object to this site being proposed for residential use because almost the entire site looks to be at risk from the Tod burn and an un-named tributary. New development within this site is therefore viewed as unacceptable. Surface water hazard has been identified at the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

### **Historic Environment Scotland**

No comments.

### **Transport Scotland**

No comments.

### **Scottish Natural Heritage**

This site is bounded to the north by a small watercourse, and includes a number of mature trees along the boundaries. An appropriate buffer should be required between any built development and the watercourse, and suitable measures should be required to ensure the retention of existing mature trees.

### **Scottish Water**

There is currently sufficient capacity at the water and waste water treatment works.

### **Sport Scotland**

No comments.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

As the site has been left vacant for a number of years there is biodiversity interest due to the growth of pioneer vegetation. Mature trees along with a large amount of bushes and shrubs forming the boundary of the site will contribute to the biodiversity value of the site.

### **Historic Environment**

No historical interest.

### **Material Assets:**

There will be opportunities to incorporate low carbon technologies in the design and new build units. Core path is located to the east of the site and links to South Avenue. Development of the site would offer opportunities for the core path to be improved.

### **Air**

Development of the site may result in small increase in emissions, however given the size of the site the impact on air quality is likely to be limited.

### **Water**

The entire site is affected by 300 mm from Tod Burn during 1 in 200 year flows. Flood Risk Assessment and Drainage Impact Assessment required, however, effective mitigation may not be possible.

### **Climatic Factors**

The site is affected by flooding. Development of the site might result in a small increase in vehicle emissions.

### **Landscape**

The boundaries are established mature trees and scrub vegetation that provide some containment to the site. The northern boundary is formed by the rear gardens of residential properties along South Avenue. The site is a small, flat rectangular shaped area of land previously used as a tennis and squash club, however, it is now a derelict site. Access to the site is from a narrow track which steeply slopes downhill from South Avenue and crosses Tod Burn before reaching the site.

### **Population and Human Health**

Access to local services and facilities is more than 10 minutes walk from the site. Public transport is accessible from this site. Potential flood risk associated with the site, which could have a negative impact on health and wellbeing.

### **Soil**

The site has previously been used and is brown field so the proposed development would provide an opportunity to reuse this site.



## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

Issues mainly relate to the significant flooding and drainage issues affecting the entire site which would require significant mitigation to allow this site to be developed. As the site has been left vacant for a number of years, the site has regenerated, there will be biodiversity interest. Mature trees, shrubs and bushes forming the boundary of the site also contribute to the biodiversity value of the site.

### Overall Planning Assessment of the Site

Small site at the edge of Paisley. While this site is previously developed it would have no street frontage and would not relate well to the existing settlement. Nor would it relate to the University of the West of Scotland redevelopment of the former campus at Thornly Park.

The existing boundaries provide some containment, however, development could result in other similar types of development which would be detrimental to the green belt boundary to the south of Paisley.

Access to this site would be difficult to achieve therefore further details of access, junctions, parking and turning facilities for the redevelopment of this site is required before a full traffic and transportation assessment can be made.

The owner requires to demonstrate that all of the constraints to developing on this site such as flooding, drainage and access can be dealt with and that there is confirmed developer interest for this site.

The site would be difficult to integrate with the existing settlement and is constrained by significant flood risk and access issues. The site is not considered to be effective or deliverable and is not suitable as a residential site in the next Renfrewshire Local Development Plan.

## LDP2087

**Previous Ref:** Site reference 2298

**Site Address:** UWS, Thornly Park, Paisley

**Site Size (Ha):** 11.57

**Local Development Plan Policy:** P6 - Paisley South Expansion Area

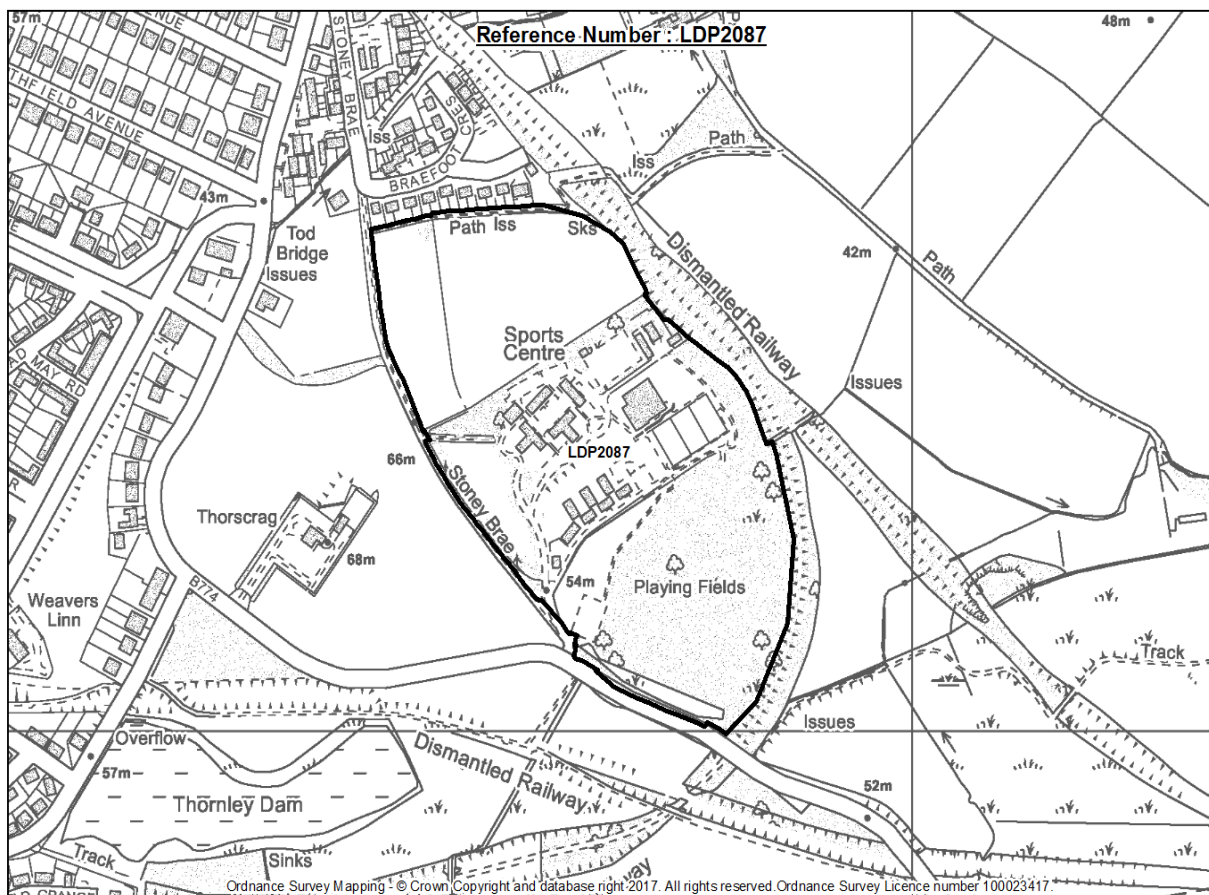
### Proposal

**Ownership/Developer if Known:** University of the West of Scotland

**Housing Numbers (estimate):** Approximately 250 – 300 units subject to masterplan

**Programming (estimate):** Subject to masterplan

**Any Works Carried Out Since Last LDP:** Investigative works to ensure the site is capable of development. Student Accommodation is now vacant.



## Site Visit Comments

### Site Boundaries

The land is contained with mature trees and established hedges extending along the majority of the site boundaries. The rear gardens of residential properties on Braefoot Crescent and Todburn Drive provide the northern boundary. At the entrance into the site on the south western boundary along the B774 Caplet Road there is a break in the band of established trees that allows views into the site along this section of the site boundary there is an established maintained hedge.

### Landscape

Irregularly shaped site on the settlement edge. The south east area which contains playing fields is relatively flat and open. The area to the north west of this is previously used as student accommodation which is 2-3 storey's high. This area also contains a number of established trees that create an enclosed feeling to the north western area of the site.

The land to the north beyond the area of previously used land is open grassland that slopes steeply downhill towards the rear of the houses on Braefoot Crescent.

### Adjoining landscape character and land uses

To the north is an established residential area. Beyond the established tree belts on the eastern, western and southern boundaries there are gently undulating grazing and arable fields and open countryside to the south of Paisley. Stoney Brae core path runs along the western boundary of the site with core paths also located to the north and south. A former railway line extends along the eastern boundary of the site.

## Planning History

### Planning Application History

No History.

### Reporters Comments

The Reporter considered Policy P6 of the Local Development Plan and stated that Paisley South Expansion Area is a possible long term residential expansion to Paisley for further investigation in a review of the Local Development Plan. The precise boundaries and whether it should extend further or avoid certain areas would be determined in the review of the Renfrewshire Local Development Plan.

### Pre MIR Meeting

Site submitted during Main Issue Report consultation following the future development at Paisley South being identified as a main issue in the Renfrewshire Main Issues Report (2017). The preferred strategy for Paisley South is to focus on the development of previously used land at the University of West of Scotland Campus and Dykebar Hospital.

Meeting has taken place following MIR consultation. Owner to prepare a Masterplan in consultation with the Council which will consider a range of issues including:

- Accessibility
- Connectivity
- Landscape
- Drainage
- Services and infrastructure
- Ecology – flora, fauna, wildlife, trees

## Key Agency Comments

### **Scottish Environment Protection Agency**

Small watercourses run along the northern boundary of the site, and a Flood Risk Assessment will need to be submitted to ascertain the developable extent of the site. Surface water hazard has been identified at the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

### **Historic Environment Scotland**

No comments.

### **Transport Scotland**

No response regarding this site, however, given the location, scale and links to existing sustainable modes and road route choices in Paisley, Transport Scotland do not envisage the sites within Paisley to present a significant issue to the trunk road network at this time. This will require further assessment in preparation of the Local Development Plan.

### **Scottish Natural Heritage**

The existing trees and vegetation cover contribute to local landscape character and provide habitat for local wildlife. The woodland within/adjacent to the site is identified as native woodland in the NWSS and there is a strong presumption against the removal of this habitat under Scottish Government policy.

### **Scottish Water**

There is currently sufficient capacity at the water and waste water treatment works, however, due to the size of the proposed development, should this site go ahead, it will need a water and drainage impact assessment to evaluate Scottish Water's infrastructure.

### **Sport Scotland**

The site contains three floodlit all weather pitches. Sport Scotland would be a statutory consultee on any proposals involving the loss of the outdoor facilities and the provisions of Scottish Planning Policy would apply.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Site has some biodiversity, flora and fauna interest but this is limited to the woodland along the boundary of the site particularly in association with the disused railway line. The majority of the site, given its previous use and existing use has little biodiversity.

### **Historic Environment.**

No historical interest .

### **Material Assets:**

There will be opportunities to incorporate low carbon technologies in the design and new build units. Development of the site would offer opportunities for core paths along the site boundaries to be improved.

### **Air**

This site has bus routes adjacent which will allow for sustainable methods of travel. The location of the site is, however, likely to increase the number of vehicular movements, therefore this may result in increased emissions. It is important to establish connectivity through paths and cycleways.

### **Water**

No significant flood risk issues. A comprehensive Drainage Impact Assessment should promote attenuation and control of water run-off from the site. This provides the opportunity for betterment. A Scottish Water Network Impact Assessment is required.

### **Climatic Factors**

Site is located to the south of Paisley. Public transport is accessible, however, the location of the site is likely to result in increased vehicular use.

### **Landscape**

The land is contained with mature trees and established hedges. The south east area which contains a number of playing fields is relatively flat and open, the area to the north west of this was previously used as student accommodation which is 2-3 storey's high. The land to the north beyond the area of previously used land is visually prominent and slopes downhill steeply towards the rear of the houses on Braefoot Crescent.

### **Population and Human Health**

Public transport is accessible, however, the location of the site is likely to result in increased vehicular use. Development of the site would provide an opportunity to link this site to the wider green network.

### **Soil**

Development of previously used land offers the opportunity to re-use this land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

There are some biodiversity interests in the surrounding woodland which require to be considered when preparing a masterplan for this site. There is likely to be an increase in the amount of vehicular journeys to the site which would result in an increase in emissions. Improved connections to walking, cycling and public transport networks are essential. A comprehensive Drainage Impact Assessment should promote attenuation and control of water run-off from the site

### Overall Planning Assessment of the Site

Future development at Paisley South is identified as a main issue in the Renfrewshire Main Issues Report (2017). The preferred strategy for Paisley South is to focus on the development of previous used land at the University of West of Scotland Campus and Dykebar Hospital. The owner UWS, agrees with this approach.

The development of the previously used land is in line with the Spatial Strategy of the current Adopted Renfrewshire Local Development Plan (2014).

The site is gently undulating and enclosed by established woodland along its boundaries. It is considered that due to the self-contained nature of the site, low prominence in the local landscape and the fact that it is already developed that it would be suitable for appropriate residential development.

Development in northern part of the site which slopes steeply towards the residential properties on Braefoot Crescent would have a detrimental impact on the landscape setting of the existing residential area. The owner of the site has confirmed that development will focus on the previously developed area and will not include this part of the site.

Further information would be required as part of masterplan to confirm that any constraints to developing on this site such as drainage, access and infrastructure can be dealt with.

In terms of education, the capacity of both local Primary Schools and Secondary Schools would have to be considered once final residential unit numbers are confirmed.

It is considered that this site could accommodate appropriate residential development subject to the preparation of a masterplan. The owner is currently preparing the initial masterplan to identify the developable area, with a focus on the redevelopment of previously used land and improved connections to the existing settlement through improved links to walking, cycling and public transport networks.

## Site LDP2088

**Previous Ref:** \

**Site Address:** Grahamston Road/ Hurllet Road – Dykebar Hospital (Western Site)

**Site Size (Ha):** 47.53

**Local Development Plan Policy:** P6 - Paisley South Expansion Area

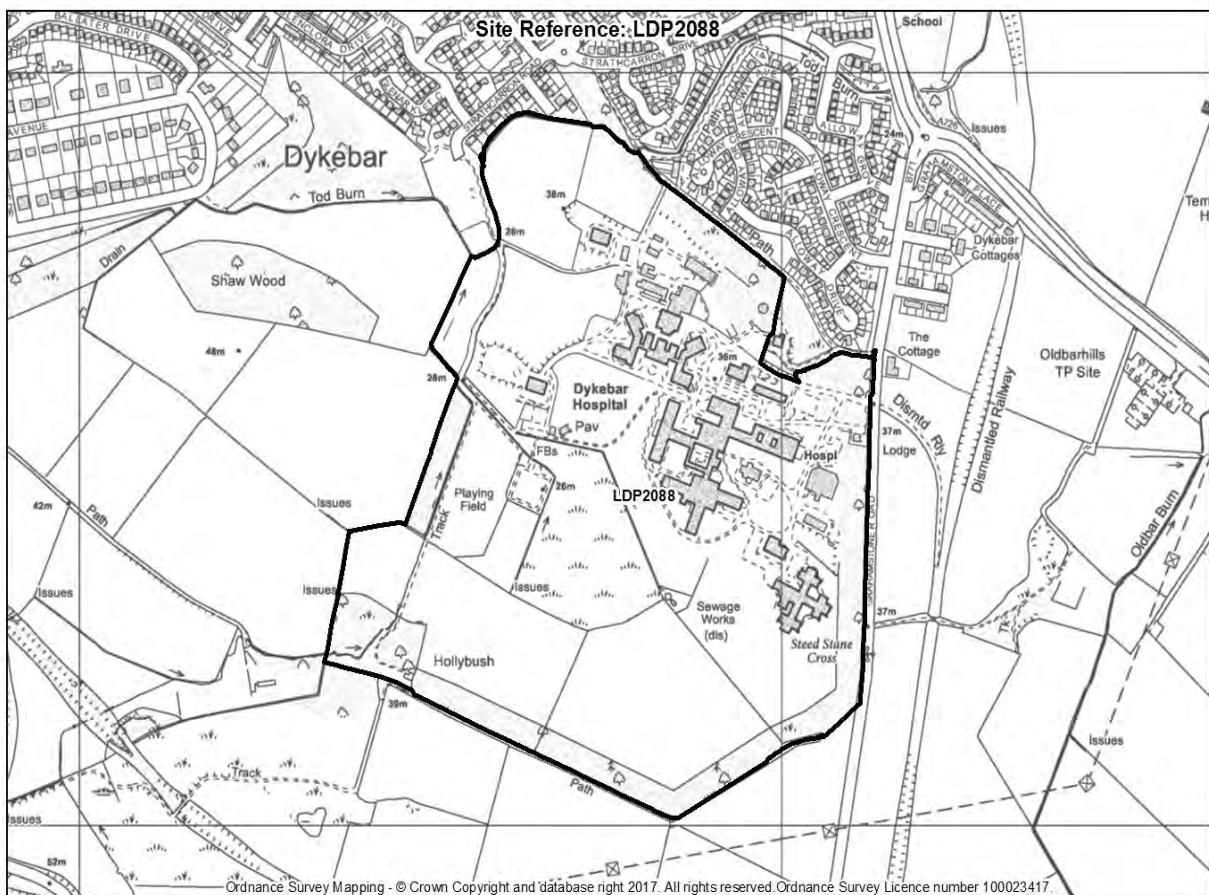
### Proposal

**Ownership/Developer if Known:** NHS Greater Glasgow and Clyde

**Housing Numbers (estimate):** Estimated Capacity 620 units

**Programming (estimate):** subject to masterplan.

**Any Works Carried Out Since Last LDP:** Investigative works to ensure the site is capable of development and indicative masterplan has been prepared. Marketing on the site has commenced. A number of the hospital buildings are now vacant.





## Site Visit Comments

### Site Boundaries

The site is well contained on the southern and eastern boundaries by mature woodland and established hedges. The B771 also extends along the eastern boundary. A wooded area also extends along the northern boundary which provides a buffer between the site and the residential area to the north. Parts of the western boundary are open.

### Landscape

The site has historically been in use as a hospital and is characterised by previously used land with landscaped areas to the south and west which are currently being utilised as open space. Levels across the site are undulating, with the existing NHS administration facilities in the listed buildings sitting on a raised plateau in the north. There are a total of 25 individual buildings on the site that remain in NHS ownership, including 14 Grade B listed buildings. Existing NHS administrative and clinical functions and a modern acute emissions unit are to be retained on site.

### Adjoining landscape character and land uses

To the south, west and east of the site is open countryside with an established residential area to the north of the site. Tod Burn located to the north west of the site.

## Planning History

### Planning Application History

15/0754/LB – Part demolition of hospital ward comprising the removal of walls and chimney stacks from front, sides and rear of building (in retrospect). Application granted.

15/0462/PP – Change of use of office (class 4) to dwelling house (Class 9) with associated external alterations, erection of detached garage, boundary fence, access gate and formation of hardstanding. Application granted.

10/0882/PP – Change of use of former offices associated with hospital to dwelling house and associated repairs (renewal of planning permission 04/0950/PP). Application granted.

### Reporters Comments

The Reporter considered Policy P6 of the Local Development Plan and stated that Paisley South Expansion Area is a possible long term residential expansion to Paisley for further investigation in a review of the LDP. The precise boundaries and whether it should extend further or avoid certain areas would be determined in the review of the Renfrewshire Local Development Plan

### Pre MIR Meeting

Site submitted during MIR consultation following the future development at Paisley South being identified as a main issue in the Renfrewshire Main Issues Report (2017). The preferred strategy for Paisley South is to focus on the development of previously used land at the University of West of Scotland Campus and Dykebar Hospital.

Following meetings with Council officers the owners have prepared an indicative masterplan which considers the development potential of the site. The surplus land at Dykebar Hospital has also been brought to the market as part of NHS GGC's programme to dispose of properties which are no longer required for the delivery of services, and which can deliver returns for reinvestment in the NHS.

## Key Agency Comments

### **Scottish Environment Protection Agency**

A small part of the site at fluvial risk and a Flood Risk Assessment will need to be submitted to ascertain the developable extent of the site. In this instance it is considered that part of what is being shown by the surface water extent is a proxy for the fluvial extent of small watercourses that run through and adjacent to the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

### **Historic Environment Scotland**

This development has the potential to affect several B Listed buildings which are located within the proposed re-development site. It is considered that there is potential for this site to accommodate the level of development indicated whilst protecting the listed buildings. Would expect allocation of the site to seek appropriate re-use of the existing listed buildings on the site as part of the new development.

### **Transport Scotland**

No response regarding this site, however, given the location, scale and links to existing sustainable modes and road route choices in Paisley, Transport Scotland do not envisage the sites within Paisley to present a significant issue to the trunk road network at this time. This will require further assessment in preparation of the Local Development Plan.

### **Scottish Natural Heritage**

This site has an established and distinctive landscape framework. The existing trees and vegetation cover contribute to local landscape character and create a distinct sense of place. The existing landscape features also appear to have some degree of importance and provide habitat for local wildlife. SNH advise that a careful approach to development of this site will be needed and recommend that a development brief is prepared by the council. SNH would be happy to input to the preparation of that brief and suggest that further consideration should be given to:

- the landscape capacity, and necessary siting, design and mitigation measures including for example the desired relationship and layout of built form to key landscape features and habitats;
- the need for tree surveys, with the requirement to safeguard existing trees and woodland of importance;
- the potential to form connections to local path networks that lie out with the allocation and to connect the development to local facilities and services (schools, local centres etc.) via active travel modes;
- Any necessary off-site requirements.

### **Scottish Water**

The owners have contacted Scottish Water regarding this site and are currently assessing the application to connect to the existing network.

### **Sport Scotland**

No comments.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Tree belts and mature planting along northern, southern and eastern boundaries which provide an important habitat for wildlife and flora and fauna. The trees to the north and east of the site are protected by Tree Preservation orders. The land to the south of the site is undulating grass land which will have biodiversity, flora and fauna interest.

### **Historic Environment**

There are 14 Grade B Listed Buildings within the site boundary. Proposals offer an opportunity to maintain and restore many of the Category B Listed Buildings. Two of the Listed Buildings are on the Buildings at Risk Register and are in poor condition.

### **Material Assets**

There will be the opportunity to incorporate low carbon technologies in the design and new build units. Core Paths run along the southern and western boundaries of the site and there is the opportunity to enhance links to the Core Paths.

### **Air**

Given the size of this site there is likely to be an increase in vehicular movements should the site be developed.

### **Water**

Pluvial/fluvial flood risk to central area of the site from 2 unnamed watercourses. Flood risk to the North West site boundary from Tod Burn (in excess of 2 m deep at deepest). A Flood Risk Assessment and a Drainage Impact Assessment would be required. Scottish Water Network Impact Assessment is also required.

### **Climatic Factors**

Given the size of this site there is likely to be an increase in vehicular emissions should the site be developed.

### **Landscape**

The Dykebar site is a mixture of occupied buildings, vacant / disused land and surrounding land. The existing buildings sit on a raised plateau in the northern part of the site which is to be retained by the NHS for operative use. Levels across the rest of the site are undulating. The site is self-contained by the established tree and mature planting on the northern, eastern and southern boundaries.

### **Population and Human Health**

The site is accessible to public transport however vehicular movements are likely to increase due to size of the site

### **Soil**

Development on this site offers the potential to re-develop previously developed land. Development in the landscaped areas and undulating grass land may result in sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

There will be biodiversity, flora and fauna interests in the surrounding woodland and countryside which require to be considered further. The trees to the north and east are protected by Tree Preservation orders. Proposals would enable the redevelopment of previously used land and offer an opportunity to maintain and restore many of the Category B Listed Buildings. The setting of these listed buildings requires to be considered when preparing detailed proposals for the site. There is likely to be an increase in the amount of vehicular journeys to the site which would result in an increase in emissions. Improved connections to walking, cycling and public transport networks is essential.

### Overall Planning Assessment of the Site

An indicative masterplan has been prepared which would support approximately 620 new homes and retain existing NHS administrative and clinical functions and an existing acute emissions unit, continuing to support up to 600 employees on site.

Future development at Paisley South is identified as a main issue in the Renfrewshire Main Issues Report (2017). The preferred strategy for Paisley South is to focus on the development of previous used land at the University of West of Scotland Campus and Dykebar Hospital. The owner, the NHS, agreed and supported this approach preparing an initial masterplan to demonstrate this approach.

The site is undulating and enclosed by established woodland along its boundaries. It is considered that due to the self-contained nature of the site, low prominence and the fact that most of the site is already developed, that it could accommodate appropriate residential development. There are a number of vacant former hospital wards, redevelopment of the site offers an opportunity to promote the reuse of previously developed land as well as the preservation and reuse of Listed Buildings.

In terms of education, both primary and secondary education provision requires to be addressed subject to final housing numbers and phasing. The landowner has confirmed that they will assist the Council to consider additional primary and secondary school capacity as required.

The landowner has indicated that all of the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. All necessary assessments would be submitted with a finalised masterplan for the site.

An initial transport report has been prepared, which assesses the implications of the residential redevelopment of this site, in addition to retained NHS services, on the local transport network. It is considered that further details would be required to fully assess the traffic and transportation issues and to assess the potential requirement for a new link road between the B771 and the A726 as proposed in LDP2089 (land also owned by NHS GGC).

The landowner has provided sufficient information to confirm that this site is deliverable and can accommodate appropriate residential development. The landowner requires to finalise a masterplan to confirm the extent of the developable area, address traffic and transportation issues and secure improved connections to the existing settlement through improved links to walking, cycling and public transport networks.

## Site LDP2089

**Previous Ref:** \

**Site Address:** Land to the east of Grahamston Road, Paisley

**Site Size (Ha):** 26.72

**Local Development Plan Policy:** ENV1 - Green Belt

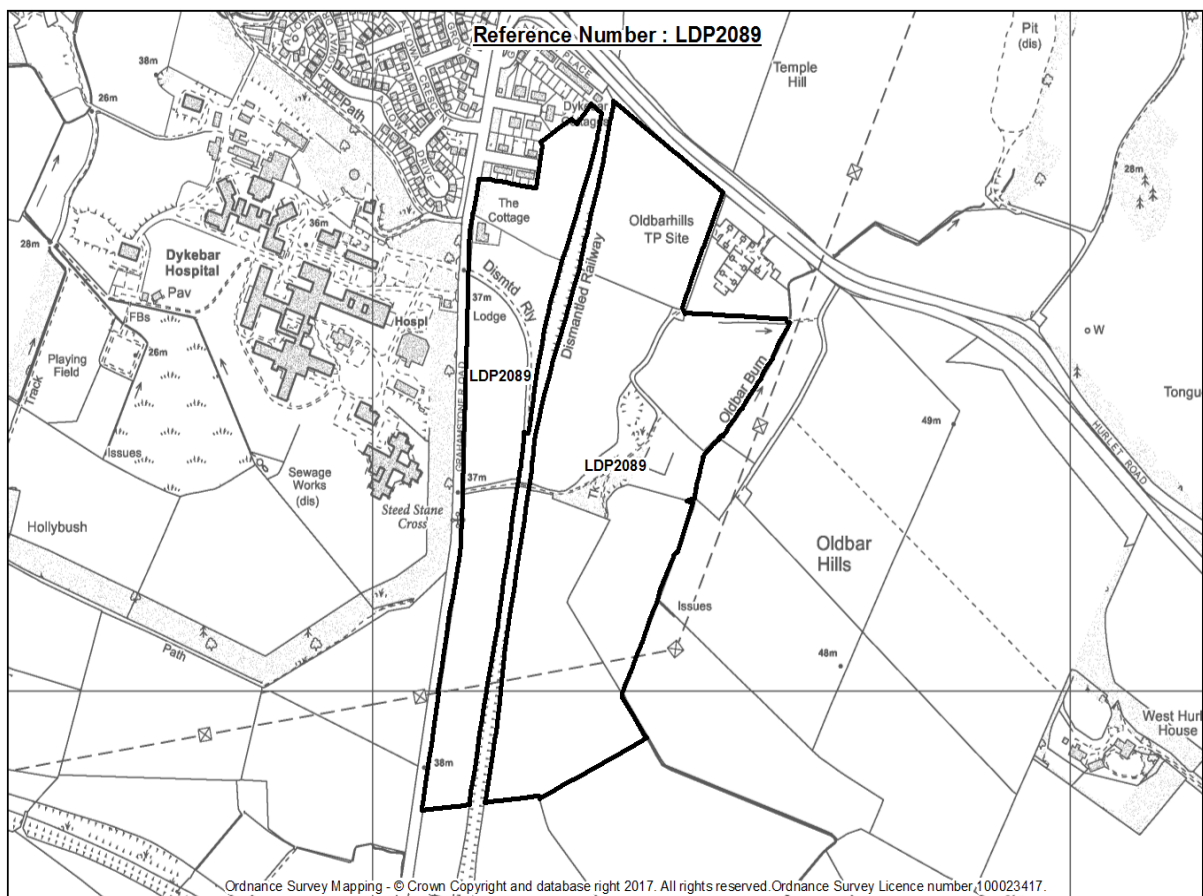
### Proposal

**Ownership/Developer if Known:** NHS Greater Glasgow and Clyde

**Housing Numbers (estimate):** Subject to a masterplan

**Programming (estimate):** Subject to a masterplan

**Any Works Carried Out Since Last LDP:** New site, Investigative works to ensure the site is capable of development for a range of uses.



## Site Visit Comments

### Site Boundaries

The site is bound to the west by Grahamston Road and to the north by Hurlet Road, boundaries have a mix of trees, shrubs, hedging and fencing. To the north and east the boundaries are established trees and hedges with Oldbar Hills providing some containment to the east. The southern boundary is open fields.

### Landscape

The site is split into two by a dismantled railway which lies at a lower level than the ground level of the site. The site rises to the south and consists of undulating farmland separated into fields by hedging. Any development would be quite visible from both Grahamston Road (B771) and Hurlet Road (A726).

### Adjoining landscape character and land uses

To the north of the site is residential and Hurlet Road, beyond the road there is farmland. To the west the site is bounded by Grahamston Road, beyond the road there is Dykebar Hospital (redevelopment considered in LDP2088). To the south are open fields with Oldbar Hills the main feature to the east.

## Planning History

### Planning Application History

None.

### Reporters Comments

This site was not submitted for consideration in preparation of the current Local Development Plan.

### Pre-MIR Meeting

This site was submitted during the Main Issues Report consultation.

## Key Agency Comments

### **Scottish Environment Protection Agency**

A Flood Risk Assessment is required to ascertain the developable extent of the site. A surface water hazard has been identified at the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

### **Historic Environment Scotland**

No comments.

### **Transport Scotland**

No response regarding this site, however, given the location, scale and links to existing sustainable modes and road route choices in Paisley, Transport Scotland do not envisage the sites within Paisley to present a significant issue to the trunk road network at this time. This will require further assessment in preparation of the Local Development Plan.

### **Scottish Natural Heritage**

The site is large and prominent and does not benefit from any landscape framework. Development would have significant and adverse impacts on local landscape character and on the existing landscape setting of Paisley.

### **Scottish Water**

There is currently sufficient capacity at Muirdykes WTW and Lighthouse WWTW to serve the proposed site.

### **Sport Scotland**

No comments.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

A large site split in two parts as bisected by a former railway line. Site is predominately open farm land, with tree belts, bushes, shrubs and hedges dividing the site up. The site has an undulating character with field boundaries that is likely to have biodiversity interest. Former railway line contains a tree boundary with some biodiversity, flora and fauna interest likely.

### **Historic Environment**

No known cultural heritage issues identified.

### **Material Assets**

There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to link up to nearby core paths.

### **Air**

There is likely to be an increase in vehicular movements should this site be developed.

### **Water**

The extreme Southern and Northern extents of the site are at extensive pluvial / fluvial flood risk from Harelaw / Oldbar Burn (up to greater than 2 m deep for the 1 in 200 year flood event). Flood Risk Assessment required and Scottish Water Network Impact Assessment required.

### **Climatic Factors**

Location of the site may encourage carbon emissions through vehicular usage although site is close to an existing bus corridor which may help minimise the impact.

### **Landscape**

Land is located to the east of Dykebar Hospital, with a frontage onto both Grahamston Road and Hurllet Road. Site is in two parts as site is bisected north – south by an over grown former railway line which is owned by Sustrans. The site is undulating farmland divided into smaller fields by hedgerows. The previously used Oldbar Hill site to the north east of the site boundary.

### **Population and Human Health**

The site is accessible by public transport along Grahamston Road. High voltage electricity pylons run along the eastern boundary and across the southern part of the site. It is proposed that the site could support a range of uses, including commercial uses, which would support the neighbouring residential area.

### **Soil**

Greenfield site, therefore development will result in sealing of previously undeveloped land



## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

The site has an undulating character with field boundaries that is likely to have biodiversity interest. Former railway line contains a tree boundary with some biodiversity, flora and fauna interest also likely. There is likely to be an increase in the amount of vehicular journeys to the site which would result in an increase in emissions. Flood Risk Assessment required to define developable area and any potential impact on water quality would require to be addressed. Development would have an adverse impact on local landscape character and setting of Paisley.

### Overall Planning Assessment of the Site

This large site is owned by the NHS and lies to the east of Dykebar Hospital. The site has a frontage onto both Grahamston Road to the west and the A726 to the north. The site is bisected by a former railway line which is owned by Sustrans, and is used as farmland.

The owners propose that consideration is given to the removal of this land from greenbelt. The landowner identifies that the site offers a development opportunity for infrastructure as well as other uses including residential along with a mix of associated uses connected to the development of Dykebar Hospital.

Further information would be required to confirm that all the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. Infrastructure requirements are likely to be significant.

This site has been submitted to facilitate and be associated with the development of Dykebar Hospital. Further details are required in relation to the potential for a new link road between the B771 and the A726. This new road link could help improve traffic flows in the area and support future residential development at Dykebar Hospital.

Further details would be required in relation to the other uses proposed and the requirement for supporting infrastructure in order to allow this site to be fully considered for removal from the green belt in the next Local Development Plan.

## LDP2090

**Previous Ref:** \

**Site Address:** Leethland House, Elderslie

**Site Size (Ha):** 2.49

**Local Development Plan Policy:** ENV1 - Green Belt

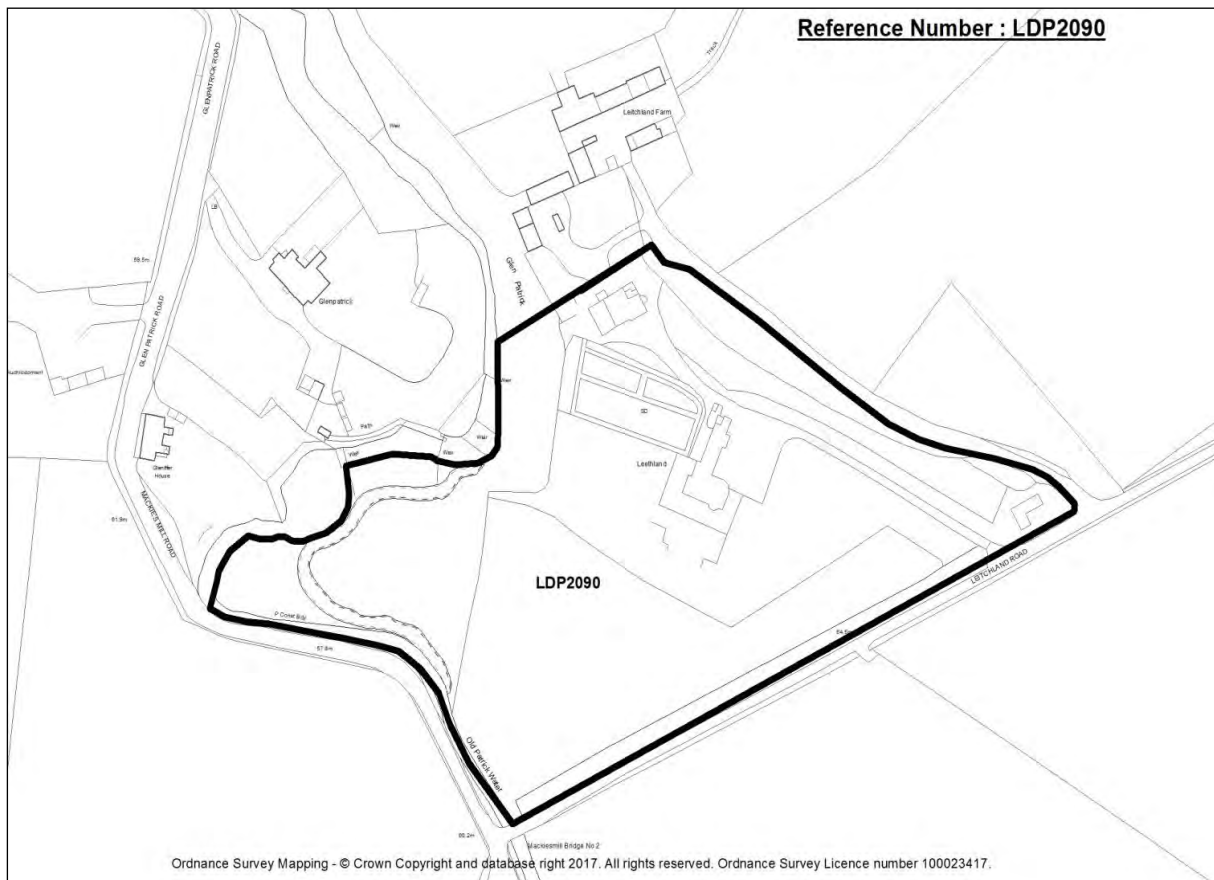
### Proposal

**Ownership/Developer if Known:** Details not provided

**Housing Numbers (estimate):** Details not provided, approximately 10-15 units

**Programming (estimate):** 1-2 years

**Any Works Carried Out Since Last LDP:** This site was not submitted for consideration through Local Development Plan 1



## Site Visit Comments

### Site Boundaries

Leitchland Road forms the southern boundary and Mackies Mill Road forms the western boundary of the site. Woodland that has become established on the site now provides a boundary to the north. There is a farmstead to the north and the access track to this farm forms the eastern boundary. The land surrounding the rest of the site is agricultural land. Old Patrick Water lies to the west of the site. Access to the site is from Leitchland Road which is a narrow, single track road.

### Landscape

The site lies within the green belt. It is a predominantly wooded area set in farmland between Foxbar and Elderslie. There is a derelict gate house visible from the road; the former mansion house is now obscured by scrub and woodland.

### Adjoining landscape character and land uses

The surrounding land use is agriculture, mainly used for grazing. To the west of the site there are farmhouses set within their farm area. The Old Patrick Water to the west is a feature in the surrounding landscape.

## Planning History

### Planning Application History

None.

### Reporters Comments

This site was not submitted for consideration through Local Development Plan 1.

### Pre-MIR Meeting

Site submitted during Main Issues Report consultation.

## Key Agency Comments

### **Scottish Environment Protection Agency**

Site sits well above the Old Patrick Water. Surface water hazard has been identified at the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

With regard to River Basin Management Plan improvement measures, SEPA identify that the pressure on water quality is unknown.

### **Historic Environment Scotland**

This development has the potential to affect the C listed buildings, Leethland Glenpatrick Road LB38961 and Leitchland Farm LB18829. Content that there is potential for this site to accommodate the level of development indicated whilst protecting the listed buildings through appropriate application of policy. If carried forward into the proposed plan, would seek appropriate use of the existing listed buildings on the site as part of the new development.

### **Transport Scotland**

No comments.

### **Scottish Natural Heritage**

This site is predominantly wooded, forming part of a wider, functional habitat network. It has a strong rural character and is physically and visually separate from Elderslie, forming part of the wider landscape setting. Development would result in locally-significant and adverse landscape and visual impacts.

### **Scottish Water**

No comments.

### **Sport Scotland**

No comments.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Much of the site is now covered with a mixture of scrub, semi and mature trees. The woodland will contribute to the riparian corridor along the Old Patrick Water. There is likely to be significant biodiversity, flora and fauna interest on the site because it has been vacant for a considerable length of time and it is overgrown with a range of plants, shrubs and trees.

### **Historic Environment**

Leethland House is a category C listed building and Leitchland Farmstead to the north is also a category C listed building. Leethland house is currently on the Buildings at Risk Register as it is in a ruinous state and has been the subject of several damaging fires. There are three archaeological trigger zones located to the west of the site.

### **Material Assets**

Redevelopment of the site and listed buildings would provide an opportunity to incorporate low carbon technologies into the design of any buildings. The redevelopment of a building on the Buildings at Risk Register would facilitate the restoration of listed building and a material asset.

### **Air**

Development of the site would result in more vehicle emissions given the location of the site.

### **Water**

The location of the site relative to the Old Patrick Water means that a Flood Risk Assessment is not required. Drainage Impact Assessment and Scottish Water Network Impact Assessment are both required.

### **Climatic Factors**

Development of the site is likely to result in an increase in vehicle emissions given the sites location, lack of public transport and lack of connectivity through pedestrian links.

### **Landscape**

This is a relatively flat area of land which is covered in shrubs, bushes and trees that adds to the local landscape setting.

### **Population and Human Health**

There is no direct access to local services, facilities as well as public transport, therefore vehicular movements are likely to increase with the development of this site. There is also limited connectivity due to a lack of safe pedestrian passage.

### **Soil**

The site was previously developed, although it has been derelict for some time and has significantly generated in relation to biodiversity, flora and fauna. It is unlikely that there would be any significant environmental impact on the soil if the development was of a similar scale and type.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

Redevelopment which could facilitate the restoration of Leethland House would provide a positive environmental benefit in terms of the reuse of a listed building currently on the Building at Risk register. There is likely to be significant biodiversity, flora and fauna interest on the site because it has been vacant for a considerable length of time. Given the isolated location of this site and the lack of pedestrian and public transport connectivity this site will rely on vehicular means to access the site.

### Overall Planning Assessment of the Site

The site is set within the greenbelt between Foxbar and Elderslie. Small scale re-development of this site in association with the restoration and reuse of the listed building would require to be considered in relation to policies ENV1 – Greenbelt and ENV3 – Built heritage of the Renfrewshire Local Development Plan.

Access to the site is achievable although the location is isolated. Further details would be required to fully assess the traffic and transportation issues, although minimal improvements at the junction to entrance to Leithland Road would be required.

No details have been submitted in terms of layout etc. All necessary detailed assessments would be submitted with a planning application.

Education capacity will require to be considered when the final number of units for the site is confirmed.

Leethland House is currently on the Buildings at Risk Register as it is in a ruinous state. It is difficult to see how potential residential development can contribute to the overall site with additional residential units likely to detract from the area. This is a farmland setting and a residential development is unlikely to be in keeping with the countryside environment. It is therefore considered that this site should not be removed from the greenbelt in the next Local Development Plan.

## LDP2091

**Previous Ref:** LDP 2039, 15/3025/DP, 15/3039/DP

**Site Address:** Manswrae, Bridge of Weir

**Site Size (Ha):** 1.72

**Local Development Plan Policy:** ENV1 - Green Belt

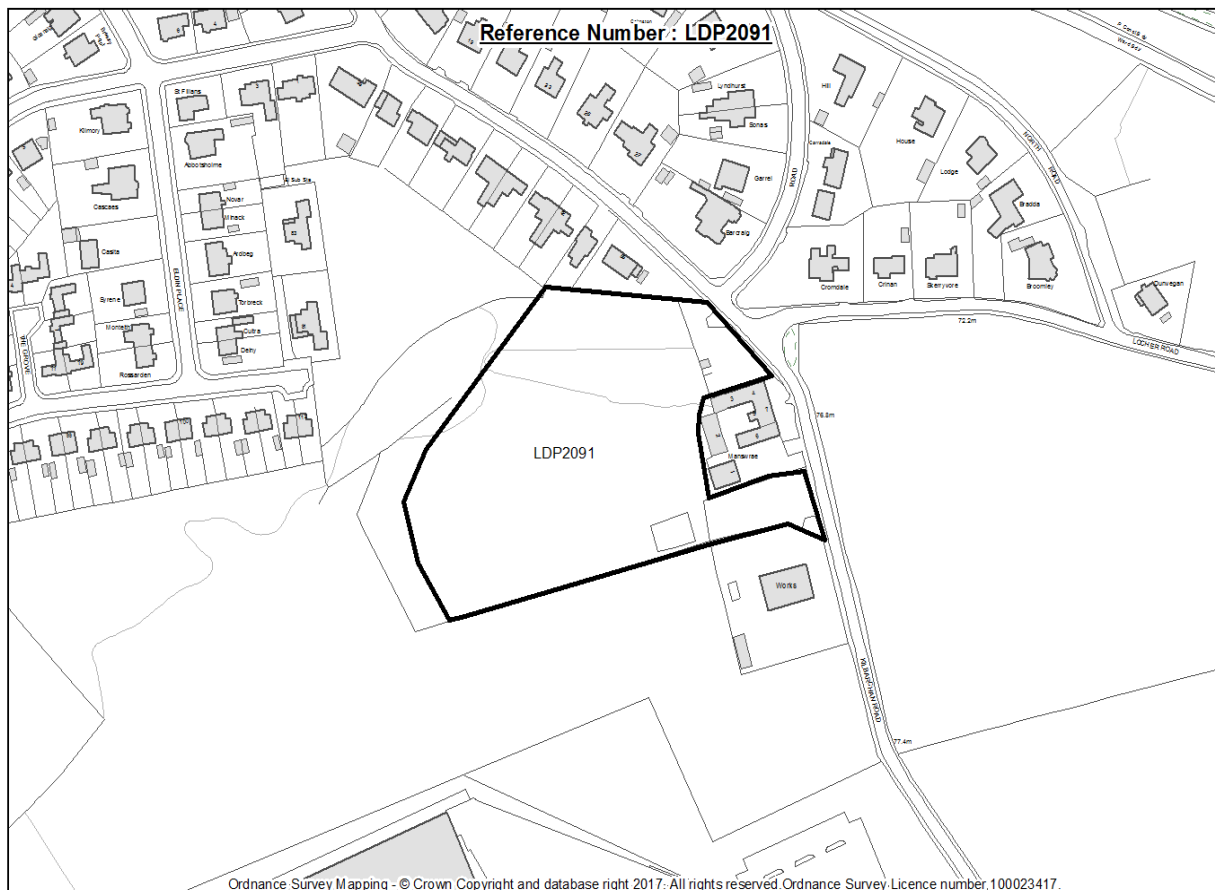
### Proposal

**Ownership/Developer if Known:** Taylor Wimpey

**Housing Numbers (estimate):** 50 units

**Programming (estimate):** 25 per annum

**Any Works Carried Out Since Last LDP:** Investigative works to ensure site is capable of development. Site was assessed at Main Issues stage (LDP 2039), the site size has subsequently been reduced and boundary amended.



## Site Visit Comments

### Site Boundaries

The eastern boundary is formed by Kilbarchan Road and to the north are residential properties along Hazelwood Road. The southern and western boundaries are more open with scrub trees and vegetation providing little containment.

### Landscape

Gently sloping site that is predominately scrub with two areas of woodland that are covered by a Tree Preservation Order. Site of Importance for Nature Conservation (SINC) located along the north western boundary of the site.

### Adjoining landscape character and land uses

To the north residential properties are located along Hazelwood Road. To the east access is provided between a converted farm steading and a commercial unit and yard area used by a construction and landscaping business. The surrounding area is characterised by open grazing fields to the south, west and east with a tannery beyond the field to the south.

## Planning History

### Planning Application History

No history

### Reporters Comments

The rejection of part of this site in the preparation of Local Development Plan 1 was not pursued by the landowner as an unresolved objection at the Proposed Plan stage, no Reporter assessment.

### Pre-MIR Meeting

Advice was given in relation to larger site (LDP 2039) at Pre-Mir stage. Advised that it was difficult to see how this fits with the place of Bridge of Weir. The developer needs to show how the site could fit well with the overall village. Site appears to resemble backland development.

There are also issues with the close proximity of the tannery. The site floods and there is also a SINC that runs through the site.

Indicated the need to consider education requirements for the development as well as drainage and waste water requirements and capacity.



## Key Agency Comments

### **Scottish Environment Protection Agency**

A small part of the site affected by fluvial risk and a Flood Risk Assessment will need to be submitted to ascertain the developable extent of the site. Surface water hazard has been identified at the site. SEPA would expect foul drainage to connect to Scottish Water sewer.

Potential co-location issues in relation to odour and noise from nearby leather tannery and associated works. Given the issues of residual odour and noise, SEPA consider that the proposed residential site is not compatible with the existing adjacent land use and that there are insufficient separation distances. SEPA advise that the site is unsuitable for residential use.

With regard to River Basin Management Plan improvement measures, SEPA identify that water flows and levels caused by water abstraction (business water use) may need to be considered.

### **Historic Environment Scotland**

No comment.

### **Transport Scotland**

Potential cumulative traffic impact of developments served by junctions at Barrochan, Lincive as well as potential impact on St James interchange requires further consideration.

### **Scottish Natural Heritage**

This site appears to consist of semi-natural wetland habitat with a smaller area of native woodland identified in the Native Woodland Survey of Scotland. It forms part of a wider, functional habitat network and appears to have some active use for informal recreation.

### **Scottish Water**

There is currently sufficient capacity at the water and waste water treatment works, however, significant development has been proposed for this catchment and a growth project will likely be required in the near future, but this should not impact on development. Due to the size of the proposed development, should this site go ahead, it will need a water and drainage impact assessment to evaluate Scottish Water's infrastructure. There is a sewer crossing the northern section of the site. The developer should contact Scottish Water to find out whether a diversion will be required.

### **Sport Scotland:**

No Comment.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

The majority of the site consists of overgrown scrub and two areas of woodland which are covered by a Tree Preservation Order. There is a Site of Importance for Nature Conservation (SINC) to north west of the site. The site has some value in terms of its biodiversity, flora and fauna.

### **Historic Environment**

No known cultural heritage issues identified within the site, adjacent to a Category B Listed Building.

### **Material Assets**

There will be opportunities to incorporate low carbon technologies in the design and new build units.

### **Air**

There is likely to be an increase in vehicular movements should this site be developed which may impact on air quality, however, this will be limited given the size of the site. Odour issues in relation to proximity to Bridge of Weir tannery.

### **Water**

A Flood Risk Assessment and Drainage Impact Assessment are required. A Scottish Water Network Impact Assessment is also required. There is a sewer crossing the northern section of the site.

### **Climatic Factors**

Location of the site may encourage carbon emissions through vehicular usage.

### **Landscape**

The landscape character of the site is overgrown with scrub and woodland which slopes gently westwards. The site is not overly prominent in the local landscape given the surrounding land uses.

### **Population and Human Health**

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. Potential noise as well as odour issues in relation to proximity to Bridge of Weir tannery.

### **Soil**

As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

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. Two areas of woodland which are covered by a Tree Preservation Order and a Site of Importance for Nature Conservation (SINC) are located within the site. 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.

### Overall Planning Assessment of the Site

The site is constrained by a lack of a proper frontage and therefore would appear as backland development.

Access to the site is achievable from Kilbarchan Road. Further details would be required to fully assess the traffic and transportation issues.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. A cumulative assessment of the impact to the local and trunk road network is required.

In line with the evidence work provided to inform the new Renfrewshire Local Housing Strategy affordable housing would require to be considered at this site.

In terms of education, both primary and secondary education provision requires to be considered. The developer has confirmed that they would assist the Council to ensure adequate primary and secondary school capacity as required.

The developer has indicated that all of the constraints to developing on this site such as drainage, access and infrastructure can be dealt with.

All necessary assessments would be submitted with a planning application. The developer confirmed that the site does not have any issues or constraints which would preclude development.

The developer has provided sufficient details to suggest that this site is both deliverable and effective and has sought to address the concerns raised in the assessment of site LDP 2039 by reducing the size of the site.

There is still concern in relation to the close proximity of the tannery and the potential impact from odour on residential amenity. Therefore it is considered that the site is not suitable for release from the green belt as a future housing site.

## LDP2092

**Previous Ref:** 5054-4, 5054-5, 5054-6

**Site Address:** West Sites, Howwood

**Site Size (Ha):** 12.23Ha

**Local Development Plan Policy:** ENV1 - Green Belt

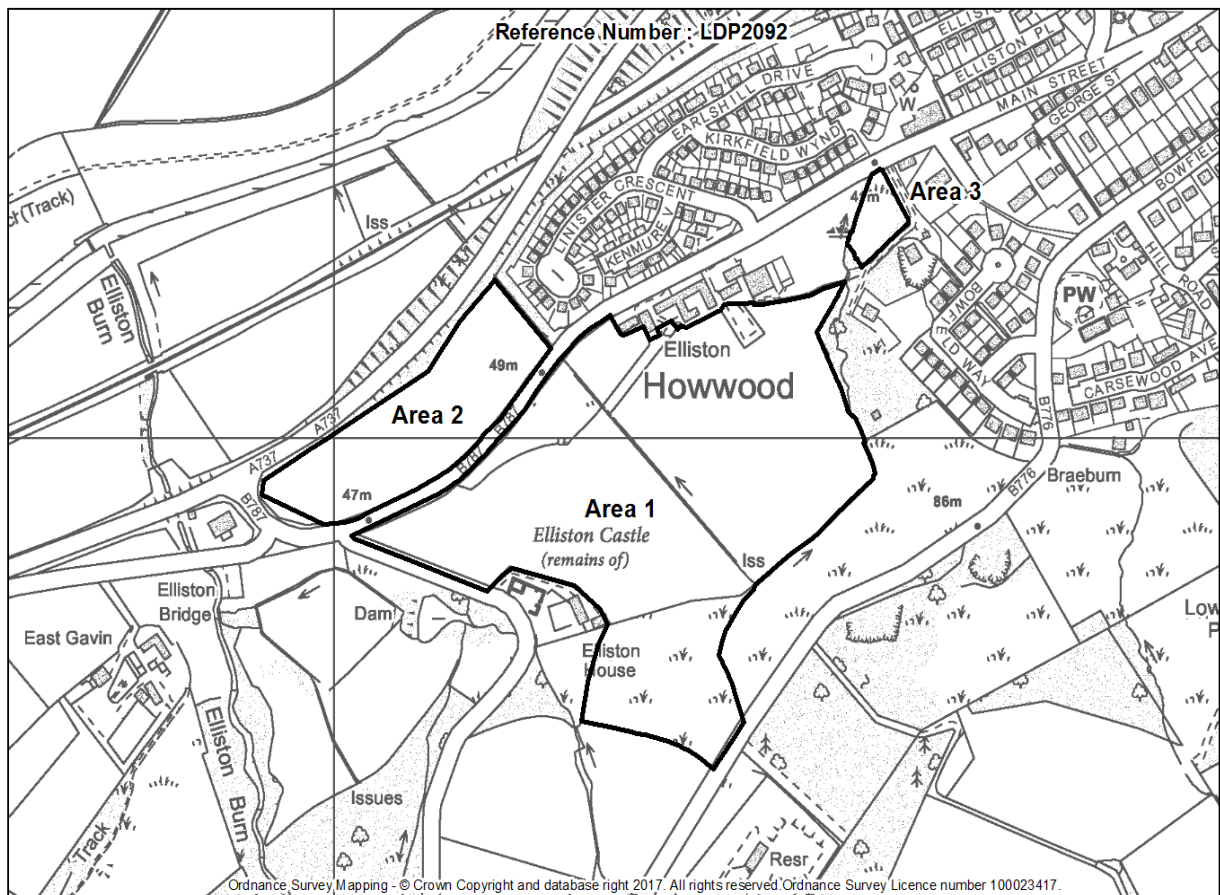
### Proposal

**Ownership/Developer if Known:** Mactaggart & Mickel Homes Ltd

**Housing Numbers (estimate):** No details have been provided. Capacity estimated to be 150 units.

**Programming (estimate):** Estimated at 25 per annum.

**Any Works Carried Out Since Last LDP:** Investigative works to ensure site is capable of development. A landscape and visual appraisal has been provided for the site.



## Site Visit Comments

### Site Boundaries

This site is split into three areas.

Area 1 - the boundaries to the north, west and east of the site are established hedges with established mature trees, these provide a degree of containment. The site is undulating in character. The northern boundary also borders a collection of farm buildings along the B787 Beith Road.

Area 2 – the land is located between the A737 to the north and the B787 to the south. The site's boundary to the south is an established hedge with the occasional mature tree. To the east the boundary is that of the settlement, an established hedge and trees. To the west the boundary to the site is an established hedge and groups of trees and to the north is a post and wire fence and trees, shrubs and bushes at intervals along the boundary.

Area 3 - the western boundary is open with an area of scrubby vegetation beyond. To the south and east there are residential properties with established mature trees providing an enclosed character and the B787 providing the boundary to the north.

### Landscape

Area 1 - the site is irregular in shape, undulating grazing fields and sloping down to the north west into the Black Cart Water Valley. The northern section along the B787 Beith Road contains a steeply sloping area down to the north west and there is a wooded area in the southern most area of the site.

Area 2 - the site is irregular in shape, an undulating grazing field open in character, consistent with the surrounding landscape to the north and west of the settlement.

Area 3 - Scrub green space that appears to be a triangular opening in the woodland area. A stream flows in a north easterly direction along the western boundary.

### Adjoining landscape character and land uses

Area 1 - to the north there is another open undulating grazing field, to the east there is an established woodland area with the settlement beyond, to the south and west of the site there is established woodland and open grazing fields.

Area 2 - to the north there is the A737 and open undulating grazing fields beyond, to the east there is the settlement, to the south there is undulating grazing fields which form Area 1.

Area 3 - to the west, there is an area of scrubby vegetation and a farmstead development beyond, to the south and east there are residential properties.

## Planning History

### Planning Application History

None.

### Reporters Comments

#### Area 1

The steep, elevated and particularly peripheral nature of this site severely limits the case for its release for housing development. Agree that it is highly visible in the landscape. It is part of the green-backdrop to the village and is therefore very important to its landscape setting. It would be impossible to undertake development on this site in a way which would satisfactorily integrate with the village. It would effectively become a separate environmental area.

The Reporter considered this site to be among the weakest candidates for development within the plan period. This is consistent with, and largely influenced by, the terms of the landscape assessment undertaken on behalf of the authority.

#### Area 2

This attractively situated site is exposed to view from Beith Road (B787) and even more so from the A737 near their junction at the west end of the village. The boundaries are not universally open. This undulating site sits quite low in the landscape. However, its release would represent a form of ribbon development in a distinct area reaching as far as the above junction. This would be well outside the presently defensible green belt boundary at this end of the village. As it stands the site contributes positively to the village entrance.

### Pre-MIR Meeting

Following an invitation to discuss the proposed land use change of this site in the new Renfrewshire Local Development plan, the developers have made no contact to have a meeting.

## Key Agency Comments

### **SCOTTISH ENVIRONMENT PROTECTION AGENCY**

A number of small watercourses run through or along the boundary of the site, and a Flood Risk Assessment will need to be submitted to ascertain the developable extent of the site. SEPA note that the potential development could increase the probability of flooding elsewhere. Surface water hazard has been identified at the site.

### **HISTORIC ENVIRONMENT SCOTLAND**

Site lies to the immediate northwest, north, and east of the scheduled monument Elliston Castle SM 12812. Development within the vicinity of the scheduled area would need to take into account national policies safeguarding the setting of scheduled monuments. Given the topography, it is considered likely that sensitively designed development could be undertaken within the parcel of land to the north of the B787 without having a significant adverse impact on the setting of the monument. Similarly, some development in the field which forms the eastern section of the site south of the B787 could likely be undertaken without having a significant adverse impact on the setting of the monument.

Development of the field immediately adjacent to and surrounding the scheduled monument could have a significant adverse impact on the setting of the monument such that it might raise issues of national importance. It is recommended that the boundary should be amended to exclude this field

### **TRANSPORT SCOTLAND**

Potential cumulative traffic impact of developments served by junctions at Barrochan, Linclive as well as potential impact on St James interchange requires further consideration.

### **SCOTTISH NATURAL HERITAGE**

This site consists of agricultural fields, north and south of the B787. The site is elevated and prominent in views. It contributes to the western landscape setting of Howwood and creates a strong rural character and gateway on approach along the B7878 and A737. Development would have significant and adverse impacts on local landscape character and on the existing landscape setting of Howwood and the A737.

### **SCOTTISH WATER**

There is currently sufficient capacity at the water and waste water treatment works, however, due to the size of the proposed development, should this site go ahead, it will need a water and drainage impact assessment to evaluate Scottish Water's infrastructure. There is a water mains just inside the site boundaries. The developer should contact Scottish Water to discuss whether there will be any impact on the site.

### **SPORT SCOTLAND**

No comments.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Site of Importance for Nature Conservation (SINC) covers part of the area to the south of Area 1 where woodland and scrub have been identified as providing a biodiversity interest, supporting various woodland species. Parts of Area 2 that are in use as pasture farmland may be of less importance for biodiversity. Areas 1 and 3 have a range of bushes, shrubs and trees where there is likely to be biodiversity interest.

### **Historic Environment**

Elliston Tower Scheduled Monument is located on the western boundary of the site and there is an archaeological trigger zone in the area adjacent to the Tower. Elliston farm house to the north of Area 1 is a B listed building.

### **Material Assets**

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. There will be opportunities to link to the Core Path that is located to the south of Area 1.

### **Air**

There is likely to be an increase in vehicular movements should these sites be developed.

### **Water**

A Flood Risk Assessment would be required due to Elliston Burn and unnamed burn being associated with Area 3. The unnamed burn floods Area 3 in excess of two metres for the entire site area. The Elliston Burn flood risk to Area 1 is minimal, but a Flood Risk Assessment is still required. Localised deep pluvial flooding to the north west of the site. A Drainage Impact Assessment and a Network Impact Assessment would also be required. There is a water mains just inside the site boundaries.

### **Climatic Factors**

There is a significant flood risk for Area 3. Location of the site may encourage carbon emissions through vehicular usage.

### **Landscape**

In terms of Areas 1 and 2, the land identified is beyond the village envelope, and is currently used as pasture farmland. Areas 1 and 2 are visible from the surrounding roads. Area 1 slopes up hill, away from the B787 and is open in its aspect to the north. Area 3 is a scrub green space which is an opening in an established woodland area.

### **Population and Human Health**

Parts of the sites have been identified as having a flood risk. Two of the sites (Areas 1 and 2) are on the edge of the village. There is access to public transport, although increased vehicular usage is likely to result.

### **Soil**

The development of the site may result in the sealing of previously undeveloped land. Area 2 and Area 3 are both within a Coal referral area.



## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

Issues related to the impact that development would have on the landscape setting of the village. Area 1 is a prominent site on the entrance/exit to the village. Although not overly prominent, Area 2 adds to the overall setting of the village, whereas, Area 3 appears to be a haven for biodiversity. The setting of the scheduled monument requires to be safeguarded. Residential development at these locations, particularly Areas 1 and 2, is likely to increase the amount of car journeys resulting in an increase in emissions. A Flood Risk Assessment is required to identify the developable area of Area 2. Development of Area 3 is significantly constrained by flood risk.

### Overall Planning Assessment of the Site

The two larger sites (Area 1 and 2) are very prominent greenbelt sites which can be viewed from the A737 and B787, both contribute to the setting of Howwood. Development in these areas would impact on the local landscape character which would be detrimental to the visual amenity of the area.

Further details would be required to fully assess site access and other traffic and transportation issues. An assessment on the potential impact to the local and trunk road network would be required to assess the cumulative impact of the development.

In line with the evidence work provided to inform the Renfrewshire Local Housing Strategy, affordable housing would require to be considered at this site.

In terms of education there are no capacity issues raised with regard to either the primary or the secondary school provision but this depends on the potential for development elsewhere in this school catchment area. This will need to be continually assessed.

There is a water mains just inside the site boundaries. The developer should contact Scottish Water to discuss whether there will be any impact on the site. The developer indicated, previously, that any constraints to developing these sites such as flooding, drainage, access or infrastructure could be overcome. All necessary assessments would be submitted with a planning application.

The overall Local Development Plan Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. It is considered that the proposed development of Area 1 and 2 would extend the existing settlement into prominent open countryside which would have an adverse impact on the landscape and the setting of this part of Howwood as well as setting an undesirable precedent. Area 3 may have the potential for 1 house, however, the site has significant flooding and access constraints.

Since the previous submission of this land in Local Development Plan 1, the developer has not taken on board comments from the Council or Reporter. It is considered that the land is not suitable for release from the green belt as a future housing site.

## LDP2093

**Previous Ref:**

**Site Address:** Merchants Close, Kilbarchan

**Site Size (Ha):** 0.24

**Local Development Plan Policy:** ENV1 - Green Belt

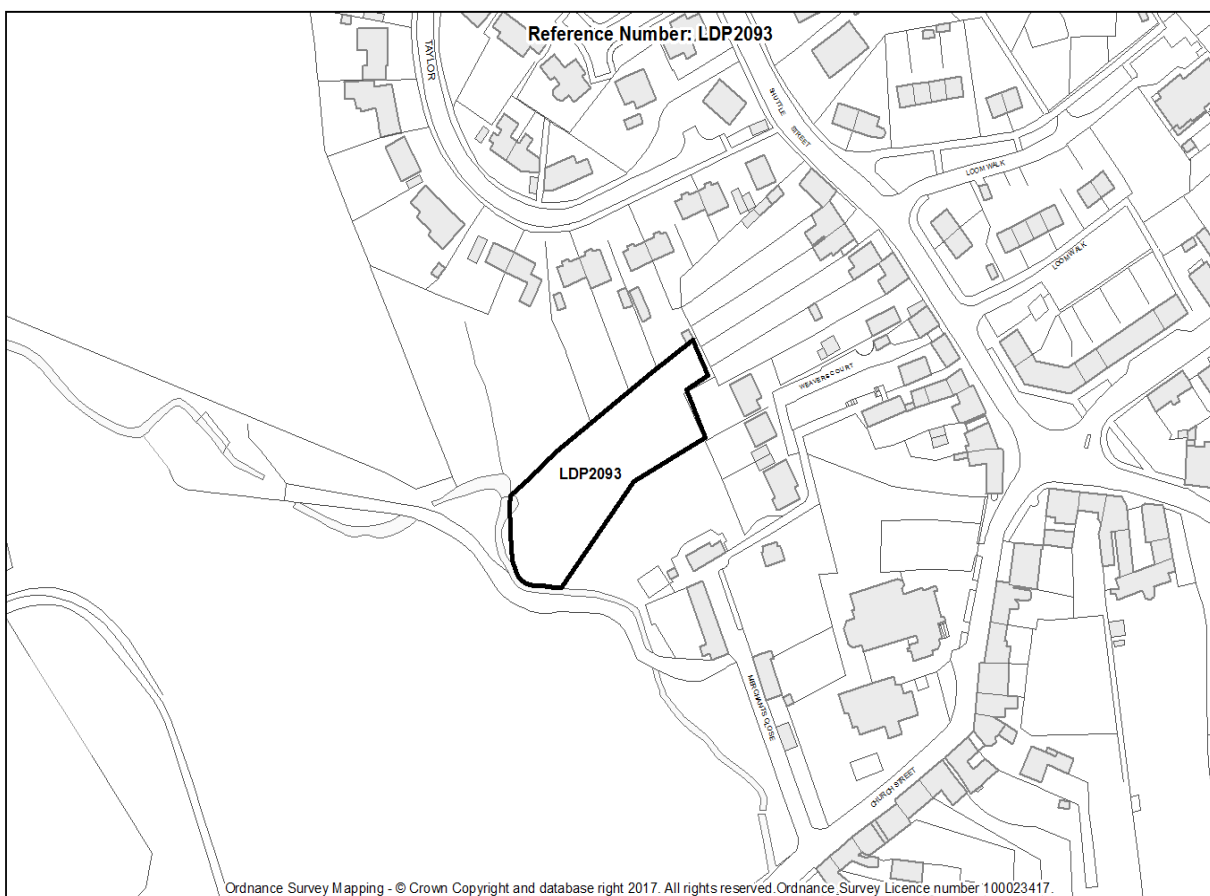
**Proposal**

**Ownership/Developer if Known:** Murray / Bell Architects

**Housing Numbers (estimate):** Details not provided, potential for approximately 3 houses

**Programming (estimate):** Details not provided

**Any Works Carried Out Since Last LDP:** New site, site was not considered in the preparation of the current adopted Renfrewshire Local Development Plan (2014)



## Site Visit Comments

### Site Boundaries

The site boundary to the east is formed by the rear gardens of houses on Shuttle Street and Weavers Court. To the north are the rear gardens of houses on Taylor Avenue which appear to have been extended into the greenbelt with residential properties also to the south off Merchants Close. The boundary to the west follows the Kilbarchan Burn with an area of established woodland.

### Landscape

The site is located out with the village envelope and is an isolated, elongated area of land sitting to the north of Merchants Close, an unadopted cul-de-sac, which serves four existing dwelling houses. Most of the site is scrubby grassland with the exception of some self-seeded trees and the woodland to the west. The woodland and Kilbarchan Burn to the west create a natural boundary to the site. There is some evidence of the land being used by local residents informally for recreation or garden ground.

### Adjoining landscape character and land uses

The site is surrounded on three sides by residential use with a strip of open grassland between the site and Woodside Cottages to the south. The residential properties to the south and east are included within the Kilbarchan Conservation area. To the west of the site beyond Kilbarchan Burn and the established woodland is Glentyan Estate.

## Planning History

### Planning Application History

None.

### Reporters Comments

This site was not submitted for consideration through the Adopted Local Development Plan (2014) preparation.

### Pre-MIR Meeting

Site submitted during Main Issues Report consultation.

## Key Agency Comments

### Scottish Environment Protection Agency

Awaiting comments.

### Historic Environment Scotland

No comment.

### Transport Scotland

No comment.

### Scottish Natural Heritage

No comment.

### Scottish Water

There is currently sufficient capacity at the water and waste water treatment works . There is a sewer running across the middle of the site. The developer should contact Scottish Water to discuss whether a diversion is required.

### Sport Scotland

No comment.

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

Biodiversity, flora and fauna interests likely especially along the western boundary. The site is a combination of scrubby grassland with some trees growing on the site. There is a Tree Preservation Order forming the western boundary. Ancient woodland forms the western boundary of the site. The Kilbarchan Burn follows the site boundary to the west, therefore, there are likely to be riparian species associated with this area.

### **Historic Environment**

Archaeological trigger zone covers the majority of the site. The site is immediately to the north and west of Kilbarchan Conservation Area. Woodside cottage at the north end of Merchants Close, adjacent to the proposed site, is a category 'C' listed building.

### **Material Assets**

There is a Core Path leading from Merchants Close to Shuttle Street. Opportunities to incorporate low carbon technologies in the design and new build units.

### **Air**

Limited impact given the size of the site.

### **Water**

The site is partially in the functional flood plain of the Kilbarchan Burn. A Flood Risk Assessment and Drainage Impact Assessment will be required to define the developable area. Scottish Water Strategic Network Impact Assessment will also be required. There is a sewer running across the middle of the site. The developer should contact Scottish Water to discuss whether a diversion is required.

### **Climatic Factors**

Public transport is accessible although limited at evening and weekends. Any to potential impact from car use is likely to be minimal given the size of the site.

### **Landscape**

The site is located out with the village envelope. It is an isolated, elongated area of land sitting to the north of Merchant's Close consisting of grass land with some trees. To the west is an extensive area of woodland.

### **Population and Human Health**

The site is in close proximity to the village and to public transport which may reduce the any increase in vehicular movements. There is a Core Path located to the south of the site which could link to the development.

### **Soil**

Greenfield site, therefore development may result in sealing of previously undeveloped land.

## Overall Assessment of the Site

### Overall Strategic Environment Assessment of the Site

There are a number of environmental considerations associated with this site in relation to biodiversity and built heritage. Careful consideration of design would be required given the close proximity of the site to the Conservation Area and listed buildings. There is also a need to consider potential impacts on the water environment and a Flood Risk Assessment and Drainage Impact Assessment would be required to define the developable area.

### Overall Planning Assessment of the Site

Although part of this site adjoins an existing residential area, it is difficult to see how development of this site can add to the place of Kilbarchan or feel connected and integrated to the existing built environment. The site is constrained by a lack of a proper frontage as well as appearing as back land development.

Suitable access to this site would be difficult to achieve therefore further details of access, junctions, parking and turning facilities for the development of this site is required before a full traffic and transportation assessment can be made.

In terms of education there would be no issues given the size of this site.

There is a sewer running across the middle of the site. The developer should contact Scottish Water to discuss whether a diversion is required. The owner requires to demonstrate that all of the constraints to developing on this site such as flooding, drainage and access can be dealt with.

The site fails to integrate with the existing settlement and is constrained by a potential flood risk and access issues. The owner has not provided sufficient information to determine that the site is deliverable and effective. The site is not considered to be suitable as a residential site in the next Renfrewshire Local Development Plan.

## APPENDIX 1 - Site Assessment Template

**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

## 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 their 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 help the green network

### **Air**

For example impact on AQMA, will development introduce 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 2 – Sustainability Data Considered in Strategic Environmental Assessment

Environmental Factor	Environmental Resources Considered
Biodiversity, Flora and Fauna	Special Protection Area, Sites of Special Scientific Interest, Ramsar Wetland, Local Nature Reserve, Site of Importance for Nature Conservation, Protected Species, Wildlife Corridor, Woodland cover (including Ancient and Semi-natural woodland), Tree Preservation Order, Open Space Audit information, Habitat Survey data, Green Belt, Integrated Habitat Network data.
Historic Environment	Scheduled Ancient Monument, Listed Building, Conservation Area, Archaeological sites and Designed Landscapes and Gardens.
Material Assets	Green network including Core Paths and other cycle networks, rights of way, Public and Council Owned buildings or facilities, new building proposals.
Air	Air Quality Management Area, proximity to trunk roads and to other sources of airborne emissions.
Water	Location of water courses and water features, instances of historical flooding and potential flood risk (pluvial, fluvial and sea level rise) and impact on designated water bodies.
Climatic Factors	Proximity of site to public transport network and services, proximity of site to settlement, new buildings and use of material for building and the associated carbon footprint, solar gain, prevailing winds and impact on carbon emissions.
Landscape	Landscape designations. Impact on landscape capacity.
Population and Human Health	Location of potentially contaminated land, location of COMAH consultation areas, location of high voltage overhead electricity transmission lines, location of Scottish Gas Network High Pressure Gas Pipeline, Airport Noise Contours, association between site and potential flooding, open space provision, active travel opportunities.
Soil	Greenfield/Brownfield land, contamination issues, loss of peat soils or the loss of best quality agricultural land.