



Renfrewshire Local Development Plan – Main Issues Report

BACKGROUND PAPER 2

HOUSING SITE ASSESSMENTS (2017)



Renfrewshire
Council



HOUSING SITE ASSESSMENTS – BACKGROUND PAPER 2

Proposed Housing Sites Assessed in Preparation of Main Issues Report – Site Assessments

Each site submitted to the Council for consideration in preparation of the Renfrewshire Local Development Plan through the Suggestions for Land Use Change exercise has been subject to a planning assessment and Strategic Environmental Assessment. Details of the planning assessment for each of the sites are contained within this Background Paper.

Scope of Site Assessments

Each site assessment includes an Ordnance Survey map of the site, site visit notes, a GIS appraisal, feedback from Pre – Main Issues Report meeting with developer, Key Agency comments and a detailed written appraisal of the site.

The assessment considers a full range of planning and sustainability factors including the effectiveness and deliverability of the site; infrastructure considerations; landscape impact and environmental/sustainability impacts.

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

The planning site assessments also provide a summary of the detailed Strategic Environmental Assessment which supplements the overall assessment of the site.

The full strategic environmental assessment of each site can be found within the Environmental Report accompanying the Renfrewshire Local development Plan Main Issues Report (See Appendix 4 of the Environmental Report).

Table 1 provides a summary of the sustainability factors considered within the Strategic Environmental Assessment.

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Table 1 – 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

HOUSING SITE ASSESSMENTS – BACKGROUND PAPER 2

Site Assessments

56 potential housing sites were submitted to Renfrewshire Council in preparation of the Main Issues Report through the Suggestions for Land Use Change exercise for consideration for the next Renfrewshire Local Development Plan.

As detailed in the Renfrewshire Local Development Plan Main Issues Report and Background Paper 1 – Housing Land Requirements, at present no new land allocations are required. However each of these sites has been subject to a planning assessment and Strategic Environmental Assessment which would guide the identification of housing pipeline sites, should they be required, for the Proposed Local Development Plan.

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.

Table 2 lists all of the sites that have been considered in preparation of the Renfrewshire Main Issues Report followed by an assessment of each site.



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Table 2 – Proposed Housing Sites Assessed in Preparation of Renfrewshire Local Development Plan Main Issues Report

Site Reference	Address	Estimated Capacity
LDP2001	Land to the east of Shuttle Street, Kilbarchan	155
LDP2002	Calder Street, Lochwinnoch	120-150
LDP2003	Rhubarb Farm, Land between Craigends Road and Ardgryffe Crescent, Houston	150-200
LDP2007	Land to the south of Kilmacolm Road and Strathgryffe Crescent, Bridge of Weir	70
LDP2016	Gleniffer Road, Paisley	40-50
LDP2022	Arkleston Farm, Paisley	Not provided
LDP2023	Good Shepherd, Old Greenock Road, Bishopton	8-10
LDP2024/2025	Land adjacent to Woodend House, Houston Road, Houston	36
LDP2026	East Fulton Farm, Darluith Road, Linwood	66
LDP2027	Former BASF Site - Hawkhead Road, Paisley	480
LDP2028	Johnshill, Lochwinnoch	5

LDP2029	North and South of Midton Road, Spateston Road, Johnstone	200
LDP2030	South of Kilmacolm Road, Bridge of Weir	150
LDP2031	Barbush North, Johnstone	130
LDP2032	West of Burnfoot Road, Lochwinnoch	130
LDP2033	West of Barochan Road, Houston	50
LDP2034	West of Caplethill Road, Cross Stobbs, Paisley	180
LDP2035	Whitelint Gate, Bridge of Weir	200
LDP2036	Kilbarchan Road/Crosslee Road, Bridge of Weir	50
LDP2037	Barrhill Crescent, (Cemex), Kilbarchan	60
LDP2038	West of Lawmarnock Road, Bridge of Weir	320
LDP2039	Kilbarchan Road, Bridge of Weir	200
LDP2040	Land off Old Bridge of Weir Road, Houston	250
LDP2041	Harelaw Farm, Caplethill Road, Paisley	Not provided
LDP2042	Craigton Farm, Bishopton	100-150
LDP2043	Sandholes Road, Brookfield	90
LDP2044	5 East Fulton Holdings, Linwood	N/A

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LDP2045	Barochan Road/Fulton Drive, Houston	300
LDP2046	Northbar Phase 2, Erskine	56
LDP2047	Southbar, Linburn, Erskine	720
LDP2048	Branscroft, Kilbarchan	150
LDP2050	South of Merchiston and North of A737, Johnstone	150
LDP2051	Land to the North and South of Beith Road, Howwood	124
LDP2052	Kilmacolm Road, Houston	85
LDP2053	Auchenlodment Road, Elderslie	40
LDP2054	Land at Erskine Hospital, Erskine	200
LDP2055	Milliken Road, Kilbarchan	58
LDP2056	Fields at Barochan Road, Brookfield	150
LDP2057	Cochrane Castle Driving Range, Rannoch Road, Johnstone	75
LDP2058	Mackies Mill, Elderslie	200
LDP2059	10 Harbour Road, Paisley	60
LDP2060	Marypark Road, Langbank	14
LDP2061	Former Tennis Courts, Glencorse Road/Corsebar Road, Paisley	50
LDP2063	South of Midton Road, Howwood	4-5

LDP2064	Thriplee Road, Bridge of Weir	30-50
LDP2065	Land at Johnshill, Lochwinnoch	60
LDP2066	Lochwinnoch Golf Club, Lochwinnoch	5-15
LDP2068	Eastbank, Houston Road, Langbank	25-50
LDP2069	Kilmacolm Road, adjacent Gryffe Castle, Bridge of Weir	80
LDP2070	Goldenlea Farm, Bridge of Weir Road, Houston	344
LDP2071	High Craig Quarry, Rannoch Road, Johnstone	880
LDP2072	Linclive interchange, Linwood	Leisure Proposal
LDP2076	Milliken Road, (smallholding site), Kilbarchan	18
LDP2077	Elderslie Golf Course at Newton Avenue, Elderslie	20
LDP2078	Land at Meadowside Farm, Johnstone	100
LDP2079	Drum Farm, Langbank	200

SITE ASSESSMENTS

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:

LDP2001

Previous Ref: 5002

Site Address: Land to the East of Shuttle Street, Kilbarchan

Site Size (Ha): 7.0

Local Development Plan Policy: ENV1 - Green Belt

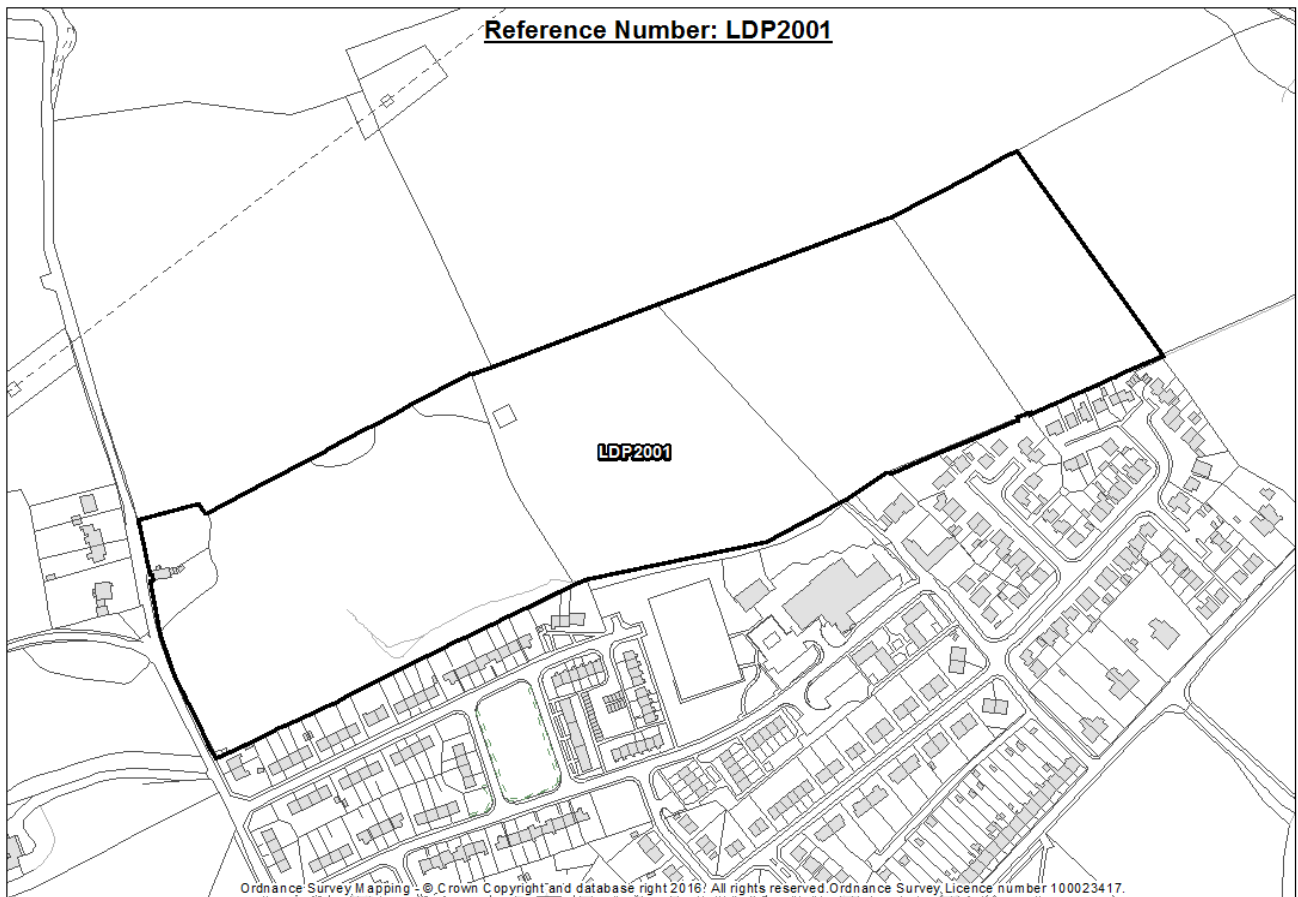
Proposal

Ownership/Developer if Known: Stewart Milne Homes.

Housing Numbers (estimate): 155 units.

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. A tree belt has also been planted around the edges of the site. Layout and masterplanning has been undertaken to demonstrate how this site fits with the existing built form of the village. Initial assessments have been undertaken in relation to access, transportation impact and landscape assessment.



Site Visit Comments

Site Boundaries

Along the western boundary there is a stone wall and timber post and wire fence. The boundary to the north contains a timber post and wire fence with a few established mature trees that provide some containment. The southern boundary consists of the rear garden boundary of residential properties that overlook the site and the boundary of Kilbarchan Primary School and Kilbarchan Nursery. To the eastern boundary is a post and wire fence. Structured boundary planting has been planted to define the edge of the site.

Landscape

Rectangular shaped site undulating and sloping down towards the settlement. The site is a series of grazing fields to the north of the settlement separated by post and wire fencing with the remnants of stone walls on sections of the site. There is a marshy area in the south of the site.

Adjoining landscape character and land uses

To the north, east and west, there are open undulating arable and grazing fields and residential units to the south.

Planning History

Planning Application History

14/0889/NO – Erection of residential development and associated infrastructure works in principle.

00/0529/PP – Erection of residential development and associated roadways – Refused.

Reporters Comments

No case for the release of this site from the green belt at the present time. This is despite the position of a housing land supply shortfall. The site is elevated and reaches well outside the existing perfectly defensible green belt boundary. Its release would involve a lengthening of this existing green belt boundary, while relocating it at a higher altitude. The development of this site would be arguably logical only in map form, even then taking a very 'broad brush' approach. The site has no frontage to existing streets. Struggle to envisage how new housing development at this site – in a completely separate neighbourhood – would integrate satisfactorily with the rest of the village.

Pre-MIR Meeting

Advice was given that in relation to placemaking, the developer needs to show how the site could fit well with the overall village particularly when the village of Kilbarchan faces the opposite direction from the site. It was difficult to see how this site could add to the overall place.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Most of this site is fine from a flood risk perspective. A more detailed flood risk assessment may be required to ascertain the precise developable extent of the site.

Development could impact on Station Road CSO. Drainage Impact Assessment recommended. Standard watercourse buffer. Minor un-named issues and sinks at two separate locations within the site, boundary buffer strips would be required in accordance with guidance.

Scottish Environment Protection Agency (SEPA) would oppose any culverting of the watercourse and any planned surface water discharge to the watercourse would require consultation with SEPA regarding applicable authorisation.

Potential co-location issues with Bridge of Weir Leather Group site 1 km to north west of site and Kilbarchan Quarry 650 metres to the south east, however no present ongoing issues with sites.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

On prominent rising land to north of Kilbarchan in fields which currently form settlement setting. A strong eastern boundary would need to be created to prevent further spread eastwards.

SCOTTISH WATER

No response.

SPORT SCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large site which is predominantly open grassland used for grazing. A small number of mature trees exist along the perimeter of the site. Some biodiversity interest exists to the boundaries of the site.

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.

Air

There is likely to be an increase in vehicular movements should this site be developed, this may have an impact on air quality. Potential co-location issues with Bridge of Weir Leather Group site 1 km to north west of site and the quarry 650m to the south east.

Water

A small tributary burn bisects the site in an east to west direction. Development of this site may cause problems downstream, history of flooding in the settlement. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off.

Climatic Factors

Location of the site may encourage carbon emissions through increased vehicular usage however this is unlikely to be significant.

Landscape

A rectangular shaped site which undulates and slopes down towards the settlement.

Population and Human Health

Although the site lies on the edge of the settlement, it is located uphill from the village centre and its location may encourage higher rates of vehicular usage.

Soil

As the site is greenfield, its development may 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 impact that development of this site would have on the landscape and setting of the village. There is likely to be some biodiversity interest on the edges of this site. Development at this location on the edge of the village is likely to increase the amount of vehicular journeys in this village which may have an environmental impact.

Overall Planning Assessment of the Site

This site on the edge of the village it is contained to the north, south and west by existing boundaries but is open to the east. It is considered that allowing development of this site has the potential to present pressure on further future development to the fields to the east of this site, which is unacceptable.

On plan, this site may appear as a logical extension to the village of Kilbarchan. However on site, it difficult to see how development of this site will add to the place of Kilbarchan.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. A cumulative assessment of the impact to the trunk road network would be required should this site be released.

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 St Margaret's Primary School and Kilbarchan Primary School seek additional provision to accommodate the proposed number of units. Secondary school provision is currently not an issue but this depends on the potential for development elsewhere in this school catchment. This will need to be continually assessed.

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 detailed assessments will be submitted with a planning application. The developer confirmed that the site does not have any issues or constraints which would preclude development of a residential nature.

Since the previous submission of this site in Local Development Plan 1, the developer has taken on board both the Councils and the Reporters comments and planted a more defensible green belt boundary along with extensive landscaping proposals and a layout which shows footway connections to the existing residential area to the south.

The developer has provided sufficient details to suggest that this site is both deliverable and effective.

This is a fairly prominent field at the northern entrance to village and although the developer has aimed to try and address this by providing a less dense, landscaped layout, with the proposal to plant new woodland along the boundaries of the site, it is still difficult to see how this site can add to the village setting. There is also the concern that allowing development on this site will set an undesirable precedent to extend development further east. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2002

Previous Ref: 5010 and 2249

Site Address: Calder Street, Lochwinnoch

Site Size (Ha): 7.16

Local Development Plan Policy: ENV1 - Green Belt

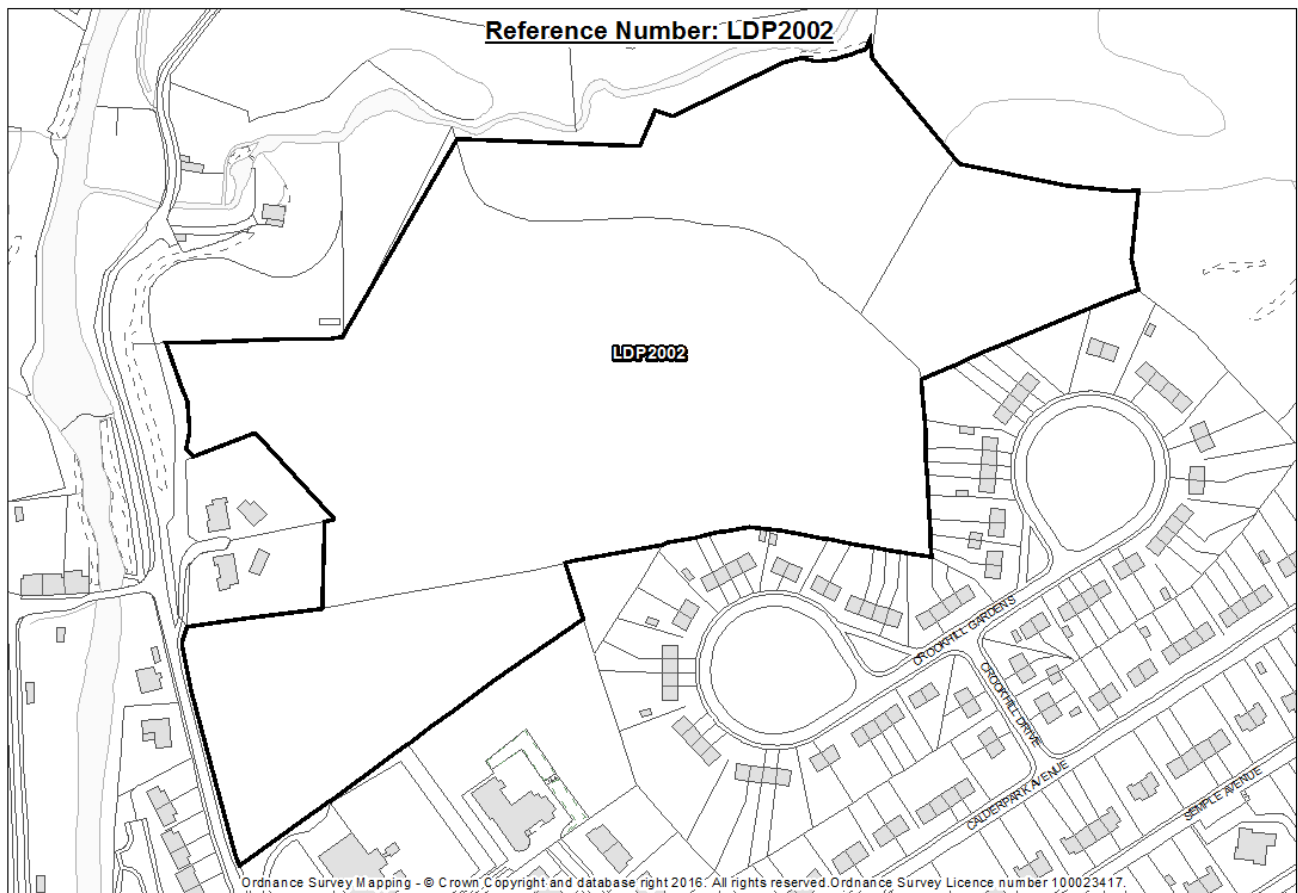
Proposal

Ownership/Developer if Known: Taylor Wimpey

Housing Numbers (estimate): 150

Programming (estimate): No details provided

Any Works Carried Out Since Last LDP: The developer has undertaken an initial transport assessment and investigated the potential means of access to the site, which was considered potentially challenging. A layout for the site has also been provided for information.



Site Visit Comments

Site Boundaries

To the south west, the boundaries of the site consist of an established tall hedge. Along the southern border, the boundary of the site is formed by the rear garden boundaries of residential properties. To the north the boundary follows a woodland edge that provides containment locally in the northern section of the site.

Landscape

Undulating grazing fields with areas of tall overgrown grasses, rushes and scrubby vegetation. In the north eastern area there are also isolated escarpments and small rocky outcrops.

Adjoining landscape character and land uses

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

Planning History

Planning Application History - N/A

Reporters Comments

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

Pre-MIR Meeting

The landowner submitted this site in the 2011 Suggestions for Land Use Change exercise but did not submit the site for consideration in the 2015 Suggestions for Land Use Change exercise. However through the pre-MIR meeting, this site was discussed by house builders interested in pursuing development on the site. Comments provided at this meeting were that the site has challenging access issues and it is difficult to see how the site can fit with the overall place of Lochwinnoch.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective, a detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site. Records of historic flooding in the area.

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: No comment.

SCOTTISH WATER: No response.

SPORT SCOTLAND: No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site consists of grazing fields, overgrown with grasses and scrubby vegetation. An established woodland lies within the Cloak Burn valley to the north of the site. It is anticipated that biodiversity is likely to be significant on and around the site.

Historic Environment

Two separate archaeological trigger zones cover the western part of the site.

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 the site be developed. Given the location of the site to the north of the village, this is likely to have an impact.

Water

Part of the site could extend onto the 1:200 year fluvial outline of the Cloak Burn. Development of this site may cause problems downstream where there has been a history of flooding from the River Calder. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off. Development of additional housing requires to consider potential to impact on Castle Semple Loch, adequate sewage provision requires to be in place.

Climatic Factors

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

Landscape

The site is irregular in shape, and mainly consists of undulating grazing fields. An established line of trees is present in the south western section of the site, separating the two main fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation. The north eastern area also has isolated escarpments and small rocky outcrops.

Population and Human Health

Site is accessible to the village centre, from where there is access to public transport. However the location of the site on the edge of the village is likely to result in more car use.

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. Given that the site has an array of overgrown with grasses, scrubby vegetation, wildflowers and rushes etc, it is likely to have various biodiversity features. The potential impact on water is also a Strategic Environmental Assessment issue.

Overall Planning Assessment of the Site

On plan and on site, this site goes beyond the village envelope. Development of this site is likely to appear as backland development on the edge of Lochwinnoch. It would be challenging to fully integrate with the existing built form of the settlement. It is difficult to see how development of this site can add to the place of Lochwinnoch. The site is constrained by a lack of a proper frontage.

The site is heavily constrained by the potential access to this site and how this could be formed without extensive engineering works which would undoubtedly threaten viability. Further work has been undertaken by the developer to show that although challenging, access is achievable.

Minimal surface water risk to the south of the site. No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding from the River Calder. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

In terms of education, Lochwinnoch Primary School would require additional provision to accommodate the new housing development. Secondary school provision is currently not an issue but this depends on the potential for development sites elsewhere in this school catchment. This will need to continually be assessed.

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.

It is considered that due to the challenging access and roads constraints, along with the need to look at primary school provision as well as extensive platforming on the site, it is difficult to see how this site is deliverable and effective.

Moreover it is difficult to see how this site can add to the village setting or contribute to the overall place. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2003

Previous Ref: 5021, 15/3041/DP

Site Address: Rhubarb Farm, Land between Craigends Road and Ardgriffe Crescent, Houston

Site Size (Ha): 7.5

Local Development Plan Policy ENV1 - Green Belt

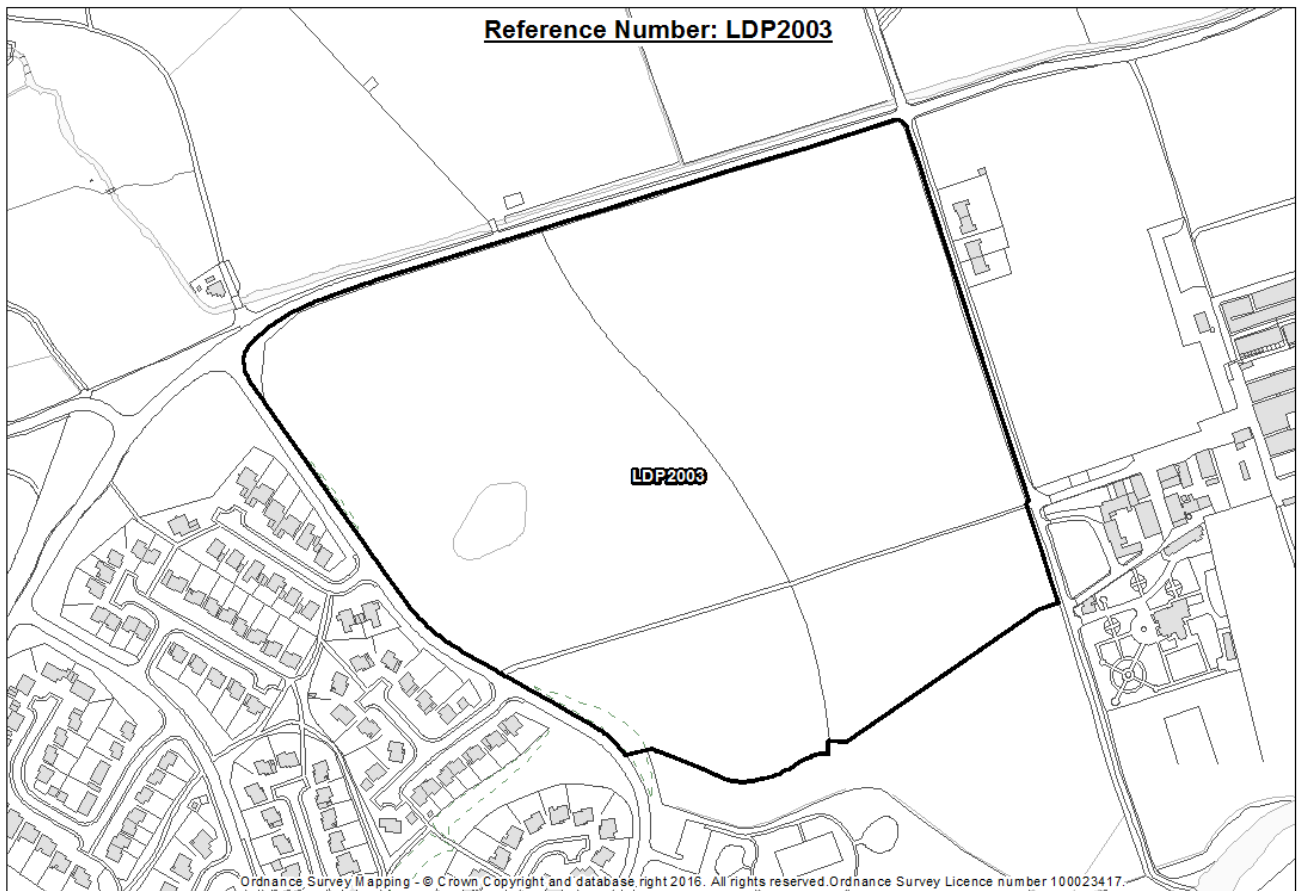
Proposal

Ownership/Developer if Known: Taylor Wimpy

Housing Numbers (Estimate): Approximately 150-200 homes.

Programming (Estimate): 30 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Layout and masterplanning work has been undertaken to ensure that the development of this site can contribute to the overall place of Houston.



Site Visit Comments

Site Boundaries

There is an established hedge to the north of the site. The western boundary is open but is contained by a residential road (Ardgryfe Crescent). To the south the site abuts an established woodland belt that provides containment to the south. To the east of the site it is open to the surrounding field.

Landscape

Open arable and grazing fields gently undulating with a high point in the western area of the site, the land form of the site creates a natural screening to the settlement. The high point also has a number of mature trees, the land slopes downwards from the high point towards the settlement. The site is consistent in character with the open undulating character of arable and grazing fields to the east of Houston.

Adjoining landscape character and land uses

To the north there is an established area of woodland along with open arable and grazing fields which in contrast are generally flat in character. To the south of the site there is an established area of woodland. Beyond Ardgryffe Crescent to the west is an area of housing which provides the edge of the settlement.

Planning History

Planning Application History

None

Reporters Comments

Scottish Planning Policy makes clear that green belt boundaries should be clearly identifiable on the ground, using strong visual or physical landscape features such as rivers, tree belts, railways or main roads. Ardgryffe Crescent provides a strong and well defined green belt boundary. Although it is proposed to provide planting along the eastern edge of the development site, a strong and effective green belt boundary as envisaged by Scottish Planning Policy would take a long time to establish.

The landscape assessment carried out for the council by Ironside Farrar identifies this site as sensitive and not suitable for development. The council's assessment of the site states that the majority of the site is highly visible and prominent when approaching the settlement from the east. The site screens and provides containment to the settlement and even development along the western edge of the site could breach this high point and have a negative impact on the setting and character of the greenbelt. From my own observations at the site and in the surrounding area I agree with these findings.

The proposed development would simply extend the existing settlement into highly prominent open countryside with consequent adverse impact on the landscape and the setting of this part of Houston. For the foregoing reasons and for the reasons development of this prominent green belt site cannot be supported.

Pre-MIR Meeting

Advice was given that in relation to place making, the developer needs to show how the site could fit well and integrate with the overall village. Phasing and layout details would be required. Indicated the need to consider education requirements for the development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site. Part of the site is shown to be at medium risk of surface water flooding.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

Prominent site at edge of settlement with open views out to the east. Site extends beyond line of woodland to the north of Houston Road.

SCOTTISH WATER

No comments.

SPORTSCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Established hedges to the north of the site. To the south the site abuts an established woodland belt. There are two small areas of Core Woodland. The site has fairly limited biodiversity interest, however the boundaries and woodland to the south of the site will have biodiversity interest. The site is used for both arable and grazing purposes.

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.

Air

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

Water

Flood risk assessment required due to the watercourse to the southern boundary of the site. Surface water risk to the northern and eastern boundaries which may result in flooding to access roads surrounding the site.

Climatic Factors

Site is located on the north edge of the village. Public transport is accessible however it is limited at evenings and weekends and therefore vehicular use is likely to increase.

Landscape

Open arable and grazing fields gently undulating with a high point in the western area of the site. The site is in a prominent location at the edge of the settlement and is consistent in character with the open undulating character of arable and grazing fields to the east of Houston. Potential issues related to the impact that development of this prominent site would have on the local landscape character and setting of the area.

Population and Human Health

Access to local services, facilities and public transport can reasonably be sought on foot, however these are limited and therefore development of this site is likely to result in increased vehicular usage.

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

The site is very prominent on approach to Houston. It provides an attractive landscape setting. Potential issues related to the impact that development of this prominent site would have on the local landscape character and setting of the area. This is a fairly large site and there may be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a potential flood risk from a watercourse to the southern boundary of the site which will require to be satisfactorily remediated.

Overall Assessment of the Site

Although this site adjoins an existing residential area on the edge of the settlement, it is considered that the proposed development 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 Houston.

Access to the site is achievable. 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. This requires to be considered.

Given the size of the site there also needs to be an overall assessment of the potential impact to the trunk road network.

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 at Houston Primary School and Gryffe High School requires to be addressed subject to final housing numbers and phasing. The developer has confirmed that they would work with the Council to assist in the provision of additional primary and secondary school capacity as required.

The developer has indicated that all of the constraints to developing this site such as drainage, access and infrastructure can be dealt with. All necessary detailed 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 hasn't provided any details regarding final housing numbers or phasing for the overall site. Although, it is considered that this site would be effective and could be partly delivered during the lifetime of the plan.

This is a prominent field at the eastern entrance to Houston and development would have a negative impact on the landscape setting of the village. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2007

Previous Ref: 2285

Site Address: Land to the south of the Kilmacolm Road and Strathgryffe Crescent, Bridge of Weir

Site Size (Ha): 4.55

Local Development Plan Policy: ENV1 - Green Belt

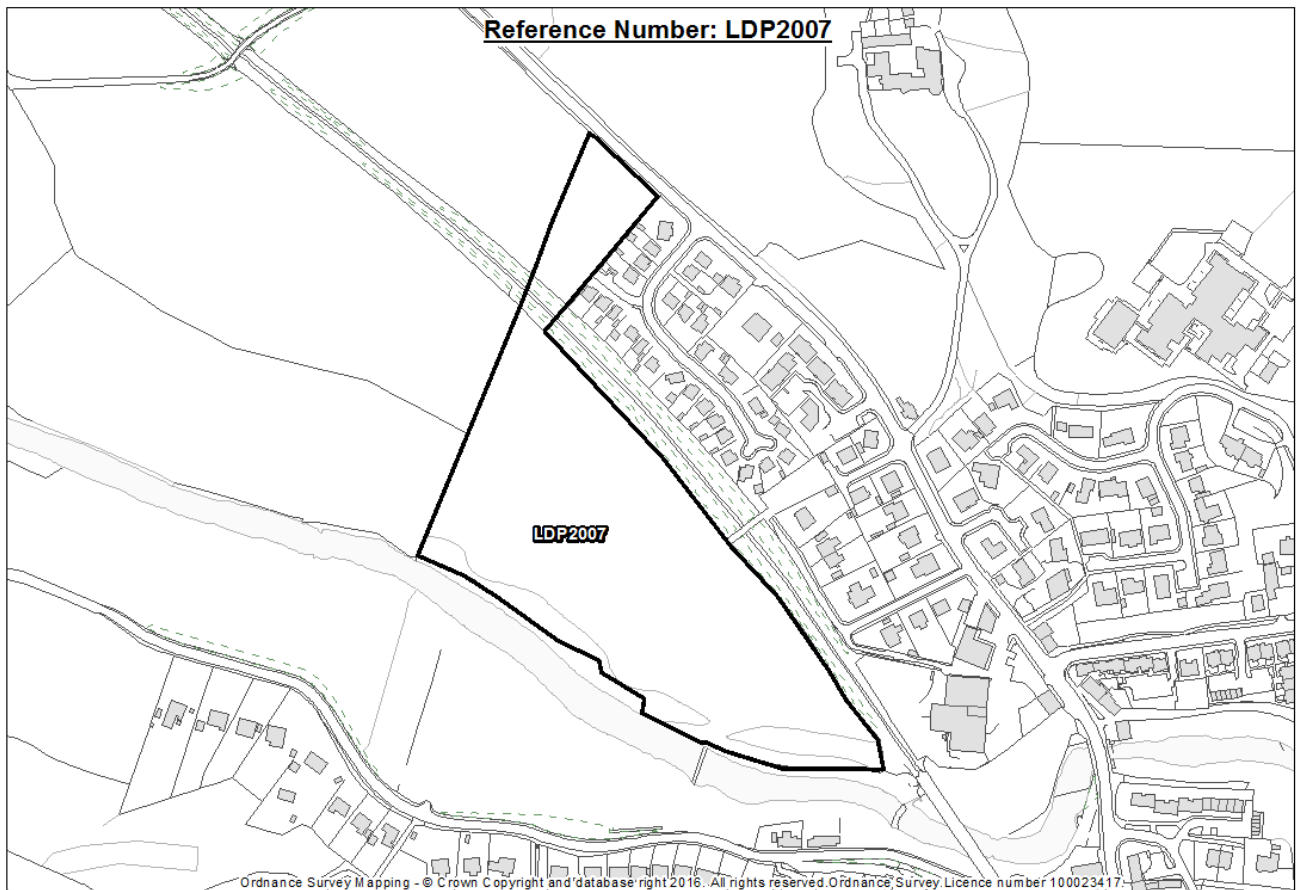
Proposal

Ownership/Developer if Known: Andrew Forrest Properties, represented by Colliers. (No house builder identified to date, but interest is known from house builders.)

Housing Numbers (estimate): 70 units

Programming (estimate): 30 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Layout and masterplanning work has been undertaken to ensure that the development of this site can contribute to the overall Place. Initial assessments have been undertaken in relation to access, transportation, connections, flood risk and landscape assessment.



Site Visit Comments

Site Boundaries

To the north, along Kilmalcom Road, the site is open with an area of unmanaged grass. The boundary to the adjoining field consists of dilapidated stone walls with timber post and wire fences. To the south, the site is bound by the River Gryfe where there is a steep slope and trees growing along the river edge. The site abuts the National Cycle Route 75. Adjoining land uses and sloping landform provide a degree of containment.

Landscape

The site can be described as two areas; the northern section is irregularly shaped, flat with an overgrown grassland character. The larger part of the site is to the south of National Cycle Route 75 and is roughly triangular in shape, currently used as a grazing field, abuts the River Gryfe along the south boundary. The site is gently rising in the northern section, then the site slopes relatively gently to the south and the River Gryfe where there is a steeper localised bank to the river. The site is visually open and consistent in landscape character to the west.

Adjoining landscape character and land uses

To the west of the site the land use is grazing fields which are open in character. These fields slope southwards to the River Gryfe which has a linear river valley character, with steeper slopes and wooded embankments. Across the river valley on the opposite bank is another section of the settlement, to the north east of the site is the National Cycle Route 75 and the Bridge of Weir settlement.

Planning History

Planning Application History

00/0729/PP - Erection of 10, two storey detached villas. Decision – Refuse

Reporters Comments:

The site is in a prominent location and the sloping southern section thereof provides an attractive setting and green wedge into the settlement, particularly when viewed from the west and south. Development of the site would extend the settlement into open countryside and would impact adversely upon the landscape setting of the settlement. The Council's green belt review has also found this site to be unsuitable for residential development.

It is accepted that the site is in a good location in terms of accessibility to facilities and services but that is insufficient to overcome the problems identified above. For the foregoing reasons, allocation of this green belt site cannot be supported.

Pre-MIR Meeting

The owner and appointed consultant met several times during the Suggestions for Land Use Change submission in 2015. Advice was given that in relation to placemaking, the developer needs to show how the site could fit well with the overall village particularly when the majority of the site was behind existing housing in the village.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective it is partially within the functional floodplain of the River Gryfe. It will be necessary to make sure that all development is set back and above this watercourse. A detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

Possible increased spills at Auchens pumping station. Drainage Impact Assessment required and mitigation measures identified .

Tannery pressure also on Gryffe and Tannery flows could be increasing. Site could be developed but with suitable mitigation.

Potential co-location issues in relation to odour from the Bridge of Weir tannery.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

A locally visible and seemingly well-used area between Kilmacolm Road and River Gryffe which is part of the setting of Bridge of Weir. The site is adjacent to NCR75 which runs between (though is not connected to) the site and the existing houses to the north. Links should be made to NCR75 to connect walking and cycling routes to the surrounding countryside and into the town

SCOTTISH WATER

No response.

SPORTSCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site is adjacent to the River Gryfe and the National Cycle Network runs along the north of the site. The section of the site fronting on to Kilmacolm Road is an area of scrub, whilst the rest of the site is currently used as grazing land. Some self seeded trees along the river. River and former railway could assist with species dispersal.

Historic Environment

No known historic interest.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. Links should be made to NCR75 to connect walking and cycling routes to the surrounding countryside and into the village.

Air

There is likely to be an increase in vehicular movements should this site be developed. This may impact on air quality.

Water

Part of the site could potentially flood given the close proximity to the river. A detailed Flood Risk Assessment and Drainage Impact Assessment will be required to ascertain the precise developable extent of the site. Development could have an impact on the riparian environment. Site partially in a function floodplain.

Climatic Factors

Development of the site may encourage carbon emissions through vehicular usage. However given that this site is adjacent to an existing bus corridor with a bus stop outside the site, this impact is unlikely to be significant. There are opportunities for links to be made to the national walking and cycling routes.

Landscape

The site can be seen from the western end of the village, the southern section creates an attractive setting into the settlement.

Population and Human Health

Potential flood risk. Access to cycle track would facilitate active travel.

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

Strategic Environmental Assessment issues related to the impact that this site would have on the development of land that is currently open, grazing ground. Part of the site could potentially flood given the close proximity to the river. Strategic Environmental Assessment issues also relate to the site being part of a functional flood plain.

Overall Planning Assessment of the Site

Although part of this site adjoins an existing residential area and has a small frontage onto Kilmalcom Road, most of the site is dissected from the settlement by the existing NCR network. It is difficult to see how development of this site can add to the place of Bridge of Weir.

Having considered that additional information submitted at the time of the Suggestion for Land Use Change exercise in 2015, it is still considered challenging to fully integrate the development site with the existing built environment and Bridge of Weir Village.

The owner has indicated that all of the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. A flood risk assessment may be required due to risk of flooding from the river in particular to the southern portion of the site. All necessary detailed assessments would be submitted with a planning application. The owner confirmed that the site does not have any issues or constraints which would preclude development of a low density residential nature.

Access to the site is achievable. A Transport Appraisal has been undertaken to ensure that the proposed access would not present issues in terms of road or pedestrian safety. The site has good access to walking, cycling and public transport networks.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone.

The possible cumulative impact of development would need to be assessed in relation to the overall impact on the trunk road system.

In terms of education, both primary and secondary education provision requires to be addressed. The owner has confirmed that they would assist the Council to provide sufficient primary and secondary capacity as 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 relation to deliverability and effectiveness of the site, it is considered that the provision of a new platformed site to accommodate 70 units, junction improvements, bridges over the existing cycletrack to access the southern portion of the site, as well as the need to look at both primary and secondary education, has the potential to render this site uneconomically viable. Therefore deliverability and effectiveness is questionable. It is therefore considered not to be suitable for release from the green belt as a future housing site.

LDP2016

Previous Ref: 5056

Site Address: Gleniffer Road, Paisley

Site Size (Ha): 1.39

Local Development Plan Policy : ENV1 - Green Belt

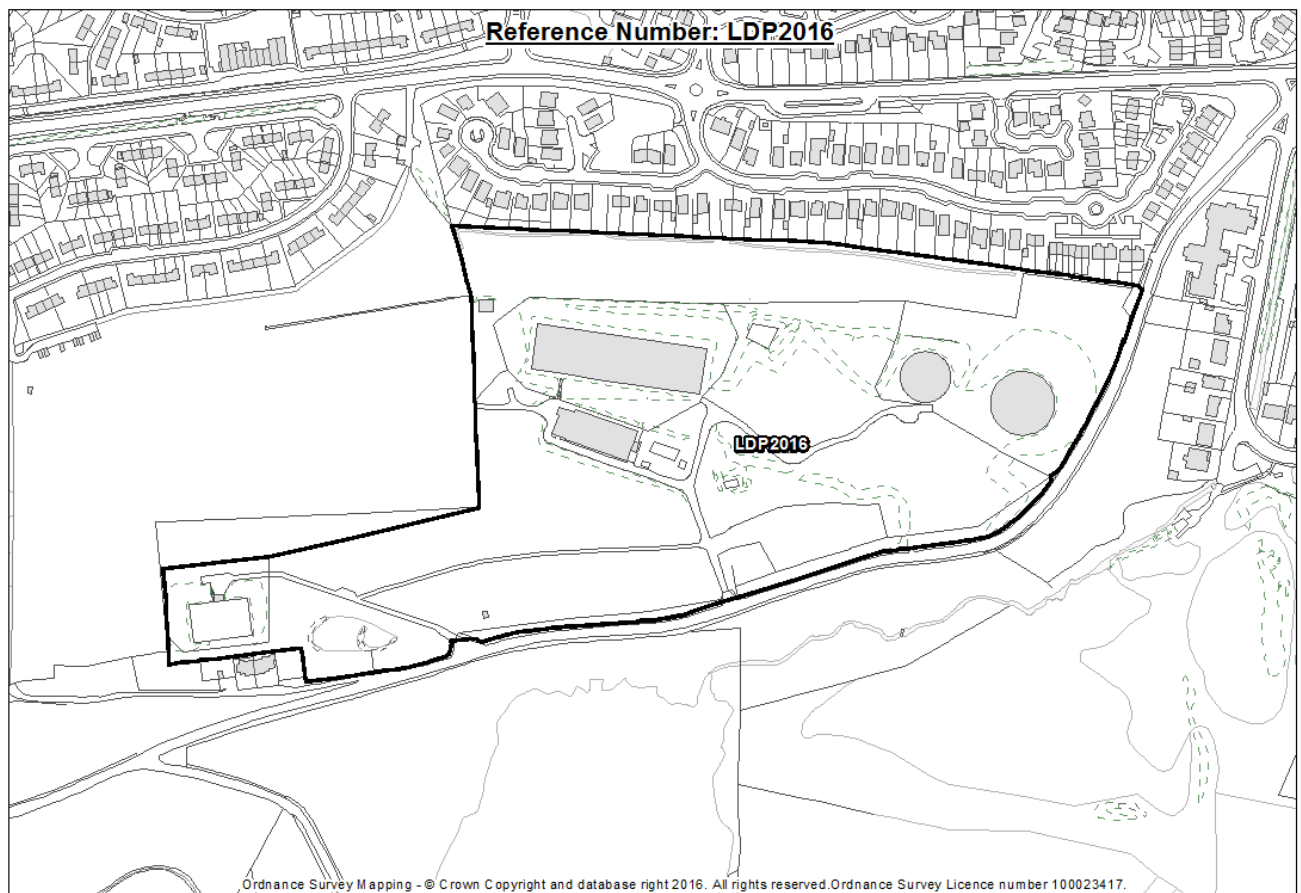
Proposal

Ownership/Developer if Known: Scottish Water

Housing Numbers (Estimate): Approximately 40-50 units

Programming (Estimate): 25 units per annum

Any Works Carried Out Since Last LDP: None.



Site Visit Comments

Site Boundaries

Site boundaries consist of a 2.4m fencing surrounding the majority of the site with scrubby vegetation/trees also along the boundary with the houses to the north. Gleniffer Road bounds the site on the east. To the south is the existing water works plant and tank machinery, with Gleniffer Road and Gleniffer Braes Country Park beyond.

Landscape

Previously used green belt site located at the edge of Paisley. Site consists of small strip of scrub grassland fronting the existing water works plant and tank machinery to the south. Existing access road serves the water works site. Land rises steeply upwards from north to south and then beyond the southern boundary.

Adjoining Landscape Character and Land uses

Site located between residential area to the north and Gleniffer Braes Country Park and a Site of Importance for Nature Conservation to the south.

Planning History

Planning Application History

None.

Reporters Comments

The site on Gleniffer Road is within the green belt and on a hillside above the nearby housing on the outskirts of Paisley. Close to Gleniffer Braes, it forms part of the landscape setting of Paisley. This hillside forms a strong boundary to the green belt and a clear edge to the town. Its allocation for housing would weaken the green belt at this point and appear as encroachment into it.

It is noted that the site is currently in use as part of the water infrastructure for the town, but is expected to become surplus to requirements, but there are also constraints on the site, indicating that it may not be effective in the lifetime of the plan. The site can be classed as previously developed land and may be considered for some form of development in future under green belt policy. However, the impact of the existing works is low. The site appears as a part of the countryside surrounding Paisley rather than part of it. There is no justification for removing this site from the green belt.

Pre-MIR Meeting

The advice was given that the site is required to integrate with the neighbouring residential area allowing it to feel part of the town. Indicated that flooding/drainage and access requirements would need to be addressed to demonstrate that the site is deliverable.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective, a minor watercourse issues and runs through a small section of this site, it will be necessary to provide finalised plans and more detailed topographic information to establish if a Flood Risk Assessment will be required.

Minor un-named water course and sinks within site boundary, buffer strips required in accordance with guidance.

SEPA would oppose culverting and consultation would be required regarding appropriate authorisation if discharging surface water into watercourse.

Gleniffer Burn within close proximity of south site boundary (400 metres approximately), buffer strip may be required.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

No comments

SCOTTISH NATURAL HERITAGE

No comments.

SCOTTISH WATER

No response.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Small strip of scrub grassland fronting existing water works plant and tank machinery to the south. Grass banking is irregularly maintained. A few bushes lie along the site's northern boundary. The site is likely to have some value in terms of its biodiversity, flora and fauna.

Historic Environment

No known historic/cultural heritage issues identified.

Material Assets

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

Air

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

Water

A Flood Risk Assessment would be required to address surface water risk. Also, the development of this site may cause problems downstream, where there is a history of flooding. A drainage assessment could address this issue through attenuation and control of water run-off. SEPA would oppose culverting and consultation would be required regarding appropriate authorisation if discharging surface water into watercourse.

Climatic Factors

The site is located on the edge of the built up area but public transport is accessible. However given the location of the site vehicular use is almost certain to increase.

Landscape

Land rises steeply upwards from north to south beyond the southern boundary. Shrubby grassland covers most of the site with access roads servicing the water works plant. Site located opposite Glennifer Braes Country Park and Site of Importance for Nature Conservation.

Population and Human Health

Site lies approximately 1km distant from a Neilston Road local centre (via road) which includes a range of local services and facilities. There is access to public transport (bus) within 200m. However increased car usage may result from its development.

Soil

Potentially contaminated land given the previous use. Development of this site would allow remediation and provide an opportunity for betterment. Development of parts of this site may result in the sealing of previously undeveloped land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

The site would impact on the setting of the Gleniffer Braes and backdrop to Paisley. The site has limited value in terms of its biodiversity, flora and fauna. Development of this site would facilitate the re-use of previously developed land, however the development would have an impact on the local landscape setting of this area. Potential flood risk affecting site would have to be addressed.

Overall Assessment of the Site

It is considered that the allocation of this site for housing would weaken the green belt boundary and development would have an impact on the local landscape setting which would be detrimental to the visual amenity of this area. Development of this site would put development pressure on the rest of the land to the south.

Access to the site is challenging in terms of pedestrian / cyclist / vehicular. Further details would be required regarding access and the internal layout to provide a full assessment.

In terms of education, both primary and secondary education provision requires to be addressed at St Andrews Academy and Heriot Primary School (from 2022) subject to final housing numbers and phasing.

A Flood Risk Assessment would be required to address surface water risk. Development of this site may cause problems downstream, where there is a history of flooding. A drainage assessment could address this issue through attenuation and control of water run-off.

The developer has indicated that all of the constraints to developing 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 suggested that the site is both effective and deliverable, however, it is considered that there are a number of constraints to development and no confirmed house builder interest.

It is difficult to see how the site can integrate and connect with the adjoining residential area and would add to the place or setting of this part of Paisley.

Deliverability is also questionable given the requirement to remove a number of existing infrastructure and structures on this site as well as platform a steeply sloping site.

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

LDP2022

Previous Ref: 2203

Site Address: Arkleston Farm, Paisley

Site Size (Ha): 78.22

Local Development Plan Policy ENV1 - Green Belt

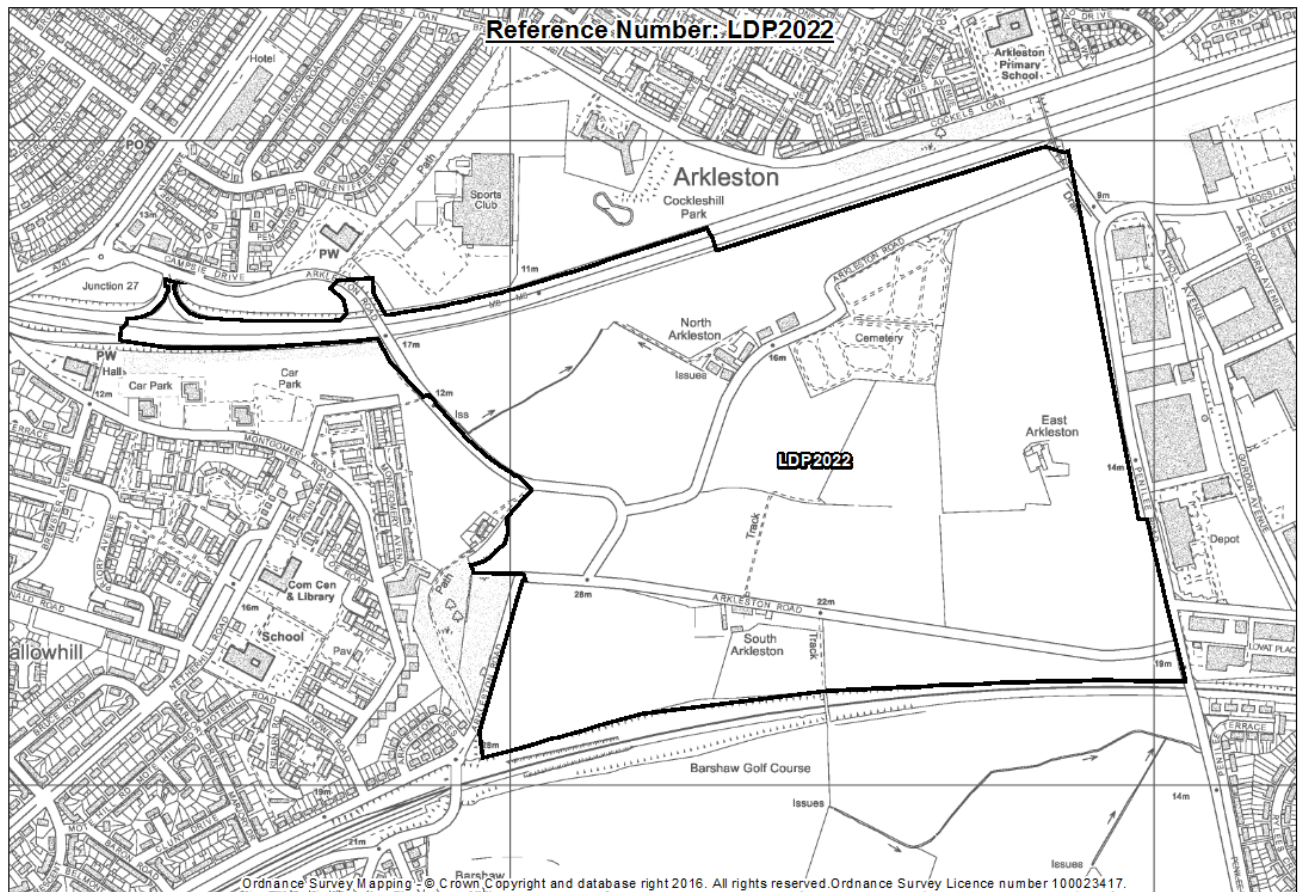
Proposal

Ownership/Developer if Known: J & H Ritchie Ltd

Housing Numbers (Estimate): Not provided

Programming (Estimate): Not provided

Any Works Carried Out Since Last LDP: The owner has not provided any information in relation to any works undertaken.



Site Visit Comments

Site Boundaries

The southern boundary is alongside the top of a railway line embankment, there is a timber post and wire fence which has scrubby vegetation and established trees dotted along it. To the east is Penilee Road where there are sections of hedging along this boundary. The northern boundary is the M8 motorway and western boundary has both post and wire fencing and some hedging in places.

Landscape

The site is an irregular shape and is an area of arable farmland that is open and gently undulating in character. The boundaries between fields are established hedges. Two farmstead developments and a number of roads are present within the site.

Adjoining Landscape Character and Land Uses

To the west is the residential area of Gallowhill and to the east is Hillington Industrial Estate. To the north is M8 motorway and beyond this the settlement of Renfrew. To the south beyond the railway line is Barshaw Park Golf Club and open undulating arable fields.

Planning Application History

03/1236/PP - Mixed use development comprising business, light industrial use, residential development, community facilities, rail halt with associated facilities, primary school, indoor ski arena, velodrome, recreational facilities and associated works including new motorway junction, road access, landscaping and highway infrastructure – Appeal, Refused.

Reporters Comments

Arkleston Farm occupies almost all of the green belt between Paisley and Glasgow that lies between the M8 motorway and the railway line connecting Glasgow to Paisley. Together with the area to the south of the railway line this forms part of a relatively small but important separation between Paisley to the west and Glasgow to the east, and between industrial development and the M8 corridor to the north and development either side of Glasgow Road to the south. This part of the green belt is defined by clear and defensible boundaries. The green belt here prevents the coalescence of Paisley and Glasgow and that there is no justification for releasing the green belt land for industrial and business uses, including a motorway service area.

Housing is proposed for the western part of the farm site. That too would encroach upon the small but highly significant green belt pocket between the settlements. Although some green belt would remain, it would be reduced in size and the remaining boundary would be less robust. The purposes of the green belt would be harmed in my opinion. The site should not be allocated for housing and the green belt should remain.

Pre-MIR Meeting

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

The owner has confirmed that they wish the site to be re-assessed but have provided no update information with regards to the proposed development. This site was proposed for various uses including residential, industry/business, community facilities, leisure and other commercial uses in preparation of Local Development Plan 1, these uses will be reconsidered.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs through part of this site. It will be necessary to make sure that all development is set back from this feature.

Parts of the site are also shown to be at medium risk of surface water flooding. A Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

Two minor unnamed watercourses within site boundary, one to north west and other to north east of site. Buffer strips required in accordance with guidance.

SEPA would oppose culverting and consultation should be sought regarding appropriate authorisation if discharging surface water into either watercourse.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

No comments.

SCOTTISH NATURAL HERITAGE

No comments.

SCOTTISH WATER

No response.

SPORTSCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site is covered by arable fields and two farmsteads. The remainder of the site has a cemetery which has ornamental planting, including trees and bushes. Some of the arable fields are separated from each other by hedges and southern and eastern parts of the perimeter of the site also have a significant amount of hedges. The site has value in terms of its biodiversity, flora and fauna.

Historic Environment

Two Archaeological Trigger Zones lie within the western and eastern parts of the site.

Material Assets

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

Air

The M8 corridor is being monitored in terms of Air Quality in order to ascertain if an Air Quality Management Area is required.

Water

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs through part of this site. Surface water risk to the northern portion and south west corner of site. Culverted watercourse to north west corner of the site, a flood risk assessment is required. Two minor unnamed watercourse within site boundary buffer strips required. Consultation required if discharging surface water into either watercourse.

Climatic Factors

Although public transport is accessible, from Gallowhill, the location and size of the site is likely to result in significant increased vehicular use which may have an impact on air quality.

Landscape

A prominent, irregular shaped site lying within the Green Belt, which provides important separation between Paisley and Hillington. The site comprises undulating open arable fields, with Arkleston Road running through the site in an east to west route and north to south route. Two farmstead developments and a number of roads are present within the site.

Population and Human Health

There is access to public transport within reasonable walking distance from the site, however significant increased vehicular usage is likely to result from the development of this site.

Soil

The 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 relate to the potential significant impact that development of this site would have on the landscape setting and biodiversity. A mixed use development at this location would significantly increase the amount of vehicle journeys leading to a potential impact on air quality. A flood risk assessment is required to define developable area.

Overall Assessment of the Site

This site has been proposed for various uses including residential, industry/business, community facilities, leisure and other commercial uses.

The green belt in this area is an important wedge providing an area of separation between Paisley and Hillington. These fields are very prominent and add to the landscape character of the area. It is considered that any layout for this site would be self contained and would have a limited relationship or connections with the surrounding area.

Access roads surround each side of the site. Access to serve these developments could be achieved. Detailed layout and design would be required in order to provide a more detailed assessment of potential access.

A Flood Risk Assessment and Drainage Impact Assessment would be required to address drainage and flooding issues and the implementation of suitable drainage infrastructure.

Given the size of this site, primary and secondary education provision can only be fully considered once details of estimated housing numbers and phasing is provided.

Substantial infrastructure would be required to facilitate development and developer interest has not been confirmed by the owner.

The site is unlikely to be effective or deliverable within the plan period.

This is an important area of prominent green belt that separates Paisley and Hillington and is not suitable for development.

It is therefore considered that this area of land is not suitable for release from the green belt for any of the uses proposed.

LDP2023

Previous Ref: 15/3002/DP

Site Address: Good Shepherd, Old Greenock Road, Bishopton

Site Size (Ha): 0.46

Local Development Plan Policy: ENV1 - Green Belt

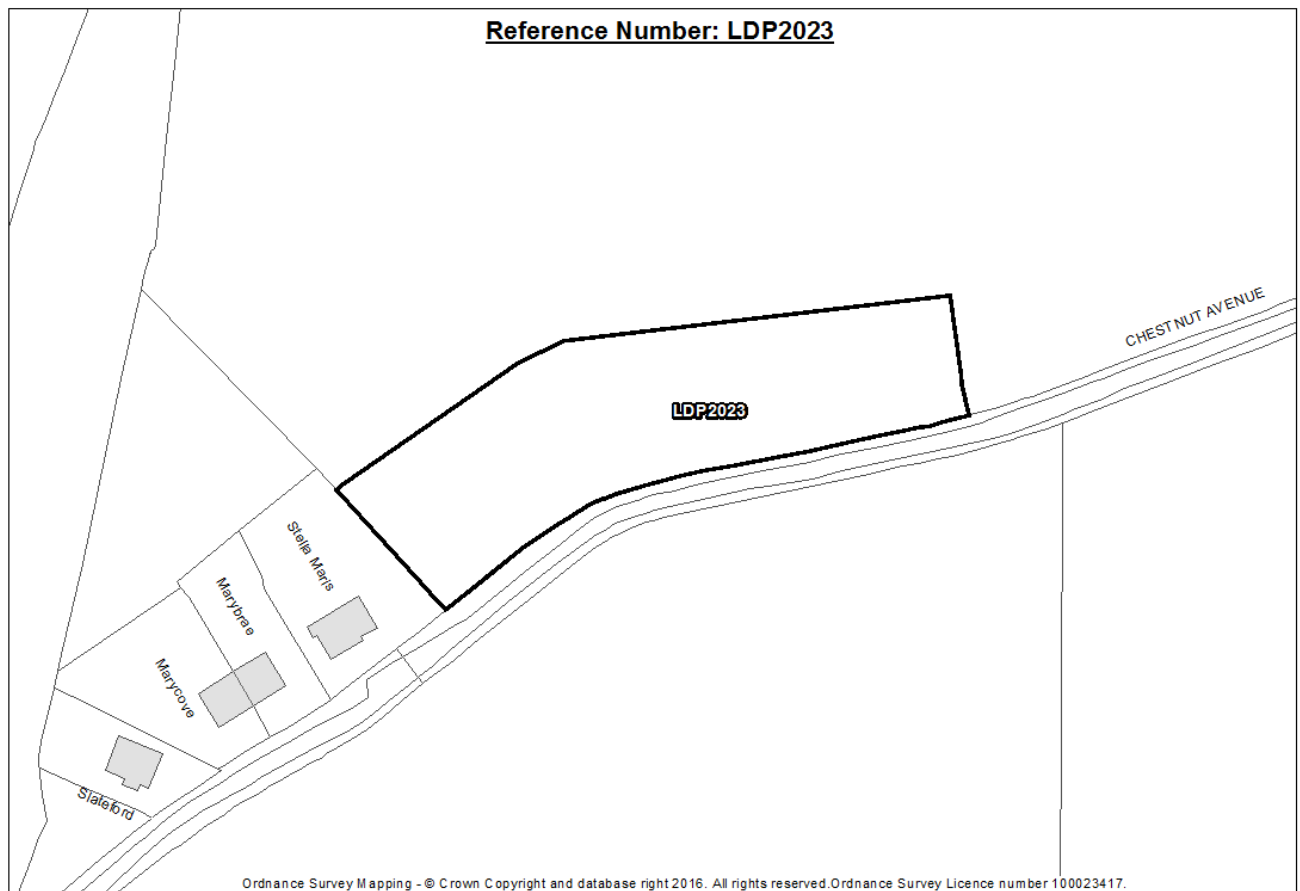
Proposal

Ownership/Developer if Known: Good Shepherd Centre

Housing Numbers (estimate): Approximately 8-10 homes

Programming (estimate): 1 year if sold to a developer, longer term if sold as self build plots

Any Works Carried Out Since Last LDP: N/A – 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 Visit Comments

Boundaries of the site

The site is bound to the west by existing houses. Along the southern boundary there is a line of trees and small stone wall with an existing access road and trees and open fields beyond. Open fields area located to the north and east of the site.

Landscape

Small site which is part of a larger agricultural field used for grazing. The land is generally flat and screened by existing trees to the south of Chestnut Avenue.

Adjoining landscape character and land uses

The site is located in the green belt to the west of Bishopton. The surrounding area is characterised by open agricultural land to the north, south and east with four houses located to the west along Chestnut Avenue.

Planning History

Planning Application History

16/0568/PP – Application for Planning Permission in Principle for 29 residential units was Refused at the Planning and Property Board on 8 November 2016.

Reporters Comments

N/A

Pre-MIR Meeting

The developer met with the Council following the submission of this site during the 2015 Suggestions for Land Use Change process. Advice was given that a small scale residential development in this location would be considered in relation to Local Development Plan policy ENV1. The land owner confirmed that this proposal is an enabling development which would facilitate further investment in the Good Shepherd Centre.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

TRANSPORT SCOTLAND: No comments.

SCOTTISH NATURAL HERITAGE: No comments.

SCOTTISH WATER: No comments.

SPORTSCOTLAND: No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Small site which is part of a larger grazing field which is generally flat in character. Part of existing tree line along the southern boundary of the site would have to be removed to facilitate the development. This proposal would result in the development of a small part of the field which would have a limited impact on Biodiversity, Flora or Fauna.

Historic Environment

No known cultural or historic interests in this location.

Material Assets

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

Air

Given the size of site there would be a minimal impact on air.

Water

No water issues associated with this site.

Climatic Factors

Location of the site may result in an increase in carbon emissions through vehicular usage. However, this will be minimal given the size of the site.

Landscape

A rectangle shaped small site which is generally flat and part of a larger agricultural field. Existing line of trees along the southern boundary would be lost to accommodate development.

Population and Human Health

The site lies within approximately 5 minutes walk of a bus stop (limited service) and 10 minutes walk to the village centre, its location may encourage higher rates of vehicular usage however this is unlikely to be significant given the size of the site.

Soil

As the site is greenfield, its development may result in sealing of previously undeveloped land. Development of this site would result in the loss of a small area of Macauley Classification 3.1 prime agricultural land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

This proposal would result in the development of a small part of the field which would have a limited impact on Biodiversity, Flora and Fauna. Development of this site would result in the loss of a small area of Macauley Classification 3.1 prime agricultural land but given the size of the site, the resulting impact on the overall supply within Renfrewshire would be small. The location of the site will promote an increase in car usage, however, given the size of this site there would be a minimal impact on emissions. Small scale development in this location is unlikely to have an impact on the landscape setting of the area.

Overall Planning Assessment of the Site

Development of this site would extend an existing line of houses located to the north of Chestnut Avenue, to the west of Bishopton. The land owner has confirmed that this proposal is an enabling development which would facilitate further investment in the Good Shepherd Centre. Investment which would secure the future of this facility and deliver benefits for the wider Renfrewshire community.

Access to the site is achievable. Junction improvements may be required. Further details would be required to fully assess the traffic and transportation issues once a layout has been agreed.

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 owner confirmed that the site does not have any issues or constraints which would preclude development of a low density residential nature.

Small scale residential development which replicates the existing linear development pattern may be considered acceptable. However, this site is not required for release from the greenbelt at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirement in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

Site Visit Comments

Site Boundaries

The site is surrounded on three sides by a tree belt which comprises both deciduous and evergreen species. On the remaining side is the garden area of the adjacent dwelling. Part of the site also has a traditional stone wall adjacent with the footway.

Landscape

Rectangular shaped site gently sloping downwards from the northern side to the southern boundary at Houston Road. The area comprises a large expanse of maintained grassland which is surrounded by a tree belt.

Adjoining landscape character and land uses

The site is bound to the North by a large individual detached dwelling set within extensive grounds. To the West by the rear garden areas of an adjacent residential development and to the South and the East by the existing road network.

Planning History

Planning Application History

None.

Reporters Comments

The site was not submitted for consideration through the Local Development Plan preparation. New site identified through Suggestion for Land Use Change 2016 exercise.

Pre-MIR Meeting

Advice was given that in relation to placemaking, the developer needs to show how the site could fit well with the overall village particularly when the existing trees do not allow a road frontage to the site.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY - No flood risk concerns with the allocation of this site.

HISTORIC ENVIRONMENT SCOTLAND - No comments.

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

SCOTTISH NATURAL HERITAGE - No comments.

SCOTTISH WATER - No response.

SPORTSCOTLAND - No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A small number of mature trees line the perimeter of the site. Some biodiversity, flora and fauna interest exists within site. There is a Tree Preservation Order which covers part of the site.

Historic Environment

The land adjacent contains Woodend House and stable which are 'B' Listed.

Material Assets

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

Air

Given the size of the site the impact on air quality is likely to be limited.

Water

No water issues associated with this site.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage however this is unlikely to be significant.

Landscape

A rectangular shaped site which undulates and slopes down from north to south.

Population and Human Health

The site lies within approximately 500 metres of the village centre. However development is still likely to encourage higher rates of vehicular usage although this is likely to be limited.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is likely to be some biodiversity interest on this site this will require to be investigated further. Development of the site is likely to encourage carbon emissions through vehicle usage however this is likely to be minimal given the size of the site and the fact that the site is in close proximity to public transport provision and other services and facilities. The site is surrounded on three sides with residential, the impact on the local landscape character will be limited.

Overall Planning Assessment of the Site

This site is well contained and given the surrounding residential uses, development of the site should relate well to the surrounding area. There are a number of trees on the site, some of which are self-seeded specimens and other trees add to the residential amenity. A detailed layout would require to consider how the trees add to the area and the biodiversity, flora and fauna associated with them.

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

A cumulative assessment of potential impact on the local and trunk road network will be required.

In terms of education, both primary and secondary education provision requires to be addressed to accommodate the proposed number of new units. The developer has suggested that they will assist the Council to provide sufficient primary and secondary capacity as required. School provision is dependant on the potential for development sites elsewhere in this school catchment. This will need to continually be assessed.

The developer has indicated that all of the constraints to developing this site such as drainage, access and infrastructure can be dealt with. All necessary assessments would be submitted with a planning application. The owner confirmed that the site does not have any issues or constraints which would preclude development of a low density residential nature.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2025

Previous Ref: 15/3003/DP

Site Address: West of Woodend House, Houston Road, Houston

Site Size (Ha): 0.48

Local Development Plan Policy: ENV1 - Green Belt

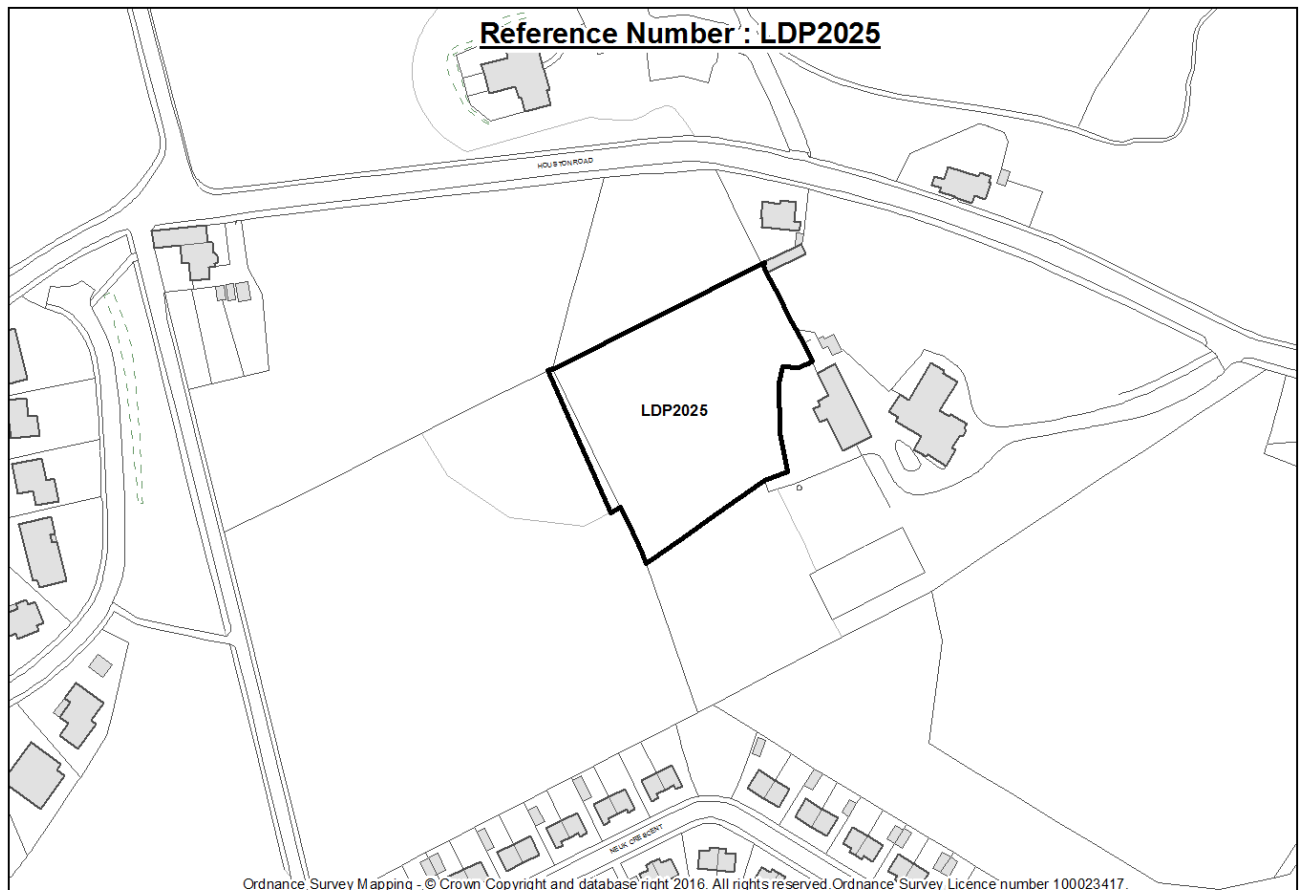
Proposal

Ownership/Developer if Known: Mr W Thomson(owner) / CALA (developer)

Housing Numbers (estimate): 6 units

Programming (estimate): 1 Year

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. The adjoining site to the west has been developed by CALA for 20 residential units.



Site Visit Comments

Boundaries of the site:

To the northern boundary of the site is the new residential development of 20 units built recently by Cala Homes. There is wooded area to the south and west that provide containment of the site. The boundary to the east consists of a stone wall, overgrown with vegetation and some established trees creating some containment at this side of the site.

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

The site consists of unmaintained grassland with areas of scrubby vegetation. The site is generally flat but slopes upwards in the southern section of the site. The site is irregularly shaped and appears to be a single self enclosed unmaintained overgrown field.

Adjoining landscape character and land uses:

There are wooded areas to the south, west and beyond Houston Road, to the north of the site. To the east is a large detached residential property.

Planning History

Planning Application History

None

Reporters Comments

The 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.

Pre-MIR Meeting

Advice was given that in relation to placemaking, the developer needs to show how the site could fit with the surrounding area.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY - No flood risk concerns with the allocation of this site.

HISTORIC ENVIRONMENT SCOTLAND - No comments.

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

SCOTTISH NATURAL HERITAGE - No comments.

SCOTTISH WATER - No response.

SPORTSCOTLAND - No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A small number of mature trees on the perimeter of the site. There is unmaintained grassland along with bushes and shrubs across the site, there will be some biodiversity, flora and fauna interest within the site.

Historic Environment

The adjacent Woodend House and stable are 'B' Listed. Development of this site would need to ensure the setting of the listed Building is preserved and not impacted on through development.

Material Assets

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

Air

Given the size of the site any impact on air quality will be limited.

Water

No water issues associated with this site.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage however given the size of the site any impact is likely to be limited.

Landscape

An irregular shaped site which is generally flat. Very little landscape character associated with the site.

Population and Human Health

The site lies within approximately 500 metres of the village centre. However development is still likely to encourage higher rates of vehicular usage although this is likely to be limited.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is likely to be some biodiversity interest on this site due to the existing vegetation and unkempt nature of the site. There is likely to be some biodiversity interest on this site this will require to be investigated further. Development of the site is likely to encourage carbon emissions through vehicle usage however this is likely to be minimal given the size of the site and the fact that the site is in close proximity to public transport provision and other services and facilities. The site is not overly visible in the local landscape, the impact on the local landscape character will be minimal.

Overall Planning Assessment of the Site

This site is located to the west of the settlement and is contained by existing roadways, residential properties and wooded areas. This site is well contained, given the surrounding, development of the site should relate well and enable integration in the surrounding area.

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

Transport Scotland has advised that the potential cumulative impact on the two trunk road junctions in the vicinity of the site is considered. This will require to be considered depending on other potential housing sites that come forward through the next Renfrewshire Local Development Plan.

In terms of education, both Houston Primary School and Gryffe High School can accommodate the proposed number of new units.

The developer has indicated that all of the constraints to developing this site such as drainage, access and infrastructure can be dealt with. All necessary assessments would be submitted with a planning application. The owner confirmed that the site does not have any issues or constraints which would preclude development of a low density residential nature.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2026

Previous Ref 15/3005/DP

Site Address: East Fulton Farm, Darluith Road, Linwood

Site Size (Ha): 3.12

Local Development Plan Policy: ENV1 - Green Belt

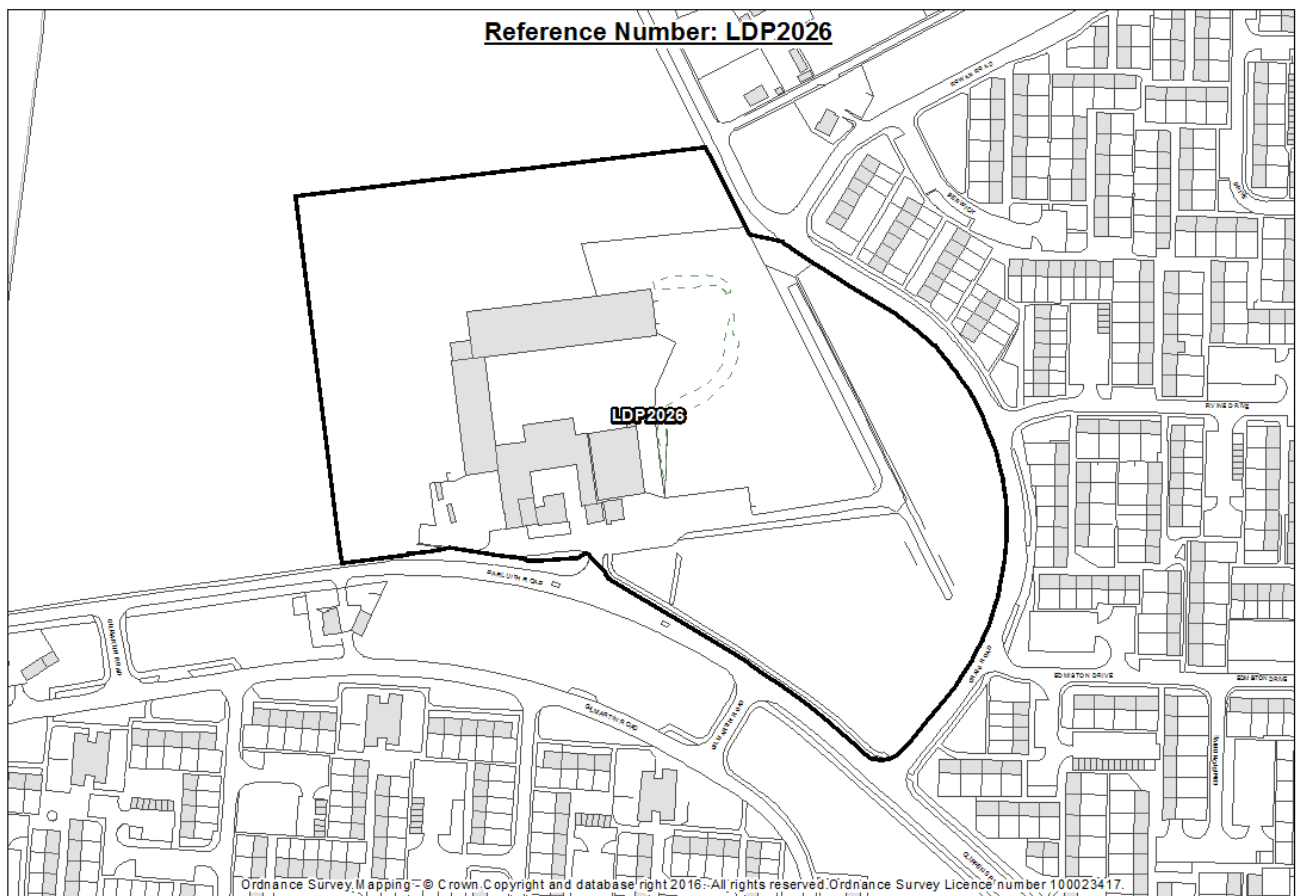
Proposal

Ownership/Developer if Known: Mr Stewart (Landowner) (Dawn Homes)

Housing Numbers (estimate): 66 dwellings

Programming (estimate): The site would be developed in 2 years following planning consent.

Any Works Carried Out Since Last LDP: N/A – 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. Additional information to demonstrate that the site is deliverable within the plan period has been submitted. A layout and supporting statement was also submitted.



Site Visit Comments

Site Boundaries

1.8 – 2.0 metre chainlink fence surrounding most of the boundary of the site. There is a strong tree belt to the northern boundary of the site consisting on mainly conifer trees. There is a mix of trees, bushes and shrubs along the eastern boundary. Some landscaping is located along the southern boundary of the site and both a palisade fence and a chain link fence to the western edge.

Landscape

This is an existing commercial business, with buildings and areas of hardstanding present.

Adjoining landscape character and land uses

To the north and west of the site is grazing fields with residential found to the east and south of the site.

Planning History

Planning Application

Certificate of Lawfulness (98/1227/CL) for the purposes of storage & distribution Decision Notice 02/03/1999

Reporters Comments

N/A – 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.

Pre-MIR Meeting

The owners have had several meetings since the submission of information in relation to the Suggestions for Land Use Change exercise in 2015. Advice was given that should the site be suitable for residential development, the Council would work with the owner to relocate the existing businesses on the site to ensure that there was no loss of local employment to the area.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY - No flood risk concerns.

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 - Eastern part of the site is well contained. Good access to the site from both north and south.

SCOTTISH WATER - No response.

SPORTSCOTLAND - No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site already has some form of hardstanding, building or structure. There will be very little opportunity for biodiversity, flora and fauna to flourish on this site. There may be limited biodiversity on the bushes to the eastern side of the site.

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.

Air

There is likely to be an increase in vehicular movements should the site be developed. However there is a good bus service along the road outside this site and footways to local services in Linwood. Impact on air quality is not likely to be an issue.

Water

There is a small pluvial risk to the eastern boundary which would require to be comprehensively addressed through a drainage assessment and any remedial works indicated from this assessment. Development of the site would provide an opportunity to promote sustainable flood risk management.

Climatic Factors

Location of the site on the edge of Linwood may encourage carbon emissions through vehicular usage. However this site is on the edge of the urban area, in close proximity to services, facilities, with a good bus network. There is likely to be no significant impact on climatic factors.

Landscape

Very little landscape character on the site. This is a flat site with an existing commercial use on site. There is likely to be limited impact on the surrounding landscape.

Population and Human Health

Site is accessible to Linwood from where there is access to public transport and a range of other facilities and services.

Soil

Given it is a previously used site a site investigation will be required to determine the nature of the soil at the site.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

The site is located on previously used land. The re-development of the site is likely to have minimal impact on the surrounding landscape. There is a small pluvial risk on the site which will need to be addressed through the appropriate assessments and development of the site would provide an opportunity to promote sustainable flood risk management and integrate sustainable urban drainage solutions. There is likely to be limited impact to biodiversity, air quality or climatic factors.

Overall Planning Assessment of the Site

This is a previously used site located adjacent to existing residential units in Linwood. The owner has confirmed that he would work with the Council to relocate the existing business on site to a suitable location within Renfrewshire to ensure that there was no loss of local employment.

The site has existing access which could accommodate potential residential use. There is existing connections to footway, cycleway and public transport networks.

Development of this site could put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone and this would require to be considered in any transport assessment as well as a cumulative assessment investigating the potential impact on the local as well as the trunk road network. However there are two potential main routes to this site, therefore this may not present difficulties.

The site has existing services and infrastructure able to accommodate potential residential development. There is adequate school provision at both primary and secondary levels to accommodate the development.

Although the site has the potential to accommodate residential development, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP 2027

Previous Ref: 15/3007/DP, 5017

Site Address: Former BASF Site, Hawkhead Road, Paisley

Site Size (Ha): 21.7

Local Development Plan Policy: E1 - Local Industrial Area

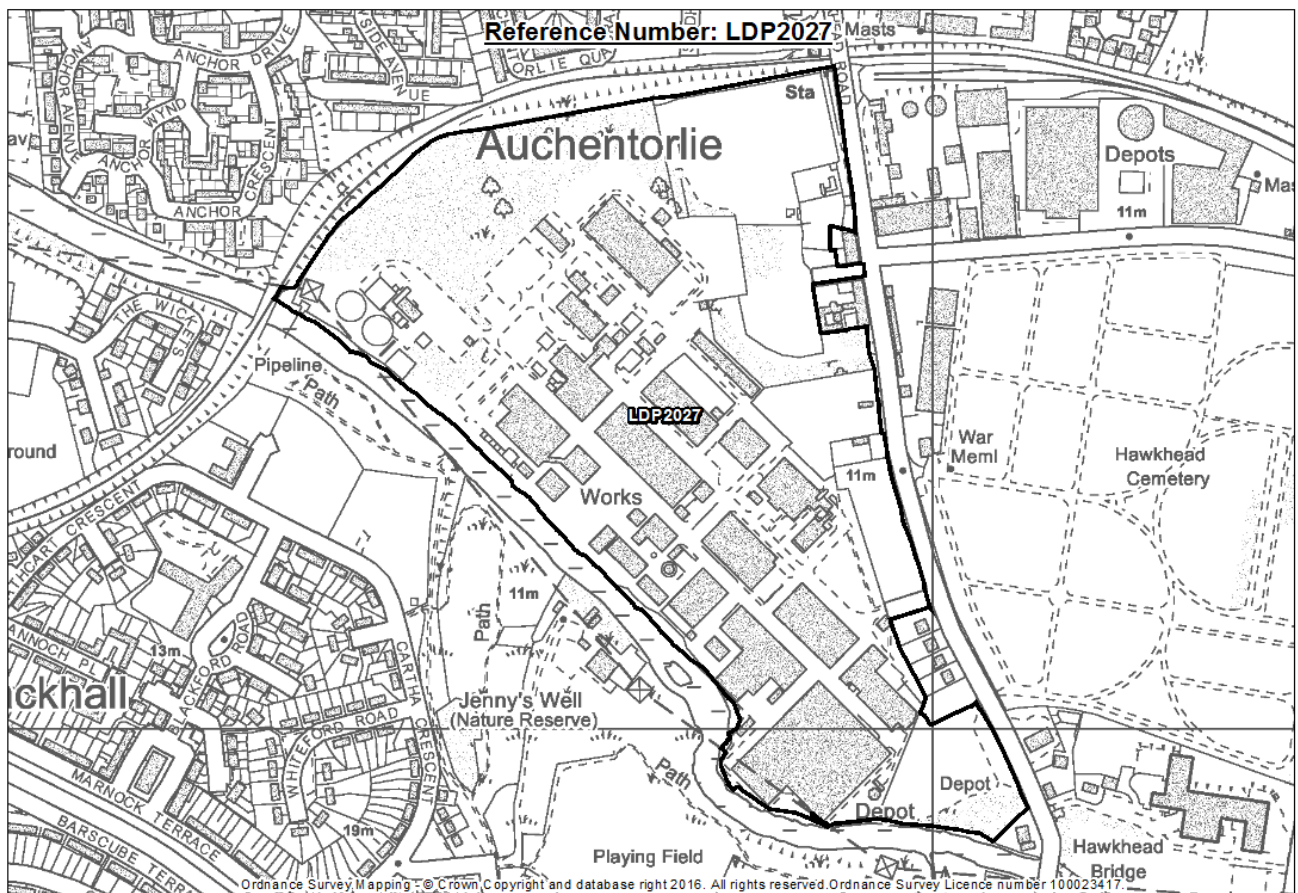
Proposal

Ownership/Developer if Known: Miller Developments/ Millar Homes

Housing Numbers (estimate): Approximately 480 homes

Programming (estimate): 40 per annum

Any Works Carried Out Since Last LDP: N/A – This site was not submitted for consideration through the Local Development Plan 1 preparation. Miller Developments have undertaken extensive works on the site and are currently creating development platforms. A planning application that has been submitted for planning permission in principle for residential development was approved. Significant amounts of investigative work has been undertaken to ensure site is capable for development.



Site Visit Comments

Site Boundaries

The site is completely enclosed with 2.0 metre high palisade and chain link fencing. There are some trees, shrubs, bushes and hedging found along the boundaries.

Landscape

This was previously an industrial site with numerous building and structures. This site has been cleared and platforms are being prepared for future development. This is a flat site which slopes very gently from north to south. The River Cart runs along the western boundary of the site.

Adjoining landscape character and land uses

A small number of private residences are located between the site and Hawkhead Road, which is a main bus route. The site lies adjacent to the Paisley Canal / Glasgow railway line as well as other residential units found to the north of the site. To the west is the White Cart Water with Jenny's Well Nature Reserve. To part of the southern and western boundaries there are residential units.

Planning History

Planning Application History

16/0139/PP – Erection of residential development with associated remediation/enabling works and formation of access – Approved on 16 December 2016.

Reporters Comments

This site was not submitted for Examination in the last local development plan.

Pre-MIR Meeting

Advice was given regarding flooding, drainage, access, contaminated land. The developer required to demonstrate that there was no significant impact of the development on the surrounding road system. Education requirements/provision as well as access and safe routes to schools and other uses required to be considered.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

A full Flood Risk Assessment will be required to ascertain the developable extent of this site. Potential for improvements to banks of the White Cart.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

No comments.

SCOTTISH NATURAL HERITAGE

Sustainable site for transport links and good green network opportunities.

SCOTTISH WATER

No response.

SPORTSCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

North western boundary of the site has some semi mature trees and bushes. A Site of Interest for Nature Conservation is located outside the site boundary to the west. A small, separate area of trees and bushes lies in the southern part of the site. The White Cart Water runs along the site's western and southern boundaries. The site has limited value in terms of its biodiversity, flora and fauna, this is all reserved for the boundaries outwith the site.

Historic Environment

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

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. Development will bring a vacant/derelict site back into use. There will be good green network opportunities.

Air

An increase in vehicular movements is likely to have an impact on air quality. This site has bus routes adjacent to the site as well as being located next to a train station which will allow for sustainable methods of travel.

Water

Extensive flood risk to a large proportion of this site, a flood risk assessment is required. This site provides an opportunity to both protect and enhance the water environment and promote sustainable flood risk management.

Climatic Factors

The industrial use of the site may have had an impact on climatic factors. Residential use may have a betterment factor for the surrounding area.

Landscape

A flat site that has development platforms. The impact to the natural landscape will be minimal and redevelopment is likely to be an improvement to the built environment.

Population and Human Health

There is access to public transport and the site lies greater than 1km distant from a local centre. The opportunity exists to improve the green network within this part of the urban area as well as redevelopment of the existing vacant land.

Soil

The site is potentially contaminated, remediation will require to be considered and this will provide an opportunity for betterment.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Redevelopment of a vacant site. Biodiversity, flora and fauna is limited to the boundaries of the site as well as surrounding the site, there are opportunities to enhance this through redevelopment of a brownfield site. There is a potential flood risk associated with this site and there is a need to protect the White Cart River from any potential future development. A positive Strategic Environmental Assessment impact.

Overall Planning Assessment of the Site

While the current adopted Renfrewshire Local Development Plan policy does not have this site zoned for residential development, this is a vacant site in the middle of Paisley which has a selection of uses and services in the immediate vicinity. Residential use on this site would be compatible with the surrounding area.

Renfrewshire has over 20 years supply of land for business and industrial development. The redevelopment of this site would not have an impact on the overall supply of land that has been identified to support economic growth and the needs of the Renfrewshire economy.

Access to the site is achievable by foot and road with access to a bus and train service found adjacent to the site.

In terms of education, St John Ogilvie Primary School would require additional provision to accommodate the new housing development. The developer has been assisting Renfrewshire Council in ensuring there is adequate school provision to facilitate the development. Secondary school provision is currently not an issue for the redevelopment of this site.

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 have and will continue to be submitted with planning applications. The developer confirmed that the site does not have any issues or constraints which would preclude residential development.

Well designed residential development on this previously developed site offers an opportunity to improve the overall quality of place, integrating the site with existing residential areas surrounding the site. It would provide an opportunity to enhance the environment and appearance of this area of Paisley as well as providing a major opportunity for additional connections to the Green network.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. It is therefore considered suitable as a future housing site in the local development plan.

LDP2028

Previous Ref: 15/3008/DP

Site Address: Johnshill, Lochwinnoch – (west of road)

Site Size (Ha): 0.41

Local Development Plan Policy: ENV1 - Green Belt

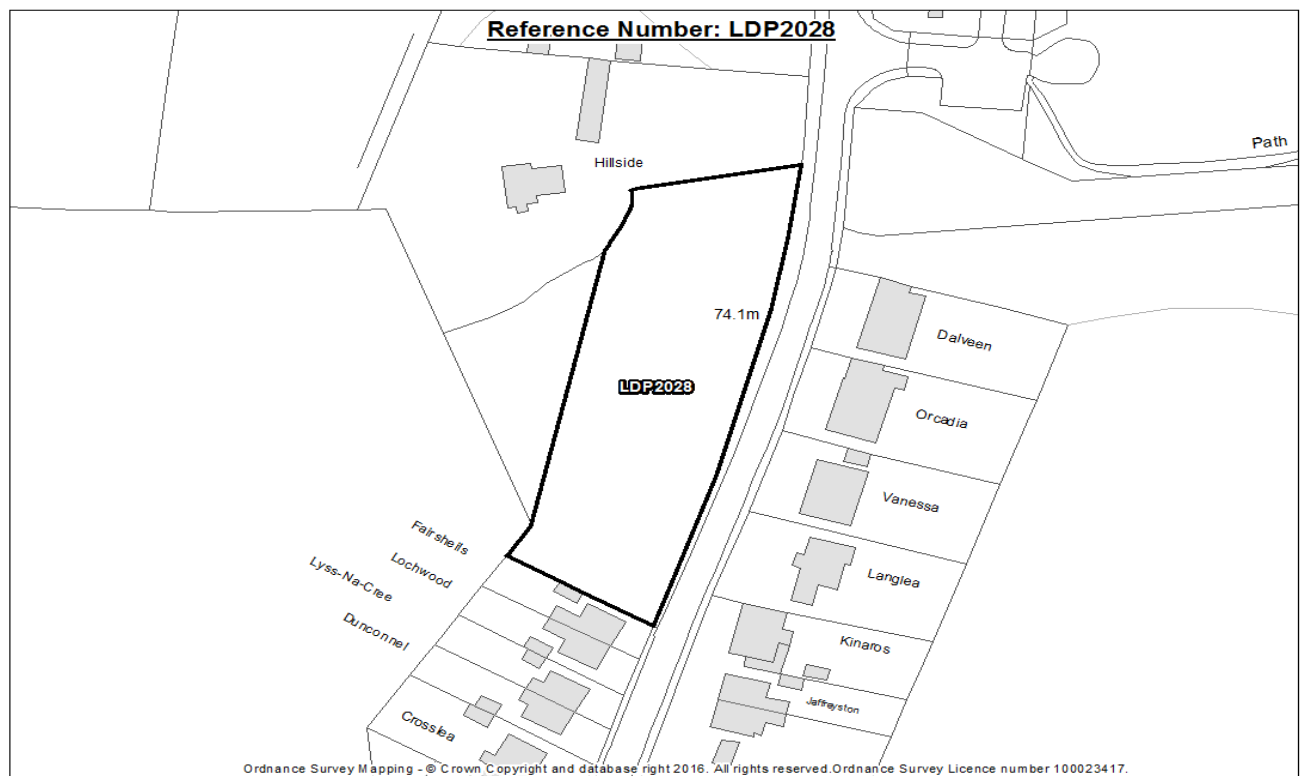
Proposal

Ownership/Developer if Known: Mrs Eleanor Holmes. (Land owner)

Housing Numbers (estimate): 5 individual plots or one development site consisting of 5 dwellings.

Programming (estimate): 1 year if one development. Within the 5 years of the plan for individual plots.

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



Site Visit Comments

Site Boundaries

The site is open grassland bounded to the East by the roadway and the North and South by existing residential properties.

Landscape

This rectangular site consists of mown grass which appears 'domestic in nature'. The site slopes upwards from the road to the existing dwelling located nearer the crest of the hill. The site does not add significant value in itself to the natural setting of the village.

Adjoining landscape character and land uses

The site is located on the eastern edge of the existing settlement and opposite existing residential properties and has no outstanding landscape features.

Planning History

Planning Application History

None

Reporters Comments

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

Pre-MIR Meeting

Advice was given that in relation to placemaking, the developer needs to show how the site could fit well with the overall village and create a gateway to this side of the village.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

There is no capacity for Castle Semple Loch to accept an increase in nutrients.

Adequate improvements to sewage provision require to be identified and implemented to ensure any additional housing does not have a detrimental impact on the Loch.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

Well contained site at northern edge of settlement.

SCOTTISH WATER

No response.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A small site which consists of mown grass. No biodiversity, flora and fauna interest.

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.

Air

Small site, limited impact on Air Quality.

Water

Small site, limited impact, if any.

Climatic Factors

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

Landscape

A rectangular shaped site which slopes down towards the settlement. The development of the site would provide an opportunity to create high quality gateway into Lochwinnoch and strengthen the edge of the village envelope.

Population and Human Health

The site lies on the edge of the settlement and is located uphill from the village centre. Its location may encourage higher rates of vehicular usage.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

This is a small site on the edge of the village at the eastern side. The site consists of mown grass and is currently part the garden ground of an existing property. There is very limited, if any biodiversity interest associated with this site. Given the nature of this site and current use, development of this site would have a minimal impact on the landscape setting of the surrounding site or the village.

Overall Planning Assessment of the Site

This is a small rectangular site located on the edge of the settlement. If this site were to be developed it is considered that the existing woodland to the North would act as a defensible green belt boundary.

Access to the site would be achievable by individual driveways. Further details would be required to fully assess any traffic and transportation issues associated with this development site.

Transport Scotland has advised that the potential cumulative impact on the two trunk road junctions in the vicinity of the site requires to be considered. This will be required to be considered depending on other potential housing sites that come forward through the next Renfrewshire Local Development Plan.

Due to the small scale of the development there are no educational issues associated with the proposed development site

The landowner's agent has confirmed that the site does not have any issues or constraints which would preclude residential development. Any necessary assessments that are required will be submitted through the planning application process.

Sufficient details have been provided to suggest that this site is both deliverable and effective.

This is a small undeveloped strip of garden ground on the edge of the village. The development of this site would require to be in keeping with the surrounding built form and should be of a scale in keeping with the area.

The development of the site would integrate with the village and would replicate the existing development pattern opposite the potential development site. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2029

Previous Ref 15/3010/DP

Site Address: North & South of Midton Road, Spateston, Johnstone

Site Size (Ha): 14.61

Local Development Plan Policy: ENV1 - Green Belt

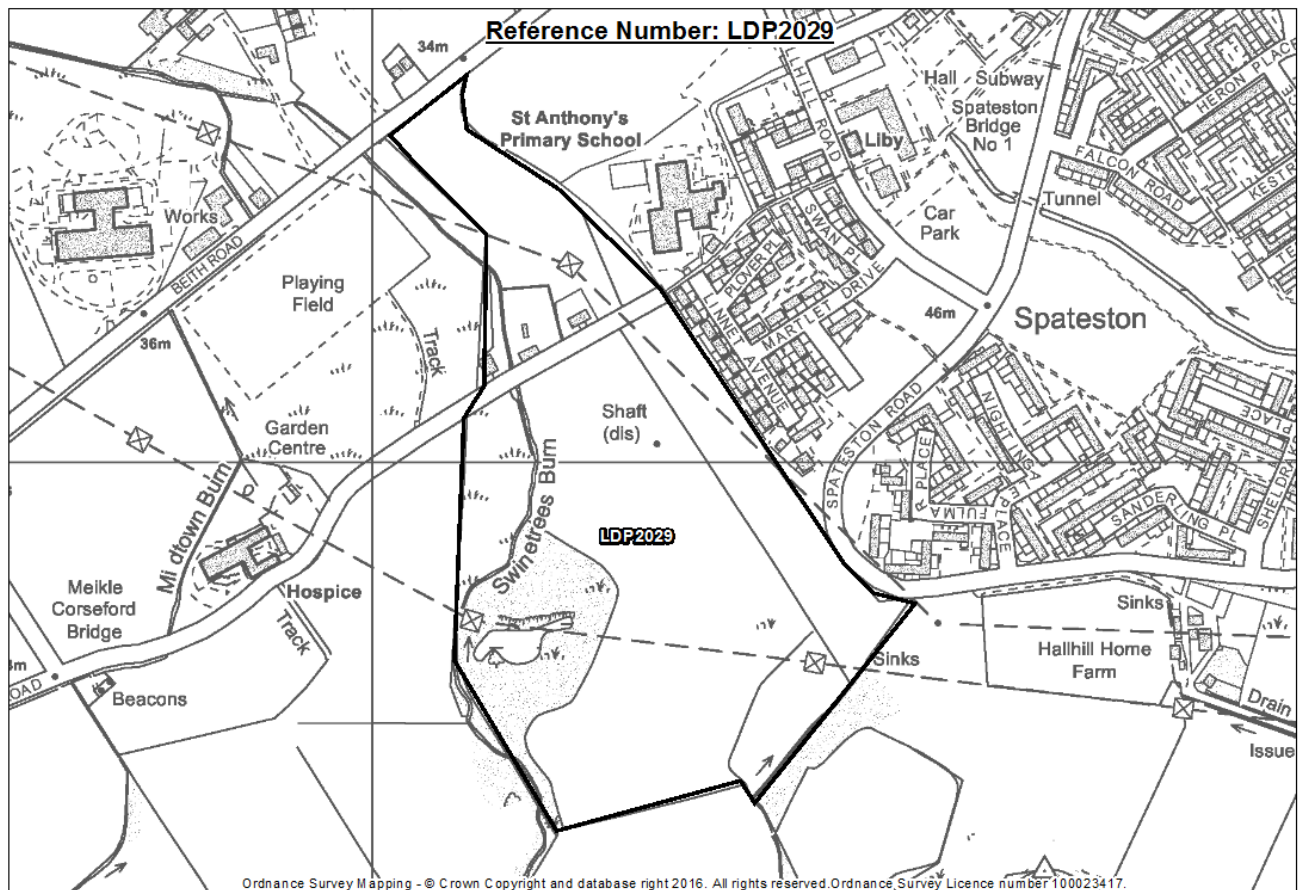
Proposal

Ownership/Developer if Known: Mr John Higgins

Housing Numbers (estimate): 200 units with (25% affordable provision)

Programming (estimate): 50 units per annum commencing 1.5 – 2 yrs after consent

Any Works Carried Out Since Last LDP: N/A – 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 Visit Comments

Site Boundaries

To the north is Beith Road with some bushes, rough grasses, hedging along this boundary. To the south is a mix of mature trees, bushes, shrubs and rough grassland. There is a 1.0 metre post and wire fence along parts of the eastern boundary with a mature treeline following the Swintrees Burn to the western edge of the site with a more open aspect to the north western boundary.

Landscape

The site has areas of undulating grazing with tall overgrown grasses, rushes and scrubby vegetation along with a more wooded area to the west with an area of low lying ponding found to the centre of the wooded area. Pylons and watercourses dissect the site.

Adjoining landscape character and land uses

To the north, fields are low lying with scrubby vegetation and new residential housing beyond Beith Road. There is the existing residential housing area of Spateston to the east, with fields and open space surrounding the site to the south and west.

Planning History

Planning Application History

12/0242/PP – Planning permission in principle application for the erection of an equestrian centre, temporary living accommodation and associated infrastructure given consent in July 2012.

Reporters Comments

N/A – 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.

Pre-MIR Meeting

Advised that there are several sites in the vicinity of this site which are brownfield, previously used sites in the middle of Spateston require to be developed before greenbelt sites are released at this location. Concern raised regarding the effectiveness and deliverability of the site given there is no confirmed housebuilder interest and the potential constraints that are required to be resolved in developing this site. Concern was also raised in relation to the existing pylons that cross the site. However it was confirmed that these were not in use and would be removed should development be acceptable on this site.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a number of minor watercourses cross and border this site. A Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND

This site contains Parkview, lime kilns 275m S of (Index No. 12989) scheduled monument. No development should take place within the scheduled area and within the surrounding bowl. Development in the south and east of the proposed site also has the potential to adversely impact on the setting of the monument.

TRANSPORT SCOTLAND

Potential cumulative traffic impacts of development served by junctions at Barrochan, Lincrive as well as potential impact on St James interchange which requires further consideration.

SCOTTISH NATURAL HERITAGE

This site is relatively well contained and provides good opportunities for green networks both within the site and to the wider countryside. Development should ensure permeability between new and existing housing and avoid development on the southern, most elevated part of site beyond the pylon line which could be retained as landscape setting for the development

SCOTTISH WATER

No response.

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site consists of overgrown grasses with scrubby vegetation, bushes and a selection of mature and semi-mature trees. There is a watercourse that runs through the site as well as on the edge of the site. There is likely to be a mix of biodiversity, flora and fauna given the nature of site.

Historic Environment

Any development should be sympathetic to the Parkview, lime kilns 275m S of (Index No. 12989) scheduled monument.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. This site is relatively well contained and provides good opportunities for green networks both within the site and to the wider countryside.

Air

There is likely to be an increase in vehicular movements should the site be developed. However, there is a bus service in close proximity to the site and a train station within walking distance.

Water

Watercourse runs through the site and also borders the site. Assessment will be required to look at potential flood extents. Development of this site may cause problems downstream where there has been a history of flooding which the Council aims to resolve by comprehensive measures in the Spateston area. A comprehensive and satisfactory drainage assessment should aim to address this issue through attenuation and control of water run-off, this would require to feed into the overall comprehensive drainage system being designed for the Spateston area.

Climatic Factors

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

Landscape

The site is irregular in shape, and mainly consists of undulating overgrown fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation with ponding a feature in the lower portion of the site.

Population and Human Health

Site is accessible to local services, facilities and public transport. However, the location of the site may encourage an increase in carbon emissions through vehicular usage

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

Given that the site has an array of overgrown grasses, scrubby vegetation, wildflowers and rushes etc, it is likely to contain various biodiversity features. 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. Any development should be sympathetic to the Parkview, lime kilns 275m S of (Index No. 12989) scheduled monument. There is potential to protect and enhance the water environment and promote sustainable flood risk management.

Overall Planning Assessment of the Site

This site does appear to form a logical extension to Spateston. It would have several access points for pedestrian and vehicular connections. It is located in close proximity to many services, facilities and schools where there is adequate school provision at both primary and secondary levels to accommodate the development.

However, there are several sites in the vicinity of this development site which are brownfield, previously used sites in the middle of Spateston which require to be developed as part of the Community Growth Area before greenbelt sites are released at this location. These existing sites, if developed would add enormously to the place and overall appearance of the area.

New residential development at Fordbank and adjacent at the former St Cuthbert's School is showing that the area has development potential. With the comprehensive drainage works that the Council are currently investigating and aiming to implement this should allow the current brownfield development in Spateston to be viable and deliverable, creating a range of housing to meet the housing need in the area. Introducing this greenbelt site may therefore hamper efforts to deliver the available brownfield sites in the area.

The owner has indicated that the site has been marketed since 2015, however the planning authority has received no enquiries or discussions with house builders regarding this site.

In relation to effectiveness and deliverability, this site is undulating, with a watercourse and pylons dissecting the site. The developer has confirmed that the pylons are to be removed, but no indication of the timeframe for this. The forming of development platforms will require to incorporate buffer zones as well as accommodate the watercourses going through and around the site into the layout as well as creating levelled platforms.

The owner has also confirmed that there are no services on the site. Given the challenges of the site as well as there being no house builder interest, the site is considered to be not effective and deliverable in the plan period. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2030

Previous Ref 15/3011/DP & 2292

Site Address: South of Kilmacolm Road, Bridge of Weir

Site Size (Ha): 9.88

Local Development Plan Policy: ENV1 - Green Belt

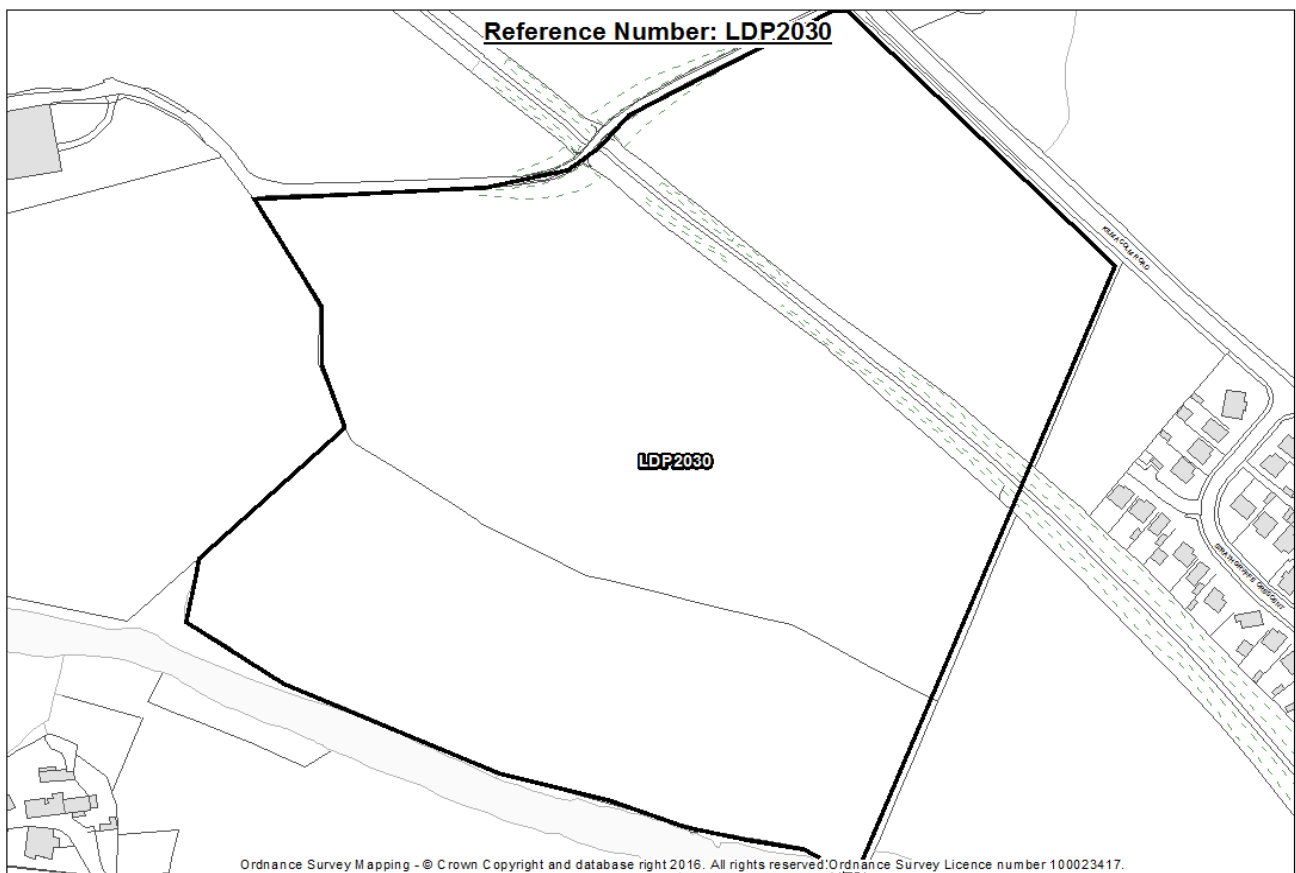
Proposal

Ownership/Developer if Known: Elderslie Estates

Housing Numbers (estimate): approximately 150 units

Programming (estimate): 30 units to 2019 and 120 thereafter.

Any Works Carried Out Since Last LDP: No, some investigative work with the surrounding landowners considering the possibility of combining sites to make larger, more viable extension to Bridge of Weir. The landowner has taken the advice of the Planning Authority and not undertaken too much work in relation to the site.



Site Visit Comments

Site Boundaries

Dilapidated stone walls with post and wire mesh fences, a few established trees along the south western boundary associated with the National Cycle Network Route 75. Farm track to the north west beyond post and wire mesh fence.

Landscape

Open pasture field. Landform is gently undulating with small undulating hillocks rising towards Bridge of Weir.

Adjoining landscape character and land uses

Grazing fields are on three sides, of a similar open rolling landscape character to the site. A well established woodland belt is located to the north east of the site across the Kilmalcom Road. To the south east there is a small area of unused grassland with housing beyond.

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

The advice given at the Pre-MIR meeting was that this site is detached from the village of Bridge of Weir. Any plans would require to ensure that there is a better integration with the village, but it was difficult to see how the landowner could achieve this. Furthermore there is concern regarding the impact that development would have on the landscape setting of Bridge of Weir particularly at the entrance to the village. 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

While most of this site is fine from a flood risk perspective part of the site is within the functional flood plain of the River Gryfe. It will be necessary make sure that all development is set back and above this watercourse. Parts of the site are also shown to be at medium risk of surface water flooding. A detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

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: No comment.

SCOTTISH WATER: No response.

SPORT SCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Predominantly undulating open grassland used for grazing. Some established trees along southern boundary and broken stone walls. Adjacent to cycle track which could contribute to species dispersal. Some biodiversity interest associated with the site.

Historic Environment

No known historic interest.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to provide links to the National Cycle Route 75

Air

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

Water

While most of this site is fine from a flood risk perspective part of the site is within the functional flood plain of the River Gryfe. Surface water run-off from the Kilmalcolm Road causes issues for this site as the road is at a higher level than the site. Both a flood risk assessment and drainage assessment would be required.

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 this impact.

Landscape

Site is part of the open undulating farmland landscape to the north and west of the settlement. Development of this site would have a negative impact on the setting of the green belt, the open landscape character and the settlement. The site is in a prominent location, it would be highly sensitive to development.

Population and Human Health

Site out with the village envelope, although access to cycle track may facilitate active travel. Location of site would encourage increased vehicular usage.

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

Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Site is on a functional floodplain. Both a flood risk assessment and drainage assessment would be required to ascertain the developable area of the site. Given the size of the site and the limited public transport in the evenings and weekends, the development is likely to result in increase vehicle movements which would result in increase emissions.

Overall Planning Assessment of the Site

This site would not adjoin or integrate well with the existing settlement and therefore residential development at this location would not add to the place of Bridge of Weir. It is difficult to see how the site on its own relates to the built form of the village. Development of this site would result in a large residential development outside the village envelope which would lead to an undesirable precedent for future development of the fields surrounding this site. There is no defensible boundary to part of the western edge of this site.

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

Access by pedestrian, cycle and vehicular means are achievable. The site could link directly into the existing National Cycle Route 75 which dissects the site. Further details in relation to traffic and transportation would be required.

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 would be required.

In line with the evidence work provided to inform to a new Renfrewshire Local Housing Strategy, affordable housing will require to be considered for this site.

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

The site is probably of a size that it would be able to deliver the required infrastructure and still be viable. The owner has no house builder assigned to this site as yet and therefore in terms of Scottish Planning Policy is not considered to be fully effective. However given the market in West Renfrewshire this is unlikely to present an issue.

It is considered that in relation to the previous assessment by the Council, it is still difficult to see how this site can fully integrate with the village of Bridge of Weir and therefore the release of this site from the green belt is likely to detract from the village setting and is unlikely to contribute to the overall place. It is likely to have quite a significant impact on the entrance to the village and the overall landscape setting to Bridge of Weir. It is therefore not considered suitable for release from the green belt as a future housing site.

LDP2031

Previous Ref: 15/3013/DP & 5018

Site Address: Barbush North, Johnstone

Site Size (Ha): 11.93

Local Development Plan Policy: ENV1 - Green Belt

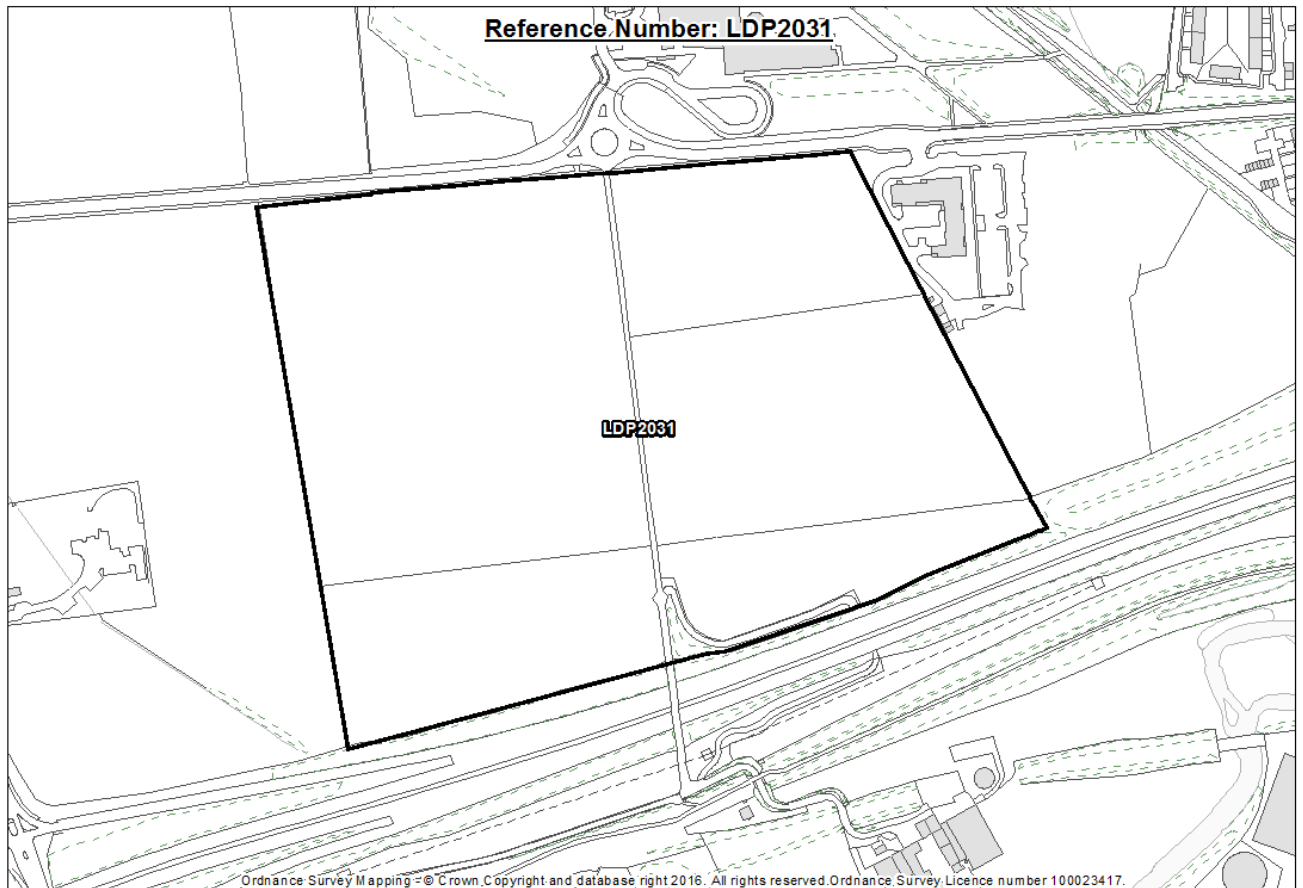
Proposal

Ownership/Developer if Known: Dawn Homes Ltd

Housing Numbers (estimate): Approx 130 units

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Significant amounts of information have been provided in support of this potential development site. This information was submitted as part of the planning application which was withdrawn as Dawn Homes wanted to take the development site through the correct planning process and await the outcome of the Renfrewshire Local Development Plan.



Site Visit Comments

Site Boundaries: To the north, east and south there are established hedges and timber post and wire mesh fence, there is no boundary to the west of the development site.

Landscape: Very gently undulating almost flat open grazing fields, with a single track unclassified road running in a north to south direction through the middle of the site.

Adjoining landscape character and land uses: Open grazing fields that are also very gently undulating to the west and northwest, to the north the site is overlooked by the High School. To the east there is the former Johnstone Hospital site with the existing ambulance depot still in operation. To the south there is the A737 and the settlement of Johnstone beyond.

Planning History

Planning Application History: Application for Planning Permission for 200 houses (Application withdrawn)

Reporters Comments: The site is within the green belt and is part of a wedge of land between the western side of Linwood and the north side of Johnstone. This stretch of land provides a useful function in maintaining a landscape setting and identity for Linwood and Johnstone and discouraging their coalescence with Brookfield. The site itself would end part way across a field system, where the green belt boundary would lack a strong visual or landscape edge, despite recent shelter belt planting. Notwithstanding the physical proximity, the site is isolated from existing residential areas and from the services and facilities of Johnstone and Linwood and it is unlikely that the site would relate well to either settlement. This site should not be added as an additional housing site.

Pre-MIR Meeting: The developer has had several meetings with the Council since the site was submitted in the 2011 and 2015 Suggestions for Land Use Change. The developer was advised that the best option for consideration of this development site was to go through the review of the Renfrewshire Local Development Plan.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: No flood risk concerns.

HISTORIC ENVIRONMENT SCOTLAND: No comment.

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

SCOTTISH NATURAL HERITAGE: Should this site be developed there are good potential connectivity for the school. There should also be cycling links to NCR75 (to north of site beyond Bridge of Weir Road) and to NCR7 (over A737 to the south) as well as links over A737 to Black Cart Water. Strong landscape framework at western end of site would help prevent spread of development.

SCOTTISH WATER: No response.

SPORT SCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site is comprised of open grazing fields and arable fields mainly bordered by low hedges. Biodiversity, flora and fauna value will be limited.

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 provide links to National Cycle Route 75 (to north of site beyond Bridge of Weir Road) and to National Cycle Route 7 (over A737 to the south).

Air

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

Water

Localised surface water risk to a depth of 2.0 metres, ponding to south east and central areas of site. There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management.

Climatic Factors

The site is located beyond the edge of the built up area, however public transport is accessible. Vehicular movements are nevertheless likely to increase.

Landscape

The site is approximately square in shape and dissected by a single track road running in a north to south direction through the middle of the site. Although the site is almost flat, it undulates gently to the west, northwest and to the north, and is comprised of open grazing and arable fields.

Population and Human Health

Site is well served by local transport giving access to local centres and community facilities.

Soil

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

Residential development at this location is likely to increase the amount of vehicular movements resulting in an impact on air quality. However there is an opportunity to connect with the national cycle network and there is also bus routes nearby. Noise and air quality impact from the motorway will require consideration. An opportunity exists to promote sustainable flood risk management whilst protecting and enhancing the water environment.

Overall Planning Assessment of the Site

The site is on the edge of the settlement. Plans are now progressing with the Former Johnstone Hospital site to the east of the potential development site, which would prevent this site from being in isolation. The developer is aiming to link this site well to the identified housing site to the south, which the developer also owns.

The owner has indicated that all of the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. This has been demonstrated by the supporting information submitted with the planning application, which confirmed that there were no issues.

Access by pedestrian, cycle and vehicular means are achievable.

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

In terms of education, both St Margaret's Primary School and Kilbarchan Primary School seek additional provision to accommodate the proposed number of new units. The developer is willing to assist the Council to ensure that there is adequate primary school capacity to serve the site. Secondary school provision is currently not an issue but this depends on the potential for development sites elsewhere in this school catchment. This will need to continually be assessed.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2032

Previous Ref 15/3015/DP

Site Address: West of Burnfoot Road, Lochwinnoch

Site Size (Ha): 7.39

Local Development Plan Policy: ENV1 - Green Belt

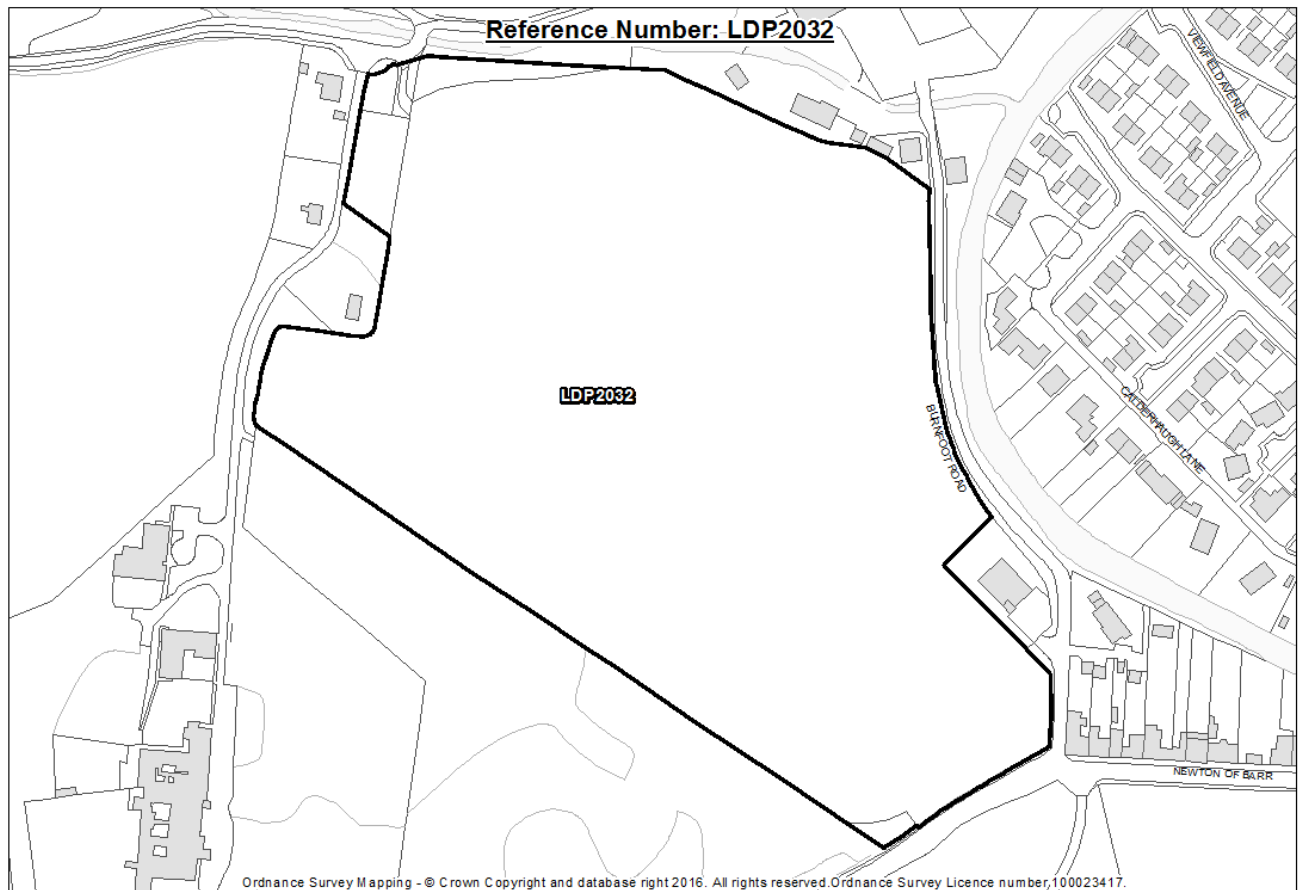
Proposal

Ownership/Developer if Known: Stewart Milne Homes Ltd

Housing Numbers (estimate): 130 units

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: N/A – 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 Visit Comments

Site Boundaries: Irregular boundary with a mix of stone walls, bushes, shrubs, mature and semi-mature trees, the Garpel Burn and rear boundaries of existing residential units. A chainlink fence which surrounds the existing telephone exchange can be found to the eastern edge of the site.

Landscape: A flat site with unmaintained grass, trees, shrubs, bushes found to the boundaries of the site and some ponding to the south of the site.

Adjoining landscape character and land uses: A mix of woodland, Lochwinnoch golf course, residential, the telephone exchange and the burn.

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.

Pre-MIR Meeting: Advice was given in relation to potential Scottish Water capacity issues, capacity at Lochwinnoch Primary School, walking routes to school along with the impact of increased vehicular traffic at the junction of Newton of Barr and Burnfoot Road.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: Whilst most of this site is fine from a flood risk perspective it is adjacent to the 1:200 year fluvial outline of the River Calder and a minor watercourse crosses and borders this site. It will be necessary to make sure that all development is set back and above these watercourses. A detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

There is no capacity for Castle Semple Loch to accept an increase in nutrients. Adequate improvements to sewage provision require to be identified and implemented to ensure any additional housing does not have a detrimental impact on the Loch.

HISTORIC ENVIRONMENT SCOTLAND: No comments

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

SCOTTISH NATURAL HERITAGE: Opportunity to link to River Calder and Castle Semple Loch. Core Paths running through the site require to be protected and incorporated into any development of the site.

SCOTTISH WATER: No response

SPORT SCOTLAND: No comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large site which is predominantly open grassland. Mature and semi-mature trees with a range of bushes and shrubs line the perimeter of the site. The site has biodiversity, flora and fauna interest but this is found to the edges of the site.

Historic Environment

No known cultural heritage issues identified.

Material Assets

Opportunity to link to River Calder and Castle Semple Loch. Core Paths running through the site require to be protected and incorporated into any development of the site.

Air

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

Water

Adjacent to the 1:200 year fluvial outline of the River Calder and a minor watercourse crosses and borders this site. A detailed Flood Risk Assessment and Drainage Impact Assessment will be required to ascertain the precise developable extent of the site.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage. However the site does benefit from having access to an existing bus and rail service which may help minimise any impact.

There would also be an opportunity to improve the Core Path Network. Development of the site will provide the opportunity to incorporate Sustainable Urban drainage.

Landscape

A flat grassed site which is not highly visible from surrounding areas.

Population and Human Health

Site is accessible to Lochwinnoch from where there is access to public transport and a range of other facilities and services.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is likely to be an increase in vehicular movements should this site be developed which may have an impact on air quality and increase emissions, however, the site is accessible to Lochwinnoch from where there is access to public transport. There is little impact in terms of biodiversity or landscape. Core Paths running through the site require to be protected and incorporated into any development of the site.

Overall Planning Assessment of the Site

This site reads as part of the village envelope and is able to connect and integrate well with the overall place of Lochwinnoch. Initial layouts submitted for this potential development site confirm that the site can relate well to the overall place. It would retain and attract people to the area, assisting in augmenting the community in a sustainable location within the built up area of the village.

Access to the site is achievable by foot and road. Access to a bus service can be found close to the site. Further details in relation to traffic and transportation will require to be provided and considered.

A cumulative assessment of the potential impact to the local and trunk road network will be required.

In terms of education, Lochwinnoch Primary School would require additional provision to accommodate the new housing development. Secondary school provision is currently not an issue but this depends on the potential for development sites elsewhere in this school catchment. This will need to continually be assessed. The developer has shown that there is an achievable and deliverable solution to providing additional capacity at the primary school to accommodate this development.

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

The developer has indicated that all of the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. The issue raised regarding Scottish Water capacity has been investigated by the developer and Scottish Water have confirmed that the designed solution is both achievable and deliverable and would resolve this issue.

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 of a low density residential nature.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2033

Previous Reference: 15/3016/DP 5014 and 2279

Site Address: West of Barochan Road, Houston

Site Size (Ha): 7.15

Local Development Plan Policy: ENV 1 Green Belt

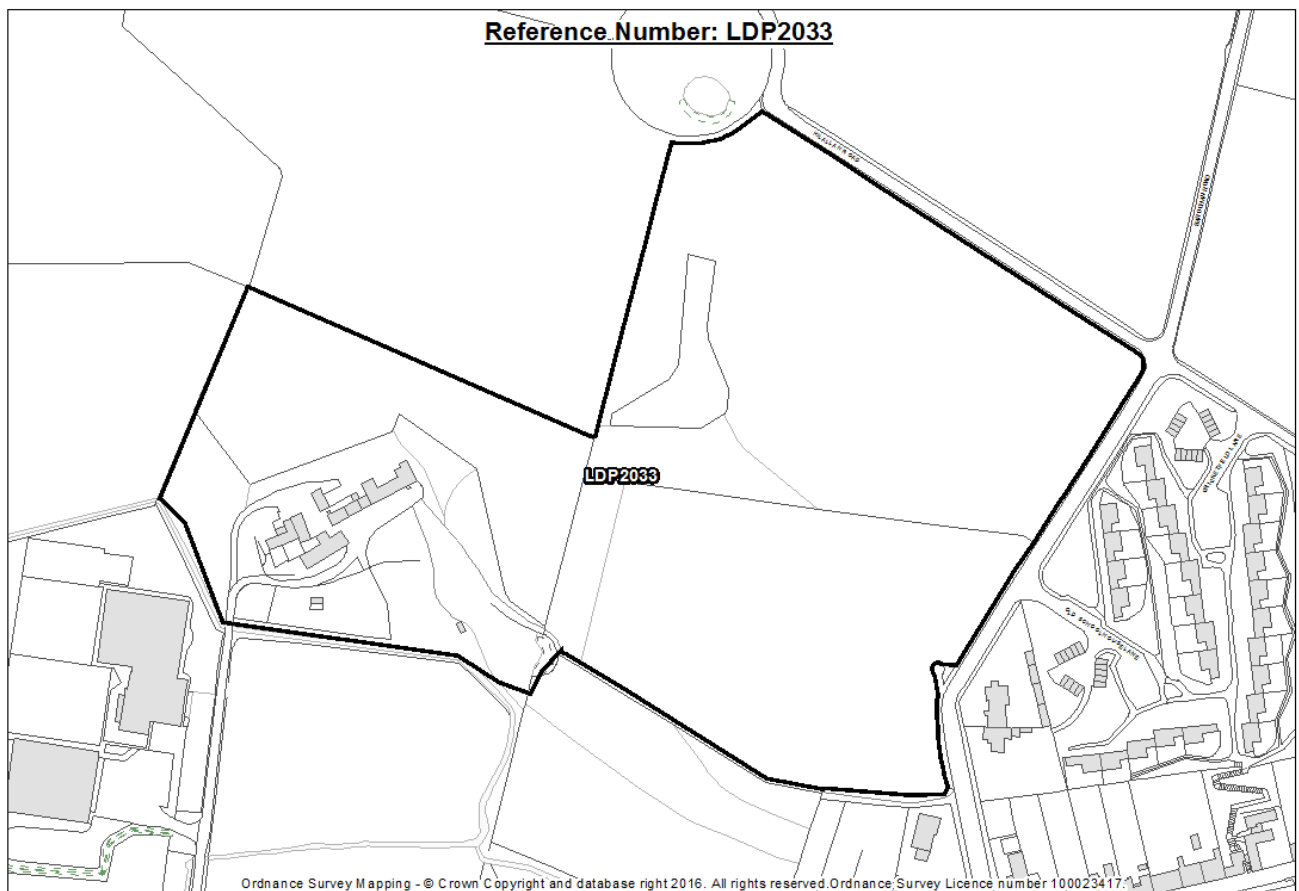
Proposal

Ownership/Developer if Known: Stewart Milne Homes (Owner Elderslie Estates)

Housing Numbers (estimate): Approximately 50 units

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Significant work has been undertaken to show a suitable layout, landscaping and protection of any historic interests. Supporting information has been submitted to show the site is developable and deliverable.



Site Visit Comments

Site Boundaries

An established hedge is located to the north, in front of the hedge to the north and west is a planted belt of trees. In the western area of the site there is an area of shrubby vegetation. Located in the south outwith the site there is an area of established woodland.

Landscape

The site consists of irregularly shaped open grazing fields as well as containing an existing house and kennels. Most of the site consists of open undulating rough grazing fields, with areas of overgrown shrubby vegetation. There are woodland planting belts to the north and north west boundaries. The southern section of the site slopes southwards into the settlement.

Adjoining landscape character and Land uses

To the north and west of the site there are open undulating arable and grazing fields, to the east of the site there is the Houston settlement and to the south there is an established wooded area with a new residential development site, being constructed by the developer, to the south of the existing kennels.

Planning History

Planning Application History

None.

Reporters Comments

The current settlement boundary is not unattractive in visual terms and that Barochan Road forms a fairly robust green belt boundary. The proposed development site is in a prominent location and is highly visible at the entrance to the village and from the surrounding area.

Development of the northern part of the site in particular would impact upon the skyline. The proposal would extend the built settlement into open countryside with consequent adverse landscape and visual impact.

I have noted the most recent proposal to tie in development of this land with development of the existing kennels at the north end of Fleming Road. While such a proposal may have some merit in providing integration between this land and the other site that the developers propose to develop, that does not overcome the fundamental problems identified above. For all of the foregoing reasons, development of this green belt site cannot be supported.

Pre- MIR Meetings

The advice given was that the site requires to fit well with the village, with landscaping, the setting of the memorial and the north mound important to the overall development. Indicated the need to consider education requirements for the development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective, it is adjacent to the 1:200 year fluvial outline of the Houston Burn. It will be necessary to make sure that all development is set back and above this watercourse.

A more detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site.

The site is adjacent to small watercourse, a buffer strip would be required in line with SEPA guidance.

HISTORIC ENVIRONMENT SCOTLAND

This site is in close proximity to Houston North Mound, 300m WSW of Greenhill Farm (Index No. 3913) scheduled monument. The monument comprises the remains of a cairn, probably built in the late Neolithic or Bronze Age between 3000 and 1000 BC. It is visible as a low turf-covered mound and lies within an 18th-century circular plantation.

Development in the field to the immediate southeast of the monument has the potential to adversely impact on both the topographical relationship of the two cairns, and on views towards the monument from the southeast and south. We would not recommend that this part of the proposed allocation be considered suitable for development.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

Should the site be developed housing should not cross the northern ridge and should not be seen on approach from the north on Kilallan Road. The existing woodland to the north would be a strong gateway feature at the northern edge to settlement and there are good opportunities for strong green networks within the site, reinforcing the existing structure.

Links to the existing path network (especially in the northern woodland) should be retained and reinforced.

SCOTTISH WATER

No response

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Mature woodland to the south of the site. Woodland planting belts to the north and north west boundaries. Site currently rough grass and most recent use for grazing. Some biodiversity interest likely.

Historic Environment

Scheduled Ancient Monument - North Mound, in close proximity to the site. On its eastern side the site borders Houston Conservation Area. Any development would require to be sensitive to the setting of the ancient monument and the conservation area.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. There are good opportunities for strong green networks connecting within and outwith the site.

Air

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

Water

Surface water sump to north western section of the site. Surface water risk to southern portion of site, this could be remediated by appropriate water infrastructure. The site is adjacent to small watercourse, a buffer strip would be required.

Climatic Factors

Site is located on the north edge of the village. Public transport is accessible however this is limited, vehicular use is likely to increase.

Landscape

The site is split over two levels. The lower part of the site to the South West and the higher part to the North East. The area to the North East consists of an open grazing field in a prominent location on the edge of the settlement. The land to the South West consists of an existing house, kennels and land associated with the kennels along with overgrown bushes, shrubs and trees to the land adjoining the land to the North East and South West.

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.

Soil

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

This site contains Macaulay Classification 3.1 prime agricultural 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 landscape and setting of the village. Any development should be sensitive to the setting of the ancient monument and the conservation area. Historic Environment Scotland have also raised concerns regarding the conflict between developing this site and protection of historic interest. Residential development at this location is likely to increase the amount of vehicle journeys resulting in an increase in emissions. There are opportunities for strong green networks within the site, links to the existing path network should be retained and reinforced.

Overall Planning Assessment of the Site

This site is on the edge of the settlement, it is contained to the north by a defensible green belt boundary of the road, hedges and a tree belt. To the east is the existing built up area of the village. To the south is a small wooded section and then residential as well as a site for residential development which is currently being constructed by the developer. The west of the site also has a defensible green belt boundary. Therefore it is considered that this site relatively well contained.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. A cumulative assessment on the potential impact to local and trunk road network will be required.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. This requires to be considered.

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

In terms of education, both primary and secondary education provision requires to be addressed. The developer has confirmed that they would assist the Council in ensuring that there is adequate primary and secondary 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 of a low density residential nature.

Since the previous submission of this site in Local Development Plan 1, the developer has taken on board both the Councils and the Reporters comments and prepared an indicative layout which shows a low density development, with extensive landscaping as well as recognition of both the setting of the war memorial and the North Mound.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However this is a fairly prominent field at the northern entrance to village and although the developer has aimed to try and address this by providing a less dense, landscaped layout, which takes cognisance of the historic interest surrounding the site, it is still difficult to see how this site can add to the village setting. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2034

Previous Reference: 15/3018/DP 5026

Site Address: West of Caplethill Road, Cross Stobbs, Paisley

Site Size (Ha): 9.4

Local Development Plan Policy: ENV1 – Green Belt

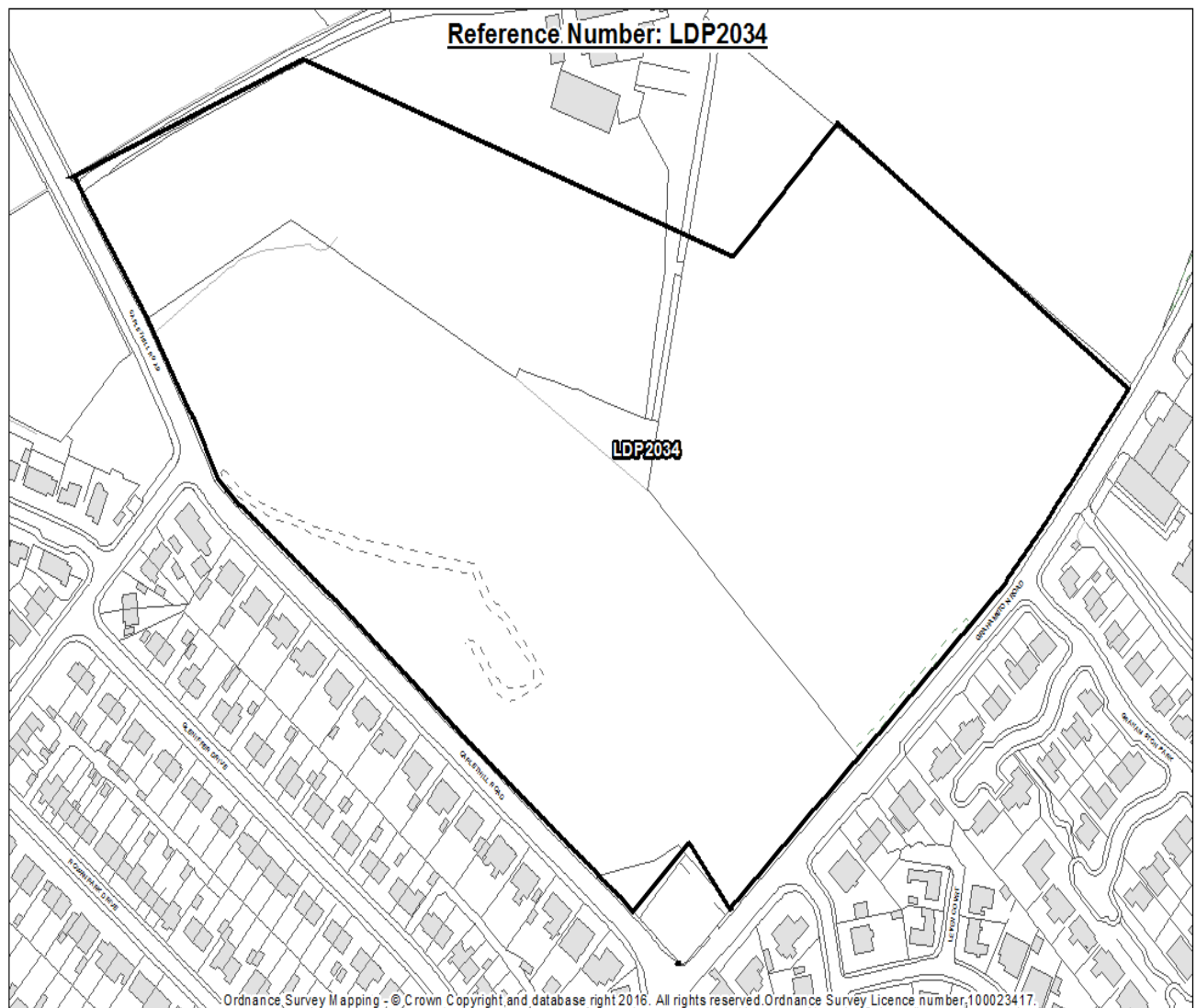
Proposal

Ownership/Developer if Known: Barratt Homes/David Wilson Homes

Housing Numbers (estimate): Approximately 180 Homes

Programming (estimate): 40 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Further supporting information has been submitted to show the site is developable and deliverable.



Site Visit Comments

Boundaries of the site

The northern boundary of the site consists of a hedgerow and drystone dyke extending along part of this boundary. To the south east and south west the boundaries of the site contain a combination of established hedges with established trees and Caplethill Road and Grahamston Road beyond. The majority of the western boundary is open with only a small section of post and wire fencing at the entrance to the site.

Landscape

The site is an irregular shape and consists of a collection of undulating grazing fields with established hedges and a few established trees. To the west of the site is Harelaw Burn and a farmstead with access track. In the south west of the site there is an area of scrubby vegetation with a collection of self seeded small trees. At the southern point of the site there is a square area of overgrown unmaintained grassland.

Adjoining landscape character and land uses

To the south, south east are the residential areas within Barrhead. To the east there is an industrial estate that is screened by an earth mound. To the west and north of the site there is Harelaw Farm Steading with open undulating grazing fields beyond.

Planning History

Planning Application History: 05/0676/PP - Erection of residential development in outline – Refused, appeal dismissed. (small area to south of site)

Reporters Comments: N/A

Pre-MIR Meeting: The advice given was that there was still concern regarding the lack of a defensible green belt boundary to the west. It would take several years to fully establish a defensible boundary and would leave the rest of the fields to the west open to development pressure. Indicated the need to consider education requirements for the development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY:

Whilst most of this site is fine from a flood risk perspective a minor watercourse crosses part of this site and another one borders this site. It will be necessary make sure that all development is set back and above these watercourses. A more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

TRANSPORT SCOTLAND: No comments.

SCOTTISH NATURAL HERITAGE

Site on rising land which is part of the setting of the town. Housing on the more elevated, northern part of the site should be avoided.

SCOTTISH WATER: No response.

SPORT SCOTLAND: No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site consists of a collection of undulating grazing fields with established hedges and a few trees. Harelaw Burn flows northwards along part of the northern boundary to the site. Along the south boundary of the site there is an area of scrubby vegetation and small trees and bushes. At the southern eastern boundary of the site there is a small square area of overgrown unmaintained grassland which contains small bushes and self seeded trees. The site has some value in terms of its biodiversity, flora and fauna, however this is limited to the edges of the site.

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.

Air

There is likely to be an increase in vehicular movements which may increase emissions.

Water

Watercourse to north west boundary, potential flood risk. Flood Risk Assessment will be required to ascertain the precise developable extent of the site. Suitable buffer strips would be required to protect water quality within the site.

Climatic Factors

The site is located on the edge of the built up area and public transport is accessible, however given the size of the site there may be an increase in emissions.

Landscape

The site is an irregular shape which consists of a collection of undulating grazing fields with established hedges and a few established trees along with scrubby vegetation and small bushes on the edges of the site. To the north of the site is Harelaw Burn and to the west a farmstead with access track. The site is fairly prominent in the local landscape setting and entrance to Paisley.

Population and Human Health

Access to local services, facilities and public transport can be sought on foot (within Barrhead), however these services are limited and therefore vehicular movements are likely to increase with the development of this site.

Soil

A small part of the site, in the south west, is potentially contaminated. The development of the site may result in the sealing of previously undeveloped land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

The site has some value in terms of its biodiversity, flora and fauna. However this is limited to the boundaries of the site and not likely to be significant. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. There is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a risk from flooding due to the watercourse to the north west boundary which will require to be assessed with comprehensive flood management measures put in place.

Overall Planning Assessment of the Site

This is a prominent greenbelt site which is isolated from much of the built up area within the boundary of Renfrewshire, although it is accepted that the development could integrate with Barrhead. Development of this site on its own is unlikely to result in good place making and could lead to sporadic development throughout the area.

The site forms an attractive setting for the area and provides an important buffer between Renfrewshire and East Renfrewshire. There continues to be no defensible green belt boundary to much of the western boundary.

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

In terms of education, both primary and secondary education provision requires to be addressed at St Charles Primary, Todholm Primary and St Andrew's Academy, subject to final housing numbers and phasing of development. The land owner has confirmed that they would assist the Council in providing adequate educational capacity as required.

The land owner has indicated that any appropriate 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 owner confirmed that the site does not have any issues or constraints which would preclude development.

The land owner has provided sufficient details to suggest that this site is both deliverable and effective.

Since the previous submission of this site in Local Development Plan 1, the developer has not demonstrated that a defensible green belt boundary can be achieved to the western boundary. It is considered that the development of this site on its own would not result in good place making within Renfrewshire and would lead to sporadic development throughout the area. Therefore it is considered that the site is not suitable for release from the green belt as a future housing site.

LDP2035

Previous Reference: 15/3019/DP 5028

Site Address: Whitelint Gate, Bridge of Weir

Site Size (Ha): 18.66

Local Development Plan Policy: ENV 1 Green Belt

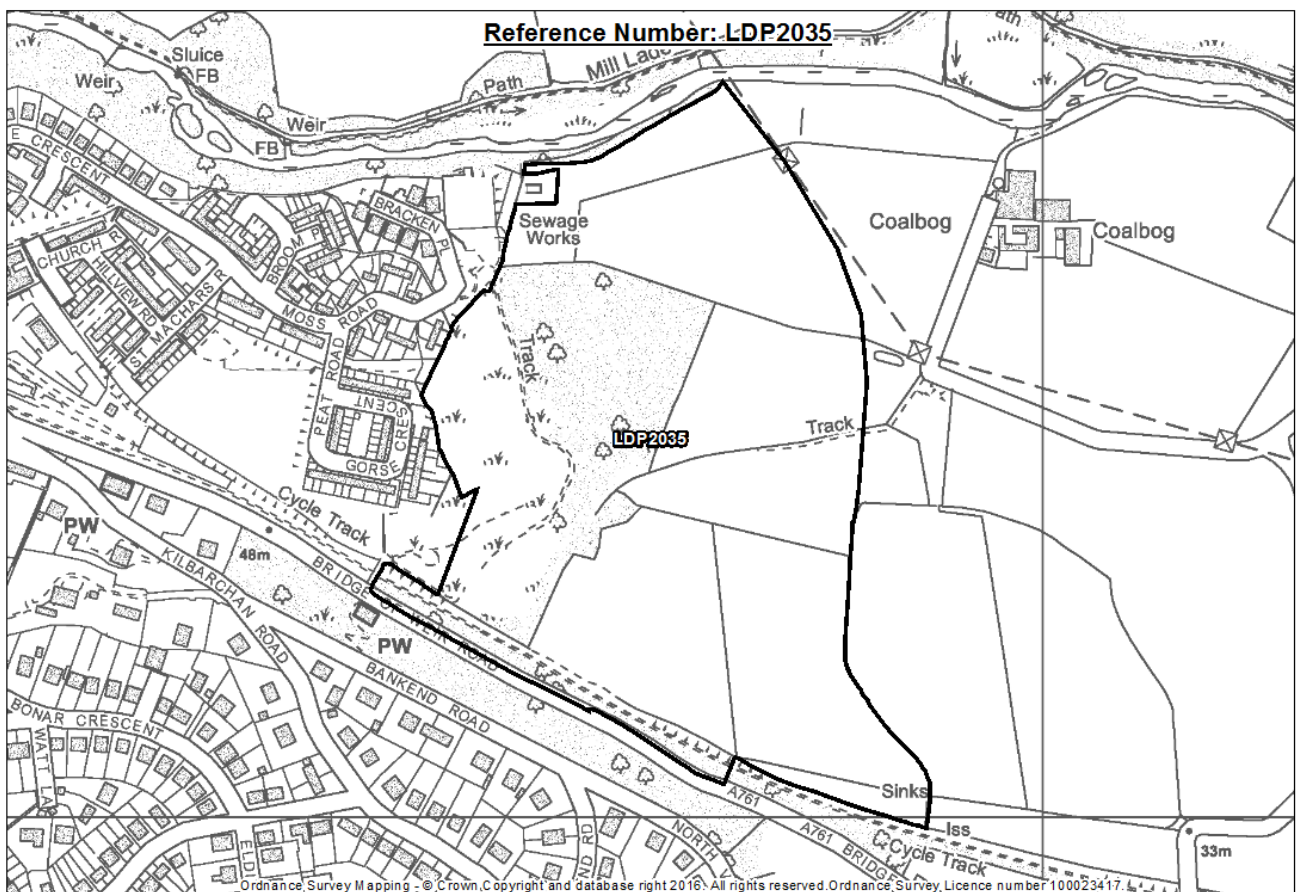
Proposal

Ownership/Developer if Known: Barratt/David Wilson Homes

Housing Numbers (estimate): 200 Homes

Programming (estimate): 40 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Significant amounts of additional information was submitted to accompany the planning applications that were submitted for the site.



Site Visit Comments

Site Boundaries

To the south the site is contained by a disused railway line (National Cycle Network Route 75), and established mature trees. The A761 is also to the south of this site. The River Gryfe to the north provides a degree of containment. The site is open and continuous with the undulating landscape to the east. To the west the boundaries of the site back on to the rear boundaries of residential properties, these provide a degree of containment.

Landscape

To the north and east of this area there is open grazing fields that have an undulating character. The field boundaries are remains of stone walls with timber post and wire mesh fence. A small portion of the site contains a former landfill site which had regenerated with shrubby vegetation and trees. This vegetation was recently removed.

Adjoining landscape character and Land uses

The adjoining landscape character to the east is open with undulating grazing fields. To the south is the National Cycle Route 75 and the A761 beyond. To the north is the River Gryfe and beyond is open undulating fields with residential to the west.

Planning History

Planning Application History

16/0423/PP – Erection of retail store, petrol station and cycle hub (Planning Permission in Principle – Refused on 8 November 2016. Currently being appealed)

16/0571/PP – Erection of Residential Development (Planning Permission in Principle – Refused on 8 November 2016. Currently being appealed)

Reporters Comments

Housing development of the scale suggested would not be considered to be acceptable. The site is brownfield land, having formerly been used as a builders' yard and landfill site. This does give it some advantage in terms of any redevelopment proposal. I also note that the council's landscape consultant considered the site to be well contained in landscape terms by the surrounding undulating fields and that mitigation planting would be required to create a new settlement boundary limiting future development. I noted at my site visit that, although the site may be regarded as derelict land, it has naturally regenerated over the years since it was used and is covered with shrubs and trees. I agree with the council's assessment that it has developed into a woodland area at the edge of the settlement, creating a ready-made natural setting for this western edge of the village. Development of the site would remove most, if not all of the existing vegetation. A community woodland would be planted on the fields to the west of the site to compensate for this removal, and I acknowledge that this would be of some benefit. The council points out that developing the site itself and planting the woodland on its western edge would result in the loss of both a naturally vegetated area and farmland. The council is also concerned that the new woodland would take some time to establish and replace the woodland edge that already exists. The council considers that the proposed new housing would have a limited relationship with the existing residential units to the west and that it would be difficult to integrate the new housing with the existing built form. I agree with the council's analysis in this regard, although I accept that integration with the national cycle route would be beneficial. It is apparent from that report that retail use may be acceptable on the site if another more suitable site within the village could not be found. For that reason and also for the concerns expressed by the council, the identification of any part of the site for development would be premature at this time.

Pre-MIR Meeting

The advice given was that there was still concern regarding the lack of a defensible green belt boundary to the east. Although a community woodland could be established to provide that defensible boundary, there is nothing at the site at the moment and it would take several years to fully establish a defensible boundary which would leave the rest of the field to the east open to development pressure. Indicated the need to consider education requirements for the development as well as drainage along with waste water requirements as well as capacity.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective, a small part of it looks to be within the 1:200 year fluvial outline of the River Gryfe. A more detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site. Drainage Impact Assessment required and mitigation measures require to be identified.

Lochar Water is currently rated moderate for diffuse pollution (farmland) and abstraction for tannery. Potential for increased spills at Auchens pumping station. Potential for odour from the nearby tannery.

HISTORIC 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

Core Paths running through the site require to be protected and incorporated into any development of the site.

SCOTTISH WATER

No response

SPORTSCOTLAND

No comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Open grazing fields that have an undulating character with field boundaries. To the western portion of the site there was a mix of broadleaved semi natural woodland dense scrub poor semi improved grassland scattered bracken amenity grassland. Some biodiversity interest. However this has now been removed. There will still be some biodiversity interest on the edge of the site.

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. Core Paths running through the site require to be protected and incorporated into any development of the site. Opportunity to integrate with the national cycle route.

Air

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

Water

Some potential flooding may affect a small portion of site to north, not significant.

Climatic Factors

Public transport is accessible however limited, vehicular use is likely to increase given the size of the site.

Landscape

To the north and east of this area there is open grazing fields that have an undulating character, the site adds to the landscape character and setting of the village. A small portion of the site contains a former landfill site which had regenerated, however this has recently been removed. The site has a series informal paths running through it, appropriate routes should be incorporated into any development.

Population and Human Health

Site is accessible to the village centre by foot. There is access to public transport, although this service is limited at night and weekends. Development of this site is likely to result in increased vehicular usage. Opportunity to integrate with the national cycle route. Plans for the site include a new supermarket to serve the village.

Soil

Part Greenfield site, therefore development may 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 impact that development of this site would have on the landscape and setting of the village. Strategic Environmental Assessment issues also related to the increase in emissions due to the additional vehicular movement associated with the development of this site.

Overall Planning Assessment of the Site

Although this site adjoins existing residential units on the edge of the village and also contains an element of previously used land, it is considered that allowing development of this site has the potential to present pressure on further future development to the fields to the east of this site, which is unacceptable.

There continues to be no defensible green belt boundary to the east of this site. Although recent planting has been provided to the east of the site, this will take time to establish.

Access to the site is achievable. 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 will be required.

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

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

The land owner has indicated that all of the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. This has been demonstrated with the additional information that was submitted with the supporting information with the planning application. The owner confirmed that the site does not have any issues or constraints which would preclude development.

The land owner has provided sufficient details to suggest that this site is both deliverable and effective, the landowner has a house builder on board to develop the site.

Since the previous submission of this site in Local Development Plan 1, although the developer has taken on board the Councils and the Reporters comments in relation to the defensible green belt, it will take some time for this to be established. The site is a fairly prominent field at the entrance to the village. It is difficult to see how this site could add to the overall setting of the village. It is therefore considered that the site is not suitable for release from the green belt as a future housing site.

LDP2036

Previous Ref: 15/3020/DP & 2228

Site Address: Kilbarchan Road / Crosslee Road, Bridge of Weir

Site Size (Ha): 9.35

Local Development Plan Policy: ENV1 - Green Belt

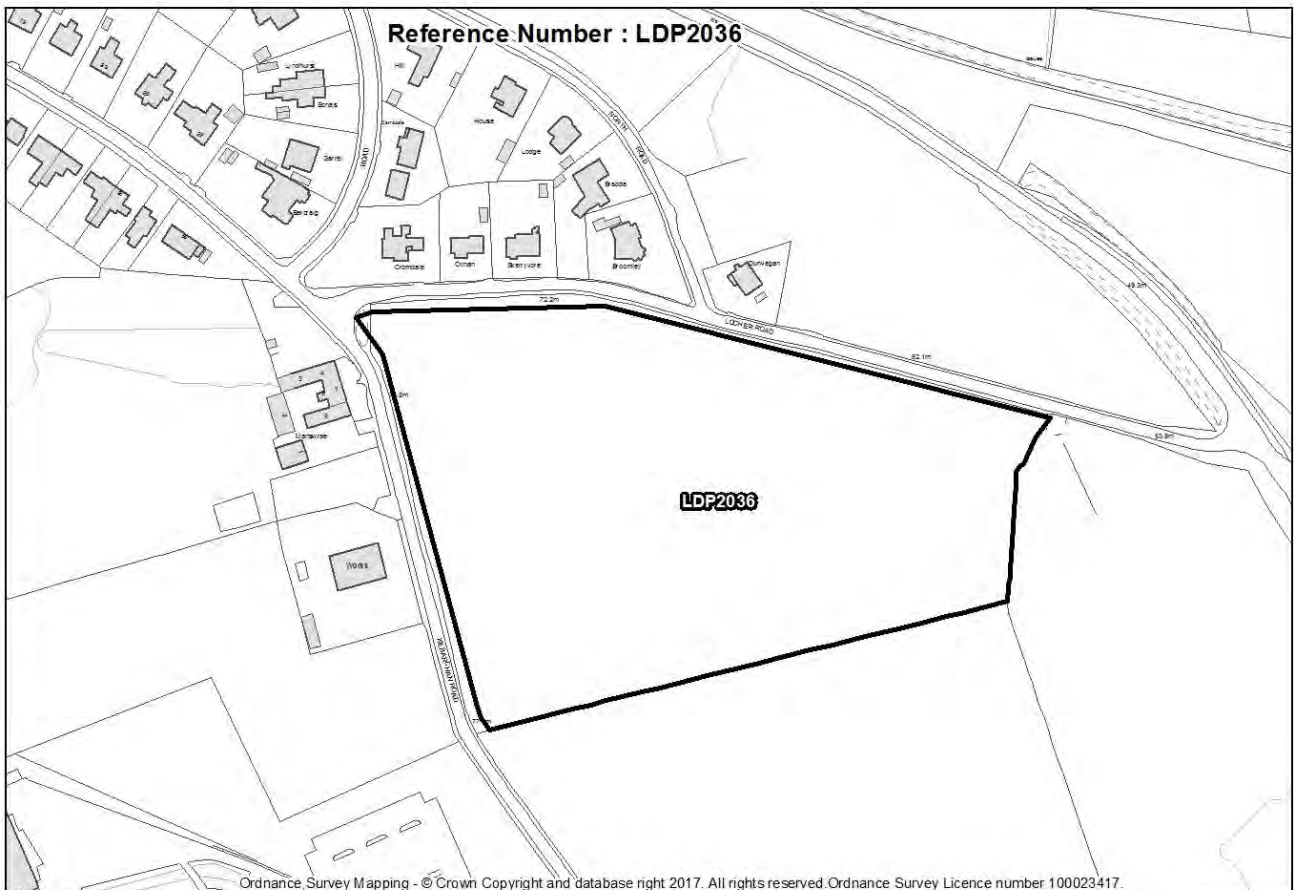
Proposal

Ownership/Developer if Known: Barratt Homes/David Wilson Homes

Housing Numbers (estimate): approx 50 units

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Layout and further work has been undertaken to demonstrate how this site fits with the existing built form of the village and is developable and deliverable.



Site Visit Comments

Site Boundaries

To the western boundary there is a low dilapidated stone wall with a replacement timber post and metal wire mesh fence with a few trees growing alongside the road. The southern boundary is a thick belt of established trees. The boundary to the east alongside the A671 is a timber post and wire mesh fence with the occasional small tree.

Landscape

The site includes grazing fields. The site is contiguous with the open gently rolling landscape character of grazing and arable fields. The landscape character of the site is generally sloping eastwards. There are few distinctive landscape features within the site except for the steeper slope down to the A761 to the east of the site. There are well maintained sections of hedge along the north eastern boundary within the field.

Adjoining landscape character and land uses

A road to the north beyond which is residential properties to the north west. To the east is the A761 and beyond the road is an open rural gently undulating mixture of grazing and arable fields that slope in an eastern direction. To the south there is one residential property that overlooks the site and a band of mature established trees. To the west of the site, opposite the road is a grazing field, some commercial units and the Bridge of Weir Leather works.

Planning History

Planning Application History

No History

Reporters Comments

The site is very prominent, particularly when viewed from the approaches to the settlement from the east and south. The proposed development would result in a very large, elongated, illogical extension of Bridge of Weir. It would certainly not result in a compact and successful integration with the existing settlement. There would be a significant adverse impact upon the existing landscape and the setting of this part of Bridge of Weir. For these reasons, the site should not be allocated for housing development.

Pre-MIR Meeting

The advice given was that although only part of the site is proposed for new residential development there is no defensible green belt boundary edge on the site, therefore as it stands the entire site will be under pressure from future phases of development. Indicated the need to consider education requirements for the development as well as drainage and waste water requirements and capacity. The issue of the odour from the tannery was one of the main elements that required to be considered in the suitability of this site for residential development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective it is adjacent to the 1:200 year fluvial outline of a watercourse, the Locher Burn, this will required to be taken into consideration in the development of this site, a detailed Flood Risk Assessment may be required.

Lochar Water is currently rated moderate for diffuse pollution (farmland) and abstraction for tannery. Potential for increased spills at Auchens pumping station.

Drainage Impact Assessment required and mitigation measures require to be identified Air quality is an issue related to the nearby tannery.

HISTORIC SCOTLAND

No comments

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

A widely visible site sloping away from the settlement with long distance, open views into the site from the northeast.

SCOTTISH WATER

No response

SPORTSCOTLAND

No comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large site which is open grassland used for grazing. Little biodiversity interest. Some mature trees/woodland on the boundaries which may have biodiversity interest.

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.

Air

Air quality is an issue related to the tannery and the fact that this site is in the prevailing wind direction and in close proximity to the tannery.

Water

Historic flood events recorded to the north and south of the site. Insertion of drainage infrastructure would lead to better water storage and treatment. Whilst most of this site is fine from a flood risk perspective it is adjacent to the 1:200 year fluvial outline of a watercourse, the Locher Burn, this will require to be taken into consideration in the development of this site. Drainage Impact Assessment required to ensure potential for diffuse pollution to Locher Burn is mitigated.

Climatic Factors

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

Landscape

The site includes three grazing fields. The landscape character of the site is generally open and it slopes eastwards, it is very prominent in the local landscaping setting as well as the setting of the village. There are few distinctive landscape features within the site. There are well maintained sections of hedge along the north eastern boundary within the field.

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.

Soil

Greenfield site, therefore development would 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 impact that development of this site would have on the local landscape setting as well as the setting of the village. There is considerable concern that this site is in the prevailing wind direction from the existing tannery in Bridge of Weir. The owner of the tannery has expressed concern about more residential development in this area. There is an opportunity to protect and enhance the water environment and promote sustainable flood risk management. Given the size of the site there is likely to be an increase in vehicle movements in the area.

Overall Planning Assessment of the Site

Although this site adjoins existing residential units, it is considered that allowing development of this site has the potential to present pressure on further future development to the fields to the south and east of this site.

This is a very prominent green belt site on the edge of Bridge of Weir. The site contributes significantly to the local landscape character and setting of Bridge of Weir. Development would have an impact on the local landscape setting which would be detrimental to the visual amenity of this area. The developer has suggested a substantial landscape scheme, however this is not in place as yet and will take some time to establish which makes the site very prominent for a number of years until the landscape scheme has established.

Access to the site is achievable. 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 would be required.

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

In terms of education, both primary and secondary education provision requires to be addressed. The developer has confirmed that they would assist the Council in ensuring that there is 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. However this is a prominent field at the entrance to village and although the developer has aimed to try and address this by providing a landscaped layout, it is still difficult to see how this site can add to the village setting. The other significant concern is how the developer deals with the potential odour issue related to the nearby leather works. Given that the site is in the prevailing wind direction, it is difficult to see how the developer could mitigate this issue to provide suitable residential amenity. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2037

Previous Ref: 15/3021/DP 2240

Site Address: Barrhill Crescent, Kilbarchan

Site Size (Ha): 4.57

Local Development Plan Policy: ENV1 - Green Belt

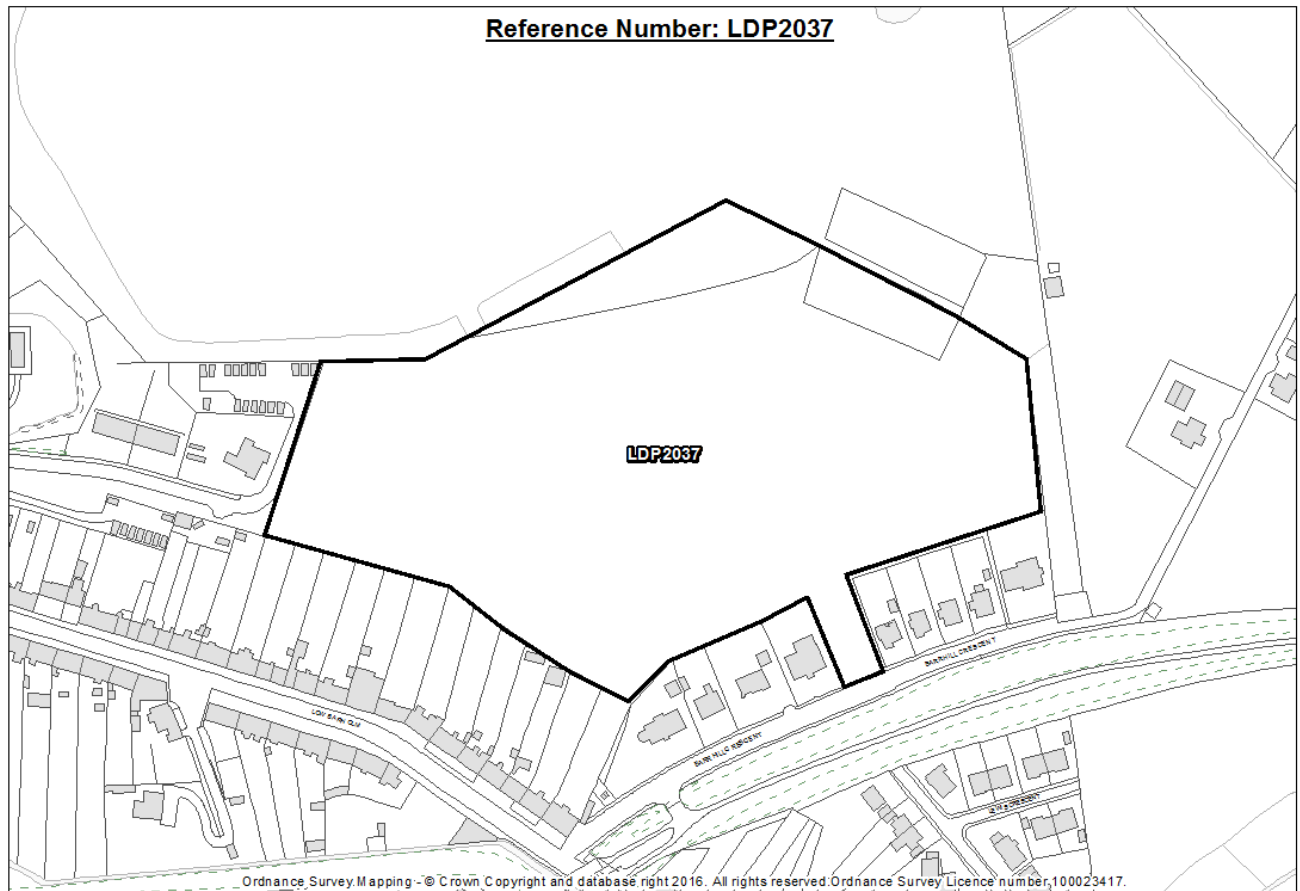
Proposal

Ownership/Developer if Known: Cemex UK JV with AWG Property Ltd

Housing Numbers (estimate): 60 units

Programming (estimate): 20 units per year

Any Works Carried Out Since Last LDP : Site investigative works to ensure site is capable of development. Layout and landscaping plans have been submitted along with detailed designs to show that two junctions and access to the site is achievable.



Site Visit Comments

Site Boundaries

The site is accessed from the Barrhill Crescent in the south east of the site. The boundaries along the south and east are the rear gardens of residential properties. To the north there is a wooded area around a loch formed by quarrying activities. Boundaries to the south, east and north provide containment. To the east there is a small section of post and wire fence.

Landscape

The site is an irregularly shaped rough grazing field undulating in character. To the north is an area of woodland that screens a loch formed by quarrying activities.

Adjoining landscape character and land uses

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

Planning History

Planning Application History

None

Reporters Comments

This site is well-contained. Its development would give rise to no significant visual impacts, but for the need to carefully manage relationships with existing properties to its south. Development appears unlikely to be straightforward, but I accept that drainage issues (in particular the management of surface water) may lend themselves to a solution which observes SUDS principles. I would be surprised if these issues could not be overcome somehow.

I consider that off-site road works need much more consideration, in much greater detail, before this particular site can reasonably be allocated for housing development.

At present I am not sufficiently confident that this site would become effective within the life of the plan. The release of this site for housing cannot presently be justified.

Pre MIR Meeting

The layout and in particular how the site connected to and located to the surrounding area needed to be provided. Furthermore the junction improvements into Barrhill Crescent needed to be demonstrated to show a safe access to the site. A layout and further information was submitted for consideration which confirmed that access to the site could be achievable and that the design of the site could integrate with the surrounding area.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site. Development could impact on Station Road CSO. Drainage Impact Assessment recommended.

Site is located on the boundary with Kilbarchan quarry which has nuisance potential.

HISTORIC 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

Brownfield site (quarry) detached from existing settlements. Should site be developed there are opportunities for green networks within the site and to surrounding countryside

SCOTTISH WATER

No response

SPORTSCOTLAND

No Comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large site which is predominantly open grassland and is used for grazing. A strip of land, along the middle of the north edge of the site, has scrub vegetation. A conifer plantation lies just north of this, fringing a flooded quarry. A strip of trees along the west part of the northern boundary is covered by a Tree Preservation Order. The site has some value in terms of its biodiversity, flora and fauna.

Historic Environment

Whilst the site is adjacent to Kilbarchan Conservation Area, development of this site would not affect the setting of the conservation area, given its containment and the fact that the site is not overly prominent in the local landscape setting.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunities to enhance/increase linkages to the green network and active travel network.

Air

An increase in vehicular movements would be limited. Site in close proximity to the national cycle network.

Water

Some evidence of localised flooding in south west of site. The site is part of the upper catchment. Development of this site is likely to cause problems downstream, in particular there have been extensive historic flooding issues at Low Barholm. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage although this would not be significant given the central location of the site and the proximity of the national cycle network.

Landscape

A large site comprised of irregularly shaped undulating grazing fields. A wooded area separates the open part of the site from the flooded quarry to the north. This site is well-contained and is not overly prominent in the local landscape.

Population and Human Health

The site is accessible by public transport and access to the local centre is within a reasonable walking distance. Site is located on the boundary with Kilbarchan quarry, potential for impact on amenity would need to be addressed through appropriate layout/mitigation.

Soil

Potentially contaminated land adjacent to site (flooded quarry to north) which could be remediated through development. Greenfield site, therefore development may result in the sealing of previously undeveloped land.

This site contains Macauley Classification 3.1 prime agricultural land but given the size of the site there wouldn't be a significant impact on the overall supply within Renfrewshire.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

The site has some value in terms of its biodiversity, flora and fauna. This site is well-contained and is not prominent in the local landscape. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment. Development would result in the loss of a small area of Macauley Classification 3.1 prime agricultural land.

Overall Planning Assessment of the Site

The site is bound by residential use on three sides and located on the edge of the settlement.

Access to the site was considered to be constrained by existing access/junction, in particular in relation to the close proximity of the existing bridge. However the developer has demonstrated that a safe junction is achievable, therefore access to the site is achievable.

Details will be required to assess the implications for traffic and transportation. A cumulative assessment of the impact on the local and trunk road network will be 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 there is an issue with education capacity at both St Margaret's Primary and Kilbarchan Primary Schools. The developer has confirmed that they would assist Renfrewshire Council to ensure that there was sufficient capacity for the development.

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

The site is set to the rear of the adjacent properties. The developer has provided a layout which shows connectivity and integration with the existing residential areas. The development would have a limited impact on the landscape setting or setting of the village, given the extent of containment.

Although effective and deliverable, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2038

Previous Ref: 15/3023//DP

Site Address: West of Lawmarnock Road, Bridge of Weir

Site Size (Ha): 11.77

Local Development Plan Policy: ENV1 - Green Belt

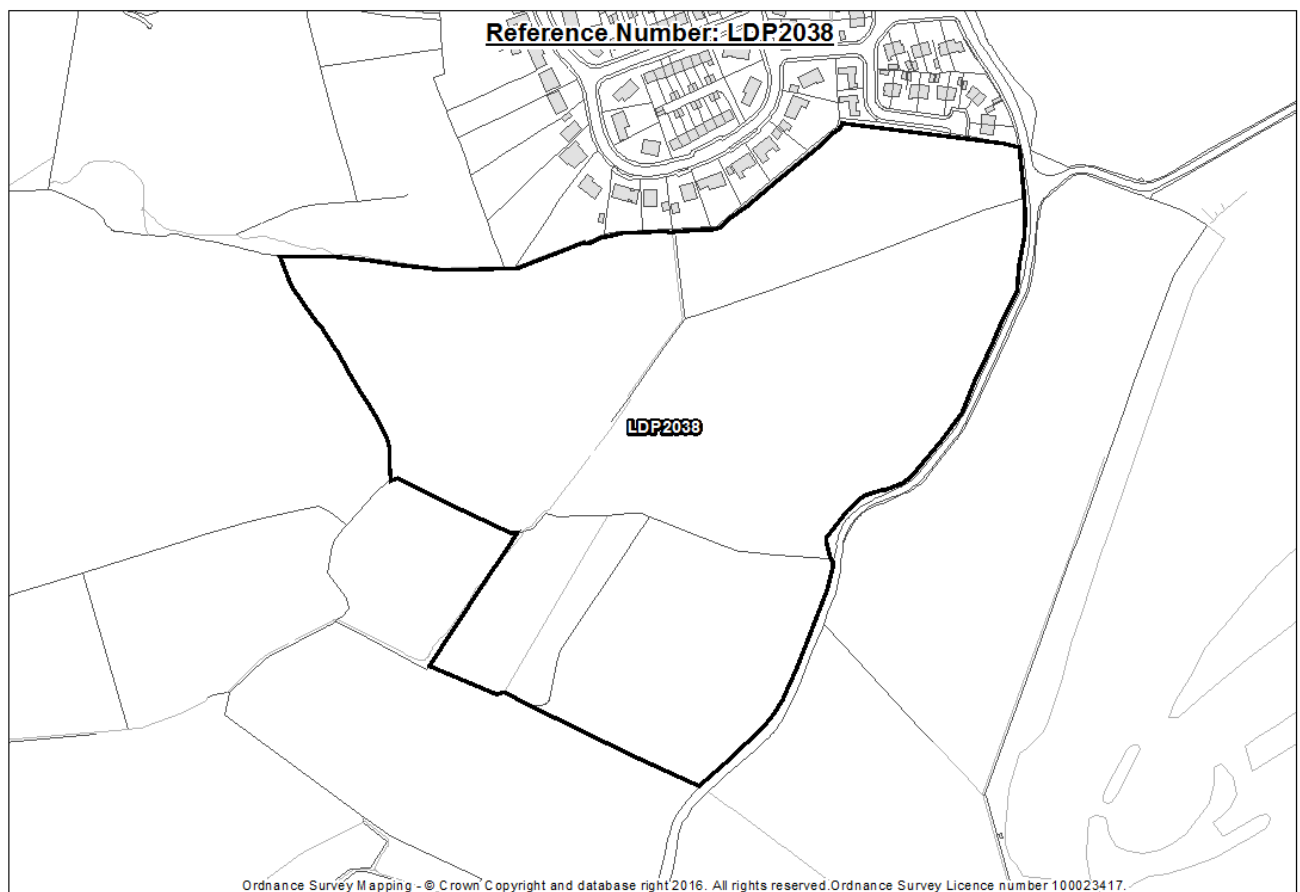
Proposal

Ownership/Developer if Known: Hallam Land

Housing Numbers (estimate): 320 units (over 6 years)

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: N/A – 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 Visit Comments

Site Boundaries

Post and wire fence to the northern boundary, with grass mounds. Post and wire fencing and a dilapidated stone wall along the eastern boundaries. Both the southern and western boundaries have open aspects along with either post and wire fencing or stone dykes.

Landscape

Undulating grazing land, some areas of overgrown grasses, rushes and scrubby vegetation, in the northern area with isolated escarpments and small rocky outcrops to the middle of the site. The site slopes from south to north to a low point along the northern boundary which experiences ponding in parts.

Adjoining landscape character and land uses

To the north this site adjoins existing housing. To the west and south is more grazing land and to the east beyond Lawmarnock Road is the golf course.

Planning History

Planning Application History

None

Reporters Comments

N/A – 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.

Pre-MIR Meeting

Advice given that this is a large site that appears to be more in the countryside around Bridge of Weir rather as part of the village. Integration, landscaping and providing a suitable layout will be challenging. 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

Whilst most of this site is fine from a flood risk perspective a minor watercourse crosses through this site. It will be necessary make sure that all development is set back and above this watercourse. A detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site. Drainage Impact Assessment required, potential co-location issues in terms of odour from the tannery.

HISTORIC 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: No Comment

SCOTTISH WATER: No Response

SPORTSCOTLAND: No Comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site consists of grazing fields. There are large areas of overgrown grasses and scrubby vegetation. There is also ponding to the northern area of the site. The Glendentan Burn runs through the middle of the site. The site has some value in terms of its biodiversity, flora and fauna. Development of this site is likely to have an impact on the biodiversity flora and fauna interests in the area.

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.

Air

Given the location of this site, there is likely to be an increase in vehicular movements should this site be developed which may impact on air quality. Potential for odour issues in relation to proximity to Bridge of Weir tannery.

Water

Watercourse runs through the site and surface water risk to north of the site. A flood risk assessment and drainage impact assessment will be required to define developable area.

Climatic Factors

Location and the site size may encourage carbon emissions through vehicular usage.

Landscape

The site is irregular in shape and mainly consists of undulating grazing fields. There are significant areas of tall overgrown grasses, rushes and scrubby vegetation. The central area of the site also has isolated escarpments and small rocky outcrops. This site is prominent in the local landscape setting and village setting.

Population and Human Health

Site is accessible to the village centre by foot but this is some 15 minutes walk including steep hills. There is some access to public transport, although this service is limited and therefore development of this site is likely to result in increased vehicular usage.

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. There are also issues related to the impact that development of this site would have on the local landscape and setting of the village. Given the size of the potential development site along with its location in Bridge of Weir, there is likely to be an increase in emissions due to increased vehicular movements. Issues in relation to water and water quality will require to be considered.

Overall Planning Assessment of the Site

This is a very prominent green belt site on the edge of Bridge of Weir. It is considered that the site contributes to the local landscape character and setting around Bridge of Weir. Development would have an impact on the local landscape setting which would be detrimental to the visual amenity of this area.

This site presents the backdrop to the existing residential area. The development of this site appears to be extending the village envelope into the countryside around Bridge of Weir.

Although the site could adjoin onto existing residential units located at Barassie Drive, the site would simply be at the rear boundary of other residential units along this northern boundary. It is difficult to see how the development would integrate well with the built form of the residential area.

Access to the site is achievable. 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 potential impact to the local and trunk road network would be required.

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

In terms of education, both primary and secondary education provision requires to be addressed. The developer has confirmed that they would assist the Council to provide 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 with a planning application. The developer confirmed that the site does not have any issues or constraints which would preclude development.

In relation to effectiveness and deliverability, this would be a site that is more for medium to long term development. It is a large site that requires development platforms to be created, road widening to the site and a defensible green belt boundary formed to the southern and western boundary. There is no house builder named as yet and therefore overall it is considered that the site is not effective and not deliverable in the 5 years of the local development plan. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2039

Previous Ref: 15/3025/DP

Site Address: Kilbarchan Road, Bridge of Weir

Site Size (Ha): 13.55

Local Development Plan Policy: ENV1 - Green Belt

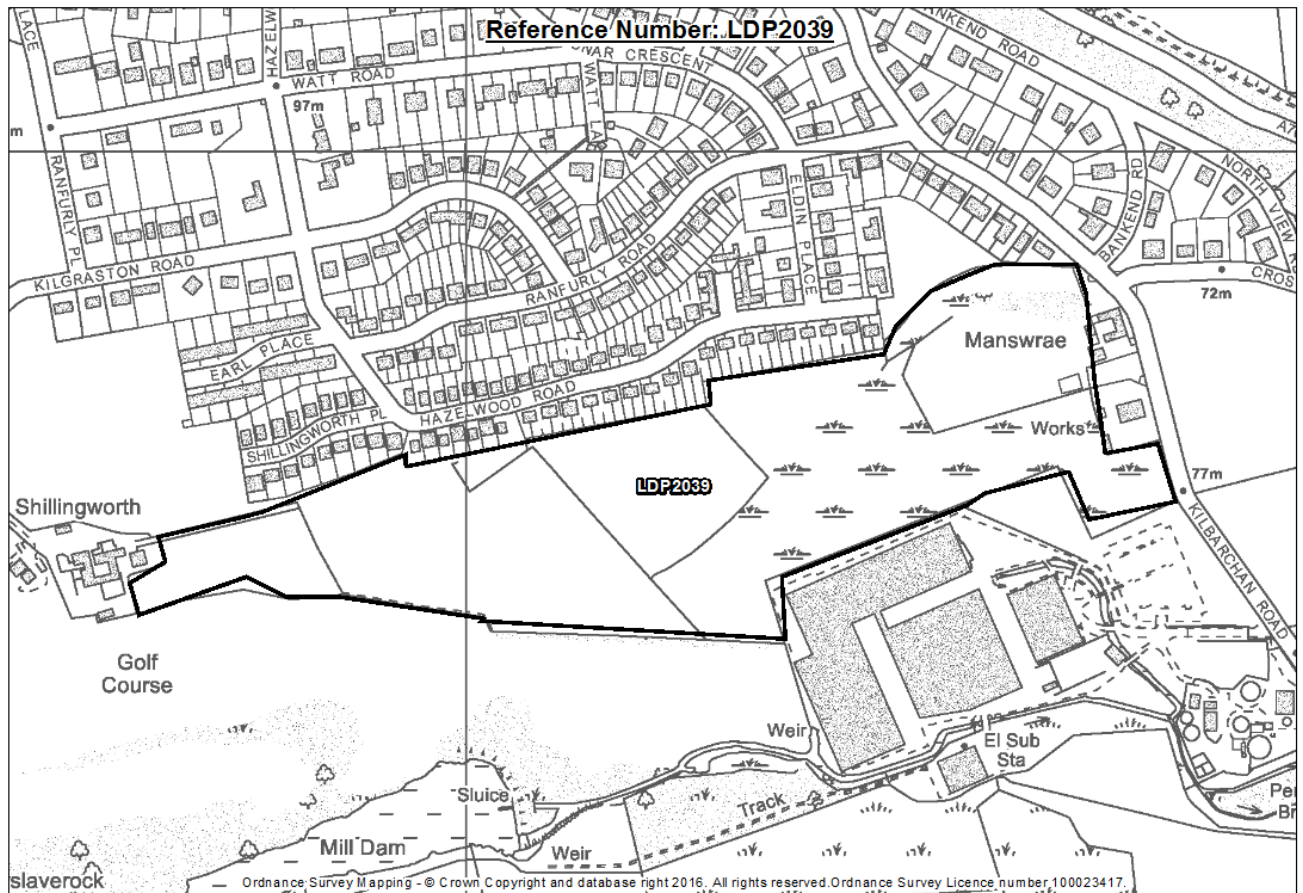
Proposal

Ownership/Developer if Known: Taylor Wimpey, Stewart Milne, Owned by Ranfurly Estates

Housing Numbers (estimate): Approximately 200 units

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Layout has been submitted along with further works detailing access and junction capacity



Site Visit Comments

Site Boundaries

The boundary along Kilbarchan Road is of a dilapidated stone wall and a timber post and wire fence. It is open to part of the southern boundary and then there is the fence which surrounds the existing tannery compound. There is then post and wire fencing and some trees and bushes along the extent of the rest of the boundary. To the north are the residential boundaries of the properties along Hazelwood Road.

Landscape

Open grazing fields which slope gently from north to south as well as west to east. The land is marshy in parts where there is some scrub, wildflowers and reeds.

Adjoining landscape character and land uses

To the north is residential and the built up area of Bridge of Weir village. To the east there is residential and some commercial units with the Kilbarchan Road and then open grazing fields beyond. To the south is the tannery building along with other grazing fields. To the west is Shillingworth Steading and the golf course beyond this.

Planning History

Planning Application History

None.

Reporters Comments

The rejection of part of this site (area to the far eastern edge) 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

Advised that it was difficult to see how this fits with the place of Bridge of Weir. All of the existing residential units to the north turn their back on this site. There are very few opportunities to link through to this proposed site. The developer needs to show how the site could fit well with the overall village.

Access to the site is also likely to be challenging. The layout of this 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

Parts of this site are developable other parts are at risk of flooding. It will be necessary to undertake a Flood Risk Assessment to ascertain the developable extent of the site. If there are any field drains on site these will need to be avoided.

Potential co-location issues in relation to odour from nearby tannery.

HISTORIC 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

No Comment

SCOTTISH WATER

No Response

SPORTSCOTLAND

No Comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site consists of grazing fields, overgrown with grasses and scrubby vegetation. There is a SINC in the middle of the site. The site has value in terms of its biodiversity, flora and fauna. Development of this site would have a negative impact on the biodiversity flora and fauna interests in the area.

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.

Air

There is likely to be an increase in vehicular movements should this site be developed which may impact on air quality. Potential for odour issues in relation to proximity to Bridge of Weir tannery.

Water

Parts of the site are at risk from flooding. A drainage assessment and flood risk assessment will be required to define developable area.

Climatic Factors

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

Landscape

The site includes grazing fields with a SINC in the middle of the site. The landscape character of the site is generally open and it slopes gently southwards. The site is not overly prominent in the local landscape given the surrounding land uses. However development would have some visual impact at this entrance to the village.

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.

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. Given that the site is used as grazing with a SINC, it is likely to have various biodiversity features. 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

Although part of this site adjoins an existing residential area, the site is behind existing residential boundary fences. It is difficult to see how development of this site can add to the place of Bridge of Weir 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 backland development.

Access to the site is achievable from two locations at either ends of the site. However there will be very little connections in terms of footway/cycleway to the exiting village. 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 addressed. 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. However it is considered that development of this site will act as an add on to the village of Bridge of Weir, it will not integrate well or appear as part of the place. It is also likely to have an adverse impact on biodiversity, flora and fauna. There is also 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.

LDP2040

Previous Ref: 15/3026/DP and 2278

Site Address: Land off Old Bridge of Weir Road, Houston

Site Size (Ha): 10.83

Local Development Plan Policy: ENV1 - Green Belt

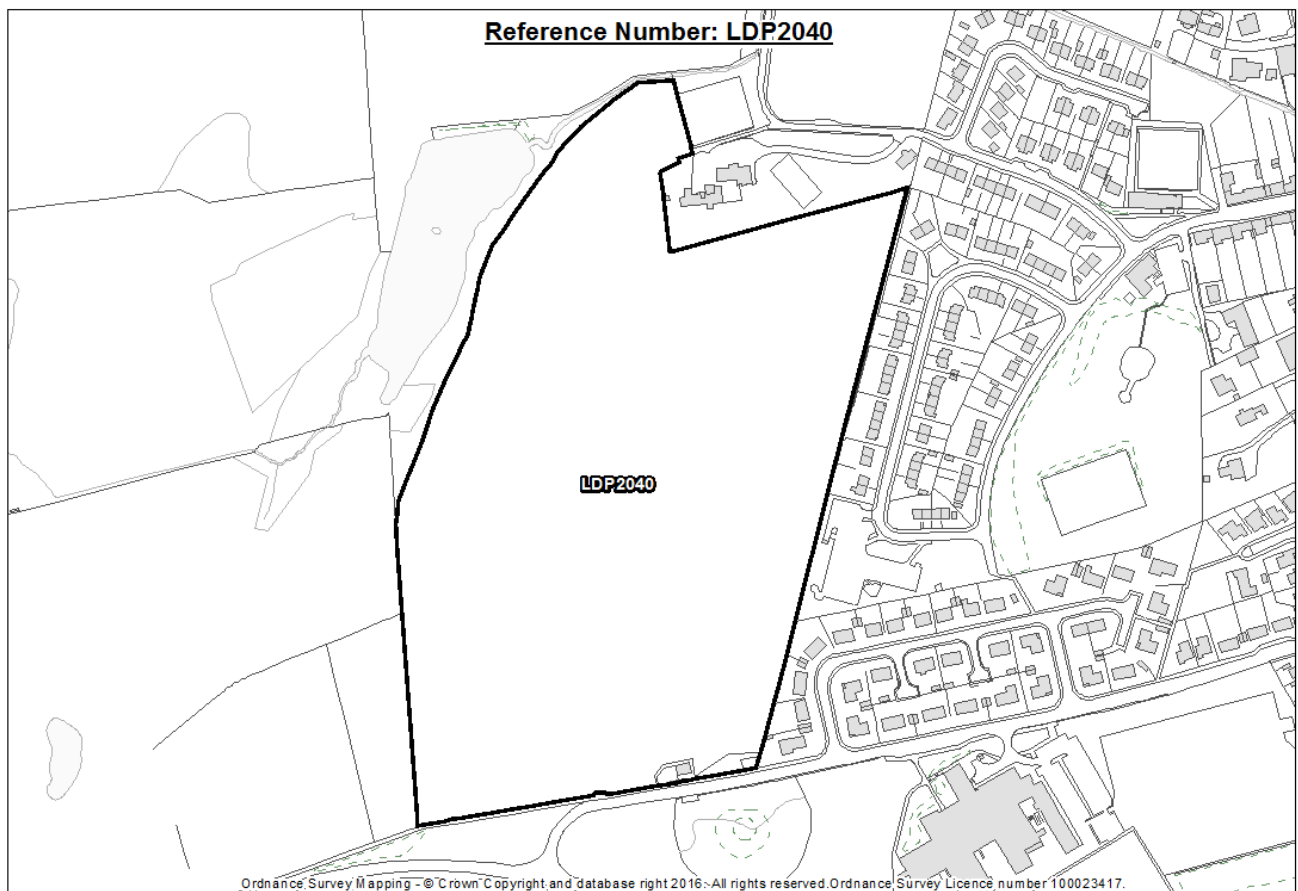
Proposal

Ownership/Developer if Known: Persimmon Homes

Housing Numbers (estimate): Approximately 250 houses

Programming (estimate): 36 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. A tree belt has also be planted to the southern and western boundary. Layouts, photomontage of housing and tree belt along with other supporting information has been provided in relation to this site to show that it is developable and deliverable.



Site Visit Comments

Site Boundaries

The east, west and southern boundary has a post and wire fence. There is also a 22 metre wide tree belt that was planted in 2015 to the western and southern boundaries with a stone wall also found to the southern boundary. To the north is a wooded area surrounding Houstonfield House and to the north west is Houstonfield Dam.

Landscape

The site is an irregular shaped arable field on the western edge of Houston. The site is gently undulating.

Adjoining landscape character and land uses

To the north and east there are residential properties that back onto the site. To the west are arable fields. The landscape character to the west is consistent with the open undulating character of the site. To the south is a wooded area, Gryffe High School and grazing fields further to the south.

Planning History

Planning Application History

15/0657/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for a residential development.

Reporters Comments

The development of this prominent site would result in an unwelcome intrusion into open countryside and would impact adversely upon the landscape setting of the settlement. The Council's green belt review has also found this site to be unsuitable for residential development. I accept that the site is in a sustainable location in terms of public transport and accessibility but that is insufficient to overcome the problems identified above. For the foregoing reasons and for the reasons set out above, development of this green belt site cannot be supported

Pre-MIR Meeting

The advice given was that the layout for this site required to show how the development could integrate well with the existing built form of the place. Indicated the need to consider education requirements for the development as well as drainage and waste water requirements and capacity.

The main issue identified was the defensible green belt boundary and that although a tree belt has been planted, it would take some time to mature and become truly defensible.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a minor watercourse and an impounded reservoir borders this site. It will be necessary make sure that all development is set back and above these features. In the first instance it will be necessary to provide finalised plans and more detailed topographic information. If this is not sufficient to demonstrate that the proposed development is consistent with Scottish Planning Policy, a more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND

This site is in proximity to Houston South Mound, 55m W of Gryffe High School (Index No. 12853) scheduled monument. Development in the field to the immediate north of the monument has the potential to adversely impact on the topographical relationship between the two cairns, and would feature prominently in the background of views to the monument from the southwest, south and southeast. Outward views from the monument towards the north would also be affected. We would recommend that the layout of any proposed housing is set back from Old Bridge of Weir Road to mitigate these potential impacts.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

Recent tree planting might eventually provide a strong edge to the development. Should site be developed:

- Keep development back from the edge of the 'bowl' and ensure no housing is visible from western approach to the town;
- Take opportunity to create a new gateway to Houston

SCOTTISH WATER

No response

SPORTSCOTLAND

No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Mature woodland to the north and south of the site with stone walls good for species dispersal. Site currently used for crops and grazing. Fairly limited biodiversity interest on the site, this is limited to the boundaries of the site.

Historic Environment

Scheduled Ancient Monument to south of site, no known historic interests on the site. Any development should be sympathetic to the setting of the Scheduled Ancient Monument.

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.

Water

Localised deep surface water risk to southern section of the site. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. A detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.

Climatic Factors

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

Landscape

The site is part of an arable field alongside the existing settlement edge. The site is in a prominent location and development would impact on the local landscape setting.

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.

Soil

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

This site contains Macauley Classification 3.1 prime agricultural 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 local landscape and setting of the village. Any development should be sympathetic to the setting of Houston South Mound Scheduled Ancient Monument. Residential development at this location is likely to increase the amount of vehicle journeys resulting in an increase in emissions. Development of this site would result in the loss of a large amount of prime agricultural land.

Overall Planning Assessment of the Site

This site is on the edge of the settlement, it is contained to the north by woodland, Houstonfield House and Houston Field Dam. To the east is the existing built up area of the village. The developer has planted a tree belt and erected fencing along the western boundary which once established will provide a more defensible green belt boundary.

Access to the site is achievable. 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. Further cumulative assessment of the impact to the local and trunk road network will be required.

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

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

Since the previous submission of this site in Local Development Plan 1, the developer has taken on board both the Councils and the Reporters comments and planted a defensible green belt boundary along with extensive landscaping proposals. The developer has also indicated that there would be a mix of residential units on the site, including bungalows which would limit the impact of the residential build on the views coming into the village from the west.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However this is a fairly prominent field at the western entrance to village and although the developer has aimed to try and address this issue by providing a landscaped layout and planted a new tree belt, it is still difficult to see how this site can add to the village setting. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2041

Previous Ref: 15/3028/DP

Site Address: Harelaw Farm, Caplethill Road, Paisley

Site Size (Ha): 10.51

Local Development Plan Policy: ENV1 - Green Belt

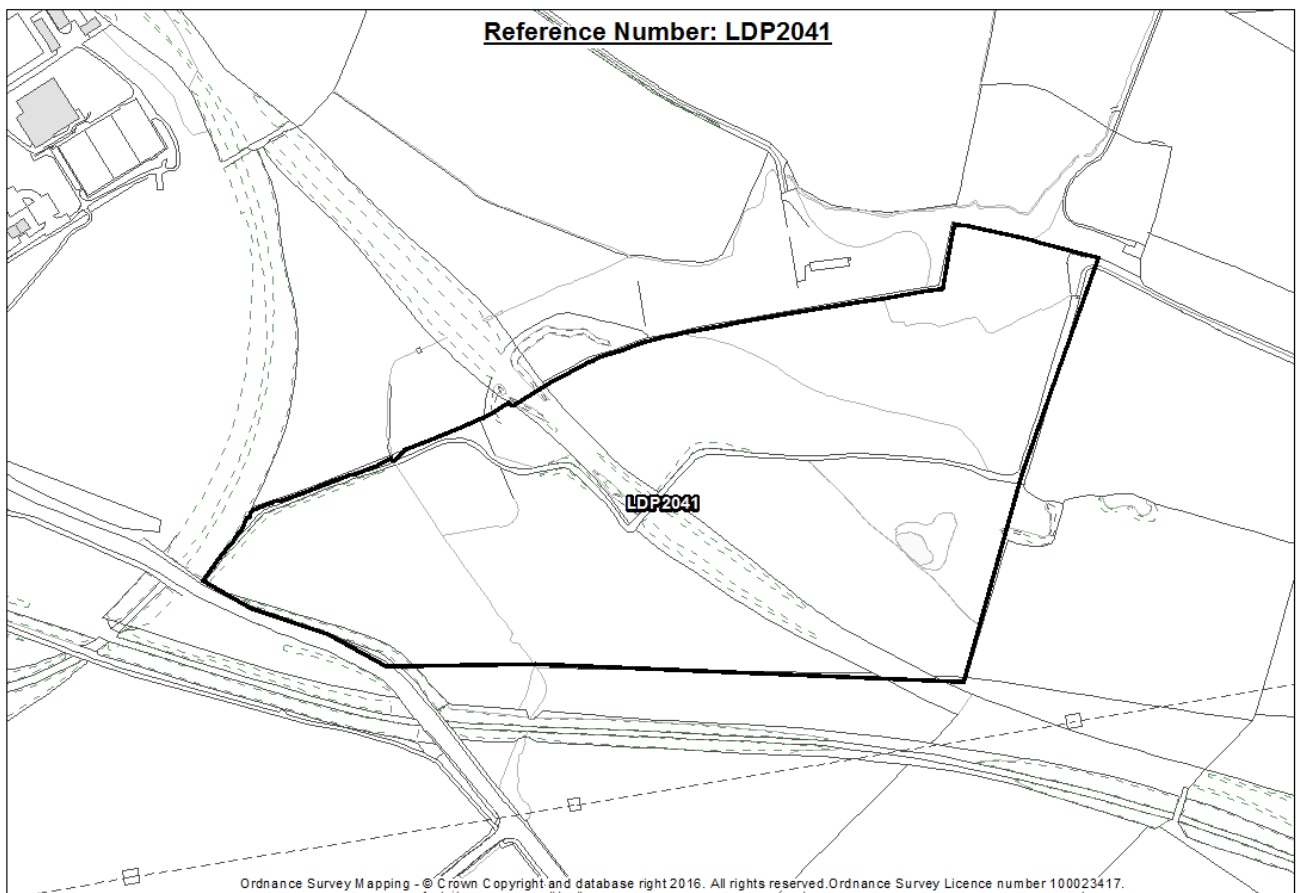
Proposal

Ownership/Developer if Known: Mr Mackay (site owner) - although land is under the control of Miller Homes

Housing Numbers (estimate): 300 Homes

Programming (estimate): If the site is considered to form part of the overall Paisley South development then there is likely to be a number of builders on site, programming unknown at present.

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



Site Visit Comments

Site Boundaries: Large bund to the western boundary which was the dismantled railway, large amount of trees, shrubs, bushes cover the bund. There are hawthorn hedges and a tree belt to the northern edges of the site. To the south is a post and wire fence with some hedging and trees interspersed along this boundary. To the east there is a post and wire fence, some hedges and trees.

Landscape: The land is relatively flat rough grazing land which slopes gently in a northern direction.

Adjoining landscape character and land uses: The site is surrounded on three sides by farm land and to the west is the University of West of Scotland Playing Fields and former residencies.

Planning History

Planning Application History: None.

Reporters Comments: N/A – 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.

Pre-MIR Meeting: Advised at the meeting that this site could not be considered in isolation and that it would require to be considered as part of the Paisley South development which will progress through the next Renfrewshire Local Development Plan.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: Whilst most of this site is fine from a flood risk perspective a minor watercourse runs through the site. It will be necessary make sure that all development is set back and above this watercourse. A more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site. This site is also shown as being marshy.

HISTORIC SCOTLAND: No Comment

TRANSPORT SCOTLAND: No Comment

SCOTTISH NATURAL HERITAGE: The site is separate from existing settlements and other development but seems to have boundaries that could be reinforced. Site is elevated and widely visible but within the bowl of Paisley and north of the town's southern 'rim' (which is roughly at the pylon line). Undulating site with substantial existing landscape structure of trees and hedgerows which could provide opportunities for placemaking and green networks. Core Paths running through the site require to be protected and incorporated into any development of the site.

SCOTTISH WATER: No response

SPORTSCOTLAND: No Comment

STRATEGIC ENVIRONMENTAL ASSESSMENT

Biodiversity, Flora and Fauna

The majority of the site consists of rough grazing fields, overgrown in parts with grasses and scrubby vegetation. There are a number of trees and bushes around and across the site along with the bund of the dismantled railway. Some biodiversity, flora and fauna interest likely on the site, particularly at the edges.

Historic Environment

No known historic interests on the site.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. Core Paths running through the site which would require to be incorporated into any development proposal.

Air

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

Water

Watercourse runs through the site and flooding is found to the northern section of the site caused by the land form. Site is also marshy in places. A flood risk assessment and drainage impact assessment will be required to define developable area.

Climatic Factors

Public transport provision is limited in this area. Location of the site may encourage carbon emissions through car usage.

Landscape

The site is irregular in shape consisting of gently sloping rough grazing fields. There are areas of overgrown grasses, rushes, scrubby vegetation, bushes and trees. Development of this site in isolation would have a detrimental impact on the setting and landscape character of this area.

Population and Human Health

There is a footway / cycleway formed to the southern boundary of the site with a bus stop in close proximity, however this service is limited. Given the location of the site there is likely to be an increased vehicular usage.

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 that this site contributes. Public transport provision is limited in this area. Location of the site may impact on air quality and encourage carbon emissions through vehicular usage. Development of this site in isolation would have a detrimental impact on the setting and landscape character of this area. The site also is impacted by drainage/flooding issues.

Overall Planning Assessment of the Site :

This site requires to be considered along with the development of Paisley South, it can not be supported in isolation.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. However this would be looked at overall if this site is included in the Paisley South development.

In terms of education, both primary and secondary education provision requires to be addressed, however this would be looked at overall if this site is included in the Paisley South development. The developer has confirmed that they expect to work with the Council to assist with additional primary and secondary 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. The developer confirmed that the site does not have any issues or constraints which would preclude development of a residential nature.

This site would be effective and deliverable if it was included as part of the Paisley South development, if required. Development of this site on its own cannot be supported.

LDP2042

Previous Ref: 15/3029/DP

Site Address: Craighton Farm, Bishopton

Site Size (Ha): 11.5

Local Development Plan Policy: ENV1 - Green Belt

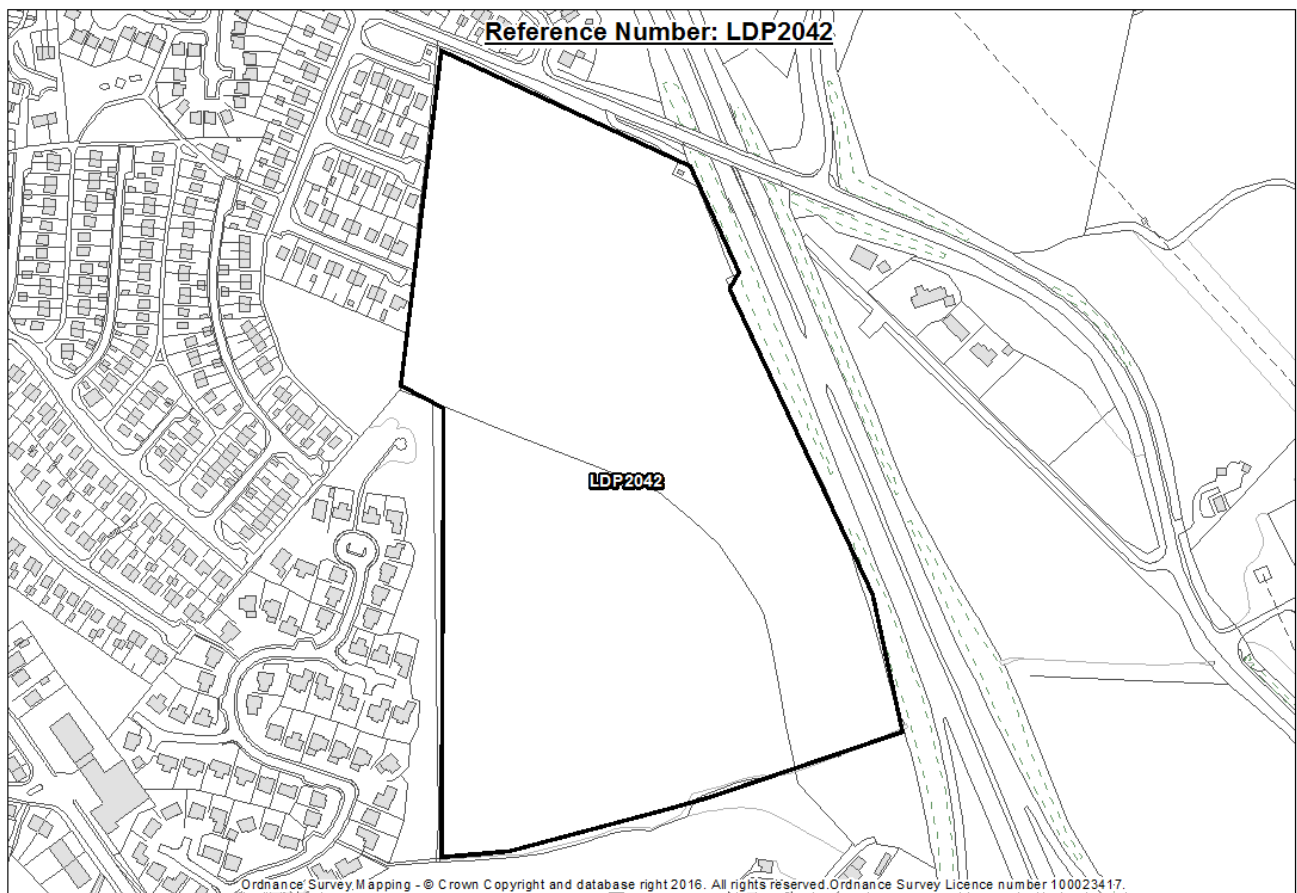
Proposal

Ownership/Developer if Known: Springfield Properties

Housing Numbers (estimate): 100-150 units

Programming (estimate): 3 years

Any Works Carried Out Since Last LDP: Investigative works have been undertaken to ensure that the site is capable of development. Other supporting information has been submitted to show the viability and deliverability.



Site Visit Comments

Site Boundaries: The site is located on the south eastern edge of Bishopton. It is bound to the east by a narrow woodland belt on steep slopes and then M8 / M898 motorway. There is existing housing to the west with an area of trees to the south western corner. Craigton Burn to the south, with a wooded backdrop beyond. Old Greenock Road is located to the north which has a dry stone dyke to part of the boundary.

Landscape: The site consists of three undulating fields which are currently used for arable farming separated by a mix of timber post and wire fences and existing stone dykes with a small number of existing trees. The site is well contained. The site is at a lower level than the surrounding area.

Adjoining landscape character and land uses: The surrounding area characterised by residential to the north and west, the M8 motorway with fields beyond to the east and an area of woodland and fields which slope downhill towards Greenock Road to the south.

Planning History

Planning Application History: None

Reporters Comments: Site wasn't proposed for inclusion in Local Development Plan 1

Pre-MIR Meetings: Advice was given in relation to place making ensuring any development could fit well with the existing settlement. Discussed potential for this site to affect the delivery of Bishopton Community Growth Area. Indicated the need to consider education requirements to support the development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: Whilst most of this site is fine from a flood risk perspective the Craigton Burn runs along the boundary of this site. It will be necessary to make sure that all development is set back and above this watercourse. A more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

HISTORIC SCOTLAND: No comment

TRANSPORT SCOTLAND

Potential cumulative traffic impact of developments served by junctions at Erskine M898 slipway as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE: Site would need strong sound attenuation treatment because of Motorway. Good potential for links to Bishopton Train Station.

SCOTTISH WATER: No response

SPORTSCOTLAND: No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site has some biodiversity, flora fauna interest mainly along the fringes of the site due to the trees and hedges around the site and Craighton Burn and a tree belt to the south. Development of this site may have a limited impact on the biodiversity, flora and fauna interests in the area, only the boundaries of the site will contain any biodiversity interest.

Historic Environment

Archaeological Trigger Zone within the site associated with a potential hill fort to the west.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. Good potential for links to Bishopton train station.

Air

There is likely to be an increase in vehicular movements should this site be developed which may have an impact on air quality. The site is also close to the motorway, potential issues may need to be considered. The site is at a lower level than the motorway.

Water

Flood Risk Assessment and Drainage Impact Assessment will be required to define developable area due to Craighton Burn and potential landform issues.

Climatic Factors

Site is located on the eastern edge of the village. Access to public transport is approximately 15 minutes walk at the railway station. There is a bus service in the area, however this is limited. Development of the site is likely to increase vehicular usage in the area.

Landscape

The site consists of three undulating fields used for arable farming with a small number of existing trees facing Old Greenock Road. The site is relatively well contained. Visibility of the site is limited to the northern end from Old Greenock Road. However, development of this site could impact on the setting and landscape character of this approach to Bishopton.

Population and Human Health

Access to the village centre and the railway station is approximately 15 minutes walk with the bus services limited. Development of the site is likely to increase vehicular usage in the area. Noise from the motorway will require consideration.

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

Development of this site is likely to have some impact on the biodiversity flora and fauna interests in the area. This will be limited to the boundaries of the site. Development is likely to increase vehicular usage which may have an impact on emissions and air quality. The site is relatively well contained. However, development may impact on the setting and landscape character of the approach to Bishopton along Greenock Road. Issues regarding air quality and noise from the motorway could detract from the amenity of the potential development.

Overall Planning Assessment of the Site

The development of this site could integrate well with the existing settlement providing connectivity to the adjoining residential area. However, given the location of this site at the entrance to Bishopton, development of this site is likely to impact on the setting and landscape character of the area.

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

A cumulative assessment of the impact to the local and trunk road network would be required.

In line with the evidence work provided to inform the new Renfrewshire Local Housing Strategy, affordable housing would require to be considered for this site. The developer has confirmed that they would be willing to commit to deliver 50% of the site as affordable housing, providing 50-75 new affordable homes. Bridgewater Housing Association has submitted a letter of support to confirm that in principle they would be willing to work with the developer to deliver the affordable homes.

In terms of education, primary and secondary education provision at Bishopton Primary and Park Mains High may need to be addressed subject to the potential cumulative impact of development in the North Renfrewshire housing market area.

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 of this site.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. Development of this site would result in quite a substantial new housing allocation within Bishopton in addition to the Bishopton Community Growth Area (CGA). Given the proximity of the site to the CGA it is considered that the allocation of a site of this size would be likely to 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. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2043

Previous Ref: 15/3031DP and 5022

Site Address: Sandholes Road, Brookfield

Site Size (Ha): 7.94

Local Development Plan Policy: ENV1 - Green Belt

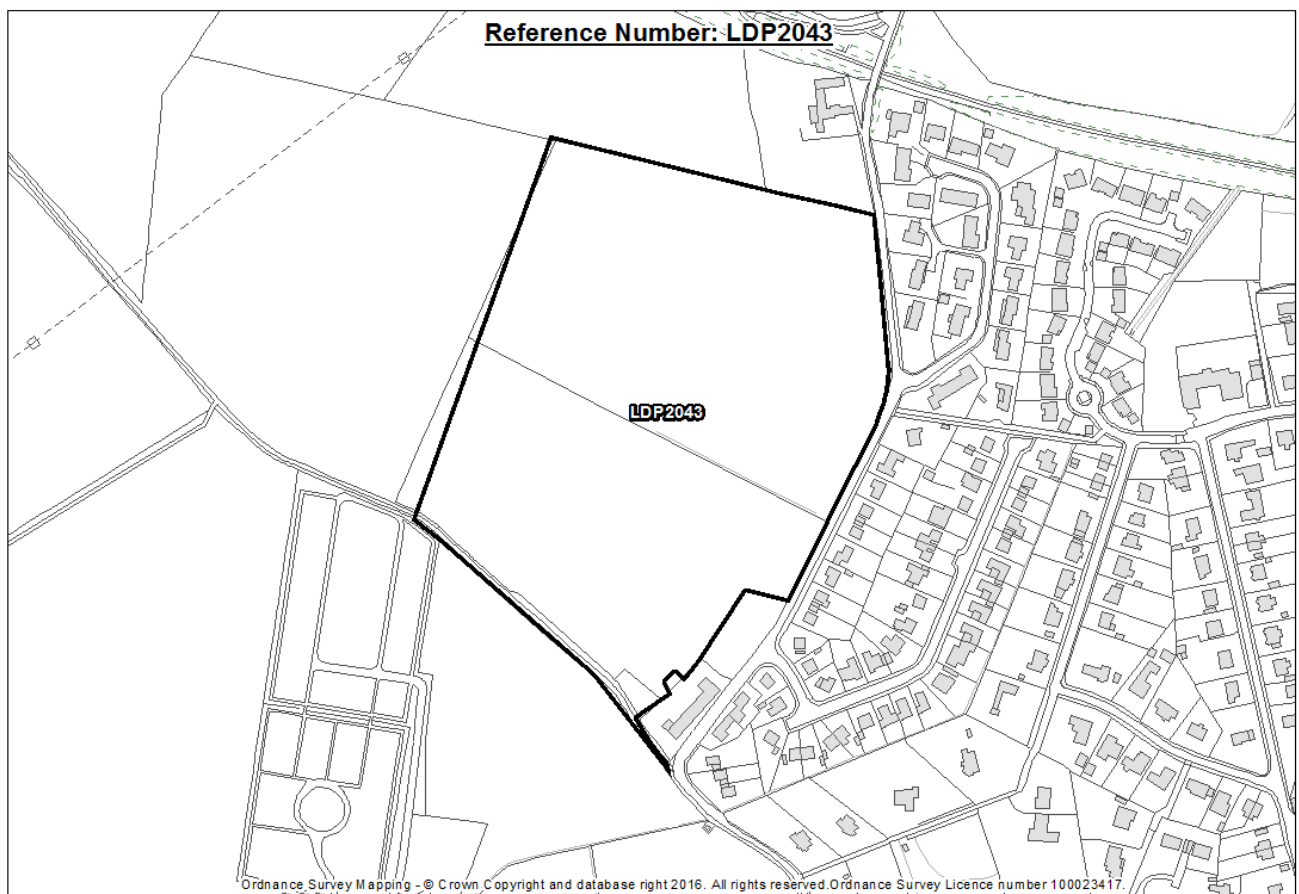
Proposal

Ownership/Developer if Known: Gladman Development Ltd

Housing Numbers (estimate): Approximately 90 new homes

Programming (estimate): 30 per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Significant amounts of information has been provided in support of the planning application for this site.



Site Visit Comments

Site Boundaries

The site boundaries are established hedges of varying height with established trees spread along the boundaries. Sandholes Road and the village of Brookfield are located to the east and a line of trees and Kilbarchan Cemetery are located along the south western boundary. The western and northern boundaries provide little containment.

Landscape

The site area has been reduced from 17.4 ha to 8 ha from what was considered in preparation of Local Development Plan 1. The site is roughly rectangle shaped and consists of two arable fields which gently slope downhill towards Sandholes Road. A stream is located in the middle of the site flowing in an east to west direction.

Adjoining landscape character and land uses

To the north, west and south, there are open arable and grazing fields. To the southwest there is a cemetery with mature trees. Generally the landscape to the west of the settlement is open and undulating farmland. To the east is the village of Brookfield.

Planning History

Planning Application History

16/0110/PP - Application for Planning Permission in Principle by Gladman Developments Ltd for a residential development of 90 units. Refused Planning Permission 22/06/16. Appeal has been lodged with the Scottish Ministers.

Reporters Comments

N/A

Pre-MIR Meetings

Advice was given that in relation to placemaking, the developer needs to show how the site could fit well with the overall village. Although reduced in size, the site is still very prominent. The site has no defensible greenbelt boundary to the north or west. Access to the site is challenging and it was requested that this should be fully investigated to ensure that the site was deliverable. Education is an issue that requires to be addressed.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site. Brookfield storm tank/CSO may require to be upgraded. Drainage Impact Assessment recommended.

HISTORIC 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: No Comment

SCOTTISH WATER: No response

SPORTSCOTLAND: No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site is comprised of two undulating arable fields with a stream located in the middle of the site flowing in an east to west direction. There are mature established trees within the hedges of the fields and along southern boundary. The site has some biodiversity, flora and fauna interest that would require to be considered.

Historic Environment

No known historic interest.

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.

Water

A culvert cuts across middle of the site. Water quality will require to be considered. A Flood risk and drainage assessment is required. Sandholes Road and Burnside Avenue has a history of flooding events.

Climatic Factors

The site is located on the western edge of the village. Public transport is accessible but limited. Given the location of the site and the limited range of existing services and facilities in the surrounding area, development at this site is likely to increase the number of vehicular movements which will encourage an increase in emissions.

Landscape

The site lies out with the settlement boundary and within the open undulating landscape character of arable and grazing fields to the west of the settlement. The site comprises a very prominent area of greenbelt which adds to the local landscape character and the setting of Brookfield.

Population and Human Health

Site is not accessible to a village centre, as Houston and Bridge of Weir lie more than 1km distant. There is some access to public transport, although this is limited and therefore there is likely to be increased vehicular usage. The National Cycle Route 75 runs adjacent and to the north of the site which will encourage active travel.

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

Strategic Environmental Assessment issues related to the impact that this site would have on the local landscape and setting of the village. There will be some biodiversity, flora and fauna interest associated with this site. Residential development at this location may increase the amount of vehicular journeys resulting in a potential impact on air quality and an increase in emissions. Water quality also required to be taken into consideration.

Overall Planning Assessment of the Site

This site has been reduced significantly in size from what was previously assessed in the preparation of Local Development Plan 1 and is now limited to two fields to the west of Brookfield (8ha). The smaller residential development site is still considered to comprise a very prominent area of greenbelt which contributes to the local landscape character and the setting of Brookfield. Development of this site would therefore have a detrimental impact on the setting and character of the settlement and the local landscape.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. This requires to be considered. A cumulative assessment of the local and trunk road network requires to be undertaken.

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, primary education provision at Kilbarchan and St Margaret's primary schools requires to be addressed. The developer has confirmed that they will assist the Council in the provision of sufficient school capacity as required.

Access to Bridge of Weir Road would require upgrading. Access to this site may be challenging in terms of road and pedestrian safety. A culvert cuts across the middle of the site. A flood risk and drainage assessment is 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. 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 deliverable. No house builder interest has been confirmed. However given that this site is in a good market area, this is not likely to present an issue.

The proposal has the potential to set an undesirable precedent for future greenbelt development in the surrounding area, particularly the fields to the north and west. Although planting is proposed it is considered that at present there is no defensible green belt boundary and the existing boundary formed by Sandholes Road provides a more robust settlement edge.

Development of this site is unacceptable, it would detract from the existing settlement and place and it is therefore considered not suitable for release from the green belt as a future housing site.

LDP2044

Previous Ref: 15/3033/DP

Site Address: 5 East Fulton Holdings, Linwood

Site Size (Ha): 0.75

Local Development Plan Policy: ENV1 - Green Belt

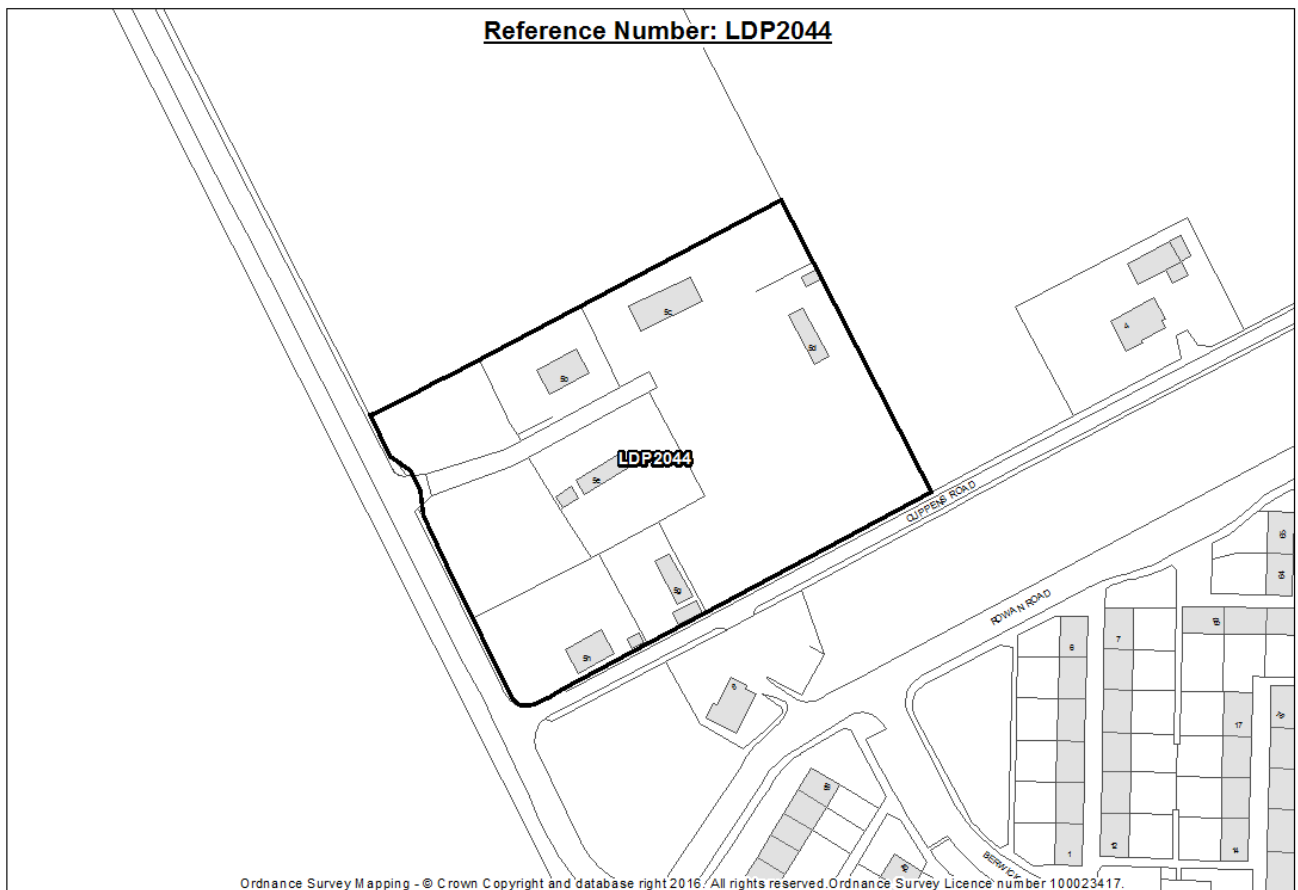
Proposal

Ownership/Developer if Known: Mr John Burke, Mr Stewart McGregor

Housing Numbers (estimate): N/A

Programming (estimate): N/A

Any Works Carried Out Since Last LDP: N/A – 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 Visit Comments

Site Boundaries: Boundary treatments currently comprise two metre high timber close boarded fencing. Each mobile home has an area of private garden ground associated with it, delineated by two metre high timber fencing.

Landscape: This site is already used for the permanent siting of residential mobile homes/caravans, with associated structures, such as septic tanks and areas of hardstanding present.

Adjoining landscape character and land uses: The site is located in the green belt on the north western edge of Linwood. The site is bounded to the north by open agricultural land, to the south by a small portion of open agricultural land, a smallholding and then residential use. To the east by open agricultural land and further smallholdings. To the west by Clippens Road/Craig Road and open agricultural land beyond.

Planning History

Planning Application History:

14/0157/PP – Erection of dwellinghouse and siting of 3 mobile homes. Application refused.

14/0034/PP - Use of land to site 1 chalet, 1 static van and 2 sheds. Application refused.

11/0826/PP – Permanent siting of 7 mobile homes for use as dwellinghouses. Application refused.

08/0348/PP – Partial demolition of original house and construction of new dwellinghouse. Application refused.

07/0871/PP - Demolition of house and erection of 2 detached dwellinghouses (in Outline). Application refused.

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.

Pre-MIR Meeting: Following an invitation to both owners on the site to discuss the proposed land use change of this site in the new Renfrewshire Local Development Plan, the owners have made no contact to have a meeting.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: No flood risk concerns with the allocation of this site.

HISTORIC SCOTLAND: No comment

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

SCOTTISH NATURAL HERITAGE: Should site be developed there would be defensible edge at northern boundary.

SCOTTISH WATER: No response

SPORTSCOTLAND: No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

This site is currently being used for a residential purpose, biodiversity, flora and fauna is limited on this site. However, the area surrounding the site is likely to have biodiversity interest.

Historic Environment

No known cultural heritage issues identified.

Material Assets

There may be opportunities to incorporate low carbon technologies in the sites, as well as ensure that there is a range and choice of residential accommodation.

Air

Given the size of the site, impact on air quality will be limited.

Water

No water issues associated with this site.

Climatic Factors

The site is adjacent to existing residential use on the edge of Linwood, there will be limited climatic factors associated with this site.

Landscape

This is a flat site that is already in use, little landscape character on the site.

Population and Human Health

Site is accessible to Linwood from where there is access to public transport and a range of other facilities and services.

Soil

Site is already in use, this site has structures and hardstanding present.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site :

Limited issues related to biodiversity, flora and fauna. This site is currently in use and has a number of structures and areas of hardstanding. Very little landscape character on the site. There should also be no issues in relation to water or air quality as impacts. The site is on the edge of Linwood, so there should be as little impact in relation to all the other Strategic Environmental Assessment factors.

Overall Planning Assessment of the Site :

This site is currently being used for the unauthorised siting of mobile homes and residential caravans as well as associated infrastructure and other structures. The owner and an existing resident on the site have suggested that the site be changed from green belt and used for a residential purpose.

The site has existing services and infrastructure to accommodate the current residential use.

There is adequate school provision at both primary and secondary levels to accommodate the development.

There is existing access to the site which is off Darluith Road. Although this existing access has been formed and is adequate for vehicular purposes, there is a requirement to consider safe pedestrian access to the site.

Transport Scotland has asked that the potential cumulative impact on the trunk road junctions in the vicinity of the site is considered. This will require to be considered, depending on what other potential housing sites come forward through the next iteration of the Local Development Plan.

There are residential units to the south of the site, a smallholding to the east and an existing business use to the south west. The site is not overly prominent in the local landscape setting. There is the need, however, for the owners to provide a more defensible boundary to the north and east of the site.

The Renfrewshire Local Development Plan requires to identify land to meet the need and demand for an all tenure housing supply across Renfrewshire. In delivering this residential provision, the focus is encouraging development in existing built up areas within communities as well as protecting the natural environment. This site is on the edge of the built up area of Linwood, there is a requirement for this development to protect the surrounding natural environment.

This site might conceivably accommodate some development, however this can only be dealt with through detailed design, considering key planning issues and therefore it would be more appropriate to consider this site as an individual planning application rather than removing the site from the green belt. If modest development is accepted, it should be in conjunction with tree planting and landscaping to preserve a semblance of green space in this location.

LDP2045

Previous Ref: 15/3034/DP & 2191

Site Address: Barochan Road/ Fulton Drive, Houston

Site Size (Ha): 21.66

Local Development Plan Policy: ENV1 - Green Belt

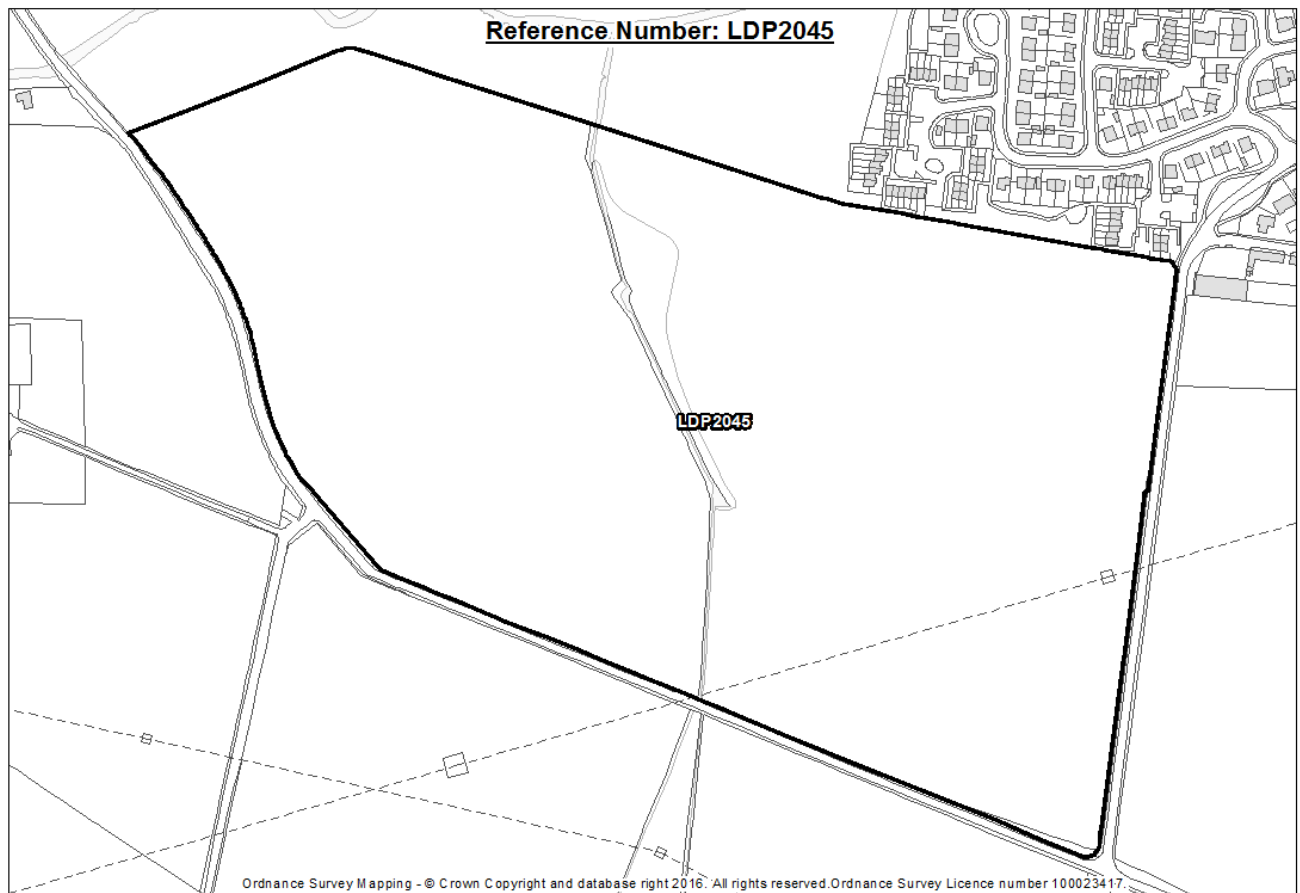
Proposal

Ownership/Developer if Known: Robert Capper (owner), Wallace Land (Agent)

Housing Numbers (estimate): Approximately 300

Programming (estimate): Over 5 years

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



Site Visit Comments

Site Boundaries

The eastern, southern and western boundaries contain mature hedges. The northern boundary is comprised of the rear garden boundaries, a stone wall and an established woodland (Fulton Wood) along the Locher Water corridor, which forms the natural boundary to the southern area of the settlement.

Landscape

The site consists of two arable fields, open and undulating in character consistent with the surrounding landscape. A stream flows through the middle in a south to north direction and overhead electricity power lines and electricity pylons cross the site.

Adjoining landscape character and land uses

There is open arable farmland with hedges, undulating in character and consistent with the character of this site to the south, east and west of the site. To the north is a residential.

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 Meetings

Advised that this is a very prominent greenbelt site which adds to the local landscape character and the setting of Crosslee and Houston. Advice was given that in relation to place making. The developer needs to show how the site could fit well and integrate with the overall village. Indicated the need to consider education requirements for the development as well as junction improvements in the vicinity of the site.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs through this site. It will be necessary to make sure that all development is set back and above this watercourse. A more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

HISTORIC 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: No comment

SCOTTISH WATER: No response

SPORTSCOTLAND: No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site currently grass, used for grazing. A stream flows through the middle of the site in a south to north direction. The eastern, southern and western boundaries are mature hedges. There is also an established ancient woodland (Fulton Wood), along the Locher Water corridor. There is likely to be biodiversity interests associated with the boundaries of the site as well as the stream that dissects the site.

Historic Environment

Scheduled Ancient Monument to the north east of the site has a 'trigger zone' which extends across a small part of the site. Any development would be required to consider any historical interests in the area.

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. Given the size of the site, this may have an impact on air quality.

Water

A flood risk and drainage assessment is required to define developable area due to burn dissecting the site. Stream flows south to north and along two spurs, water quality will need to be considered.

Climatic Factors

Site is located on the southern edge of the village. Public transport is accessible but limited. Location of the site may increase carbon emissions through vehicular usage.

Landscape

The site is prominent and can be viewed from the nearby roads and farmsteads. The site adds to the local landscape character and the setting of Crosslee and Houston.

Population and Human Health

Site is at the settlement edge, more than 10 minutes walking distance from the village centre. There is access to public transport, although the service is limited. Increased vehicular movements are likely to result in increased emissions.

Soil

Potentially contaminated land at south eastern corner of site. 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 potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is large site and there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a potential flood risk from a burn which dissects the site. This risk will require to be comprehensively remediated as well as the water quality protected. Any development proposal would require to take into account the Scheduled Ancient Monument 'Trigger Zone' to the north east of the site.

Overall Planning Assessment of the Site

Given the location of this site, outside the settlement envelope, it is challenging to ensure proper integration with the surrounding residential area. This is a very prominent greenbelt site which adds to the local landscape character and the setting of Crosslee and Houston. Development would impact on the local landscape character which would be detrimental to the visual amenity of the area and would set an undesirable precedent for future development in the surrounding area.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. The potential impact on the trunk road network would require to be undertaken.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. This requires to be considered.

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 at Houston Primary School and Gryffe High School requires to be addressed subject to final housing numbers and phasing. 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 with a planning application.

Since the previous submission of this site in Local Development Plan 1, an indicative master plan together with supporting information which provides details on the landscape/townscape fit and the deliverability of the site has been submitted. The site would be delivered within a new landscape framework along the southern edge of the site, with an area of open space at the south-eastern corner.

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 village and although the developer has aimed to try and address this by providing a landscaped layout, it is still considered that development of this site would have a detrimental impact on the village setting and would fail to properly integrate with the rest of the village. It would also set an undesirable precedent which could open up the surrounding fields to development. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2046

Previous Ref: 15/3036/DP

Site Address: Northbar Phase 2, Erskine

Site Size (Ha): 3.69

Local Development Plan Policy: ENV1 - Green Belt

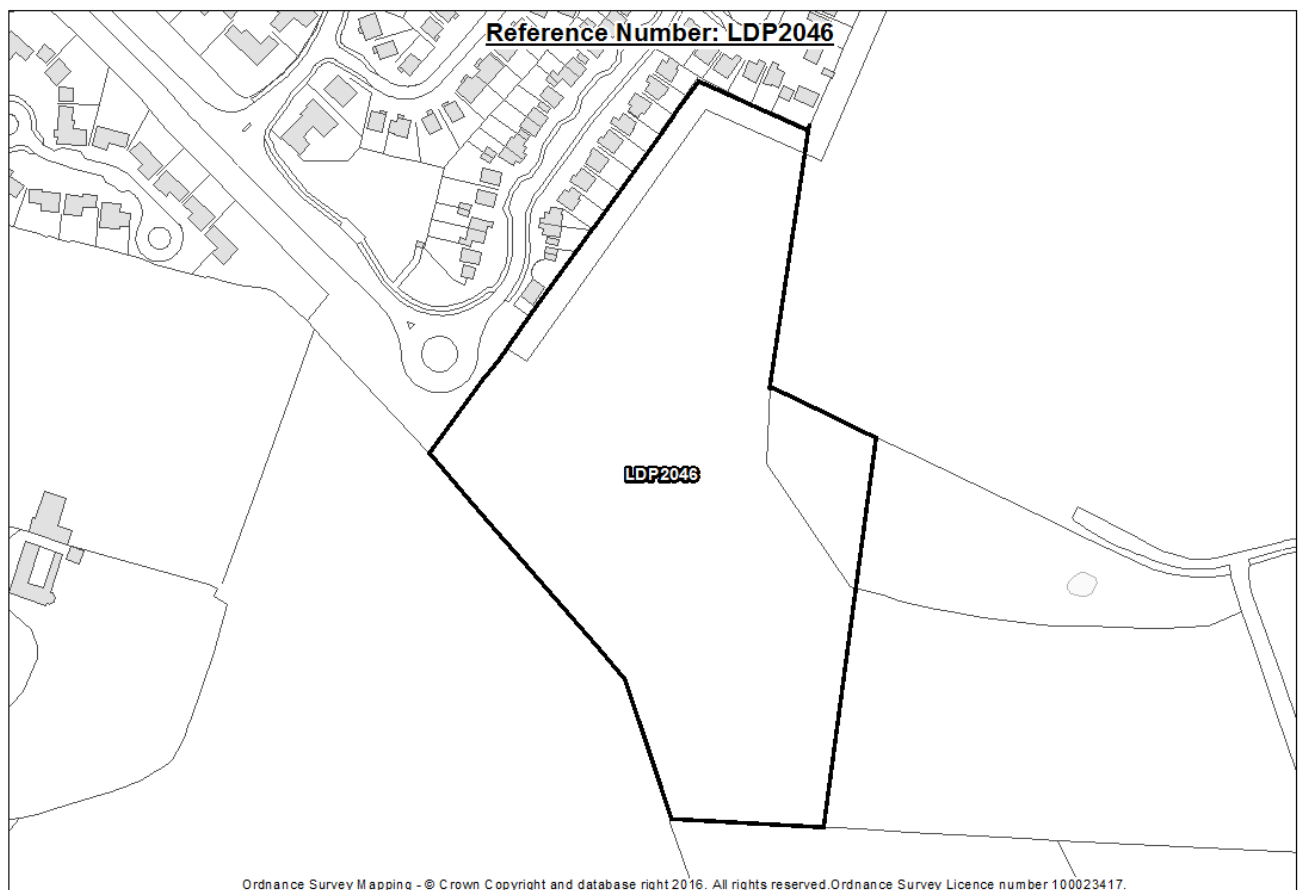
Proposal

Ownership/Developer if Known: Blythwood Estates (Owner), CALA homes (Interest)

Housing Numbers (estimate): Approximately 56 units

Programming (estimate): Developed within a 2 year period

Any Works Carried Out Since Last LDP: Site wasn't proposed for inclusion in Local Development Plan 1. Investigative work have been carried out upon the site



Site Visit Comments

Site Boundaries

The northern section of the eastern boundary and the northern boundary abuts existing residential properties along Torran Drive, the boundary is formed with 1.8m high timber fencing. The southern section of the site extends alongside the Northbar Phase 1 site which is identified as housing site in the current Local Development Plan. The eastern and southern boundaries are partially enclosed by the mature woodland of Sandieland Wood and existing hedgerows. The remainder of the boundary is open fields.

Landscape

The site is irregularly shaped, flat and comprises two fields currently used for pastoral grazing. The site rises from Sandieland Wood (middle of the site) to the south-west. The site generally has an open character. However, existing mature woodland does provide some containment.

Adjoining landscape character and land uses

The adjoining landscape is generally a mix of open fields and mature woodland, with existing housing and an allocated housing site to the west. The land to the north west falls away gradually to the River Clyde.

Planning History

Planning Application History

None

Reporters Comments

Site wasn't proposed for inclusion in Local Development Plan 1

Pre-MIR Meetings

Advice was given in relation to place making that the site requires to fit well with the existing settlement. Indicated that a robust green belt boundary would require to be demonstrated.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No issues regarding flood risk.

HISTORIC ENVIRONMENT SCOTLAND

No Comment

TRANSPORT SCOTLAND

No comment

SCOTTISH NATURAL HERITAGE

Opportunity should be taken to link to the existing path network in Teucheen Wood to the south.

SCOTTISH WATER

No response

SPORT SCOTLAND

No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site consists of two fields, used for grazing and arable farming. Mature woodland (Sandieland Wood) is located to the east of the site and a number of small trees are located along parts of the site boundary. The proposal does not involve the development of the area of mature woodland. The site has some biodiversity, flora and fauna interest but development is unlikely to have a significant impact.

Historic Environment

No known historic or cultural interests on the site.

Material Assets

There will be some opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to improve links to the surrounding path network.

Air

There is likely to be an increase in vehicular movements should this site be developed although given the size of the site this will not be significant.

Water

Drainage Impact Assessment would be required. If this were to be addressed this could provide potential for betterment.

Climatic Factors

Public transport is accessible within a five to ten minutes walk from the site and any increase in vehicular usage will not be significant.

Landscape

The site is irregularly shaped, flat and comprises two fields currently used for pastoral grazing and arable farming. The site generally has an open character, however, existing mature woodlands provide some containment.

Population and Human Health

Access to public transport is less than 10 minutes walk which provides links to a range of services and facilities in the town centre. Development of the site is likely to increase vehicular usage in the area although this is unlikely to be significant.

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

The proposal does not involve the development of the area of mature woodland. The site has some biodiversity, flora and fauna interest but development is unlikely to have a significant impact. Development is likely to increase vehicular usage and emissions. However, this is unlikely to be significant given the size of the site and access to public transport. Development of this site without a defensible greenbelt boundary could have a detrimental impact on the landscape character and setting of this area.

Overall Planning Assessment of the Site

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 new Renfrewshire Local Housing Strategy affordable housing would require to be considered at this site.

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 of this site.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan.

Site Visit Comments

Site Boundaries

The site is bound to the north by Old Greenock Road and to the east by Southbar Road. To the south and west the boundaries are open agricultural land and an existing farm steading.

Landscape

The site is a large area extending to 67.3 Hectares and is characterised by areas of undulating farmland interspersed with areas of woodland. There are several farmsteadings on the site and the outbuildings associated with the former Southbar House have been redeveloped for residential use. The walled garden is an important landscape feature and there are elements of a designed landscape still visible including some woodland and a tree lined driveway. Two burns are located within the site; one in the south west corner and one to the eastern area of the site. Any development would be quite visible from both Southbar Road and Old Greenock Road.

Adjoining landscape character and land uses

The adjoining landscape to the south is characterised by open fields which slope downhill towards Greenock Road. To the west is agricultural land, a farmsteading and the M8 motorway beyond. Residential areas are located to the north and east beyond the roads which bound the site.

Planning History

Planning Application History

None

Reporters Comments

Linburn and Craighend estates currently form the extent of suburban Erskine, north of the Old Greenock Road. South of that road and within the designated green belt, the proposed site would introduce a potential 720 or so homes, a food store, local shops and potentially a new primary school.

The green belt currently has a strong boundary along the Southbar and Old Greenock Roads. That would be replaced by a boundary largely following existing woodland and watercourses. Some parts of the proposed boundary would be less strongly defined, but these could be reinforced over time with tree planting. More significantly, however, a significant swathe of land would be removed from the green belt. The landform, existing vegetation and man-made structures would filter views of development here. Even so, the impact on the green belt would be visible from parts of the M8, the surrounding road network and nearby places. That could be softened over time by adding woodland planting to the existing tree belts around Southbar steading and along Southbar Road, but the physical loss of green belt would be clear to those using the area for recreation or appreciating the current openness of the land.

The proposed development would take up around 67 hectares of the green belt, without delivering a proportionate number of houses in the early years of the proposed plan, when the shortfall in effective land is most acute. Agree with the council that there could be an impact on delivery at the Community Growth Area at nearby Bishopton, contrary to the focus of the plan on developing brownfield land in preference to greenfield. This is partly because assessment of the effectiveness of this site includes commitment from builders also actively engaged at Bishopton.

There is general agreement that the site is sustainable and it would provide some of the essential facilities for the scale of population it would house. It would also open up this area for public recreation with positive additions to the green network (a priority in the proposed Local Development Plan). Nevertheless, the impact on the green belt here is too great in my opinion to release this land at this time.

Pre MIR Meetings

Potential issues include the scale of the site and the ability to provide a robust green belt boundary. Indicated the need to consider education requirements and capacity on local roads to support the development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective several minor watercourse run through the site. It will be necessary make sure that all development is set back and above these watercourses. A more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site. A Drainage Impact Assessment will be required.

HISTORIC ENVIRONMENT SCOTLAND

No comment.

TRANSPORT SCOTLAND

Potential cumulative traffic impact of developments served by junctions at Erskine M898 slipway as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

Large site which would extend Erskine southwards across and beyond Old Greenock Road (an existing strong boundary to the town). However, the south / eastern section is better contained and, should this part of the site be developed, the existing landscape structure could be used as a framework for housing. Core Paths running through the site require to be protected and incorporated into any development of the site.

SCOTTISH WATER

No response.

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Large site containing a number of grazing fields and clusters of mature woodland. The site has biodiversity, flora and fauna interest, this will require consideration.

Historic Environment

An Archaeological Trigger Zone is located within the site. The archaeological interest requires to be considered.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. Core paths running through the site require to be protected and where possible enhanced.

Air

There is likely to be an increase in vehicular movements should this site be developed, this may impact on air quality.

Water

Flood risk assessment required as two burns are located within the site; one in the south west corner and one to the eastern area of the site.

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

Site is characterised by areas of undulating farmland interspersed with areas of woodland. There are several farm steadings on the site and the outbuildings associated with the former Southbar House have been redeveloped for residential use. The walled garden is an important landscape feature and there are elements of a designed landscape still visible including some woodland and tree lined driveways. Any development would be visible from both Southbar Road and Old Greenock Road and would impact on the landscape character and setting of this area.

Population and Human Health

Part of site is within Health and Safety Executive Consultation Zone. High voltage electricity pylons and cables run through the eastern side of site, north to south, and along the northern boundary. The proposal includes a new primary school (if required), foodstore and local shops which will provide new amenities and facilities for the town.

Soil

Potentially contaminated land in northern section of site. Greenfield site, therefore development may result in sealing of previously undeveloped land. Development of this site would result in the loss of Macauley Classification 3.1 prime agricultural land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

The site has a range of biodiversity, flora and fauna interests. The Lin Burn and the Wheel Burn tributary are both located within the site and have a potential flood risk. Water quality will require to be protected. Any development of the site would also have to consider the Archaeological Trigger Zone, COMAH designation and Tree Preservation Order within the site. Development of this land would also result in the loss of prime agricultural land (Mccauley Institute Agriculture Capability – Class 3.1). Given the size of site, the development would increase the amount of vehicular journeys which could increase emissions in the area. Sections of this site are fairly prominent and therefore development is likely to have an impact on the local landscape setting.

Overall Planning Assessment of the Site

This site is important to the landscape setting of Erskine and development would change the landscape character of the area.

Access to the site is achievable. A transport assessment has been prepared and supports the emerging masterplan for the site. Further details would be required to fully assess the traffic and transportation issues as the masterplan develops. A cumulative assessment of the potential impact on the trunk road network would also be 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, secondary education provision at Park Mains High may need to be addressed. Given the size of this site an Education Impact Assessment would be required to assess the potential impact on other schools within the catchment and the potential need for a new primary school as proposed by the developer. The developer has confirmed that they will assist the Council to provide additional primary and secondary 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 of this site.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. Development of this site would result in quite a substantial extension to Erskine. 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. The proposal also fails to provide a robust greenbelt edge which could set an undesirable precedent for the development of land to the south. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2048

Previous Ref: 15/3040/DP

Site Address: Branscroft, Kilbarchan

Site Size (Ha): 9.34

Local Development Plan Policy: ENV1 - Green Belt

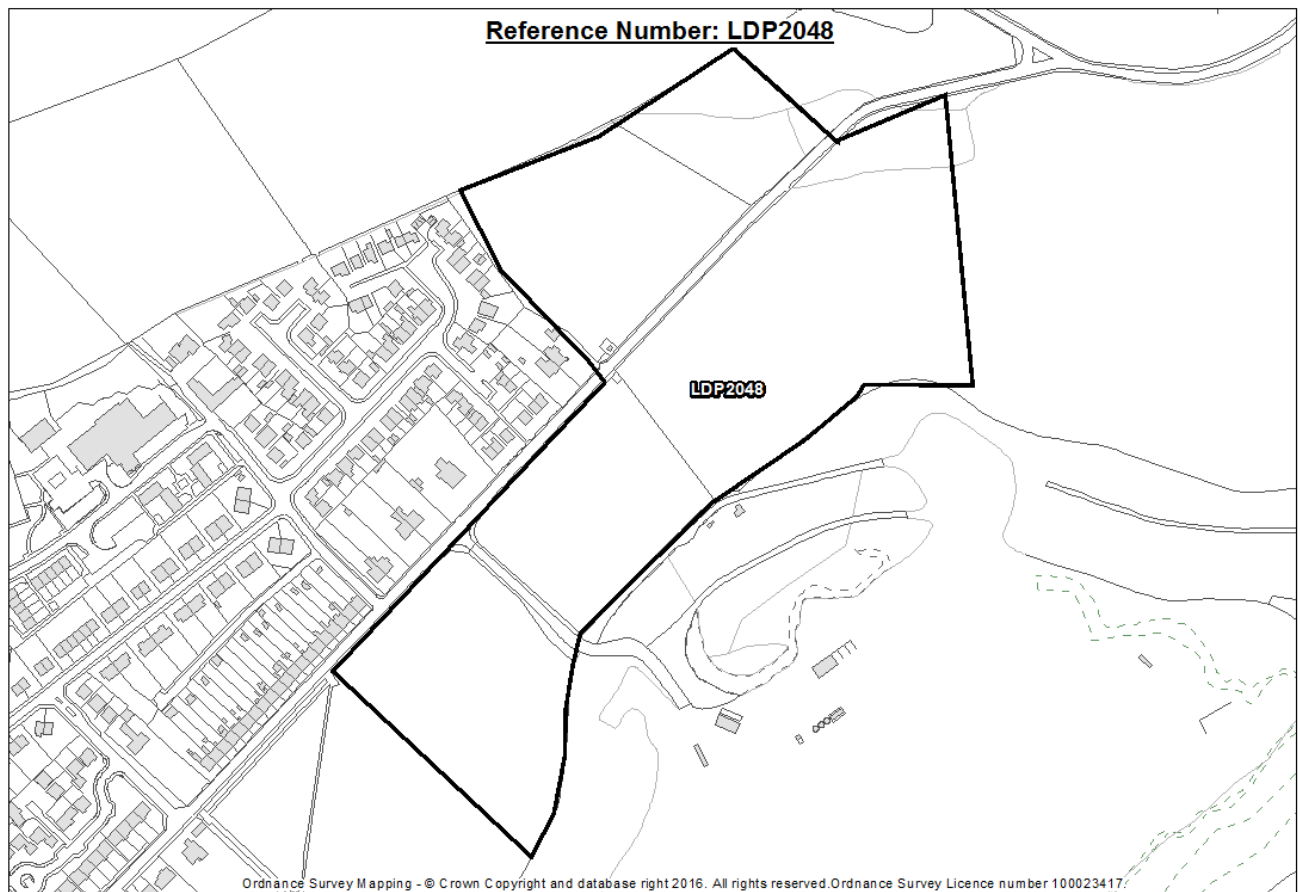
Proposal

Ownership/Developer if Known: Wallace Land Investment and Management Ltd (on behalf of the landowner)

Housing Numbers (estimate): 150 dwellings

Programming (estimate): 30 units per annum 2017/18, 60 units per annum 2018/19 and 2019/2020

Any Works Carried Out Since Last LDP: N/A – 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. Significant amounts of information have been provided in support of the planning application submitted for this site.



Site Visit Comments

Site Boundaries

There is a mix of different boundaries surrounding the site including trees, bushes, shrubs, hedges, fences and a stone wall. There are no boundaries to the north eastern side of the site.

Landscape

The site consists of irregular shaped fields on the eastern side of Kilbarchan. Each parcel of the site that makes up the entire area has a slightly different in land form. The field closest the public park is relatively flat and slopes down to the south west. This site and the adjoining site to the east are both lower than the existing Park View Road, Branscroft and the road into the existing Cemex Quarry. Both sites are well contained. The two parcels of land further east have undulating landform. The site to the north eastern corner consists of undulating grazing fields with areas of tall overgrown grasses, rushes and scrubby vegetation. The parcel of land to the south east slopes towards Bridge of Weir Road.

Adjoining landscape character and land uses

To the north are existing residential units along with open fields. To the west is a public park and more residential units, To the south is Cemex Quarry and to the east is fields.

Planning History

Planning Application History

16/0147/PP – Erection of residential development on land north west of quarry. Application for Planning Permission in Principle by Wallace Land refused Planning Permission 22/06/16. Appeal has been lodged with the Scottish Ministers.

Reporters Comments

N/A – 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.

Pre-MIR Meeting

Advice given in relation to the size of the site and its overall containment to the east. Requirement to look at the junction from Branscroft to Bridge of Weir Road. Concern raised over the residential amenity of new residents due to the continued operation of the quarry in relation to vehicles movements, noise and dust. Education capacity at the schools in the catchment would require to be assessed and additional provision required.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective, there is a minor watercourse which runs along the boundary of site. It will be necessary make sure that all development is set back and above this watercourse. A more detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site. Development could impact on Station Road Combined Sewer Overflow. Co-location Issues with Kilbarchan quarry.

HISTORIC ENVIRONMENT SCOTLAND

No comment.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

Keep development within the settlement bowl and restrict housing to field adjacent to public open space.

SCOTTISH WATER

No response.

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site consists of grazing fields. Overgrown grasses and scrubby vegetation is found to the field to the north eastern corner of the site. The hedges, shrubs and trees along the other field boundaries. There will be some biodiversity interest associated with this site.

Historic Environment

No known historic interests on the site.

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 the site be developed. There is a potential co location issue with the future infilling of the quarry. There is likely to be an impact on air quality.

Water

No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. Water quality in conjunction with the watercourse will require to be considered.

Climatic Factors

Location of the site may encourage carbon emissions through car usage. Public transport is available, however it is limited at evenings and weekends.

Landscape

The site mainly consists of grazing fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation found in the field to the north eastern corner. The other three fields are relatively flat fields for grazing and arable farming. The development of this site is likely to have a significant impact on the landscape setting at the entrance to the village from the east.

Population and Human Health

The site is accessible to the village centre which provides some facilities and services and from where there is access to public transport. The vehicle movements and associated noise from the Quarry and traffic movements are likely to impact on residential amenity.

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 landscape and setting of the village. Residential development at this location is likely to increase the amount of vehicular journeys. There is likely to be some biodiversity interest associated with the field and their boundaries.. Water quality will require to be considered along with any development incorporating the existing watercourse. Noise and potential dust from the existing quarry along with movements of HGV's is likely to have an adverse impact.

Overall Planning Assessment of the Site

This site is on the edge of the settlement, it is not contained to the eastern side by a defensible green belt boundary. There is concern in relation to allowing development of this site as it has the potential to present pressure on further future development to the fields to the east of this site, which is unacceptable.

Access to the site is achievable. Ensuring that the junction from Branscroft to Bridge of Weir Road operates safely to accommodate all traffic is a priority.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone, this requires consideration. An assessment of the potential impact on the local and trunk road network will be 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 capacity at primary and secondary schools, this will require to be considered to accommodate the proposed number of units.

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 submitted with a planning application. The developer confirmed that the site does not have any issues or constraints which would preclude development of a residential nature.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. There is no house builder identified with this site, however given the market for housing in the west Renfrewshire area, this site is likely to be taken up by house builders.

These are fairly prominent fields at the eastern entrance to village and although the developer has aimed to try and address this by providing a less dense, landscaped layout, with the proposal to plant new woodland along the eastern boundary, it is still difficult to see how this site can add to the village setting. There is also the concern that this site is not well contained and there is an issue with allowing development on this site as it sets an undesirable precedent to extend development further east. There is also concern regarding residential amenity associated with the use of the site and the on-going operation of the quarry. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2050

Previous Ref: 15/3042/DP

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

Site Size (Ha): 13.76

Local Development Plan Policy: ENV1 - Green Belt

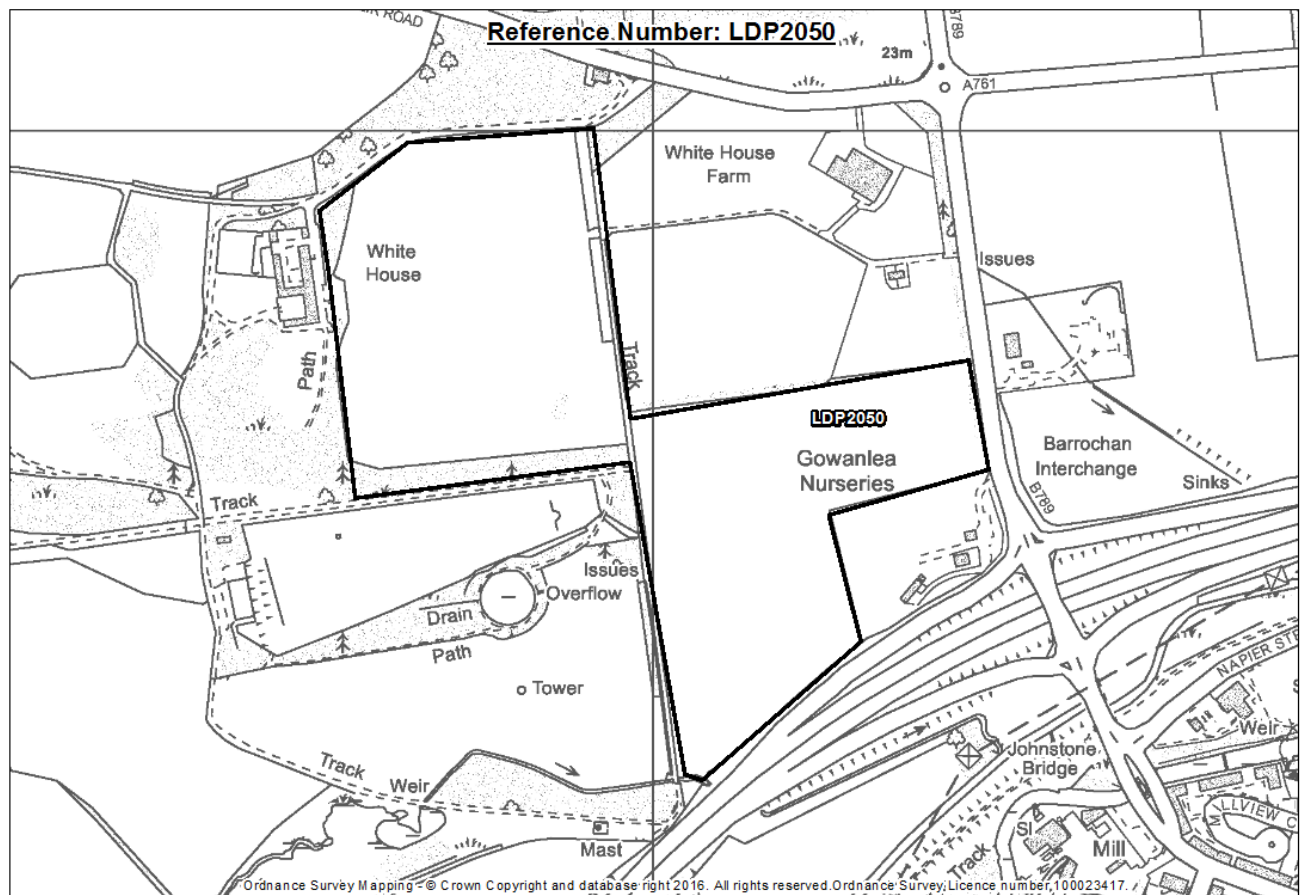
Proposal

Ownership/Developer if Known: Taylor Wimpy

Housing Numbers (estimate): 2 areas with a total of 150 units per developable area in two phases. Overall site capacity estimated to be around 1000 units by the developer.

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 Visit Comments

Site Boundaries

Large site with a mix of boundary treatments including stone walls, trees and hedges with the boundary treatments to the south and west being predominantly open and uncontained.

Landscape

This is a flat site and not very prominent in the local landscape due to the boundary treatments along the existing roadside and the existing uses surrounding the site which consist of 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.

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.

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 and affordable housing requirements as well as the capacity of the trunk road network.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective it is partially within the functional floodplain of an unnamed watercourse. A more detailed flood risk assessment will be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND

No comment.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

No comment.

SCOTTISH WATER

No response.

SPORTSCOTLAND

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.

Historic Environment

Two archaeological trigger sites located on site. Location of former Johnstone Castle and Miliken House.

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

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.

Climatic Factors

Public transport is accessible but limited and vehicular use is likely to significantly increase.

Landscape

Flat site consisting of grazing fields well contained by existing boundary treatment, not significantly prominent in local landscape setting.

Population and Human Health

Site is outwith 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

SEA issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that this site is used as grazing and has large areas of woodland it is likely to have various biodiversity features. There is also a need to consider the water environment and potential drainage and flooding. 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

This is a large site with a potential for approximately 1000 units although this submission is for only two developable areas of some 150 units per area and the assessment will be of that part of the site only. The entire site is located to the south of Brookfield and east of Kilbarchan. There are numerous groups/belts of trees located throughout and on the boundaries of the site. The two areas for this phase comprise large areas of grass surrounded by trees.

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 HNDA work provided to inform the new 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 Schools and secondary schools.

It is also considered that the location of this site outside the settlement would prevent proper integration with the surrounding residential settlements.

Due to the size of this site and the access and infrastructure requirements, it is considered that this site would not be wholly effective within the plan period. 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 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 further development on the remainder of this site and beyond.

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

LDP2051

Previous Ref: 15/3043/DP & 5054-2 / 5054-3

Site Address: Land to North and South of Beith Road, Howwood

Site Size (Ha): 6.83

Local Development Plan Policy: ENV1 - Green Belt

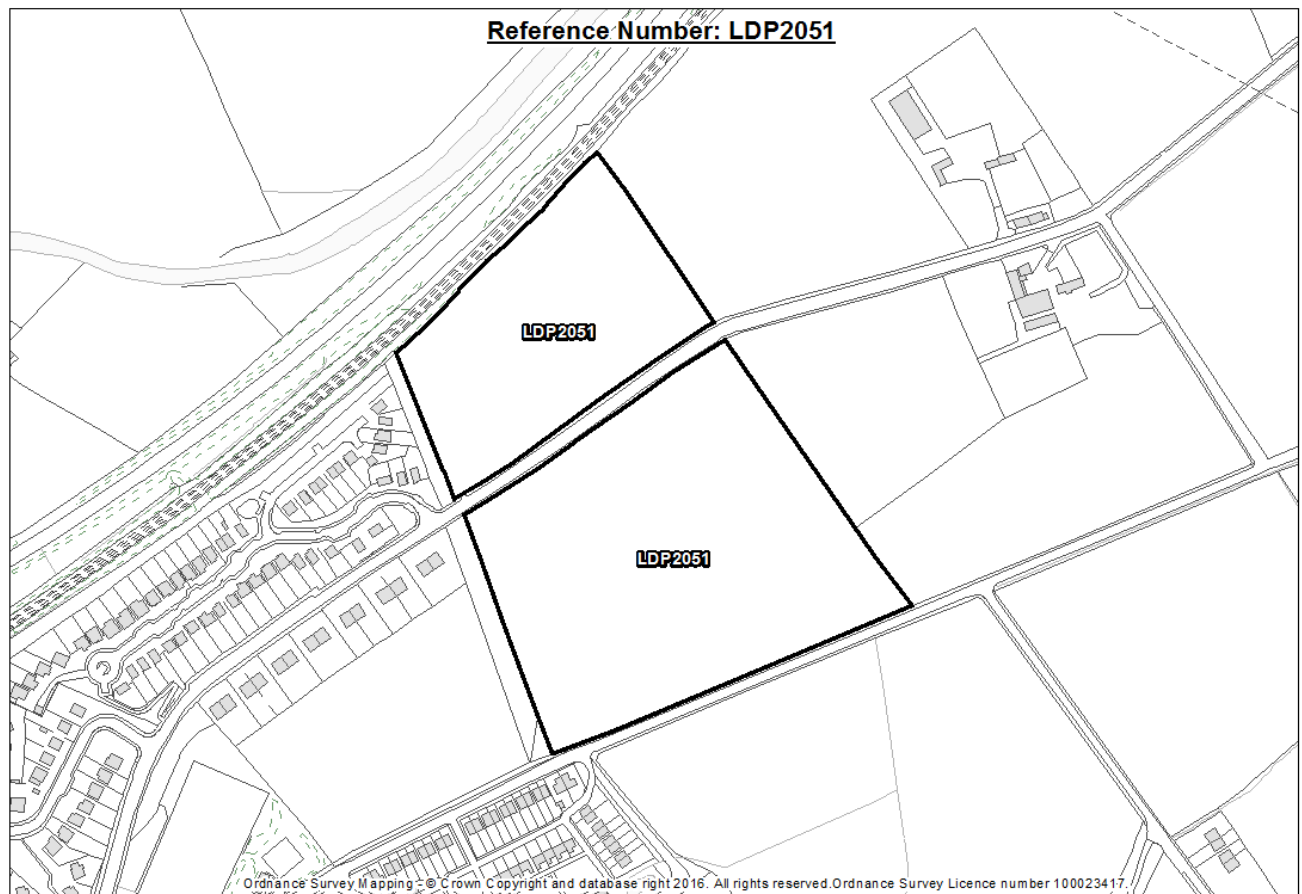
Proposal

Ownership/Developer if Known: Mactaggart and Mickel Homes Ltd.

Housing Numbers (estimate): Northern site 45 units, Southern site 79 units.

Programming (estimate): 25 per annum

Any Works Carried Out Since Last LDP: No additional information has been submitted.



Site Visit Comments

Site Boundaries

North Field: The boundaries consists of a 1.0m high post and wire fence, some established hedging in parts with mature trees dotted along the boundaries. To the west is an established tree belt and to the north the embankment of the rail line. **South Field:** There is a 1.0m high post and wire fence which surrounds the entire site, with sporadic hedging, shrubs and small trees dotted along the boundaries.

Landscape: The sites are on the edge of Howwood. The sites are prominent and outside the existing belt of trees that currently create a defensible boundary to the settlement. The arable fields slope in a northerly direction and are separated by a road and footways.

Adjoining landscape character and land uses

North field: To the east and south of the site there are open undulating grazing fields. The settlement lies to the west of the site. To the north there is a railway line with established trees behind. To the north beyond the railway line is the Black Cart Water and open undulating grazing fields rising up from the river. **South Field:** To the north, east and south there is open undulating grazing fields that generally slope northwards to the Black Cart Water, the site is part of this open undulating landscape of grazing fields.

Planning History

Planning Application History: None

Reporters Comments: Sites north of Beith Road (ref; 5054-3) and north of Midton Road (ref; 5054-2) The development of these sites, individually or together, would represent a significant intrusion into the green belt. This would extend beyond the defensible and logical green belt boundary. The release of either site would reduce the separation of Howwood and Johnstone, and be very regrettable in landscape terms. Each site is apparently constraint-free. However the release of neither can be justified in this somewhat off-centre location.

Pre MIR Meeting: Following an invitation to the owners of the site 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: No flood risk concerns with the allocation of this site.

HISTORIC ENVIRONMENT SCOTLAND: No comment.

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

SCOTTISH NATURAL HERITAGE: Visible, sloping site beyond the settlement edge. Roads form strong boundaries to north and south but weak at eastern edge.

SCOTTISH WATER: No response.

SPORTSCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Open field with hedges and trees forming part of the boundary which could assist with species dispersal. Belt of woodland to the west and north could also perform this function. The site may have some biodiversity interest.

Historic Environment

No known historic interest at this location.

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.

Water

Potential surface water risk running north to south across the site. Attenuation measures could control this leading to betterment.

Climatic Factors

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

Landscape

The sites are part of the open undulating landscape character of grazing fields to the east of the settlement. Site boundaries to the north, east and south are established hedges with the occasional established tree, these boundaries offer limited containment due to the undulating topography and relatively low boundaries. The boundary to the west is a belt of woodland planting that currently is semi mature and will establish to provide containment to the settlement and site.

Population and Human Health

Site is on the edge of the village centre. There is access to public transport, although some increased vehicular usage may result.

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

Strategic Environment Assessment issues related to the impact that development of these sites are likely to have on the landscape setting of the village. These are prominent sites out the entrance to the village. There is likely to be some biodiversity interest on the edges of this site. Development at this location is likely to increase the amount of vehicular journeys in this village.

Overall planning Assessment of the Site

The site is located on the edge of the village. It is considered that allowing development of either part of this site has the potential to lead to further development to the fields to the East of this site which is unacceptable.

Potential access available from surrounding road network. Details of junction spacing, potential location for an access and the internal layout will be required in order to provide a full traffic and transportation analysis.

Further 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 new 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 regards 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.

The developer indicated, previously, that any constraints to developing these sites such as drainage, access or infrastructure could be overcome. All necessary assessments would be submitted with the 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. Although this site adjoins existing residential units on the edge of the settlement, it is considered that the proposed development 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 and Johnstone as well as setting an undesirable precedent.

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

LDP2052

Previous Ref: 15/3044/DP and 2291

Site Address: Kilmacolm Road, Houston

Site Size (Ha): 5.6

Local Development Plan Policy: ENV1 - Green Belt

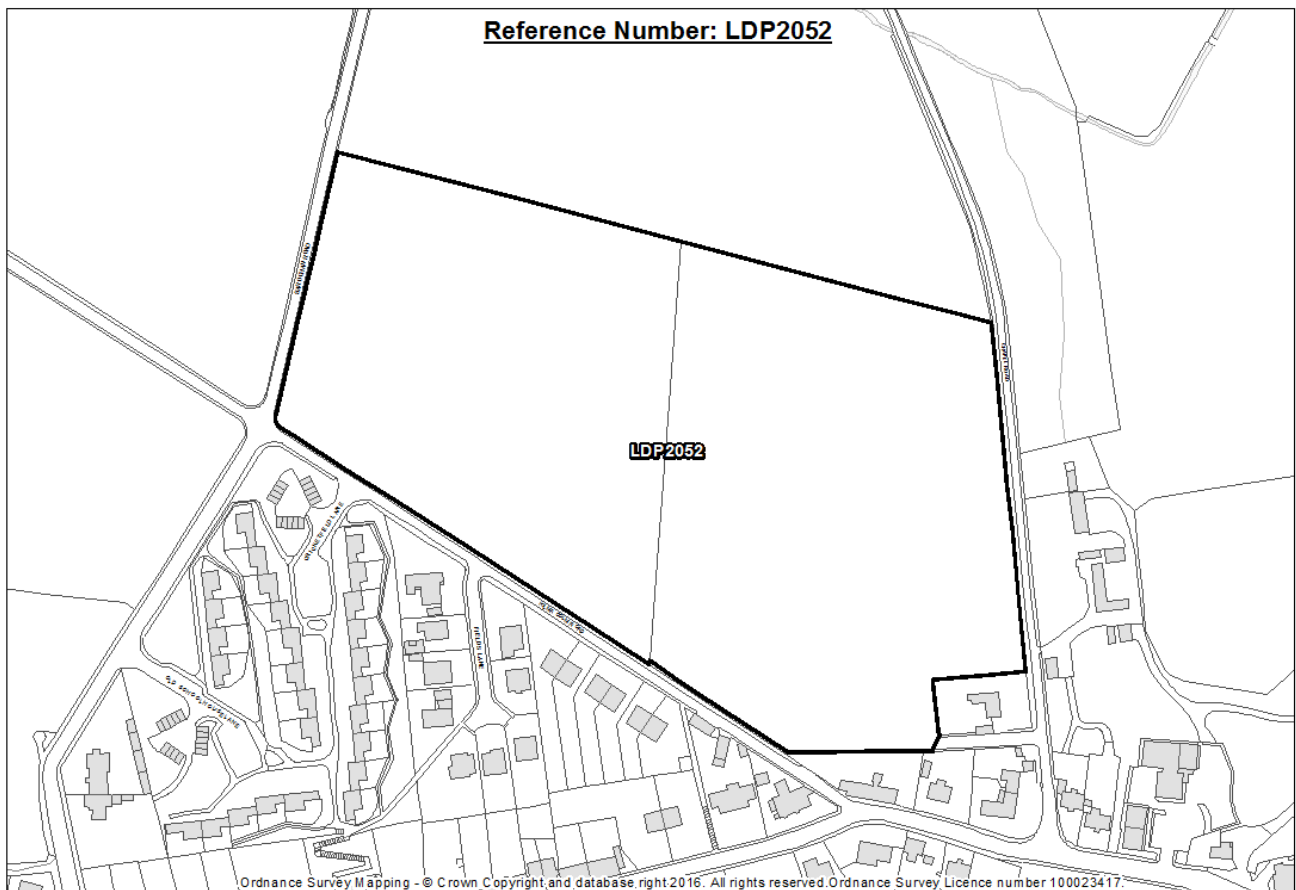
Proposal

Ownership/Developer if Known: Elderslie Estates / Cala Homes (West)

Housing Numbers (estimate): 85 units.

Programming (estimate): 25 per annum.

Any Works Carried Out Since Last LDP : Investigative works to ensure the site is capable of development. Additional planting on boundaries to form a more substantial tree belt on the boundaries. A layout and development masterplan have also been submitted to demonstrate how the potential development fits with the area.



Site Visit Comments

Site Boundaries

The southern and western boundaries of the site consist of established hedges with an enhanced woodland / trees belt planting within the field to the northern boundary. The eastern boundary is more open in character with a hedge and a 1.0m post and wire fence.

Landscape

Arable fields which gently slope from a north to a southwards direction towards the settlement. There is an enhanced woodland belt planting to the north and west boundaries and an established hedge along the southern boundary with the occasional mature tree.

Adjoining landscape character and land uses

To the north and west of the site and settlement there is the open rolling farmland landscape character. This site forms an integral part of this landscape envelope. To the south and east of the site are existing residential units.

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 proposed plan stage. No reporter's assessment.

Pre-MIR Meeting

The developer was advised that it was felt that this site was outside the village envelope and therefore development of these fields would set an undesirable precedent for further development on this side of Kilmacolm Road.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site.

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

Site seems relatively well-contained in local views but slopes away to the north.

SCOTTISH WATER: No response.

SPORT SCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Arable field with enhanced woodland planting on north and west boundaries alongside established hedges, with established hedge on southern and eastern boundaries. Biodiversity interest is likely on the boundaries of this site.

Historic Environment

Houston Conservation Area lies to the south of the site, across Kilmacolm Road. A grade B Listed Building also sits approximately 50 metres from the site, within the conservation area.

Material Assets

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

Air

Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements particularly given the location of this site on the northern edge of the village. Potential impact from increased emissions.

Water

Development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this through attenuation and control of water run-off. Some potential flooding may affect south east corner of site.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage. Site is located on the northern edge of the village. There is access to public transport, however there is a limited bus service in the evening and the weekend.

Landscape

Prominent arable site in the midst of open rolling farmland which frames the village to the north. Additional woodland planting on north and west boundaries alongside established hedges, with established hedge on southern boundary and a few mature trees.

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.

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

These fields are prominent on the approach and entrance to Houston from the north as well as when exiting the village. Development is likely to have an adverse impact on the overall local landscape and setting of the village. There is likely to be some biodiversity interest on the edges of this site. Development at this location is likely to increase the amount of vehicular journeys in this village which would result in an increase in emissions.

Overall Planning Assessment of the Site

This site is located outwith the current village envelope. Planting provides containment to the north however there is concern that if this site were to be developed it would set an undesirable precedent to extend the village in a northerly direction.

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

Additional assessment in relation to the potential impact to the local and trunk road network would also be required to assess the overall cumulative impact of development.

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

In terms of education both Houston Primary School and Gryffe High School have capacity issues and would seek additional provision to accommodate the proposed number of units. The developer has indicated that they will assist the Council to ensure adequate education provision for the site.

The developer has provided sufficient information to show that the site is effective and deliverable.

Development of this site would lead to development outside the village envelope which has the potential to set an undesirable precedent for future development of the fields surrounding this site. The development would have an impact on the local landscape character which would affect the visual amenity at the gateway into the settlement.

This site is not considered suitable for release from the greenbelt due to the factors outlined above.

LDP2053

Previous Ref 15/3046/DP 2189 and 5030

Site Address: Auchenlodment Road, Elderslie

Site Size (Ha): 2.03

Local Development Plan Policy: ENV1 - Green Belt

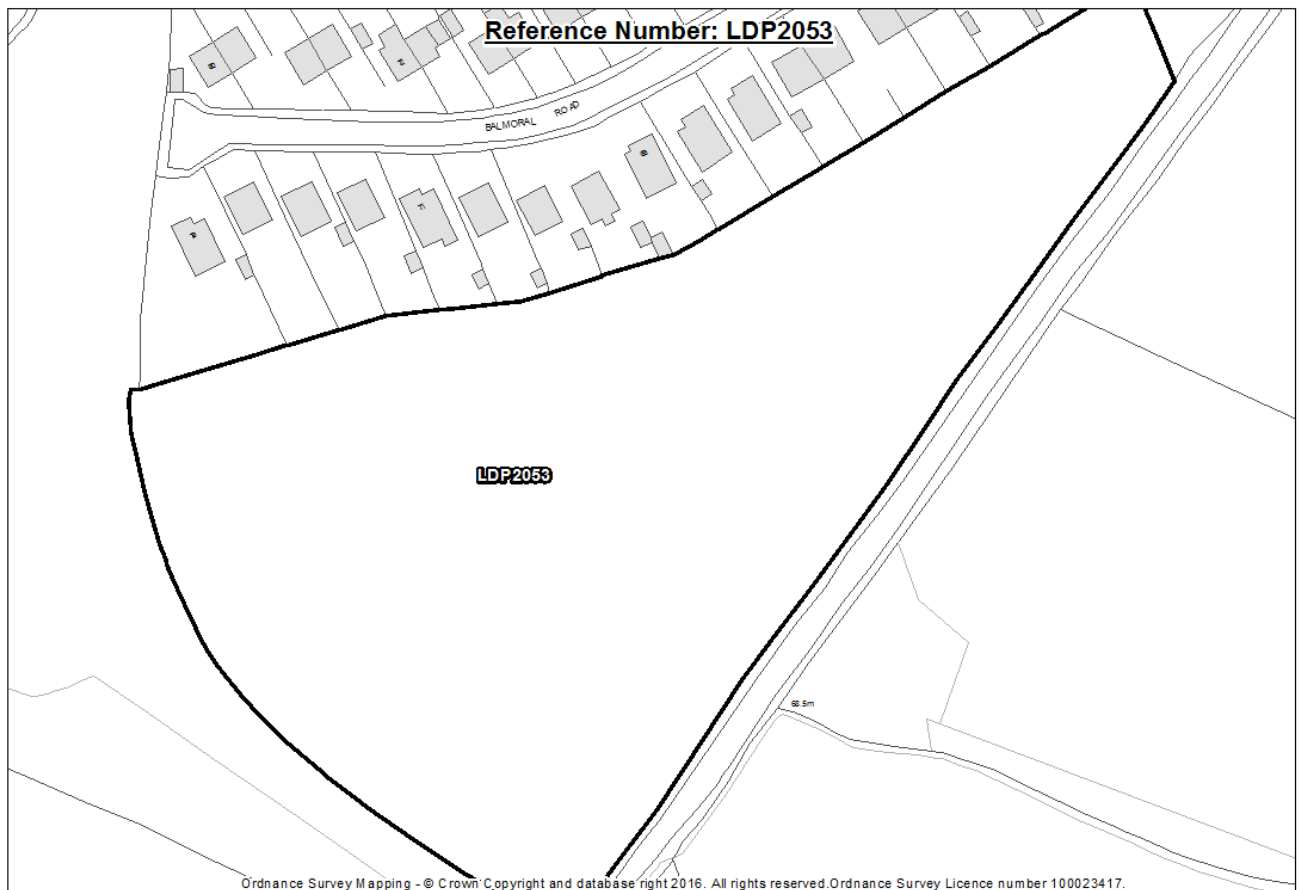
Proposal

Ownership/Developer if Known: AD Houstoun Trustees / Stewart Milne Homes

Housing Numbers (estimate): Approximately 40 new homes

Programming (estimate): Two years

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. A potential layout has been worked up to show how residential development could take shape on the site. An initial traffic and transportation assessment has been undertaken to show how adequate pedestrian, cycle and vehicular access can be achieved at this site.



Site Visit Comments

Boundaries of the site

To the south west and north west, the site borders areas of established woodland that provide containment to the site, the south western boundary of the site along Auchenclosh Road is an overgrown hedge that also provides containment. To the north west the site borders the rear garden boundaries of residential properties. To the east is a landscaped area associated with an existing nursing home.

Landscape

The site is roughly triangular in shape and slopes gently down to the north east. The site is overgrown with grasses, scrubby vegetation and trees. There are some areas of more established hedges and trees along the site boundaries.

Adjoining landscape character and land uses

To the south west of the site there is established area of woodland. Beyond a small area of trees to the north east is a nursing home. To the south east of the site there is open gently undulating arable and grazing fields. A residential area borders the site to the north.

Planning History

Planning Application History

None

Reporters Comments

The rejection of the site in local development plan 1 was not pursued by the landowner as an unresolved objection at the proposed plan stage. No reporter assessment.

Pre-MIR Meetings

Advice was given in relation to place making to ensure development would fit well with the existing settlement. A suitable access to the site was also identified as an issue that required investigation. Indicated the need to consider education requirements to support the development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs in proximity to one section of the site boundary. It will be necessary make sure that all development is set back and above this watercourse. A more detailed flood risk assessment will be required to ascertain the precise developable extent of the site.

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: No comment.

SCOTTISH WATER: No response.

SPORT SCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site is overgrown with grasses and scrubby vegetation. There will be a degree of biodiversity, flora, fauna interests due to the vegetation and trees on and in the vicinity of the site. This will require to be considered should this site be developed.

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.

Air

There is likely to be an increase in vehicular movements should this site be developed as it is not within walking distance of local services. However this is a small site and emissions from vehicular movements are not likely to be significant.

Water

A minor watercourse runs in proximity to one section of the site boundary. Water also appears to drain from north to south across the site. The risk from flooding will require to be addressed as well as any potential impact on water quality.

Climatic Factors

Nearest bus stop is within 5 minutes walking distance, however, location of the site at the edge of the settlement may encourage carbon emissions through vehicular usage.

Landscape

The site is roughly triangular in shape and slopes gently down to the north east. The land is overgrown with grasses, scrubby vegetation and a few small trees. The site is not prominent in the landscape, limited impact on the entrance to Elderslie along Auchenlodment Road.

Population and Human Health

The site lies approximately 1km away from the local centre. This site has informal tracks which lead to Johnstone Castle green network and Craigston Wood. There are opportunities to connect into these routes as well as enhance them. The south western boundary borders an area of woodland which is included within a Tree Preservation Order.

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 will be a degree of biodiversity, flora and fauna interests associated with the development of this site given the nature of the site and surrounding land uses. This will require to be considered in the development of this site. Development of this site is likely to lead to increased vehicular usage in the area. However, given the size of this site, this will lead to a minimal increase in emissions. The potential flood risk will require to be addressed as well as any potential impact on water quality. The site has a high degree of self containment and is of low prominence. Development for residential would have little impact on the landscape setting of Elderslie.

Overall Planning Assessment of the Site

This site is characterised by scrubby overgrown vegetation located at the settlement edge. The site isn't visually prominent and is enclosed on two sides. This site could be developed with minimal impact on the wider landscape setting of the village subject to existing natural features being incorporated into a sensitively designed site layout.

Access to the site is achievable. Upgrading of the existing footway and road network would be required. Further details would be required to fully assess the traffic and transportation issues.

Further assessment of the potential impact this site would have on the trunk road network is required. The development of this site is not likely to have significant impact, however cumulative impact would have to be assessed.

In terms of education, primary education provision at Wallace Primary requires to be considered. The developer has indicated that they will assist the Council to ensure this development does not have any adverse impact.

The developer has indicated that all of the constraints to developing this site such as flood risk, drainage, access and infrastructure can be dealt with. An initial assessment has been undertaken.

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. It is considered that this site is well contained. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2054

Previous Ref 15/3047/PP

Site Address: Land at Erskine Hospital, Erskine

Site Size (Ha): 30.51

Local Development Plan Policy: ENV1 - Green Belt

Proposal

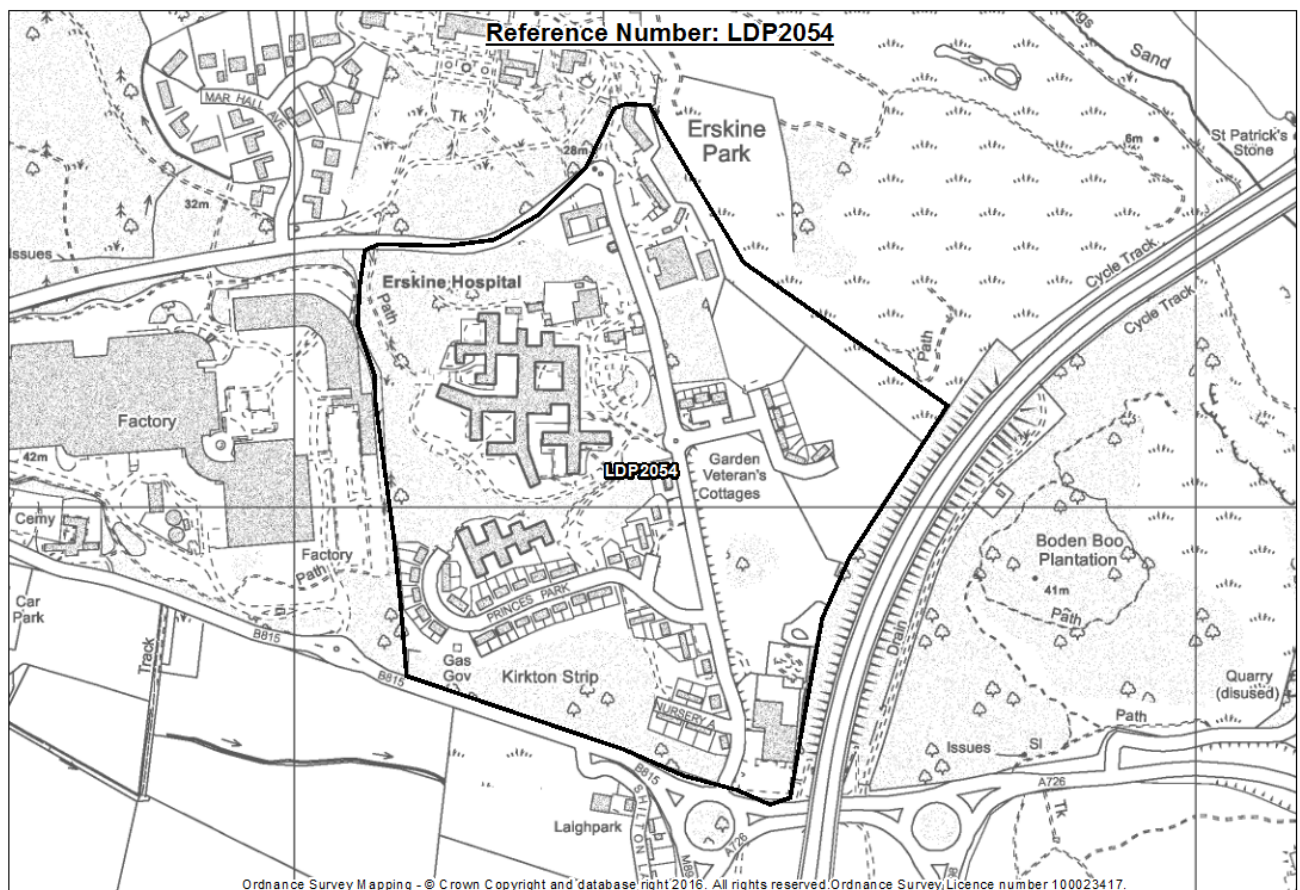
Ownership/Developer if Known: Erskine Estate

Proposal: Mixed use including residential and commercial use.

Housing Numbers (estimate): 200 – 250 (Approx)

Programming (estimate): Not provided, but would be phased

Any Works Carried Out Since Last LDP: Site wasn't proposed for inclusion in Local Development Plan 1. Investigative works have been undertaken to ensure site is capable of development. Layout and masterplan has been undertaken to demonstrate how this site fits with the existing built form of the surrounding area. An initial traffic and transportation appraisal has been undertaken to demonstrate how adequate pedestrian, cycle and vehicular access can be achieved at this site. Other initial assessments have also been carried out in relation to landscape, site investigations and potential impact on Listed Buildings and Tree Preservation Orders on the site as well as an ecological report.



Site Visit Comments

Boundaries of the site

The site is relatively well contained along the majority of boundaries. Areas of established woodland are located along the south west, western and north west boundaries.

Established tree belt is located along the embankment of the A898 which leads to Erskine Bridge to the east. B815 located to the south which is a main route between Erskine and Bishopton. To the north east is the boundary with Mar Hall golf course.

Landscape

Site has strong boundaries and is enclosed with the existing landscape structure. The land to the west of Nursery Avenue, which is the main access route through the estate, is generally at a higher level than the land to the east. The land to the west gently slopes uphill to the western boundary and the land to the east is gently undulating towards the eastern boundary. There are various areas of woodland and mature trees located within the estate which is covered by a Tree Preservation Order. The northern part of the site takes in the southern half of the Erskine Hospital SINC.

Adjoining landscape character and land uses

Various areas of woodland and the A898 and B815 adjoin the site. There are various land uses in the immediate vicinity including the Hewitt Packard plant to the west, residential to the north west, Mar Hall Hotel to the north and a golf course to the north east.

Various uses currently located within the estate including Erskine Hospital, Veteran housing, garden centre, children's nursery and other commercial uses.

Planning History

Planning Application History:

No relevant applications

Reporters Comments

N/A This site was not submitted for consideration through the first Local Development Plan process. This is a new site which was identified through the 2015 suggestions for land use change exercise.

Pre-MIR Meetings

Advice was given in relation to place making, the existing landscape features require to be incorporated into any masterplan for the site. Development required to consider the setting of the existing category B listed buildings within the estate. Indicated the need to consider education requirements and suitable access for the development.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site.

HISTORIC ENVIRONMENT SCOTLAND

No comment

TRANSPORT SCOTLAND

Potential cumulative traffic impact of developments served by junctions at Erskine M898 slipway as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE:

Views into site from Erskine bridge but otherwise relatively well contained. Site has strong boundaries and existing landscape structure provides opportunities for high quality placemaking. Should site be developed the existing links to surrounding countryside and core paths should be retained and reinforced. The northern part of the site takes in the southern half of the Erskine Hospital SINC/LNCS.

SCOTTISH WATER

No response

SPORT SCOTLAND

No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site has varied biodiversity, flora and fauna interest which require to be considered should the site be developed. There are various areas of woodland and mature trees located within the estate which are covered by a Tree Preservation Order. The northern part of the site takes in the southern half of the Erskine Hospital SINC.

Historic Environment

Five category B listed structures located in the northern half of the site. Development will require to consider the setting of existing listed buildings within the estate.

Material Assets

There will be opportunities to incorporate low carbon technologies into the design. Delivery of a masterplan offers the potential to re-use vacant buildings. Should site be developed the existing links to surrounding area and core paths should be retained and reinforced.

Air

Given the proximity of the site to the Erskine Bridge and the trunk road, air quality at this site will require to be assessed. The development is also likely to increase the number of vehicular movements, therefore this may result in increased emissions.

Water

Springs located throughout the site, flood risk assessment and drainage impact assessment would be required.

Climatic Factors

Site is located to the north of Erskine . Public transport is accessible however the bus service in this location is limited and therefore vehicular use is likely to increase.

Landscape

Site has strong boundaries and the majority of the site is relatively well contained. All sides of the sites slopes into a bowl shaped area towards the middle of the site. There are various areas of woodland and mature trees located within the estate which is covered by a Tree Preservation Order. The northern part of the site takes in the southern half of the Erskine Hospital SINC/LNCS.

Population and Human Health

Access to local services and facilities is more that 10 minutes walk from the site. Public transport is accessible however the service is limited and therefore development of this site is likely to result in increased vehicular usage.

Soil

Parts of the estate are green field, therefore development may result in sealing of previously undeveloped land. Parts of the site have been previously developed and the proposed development offers the opportunity to re-use this land. This site contains a small area of Macauley Classification 3.1 prime agricultural land, however, this land will not be affected by the development.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

The site has varied biodiversity, flora and fauna interest which will need to be fully considered. There are various areas of woodland and mature trees located within the estate which are covered by a Tree Preservation Order and to the north a SINC. The existing landscape features require to be preserved and where possible enhanced. Also, the setting of existing category B listed buildings within the estate requires to be protected. This is a fairly large site and there may be an increase in emissions due to increased vehicular movements to and from the site if developed. Existing links to the surrounding area and core paths should be retained and reinforced. Site is relatively well contained and existing landscape structure provides opportunities for high quality place making.

Overall Assessment of the Site

The Erskine Estate and surrounding area is characterised by large areas of woodland and a range of uses. While the existing landscape features require to be retained, the self contained estate could accommodate a sensitively designed residential development and some appropriate commercial uses without setting an undesirable precedent for the development of green belt land in the surrounding area.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. The potential impact of the local and trunk road network would also require to be assessed.

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, primary and secondary education provision may need to be addressed. The developer has confirmed that they would assist with the Council to provide additional capacity as required.

The developer has indicated that all of the constraints to developing on this site such as landscape, biodiversity, 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 of this site.

The proposals are considered to be an enabling development which would facilitate investment back into the Erskine Hospital Estate, securing the future of this facility and delivering benefits for the wider Renfrewshire community. The principle of enabling development and residential/commercial uses has already been established within the Erskine Hospital Estate and in the surrounding area.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2055

Previous Ref 15/3049/PP

Site Address: Milliken Road, Kilbarchan

Site Size (Ha): 4.84

Local Development Plan Policy: ENV1 - Green Belt

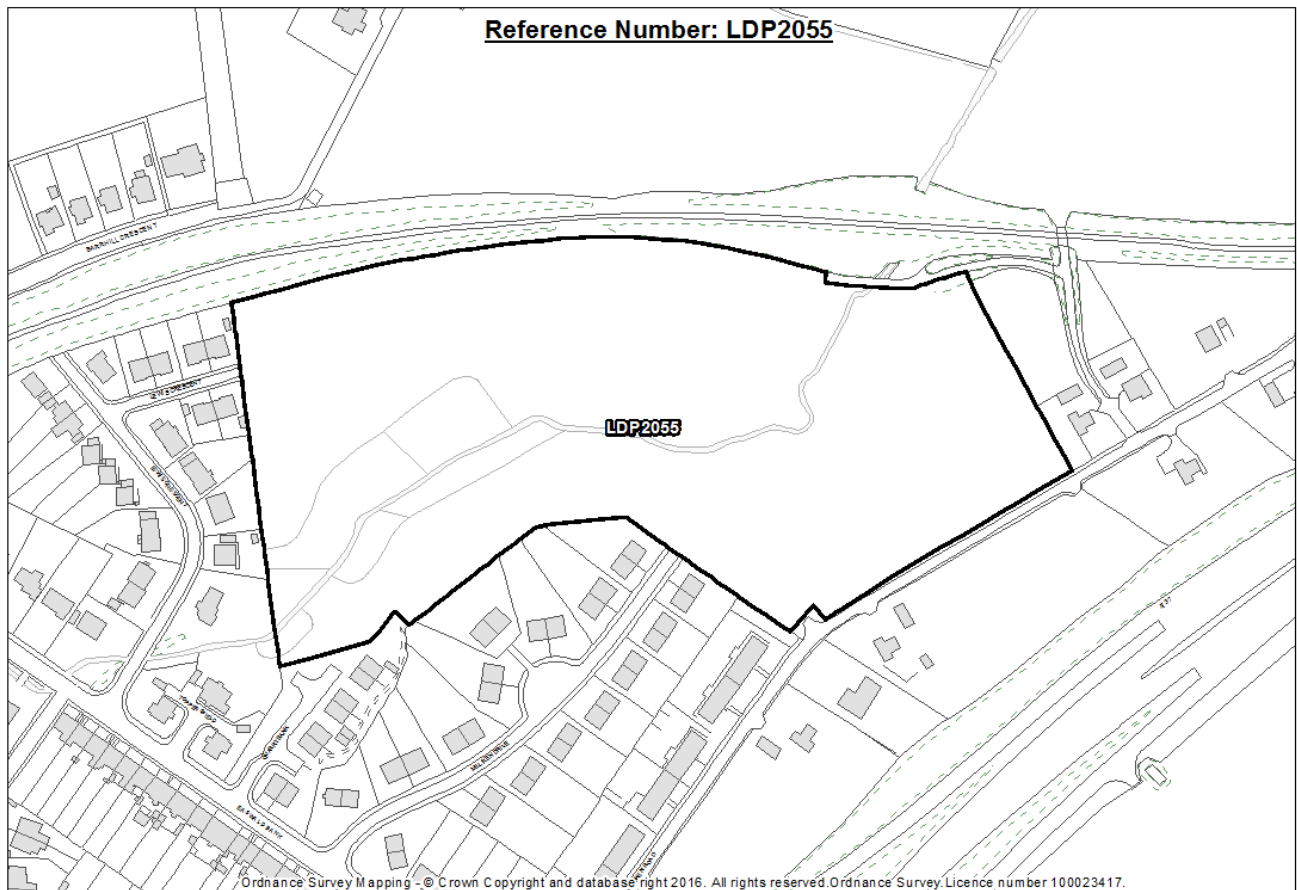
Proposal

Ownership/Developer if Known: Mr Nisbet (Land owner)

Housing Numbers (estimate): Approximately 58 new homes

Programming (estimate): 20 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. The land owner has looked at the potential access to the site because this is a challenge to development this site.



Site Visit Comments

Boundaries of the site: This is a rectangular site which is bound to the north by existing housing and the National Cycle Route. To the south, the site is bound by Milliken Road and to the west by existing housing accessed from three roads which are all accessed from EaswaldBank which is the main road through the village. There is a wide tree/shrub belt along the northern boundary and other trees/bushes dotted across the site. The roads and cycle track and the existing treebelt ensure that the site is well contained.

Landscape: The site is currently in agricultural use but due to the slope of the site this is predominantly rough grazing. The site slopes down from north towards the Kilbarchan Burn which dissects the site into two distinct areas with the second area sloping down from the south towards the burn. The flat area of the site at either side of the burn floods regularly from the burn. North and east of the site is gently undulating agricultural land, south is predominantly roads infrastructure and to the west is the settlement.

Adjoining landscape character and land uses: To the west of this site is the settlement of Kilbarchan. To the north is further gently undulating agricultural land. To the south a local road beyond which there are a number of former small holdings and the A737 road.

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.

Pre- MIR Meeting: Advice was given that the site was well contained and could be designed to complement the existing place, however it required to be conclusively demonstrated that access was achievable to this site and that given the watercourse that dissects the site, there is a need to demonstrate development platforms could be achieved.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: Parts of this site are developable other parts are clearly at risk of fluvial flooding. It will be necessary to undertake a flood risk assessment to ascertain the developable extent of the site. A watercourse runs through the site and the Kilbarchan storm tank to Combined Sewer Overflow to Black Cart could be impacted. A drainage impact assessment is recommended.

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: No comment.

SCOTTISH WATER: No response.

SPORT SCOTLAND: No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A small number of trees line the boundaries of the site. Some biodiversity, flora and fauna interest exists within site particularly with the watercourse that dissects the site. The rough grazing nature of the site may also contain an element of biodiversity.

Historic Environment

No known historic interests on the site.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. There will also be opportunities to link in with the national cycle network.

Air

There is likely to be an increase in vehicular movements should this site be developed. There will therefore be some impact from increased emissions.

Water

Parts of this site are at risk of fluvial flooding and surface water risk to parts of the site due to existing watercourse. Flood risk assessment and drainage impact assessments required to address this and define developable area. Impact on the water environment will be a significant consideration in developing the site.

Climatic Factors

Site is located on the north east of the village. Public transport and local shops are available within a ten minute walk however vehicular use is likely to increase .

Landscape

Part of the site lies on a steep embankment and the remainder is open grazing. However the site is not considered to be prominent in the local landscape. It is contained and is surrounded by residential uses.

Population and Human Health

Site is accessible to village services by foot and to the public transport network although there is likely to be an increase in vehicular.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is likely to be some biodiversity interest on this site given the rough grazing land, undulating land form, trees and bushes to the edges of the site and the watercourses that dissect the site. Development at this location is likely to increase the amount of vehicular journeys in this village, therefore increasing emissions.. Given that there is a water course that dissects the site, water quality, flooding and drainage is likely to be of a significant issue that requires consideration.

Overall Planning Assessment of the Site

This site is on the edge of the settlement and is well contained on all boundaries. The site is not prominent in the local landscape setting. Development of this site would have little impact on the village setting or surrounding landscape character.

Access to the site has not been shown to be achievable and there are therefore unresolved access and transportation issues.

In relation to the potential impact to the local and trunk road network, this will require further assessment once a detailed design and layout was prepared, at present time there is no detail.

In line with the evidence work provided to inform the new Local Housing strategy, affordable housing will require to be considered for this site.

In terms of education there is a potential capacity issue at Kilbarchan and St Margaret's Primary Schools as well as Gryffe High School.

The developer has not provided sufficient details to suggest that this site is either effective or deliverable.

This is a well contained site on the edge of the settlement which could be integrated with the existing residential areas if access was investigated further. However this is considered to be the main challenge to developing the site. The developable area would be reduced due to flooding issues. At the present time there is no suitable means of accessing this site which would need to be addressed before the site can be considered effective and deliverable. This site is therefore not suitable for development and should remain within the green belt.

LDP2056

Previous Ref: 15/3050

Site Address: Fields at Barochan Road, Brookfield

Site Size (Ha): 10.11

Local Development Plan Policy: ENV1 – Green Belt

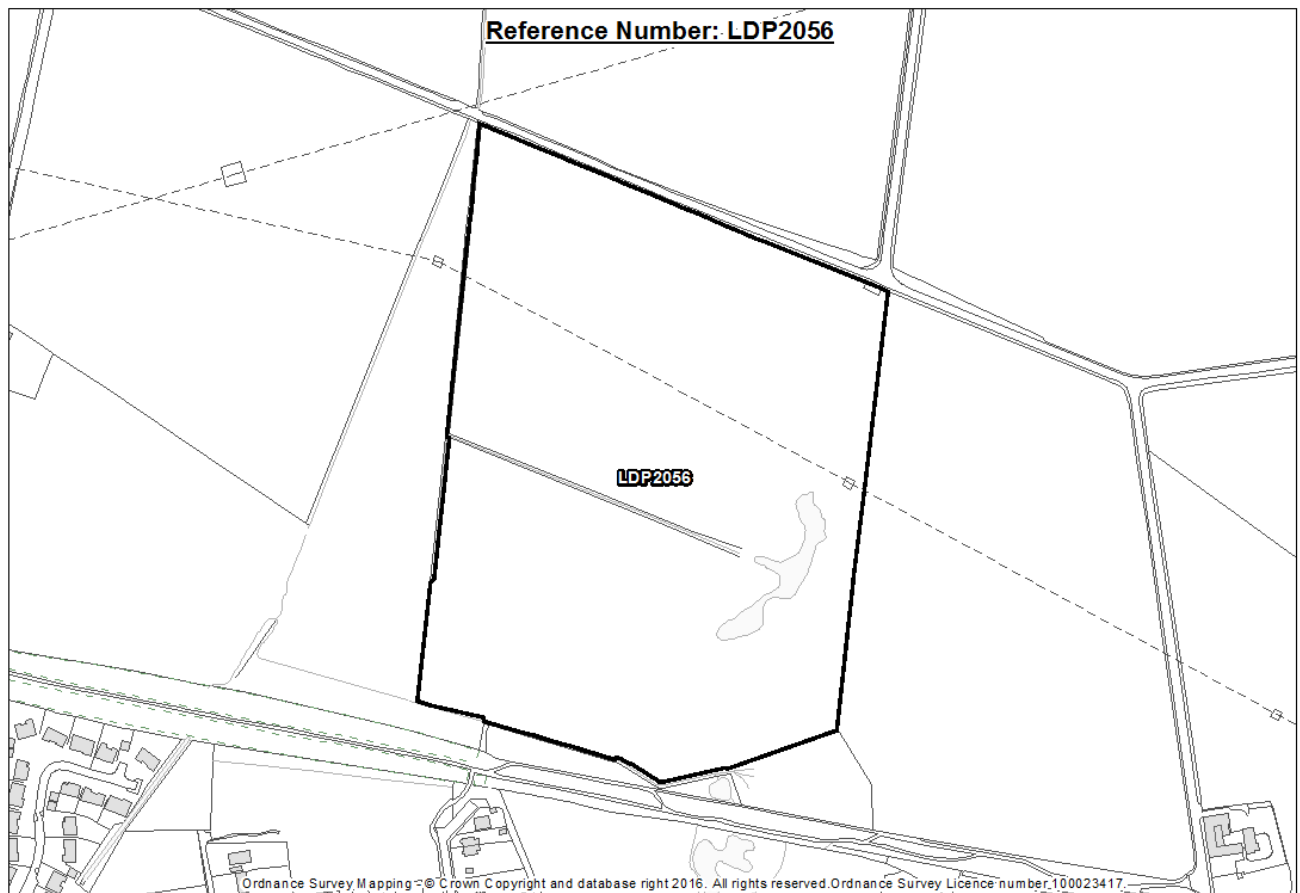
Proposal

Ownership/Developer if Known: Robert McCartney Wilson

Housing Numbers (estimate): 150

Programming (estimate): 25 per annum

Any Works Carried Out Since Last LDP: N/A – 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 Visit Comments

Site Boundaries: These fields have little boundary treatments with the exception of field post and wire fencing and a tree belt on the southern boundary alongside the cycle track.

Landscape: This is a predominantly large flat area in agricultural use. In terms of landscape value this comes from the collection of fields in the area providing overall quality green belt between the settlements.

Adjoining landscape character and land uses: The site is bound to the south by the National Cycle Network and beyond that the settlement of Brookfield. To the east and the west by other agricultural land and to the north by Barrochan Road beyond which lies further agricultural land.

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.

Pre-MIR Meeting: Following an invitation to both owners of the site to discuss the proposed land use change of this site in the new Renfrewshire Local Development Plan, the owners have made no contact to have a meeting.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. It will be necessary to make sure that all development is set back and above this watercourse. A more detailed flood risk assessment will be required to ascertain the precise developable extent of the site.

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: No comment.

SCOTTISH WATER: No response.

SPORTSCOTLAND: No comment.

Strategic Environment Assessment

Biodiversity, Flora and Fauna

Site comprises open fields mainly bordered by fencing and low hedges with some trees on the southern boundary. There will be some biodiversity, flora and fauna interest on the boundaries with the hedges and also the trees outside the boundary of the site.

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.

Air

There is likely to be an increase in vehicular usage should this site be developed. There is a bus route adjacent to the site. However there is still likely to be an increase in emissions due to the location of the site.

Water

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. It will be necessary to make sure that all development is set back and above this watercourse. Localised surface water risk to south east of site. A Flood Risk Assessment and Drainage Impact Assessment will be required. Water quality will also require to be considered.

Climatic Factors

This site is located beyond the edge of all settlements and vehicular movements are therefore likely to increase, causing an increase in emissions.

Landscape

The site is approximately rectangular in shape, it is almost flat and comprises open farmland fields. This site is very prominent in the landscape.

Population and Human Health

The site does not lie within walking distance of any local centre and therefore increased vehicular movements would result from the development of this site.

Soil

Development of this site will 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 local landscape and setting of the area. This is a prominent site surrounded by fields on the edge of Brookfield. The site does not form a natural extension to the settlement. Residential development at this location is likely to increase the amount of vehicular movements resulting in an increase in emissions.

Overall Planning Assessment of the Site

This site is out with all settlements and is located in the middle of fields between Brookfield and Crosslee / Houston. It is only contained on two boundaries, one by the cycle path and the other by the road network with the other two boundaries comprising only agricultural fencing. It is considered that allowing development of this site has the potential to present an undesirable precedent and pressure on future development to the adjoining fields which is unacceptable.

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

In relation to the potential impact on the trunk road network, further assessment would be required once more details of development were prepared.

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

In terms of education there is a capacity issue at St Margaret's Primary School which would require to be addressed.

The Local Development Plan Spatial Strategy aims to support development in and on the edge of settlements which contribute positively to the character and appearance of the place and its setting. It is considered that the location of this site, outside any settlement envelope would prevent proper integration and would be contrary to the focus of the Local Development Plan.

This is a very prominent greenbelt site which adds to the local landscape character. Development would therefore have a significant impact on the local landscape character which would be detrimental to the visual amenity of the area and would set an undesirable precedent for future development in the surrounding area.

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

LDP2057

Previous Ref: 15/3051/DP

Site Address: Golf Driving Range, Rannoch Road, Johnstone.

Site Size (Ha): 4.04

Local Development Plan Policy: ENV1 – Green Belt

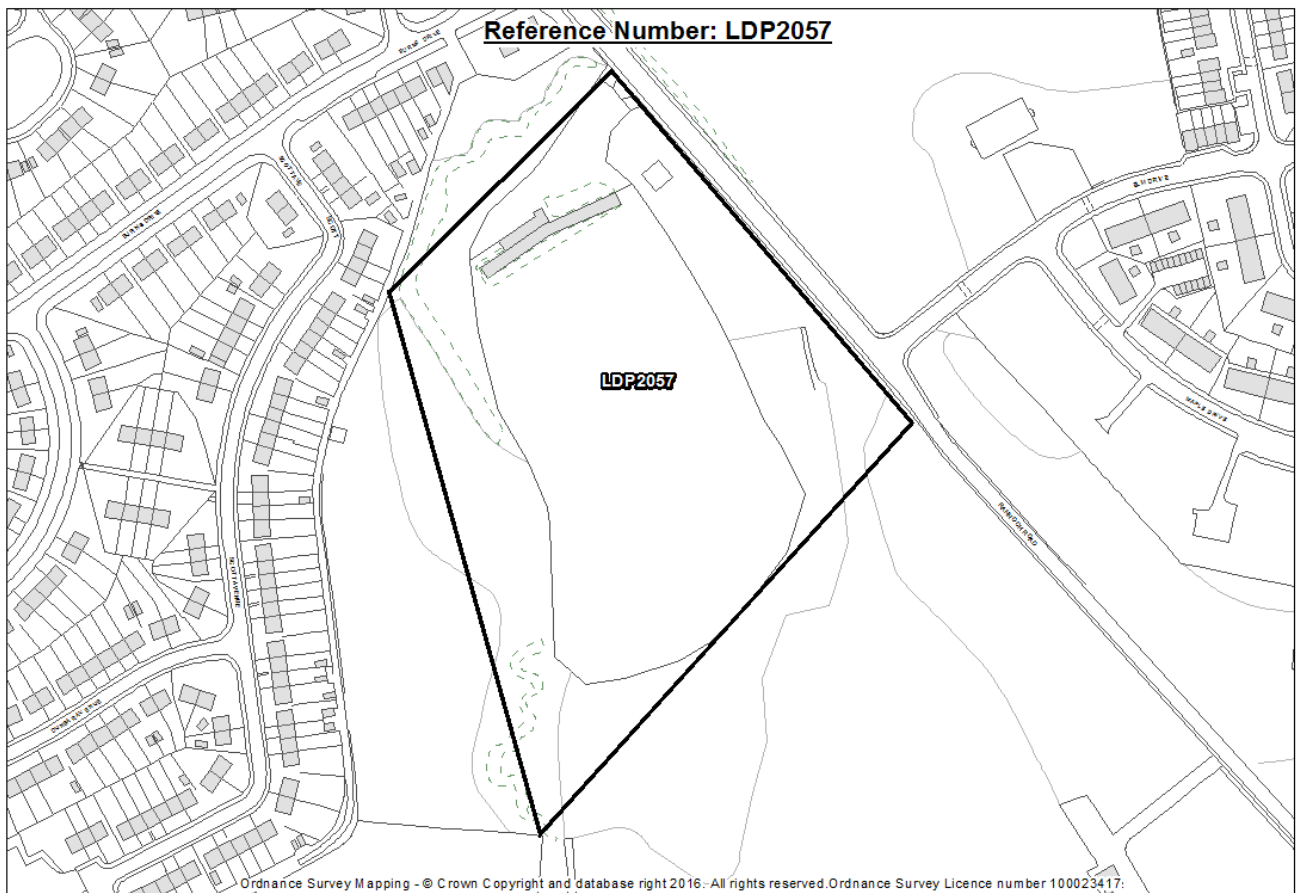
Proposal

Ownership/Developer if Known: Mr Docherty (Land owner)

Housing Numbers (estimate): Approximately 75 units

Programming (estimate): 25 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. The land owner has actively sought to engage house builders which has resulted in house builders being interested in the site.



Site Visit Comments

Site Boundaries: The boundaries of this site comprise substantial mature tree belt on all sides. There is also a 2.0 metre wire chain link fence. This site is well contained.

Landscape: The site slopes upwards from north to south rising to meet the existing quarry. The existing tree belt has a ball catch sports fence located on all boundaries between the maintained grass area of the driving range and the trees and the site has an external boundary of post and wire.

Adjoining landscape character and land uses: The site is bound by residential properties to the north and west and by the roadway to the east, beyond which lies a further wooded area and residential properties. To the south is a further wooded area beyond which is an existing quarry.

Planning History

Planning Application History: None.

Reporters Comments: This is a new site identified through the 2015 Suggestions for Land Use Change exercise.

Pre-MIR Meetings: Following an invitation to the owner of the site to discuss the proposed land use change of this site in the new Renfrewshire Local Development Plan, the owner declined to have a meeting but confirmed verbally that they still wanted the site assessed. The owner has also had telephone discussions in relation to progress in marketing the site.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: No flood risk concerns with the allocation of this site.

HISTORIC ENVIRONMENT SCOTLAND: No comment.

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

SCOTTISH NATURAL HERITAGE: Well contained site within strong woodland framework.

SCOTTISH WATER: No response.

SPORTSCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large site which is predominantly cut grass used as a golf driving range. There is limited biodiversity, flora and fauna on the site. However there will be some biodiversity at the boundaries of the site as there is trees and woodland surrounding the site.

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.

Air

There is likely to be an increase in vehicular movements should this site be developed. Although this is not likely to be significant given that a bus stop is located at the entrance to the site which provides a regular service.

Water

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. A more detailed look at the water perspective will be required.

Climatic Factors

This site has good linkages to the public transport network but the location of the site may encourage carbon emissions through vehicular usage although this is not likely to be significant.

Landscape

This is a rectangular shaped site which slopes in a south to north direction. The site mainly consists of maintained grass with a tree belt on the boundaries of the site. The trees provide a high level of containment for this site and the site does not appear prominent in the local landscape.

Population and Human Health

Site is accessible to the public transport network and local services.

Soil

Development of the site may result in the sealing of previously undeveloped land. However, most of this land is previously developed land given its existing use.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is likely to be some biodiversity interest on the edges of the site within the tree belt which is outwith the developed area. There may be a limited impact on water; this will need to be addressed in the development of the site. The site may also have a small impact on air emissions, given that there is likely to be an increase in vehicular movements. However, there is a good bus service in close proximity to the site. Overall, the redevelopment of the site is likely to have a limited impact on the environment.

Overall Planning Assessment of the Site

This is a green belt site, with a previous use, adjoining an existing settlement. The existing tree belt and the form of the site ensure good containment. The location of the site could integrate well with the existing residential area without any loss of visual amenity to the landscape setting of this area. Development would require a good design, layout and landscaping to ensure good integration.

Access to the site could be achieved through the existing access. Detailed layout and design would be required in order to provide a more detailed assessment of potential access.

In relation to the potential impact on the local and trunk road network, this would require to be assessed. Given the location of this site, there is an option to use two trunk road junctions.

In terms of education there is a potential capacity issue at Cochrane Castle Primary School after 2021 depending on housing numbers and mix. This would be considered in the detailed planning stage, once a layout is provided.

This is a well contained site which has limited impact on the local landscape setting and is likely to integrate well with the surrounding residential area. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2058

Previous Ref: 15/3053/DP, 2293

Site Address: Mackies Mill, Elderslie

Site Size (Ha): 13.8

Local Development Plan Policy: ENV1 - Green Belt

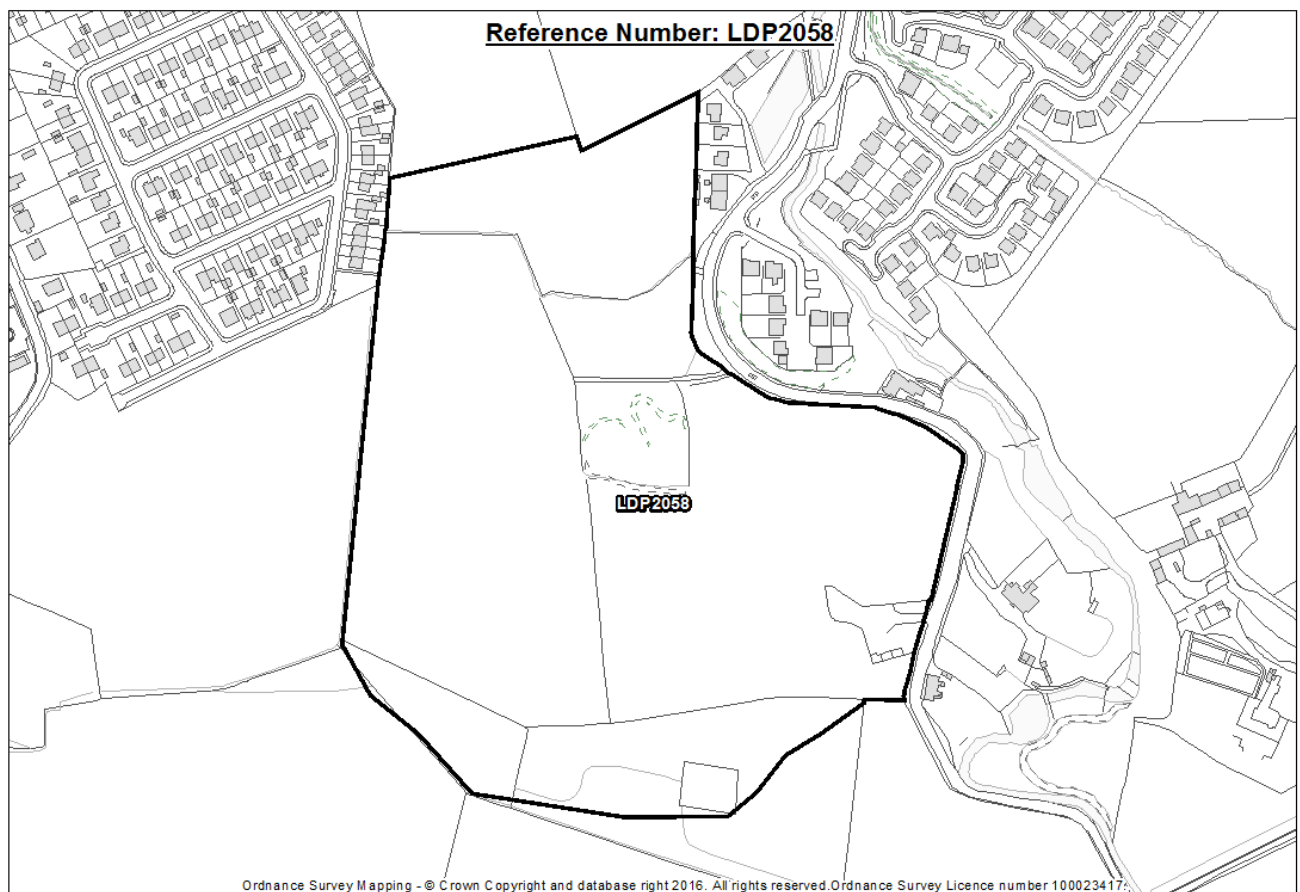
Proposal

Ownership/Developer if Known: A.D Houstoun Trustees and Elderslie Estates, promoted by Hallam Land Management

Housing Numbers (estimate): 200

Programming (estimate): Developed over 4 years: 30, 60, 60, 50

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. A number of assessments have been undertaken. An application for residential development, planning permission in principle, was submitted for consideration.



Site Visit Comments

Boundaries of the site

The boundary to the north which adjoins the Abbey Road residential development site (allocated as a residential site in Local Development Plan 1), is marked by post and wire fencing and shrubs and bushes. Post and wire fencing and vegetation form the eastern site boundary along Glenpatrick Road. The western and southern boundaries include post and wire fencing, established hedges and a small area of woodland to the south west corner. These boundaries provide some containment but the site still feels open to the south and west.

Landscape

Undulating open grazing fields at the edge of Elderslie with established hedges that have a few mature trees and a stream flowing in an easterly direction. Small area of woodland and an area of bushes and trees located in the middle of the site. The site generally slopes from south to north.

Adjoining landscape character and land uses

The Abbey Road site which is allocated as a residential site in Local Development Plan 1 is to the north. Open fields to the south and west. To the north east is an existing residential area off Glenpatrick Road with woodland and fields to the south east.

Planning History

Planning Application History: 16/0594/PP – Application for Planning Permission in Principle for residential development (200 units) was refused on the 19 December 2016.

Reporters Comments: The Council's assessment of this highlights the impact that development of this prominent site would have on the landscape and setting of the area. The assessment also indicates that the site is not suitable for residential development since it forms an important green wedge. The site is open with little containment apart from the south eastern corner. The site is prominent in the landscape when viewed from Glenpatrick Road but also from the southern part of Dunvegan Avenue. The south western boundary of the site is simply a line across an open field and follows no topographical features. Although it is proposed to extend the existing woodland along the southern boundary in order to provide a more robust green belt boundary to this site, Scottish Planning Policy makes clear that green belt boundaries should be clearly identifiable on the ground, using strong visual or physical landscape features such as rivers, tree belts, railways or main roads. That is not the case here. The revised greenbelt boundary resulting from the development of the Abbey Road site to the north of this site would follow a crest in the landscape and the existing boundary hedge would be enhanced to create a robust and defensible greenbelt boundary. Development of the site now proposed would result in an unwelcome intrusion into open countryside and would impact adversely upon the landscape setting of the settlement. Although further housing sites will need to be identified, this can be achieved by the council producing supplementary guidance. For the foregoing reasons development of this green belt site cannot be supported.

Pre-MIR Meeting

Advice was given that in relation to place making, the developer needs to show how the site could integrate with the overall village. Advised that given the size of the site there is likely to be the potential for detrimental impact to the local landscape setting and overall setting of Elderslie. A phasing plan, along with a landscape and visual appraisal would be required. Indicated the need to consider education requirements for the development, as well as other infrastructure requirements.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective part of the site is within the 1:200 year fluvial extent of the Old Patrick Water. There are also several minor watercourses that run through the site. It will be necessary make sure that all development is set back and above all of these watercourses. A more detailed flood risk assessment will be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND

No comment.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE: No comment.

SCOTTISH WATER: No response.

SPORTSCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

This site has some biodiversity, flora and fauna interest. In the middle area of the site and to the south west of the site are areas of established trees. The northern boundary of the site is defined by a mature hedge with some trees.

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.

Air

There is likely to be an increase in vehicular movements should this site be developed, particularly given the size and location of the site on the edge of the village. This is likely to result in an increase in emissions.

Water

Potential flood risk affects part of the site. Burn cuts across the site from west to east. Flood risk and drainage assessment required. Buffer strips required to protect against potential pollution of the water source.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage. Site is located on the north edge of the village. Public transport is accessible, however, vehicular use is likely to increase given the location of the site.

Landscape

Undulating open grazing fields which slopes in a south to north direction towards the edge of Elderslie with established hedges that have a few mature trees and a stream flowing in an easterly direction. Small area of woodland to the south west corner and an area of bushes and trees located in the middle of the site.

Population and Human Health

More than 10 minutes walk to the village centre which is located approximately 1km away. There is some access to public transport, although increased vehicular usage may result from its development.

Soil

Greenfield site, therefore development may result in sealing of previously undeveloped land. Small area of potentially contaminated land to the north of the site.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is some biodiversity, flora, fauna interest. This is a prominent area of green belt which currently acts as a green setting to Elderslie. Given the size of the site, development of this land is likely to have a significant impact on the local landscape character. There may be an increase in emissions from increased vehicular movements to and from the site, given the site's location. Potential flood risk from existing watercourse affects part of the site. The risk from flooding will require to be addressed as well as any potential impact to water quality.

Overall Assessment of the Site

Although this site adjoins a site allocated for housing in the current Adopted Renfrewshire Local Development Plan, it is considered that allowing development of this site has the potential to set an undesirable precedent and present pressure on further future development to the fields to the south and west.

Development of these visually prominent and undulating fields would have a significant impact on the local landscape setting and overall setting of Elderslie. The site is open without a clear defensible green belt boundary to the south and west. The developer has provided a master plan which details a landscape scheme. However this is not in place as yet and would take some time to establish which makes the site very prominent for a number of years.

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

In relation to the impact on the local and trunk road network, an assessment of the relevant junctions would be required. Again given the size of this site, this is a significant consideration to development.

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

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

All necessary detailed 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 deliverable. No housebuilder has been confirmed at this stage, however, it is likely that this will not be an issue. The site occupies a prominent area of green belt which acts as the backdrop and defensible green belt boundary to the village and although the developer has aimed to try and address this by providing a landscaped layout, it is still difficult to see how this site can add to the village setting. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2059

Previous Ref: 15/3054/DP 2197

Site Address: 10 Harbour Road, Paisley

Site Size (Ha): 2.63

Local Development Plan Policy: E3 - Transition Area

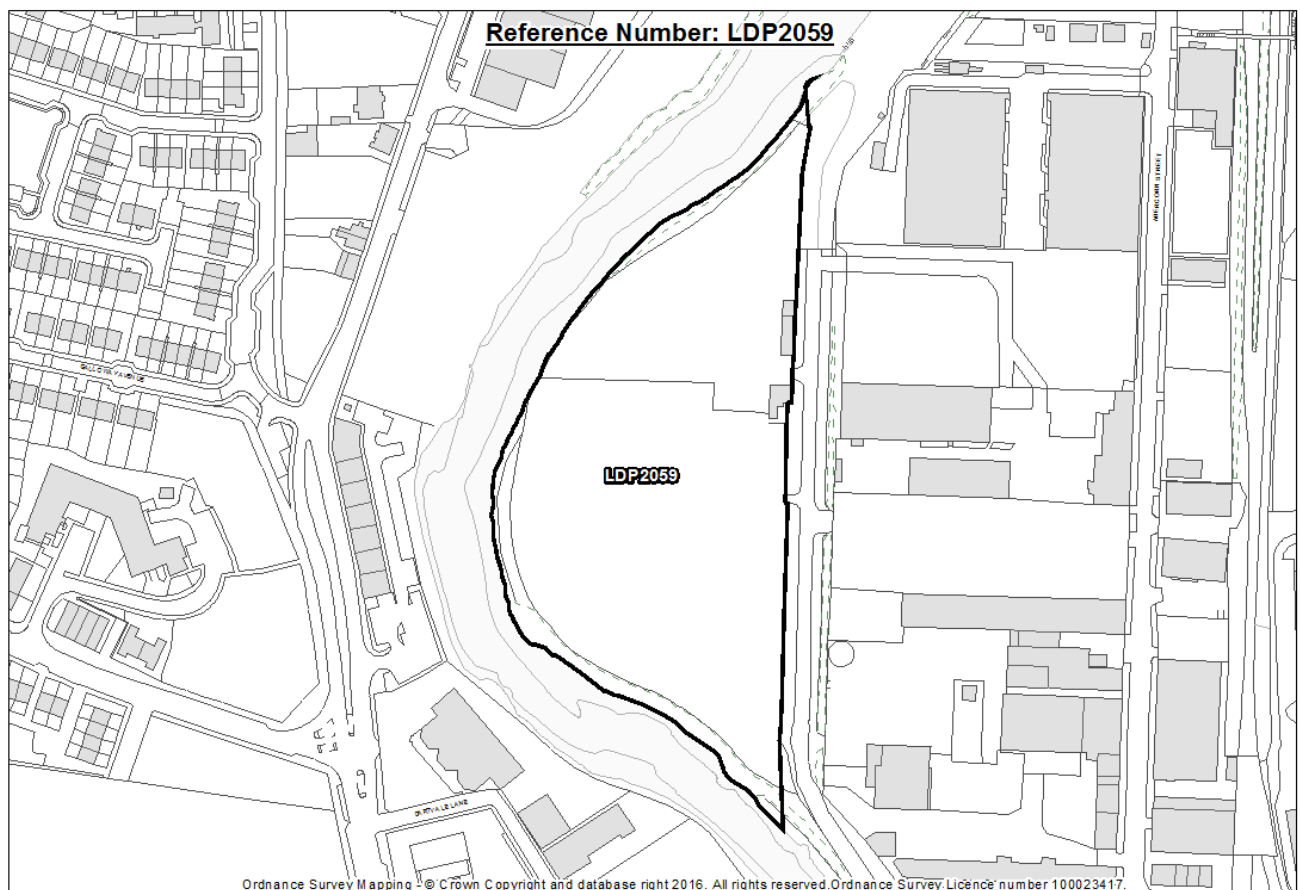
Proposal

Ownership/Developer if Known: Scottish Property Group, part of the Airlink Group

Housing Numbers (estimate): Approximately 60 units

Programming (estimate): 20 units per annum

Any Works Carried Out Since Last LDP: None



Site Visit Comments

Site Boundaries

The eastern boundary is provided by the Abercorn St/Harbour Rd industrial area and the site is bound by White Cart Water and scrub vegetation/semi natural trees to the north, south and west and a 2.0 metre brick wall.

Landscape

The flat site is covered in hard standing, which is slowly being regenerated by shrubs and grasses. This site was previously used as an airport car park.

Adjoining landscape character and land uses

The surrounding area is largely characterised by industrial / business uses to the north, east and south of the site. The River Cart is located on the western boundary.

Planning History

Planning Application History

02/0387/PP - Use of land as car park. Granted Subject to Conditions

Reporters Comments

This site was not submitted for consideration at the Local Development plan 1 examination.

Pre-MIR Meeting

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

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

A full flood risk assessment will be required to better ascertain the developable extent of this site.

HISTORIC ENVIRONMENT SCOTLAND

No comment.

TRANSPORT SCOTLAND

No comment.

SCOTTISH NATURAL HERITAGE

Adjacent White Cart Water. Opportunity for new links and green networks. In Paisley 'Airport to Town Centre Corridor'. Core Paths running through the site require to be protected and incorporated into any development of the site.

SCOTTISH WATER

No response to date.

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The western boundary of the site lies along the banks of the White Cart Water and this boundary has areas of scrub vegetation and semi-mature trees. The site has limited value in terms of its biodiversity, flora and fauna although it is currently in a regenerative state.

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 for new links and green networks. In Paisley 'Airport to Town Centre Corridor'.

Air

There is likely to be an increase in vehicular movements should this site be developed although given the location of the site this will not be significant.

Water

Potential flood risk (tidal) covering the northern half of site, a flood risk assessment will be required. Surface water risk also to the north of site.

Climatic Factors

Development of this site may encourage carbon emissions through increased vehicular usage. However there is public transport availability for both trains and buses.

Landscape

The site is flat, covered in tarmac and was previously used as an off airport car park. The western boundary of the site lies along the banks of the White Cart Water.

Population and Human Health

The existing access road is of poor quality and has no pedestrian footways. Development would provide an opportunity to improve this. The site lies approximately 1km from Paisley Town Centre. Increased vehicular usage may result from the site's development. The site lies within the Health and Safety COMAH consultation zone

Soil

The site is potentially contaminated land. Part of the site surface is sealed beneath former car parking areas. Redevelopment of the site would provide an opportunity for remediation.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is limited biodiversity value associated with this site, although the site is slowly regenerating itself, any interest will be on the boundaries of the site. There is a potential flood and surface water risk which will require to be addressed. Residential development is likely to result in an increase in vehicular movements to and from the site, resulting in an increase in emissions in the area. However the site is in close proximity to public transport provision and services/facilities, therefore this should not be a significant issue.

Overall Planning Assessment of the Site

This site may be suitable for residential development subject to required infrastructure being delivered to facilitate a satisfactory residential development, as well as good layout and landscape to prevent the existing business and industry uses having an adverse impact.

The existing access road would require upgrading as well as the installation of a suitable footway and light columns to provide safe access to the site.

A Flood Risk Assessment will be required to identify the extent of the developable area.

In terms of education, both primary and secondary education provision requires to be addressed at St James Primary, Gallowhill Primary and St Andrews High subject to final housing numbers and phasing.

The redevelopment of this site for residential could not take place in isolation and should be part of a wider masterplan for the surrounding area. The Glasgow Airport Investment Area City Deal Project proposes new infrastructure in and around the area which is likely to have a positive impact on the development potential of the area. This project will help improve the overall quality of the environment and will be the catalyst for the redevelopment of this area.

The development of the site offers the opportunity to potentially improve the townscape of this area, however, it is considered that this is not a suitable residential site in isolation of the City Deal Project.

LDP2060

Previous Ref: 15/3057/DP

Site Address: Marypark Road, Langbank

Site Size (Ha): 1.03

Local Development Plan Policy: Greenbelt

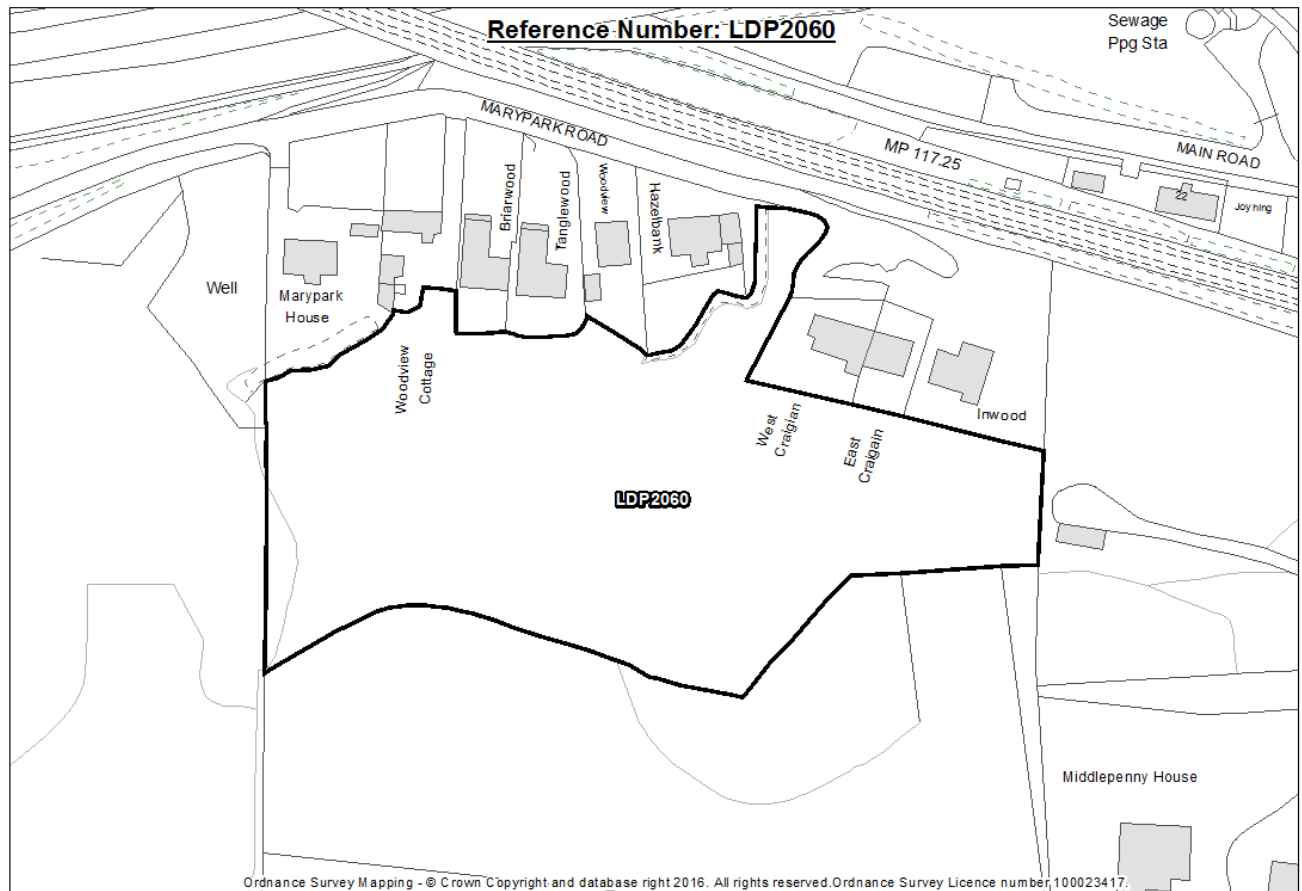
Proposal

Ownership/Developer if Known: Mr & Mrs Ure (Land Owner)

Housing Numbers: (estimate) 14 dwellings

Programming (estimate): 1 year

Any Works Carried Out Since Last LDP: N/A – 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 Visit Comments

Boundaries of the site

The site sits to the west of the existing settlement and comprises an area of overgrown shrubs, bushes and ferns which has boundaries comprising a post and wire fence in parts.

Landscape

This is an irregular shaped site which consists of steeply sloping land, which falls from a south to north direction. The site is covered with trees, shrubs overgrown grasses and bushes.

Adjoining landscape character and land uses

To the north of the site there is a group of several dwellings in a linear layout located along the length of the access road which terminates at the last dwelling. The east, west and south of the site comprises undulating land form of scrub, trees and bushes.

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.

Pre- Mir Meeting

Following an invitation to the owner of the site to discuss the proposed land use change of this site in the new Renfrewshire Local Development Plan, the owner considered that there was no need for a meeting and to determine the site on the information submitted in 2015.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. It will be necessary make sure that all development is set back and above this watercourse. A detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND

No comment.

TRANSPORT SCOTLAND

No comment.

SCOTTISH NATURAL HERITAGE

No comment.

SCOTTISH WATER

No response to date.

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site is covered in trees, shrubs, bushes and overgrown grassland. There is likely to be significant biodiversity interest which exists on the site.

Historic Environment

No known cultural heritage issues identified.

Material Assets

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

Air

There would be an increase in vehicular movements should this site be developed. However this site is not likely to accommodate too many units and therefore any impact from additional emissions would be limited.

Water

Whilst most of this site is fine from a flood risk perspective a minor watercourse runs along its western boundary. A detailed Flood Risk Assessment would be required to ascertain the developable extent of the site. Buffer strips required to protect against potential pollution of the water source.

Climatic Factors

The site is not within easy walking distance of public transport and therefore there may be an increase in carbon emissions through vehicular usage.

Landscape

An irregular shaped site which slopes steeply upwards from the existing roadway and occupying a very prominent location in the local landscape.

Population and Human Health

Although the site lies on the edge of the settlement, it is located in an uphill area in a village where there are limited local services and therefore its location will encourage higher rates of vehicular usage, therefore an increase in emissions.

Soil

As the site is greenfield, its 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 impact that development of this site would have on the local landscape setting as well as the overall setting of the village. Given that the site is covered in an array of bushes, shrubs and overgrown grass, there is likely to be significant biodiversity interest on the site. Development at this location on the edge of the village is likely to increase the amount of vehicular journeys in the village as well as increase emissions. Flooding and impact on the water quality at the site will also require to be considered.

Overall Planning Assessment of the Site

This site on the edge of the village has very little containment. It is considered that if this site were to be developed there is a potential to present pressure on further future development around the site.

Access to the site is extremely challenging. The existing roadway would require to be fully upgraded to an adoptable standard in order to allow a further access point to be formed. It is difficult to see how access to this site can be achieved. Full details of access and road upgrading would be required as part of any application.

In terms of education this is a small site, however, the cumulative effect of other proposed development sites requires to be considered in relation to school capacity.

Although adjoining a residential use and located on the edge of the settlement, development of this site is constrained by its location and the position of the site. The levels of the site as well as having a restricted road frontage and access points along with constrained access, makes development very challenging. The ability to integrate with existing residential area is limited. The proposed development is unlikely to have a positive effect on the place and would sit in isolation to the rear of the existing residential properties.

It is considered that this site has too many constraints to be effective within the life time of the plan. Therefore this site is not suitable for release from the green belt as a future housing site.

LDP2061

Previous Ref 15/3058/DP

Site Address: Glencourse Road/Corsebar Road, Paisley

Site Size (Ha): 0.50

Local Development Plan Policy: P1- Renfrewshire's Places

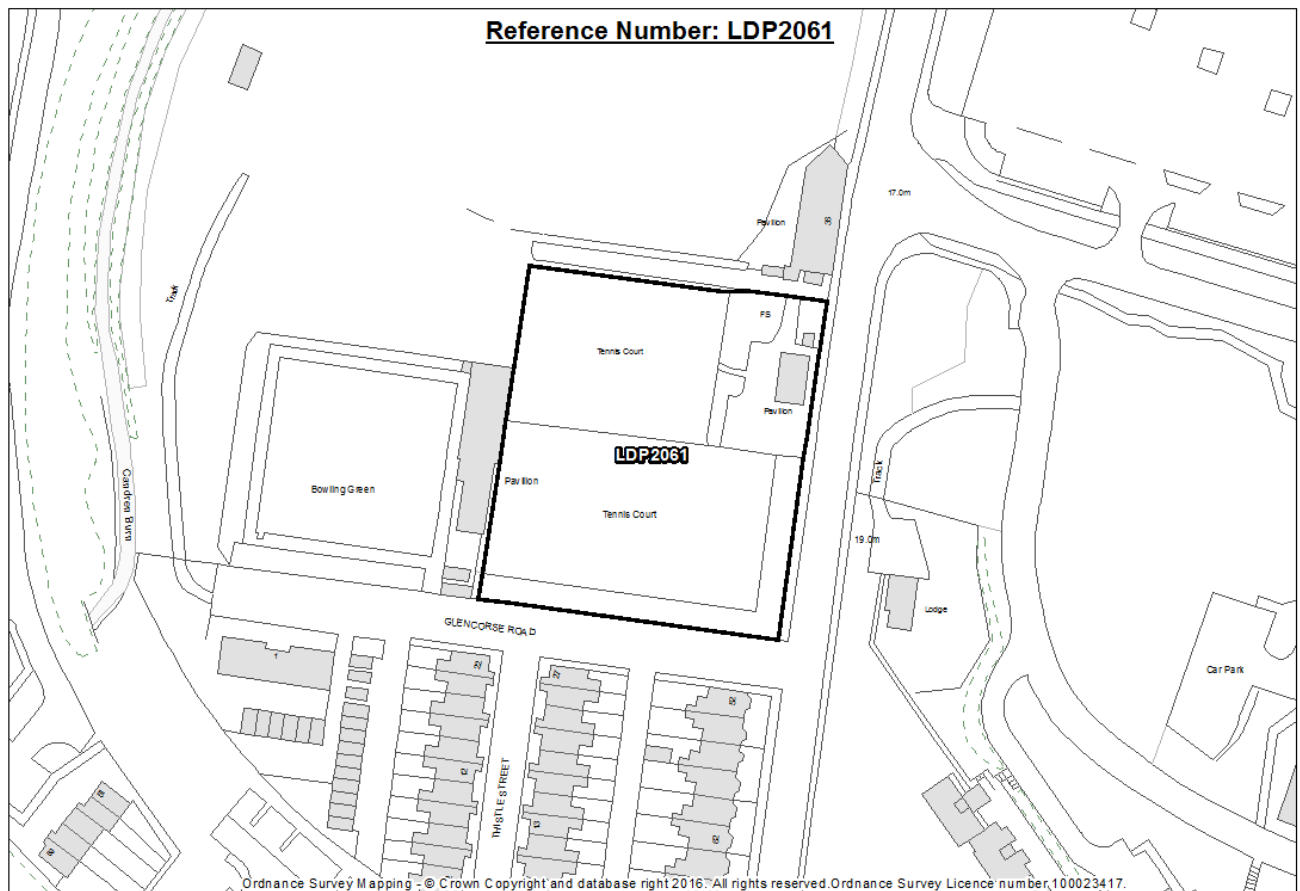
Proposal

Ownership/Developer if Known: Jointly owned by Ferguslie Cricket Club and Meikleriggs Bowling Club

Housing Numbers (estimate): Approximately 50 flats

Programming (estimate): Small site, deliverable over 2-3 years

Any Works Carried Out Since Last LDP: Contact has been made with house builders. CALA Homes has submitted a layout to form the basis for pre-application discussions.



Site Visit Comments

Site Boundaries

The site is bound by Ferguslie Cricket Club to the north and Meikleriggs Bowling Club to the west. The entire site is currently bound with a 1.8m high metal fence. There is a line of trees and scrub vegetation along the northern boundary and part of the eastern boundary.

Landscape

Flat site located to the south west of Paisley within the urban area. The site was previously used as tennis courts but has been vacant and derelict for over 10 years. There are some trees and scrub vegetation along the eastern and southern boundaries.

Adjoining landscape character and land uses

The surrounding area is mixed and includes Ferguslie Cricket Club and cricket pitch to the north, Meikleriggs Bowling Club and bowling green to the west, the Royal Alexandra Hospital to the east and residential to the south.

Planning History

Planning Application History

None.

Reporters Comments

Site wasn't proposed for inclusion in Local Development Plan 1.

Pre-MIR Meeting

Advice was given in relation to place making that the site requires to fit well with the surrounding area. The principle of residential is in line with Policy P1 of the Local Development Plan. However, Sportscotland will require to be consulted to consider the need for any compensatory provision of the sports facilities.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site looks to be fine from a flood risk perspective it is partially within the functional floodplain of the Candren Burn. A more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND: No comment.

TRANSPORT SCOTLAND: No comment.

SCOTTISH NATURAL HERITAGE: No comment.

SCOTTISH WATER: No response to date.

SPORT SCOTLAND

Details on the history, use, local club interest etc of the courts and consultation with Tennis Scotland would be required to consider the need for any compensatory provision and enable our full response.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site is an area of vacant and derelict land, previously used as a tennis club. There are some trees and scrub vegetation located along the boundaries. Limited biodiversity, flora and fauna interest on the existing site and surrounding boundaries.

Historic Environment

No known cultural or historic interests in this location.

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. Given the size of site and the proximity of public transport there would be a minimal increase in emissions.

Water

Potential flood risk from Candren burn which requires comprehensive and satisfactory drainage and flood risk assessment to address this issue. There could be an opportunity for betterment through comprehensive drainage design.

Climatic Factors

There is a bus route and bus stop adjacent to the site which provides a regular service giving access to the facilities and services in the town centre. While vehicular use may increase slightly this will not be significant due to the site size and good walking and public transport links.

Landscape

Flat site located to the south west of Paisley within the urban area. The site was previously tennis courts but has been vacant and derelict for over 10 years.

Population and Human Health

A bus stop is located at the site. It is a 10 minute walk to a range of services and facilities in the local centre. Requirement to consider the need for any compensatory provision of tennis courts, however, these haven't been in use for over 10 years.

Soil

The development of the site would result in the development of vacant/previously used land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Redevelopment for residential would return a current vacant and derelict site to an active use which would be a positive addition to this area and the overall quality of place. There is likely to be little biodiversity interest on the site or on the boundaries. The implementation of a comprehensive flooding and drainage strategy could provide betterment for the area. This site is in the middle of the urban area with good links and connections to walking, cycling and public transport networks as well as services and other facilities.

Overall Planning Assessment of Site

This site is currently within the urban area and is covered by Policy P1 in the adopted Renfrewshire Local Development Plan. Residential use is acceptable provided it is compatible with the surrounding area. The site is in a mixed use area with residential, the hospital and sport and recreational facilities surrounding the site.

Sports Scotland have confirmed that they would require details on the history, use, local club interest of the courts and consultation with Tennis Scotland would also be required to consider the need for any compensatory provision. This information would require to be provided in support of a planning application for the development of this site.

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

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

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

The owner has had interest from house builders keen to develop the site. Layouts have been submitted for pre-application advice.

The tennis courts have not been in use for over 10 years and their redevelopment would offer an opportunity to enhance the amenity of this area in line with place making principles. Detailed development proposals should be considered by the submission of a planning application.

LDP2063

Previous Ref: 15/3032/DP

Site Address: South of Midton Road, Howwood

Site Size (Ha): Approx 4.0 hectares

Local Development Plan Policy: Greenbelt ENV1

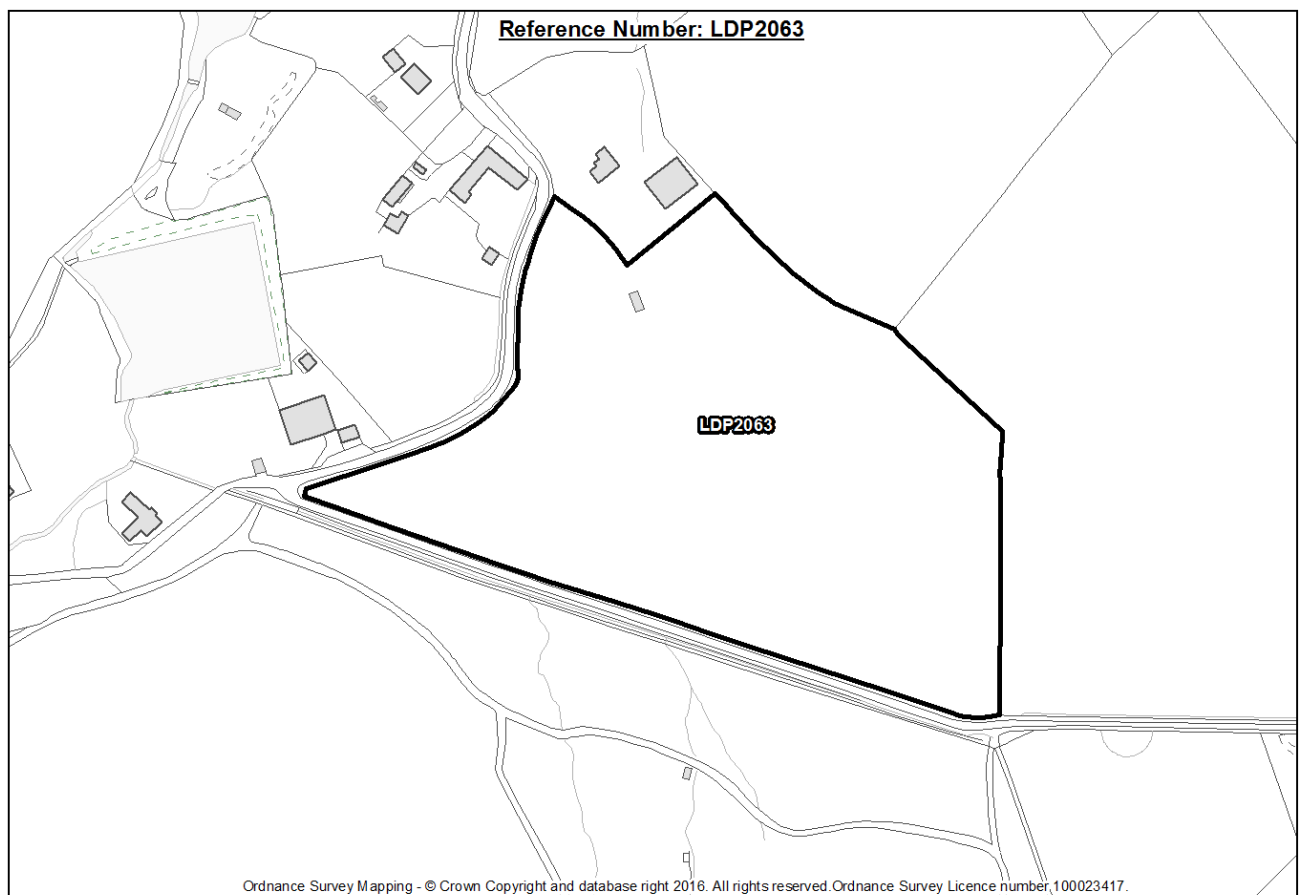
Proposal

Ownership/Developer if Known: Mrs Rose Mangan (Land owner)

Housing Numbers (estimate): 5 – 10 units

Programming (estimate): 1 year

Any Works Carried Out Since Last LDP N/A – 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 Visit Comments

Boundaries of the site: This site does not have any definable boundaries as the sites are part of a larger woodland area.

Landscape: This site consists of gently undulating woodland which has self seeded and naturalised through time. To the south of the site the land rises steeply and contains a more established woodland.

Adjoining landscape character and land uses: The south of the site is an area of woodland. To the north east and east is agricultural fields and to the west there are a number of individual dwellings set in large plots.

Planning History

Planning Application History

06/0225/PP - Erection of Pet Crematorium and Garden of Remembrance - Refused

07/0272/PP - Erection of Pet Crematorium -Refused

Reporters Comments

This site was not submitted for consideration through the Local Development Plan1 preparation. New site identified through the 2015 Suggestions for Land Use Change exercise.

Pre-MIR

Following an invitation to both owner and agent to discuss the proposed land use change of this site in the new Renfrewshire Local Development Plan, the owner/agent have made no contact to have a meeting. The site will be assessed on the information provided in 2015.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

It is unclear if there are any culverted watercourses on site feeding the Skiff Dam. If there are these pose a risk that will need to be considered in terms of any site layout. Further information / a Flood Risk Assessment will need to be submitted to confirm the developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND: No comment.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE: No comment.

SCOTTISH WATER: No response to date.

SPORT SCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

This site currently consists of woodland with a large number of mature trees and self seeded with naturalised trees and shrubs. It is likely that there are biodiversity interests across the full extent of this site. Part of the site is a designated Site for Importance for Nature Conservation. There are significant biodiversity flora and fauna interests on the site.

Historic Environment

No known cultural heritage issues identified.

Material Assets

There would be opportunities to incorporate low carbon technology into the design of the new development.

Air

There would be an increase in vehicular movements if this site were to be developed. The site is remote from any settlement and vehicular access will be the main method of movement. The increase vehicular traffic is likely to increase the amount of emission. However given the size of this site this is likely to be limited.

Water

It is unclear if there are any culverted watercourses on site feeding the Skiff Dam. Further information and a flood risk assessment will need to be submitted to confirm the developable extent of the site.

Climatic Factors

There are no public transport links within walking distance of this site and therefore the location of the site is likely to encourage vehicular usage which in turn will produce an increase in emissions.

Landscape

In the local landscape context this site provides a positive addition to the local landscape setting.

Population and Human Health

This site is not attached or on the edge of the existing settlement and is not within walking distance of the settlement or public transport links and therefore it is highly likely that the location may encourage higher rates of vehicular usage.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issue related to impact that development would have on the local landscape setting as well as the setting of the area. There is likely to be significant biodiversity interest on the site given that the site currently consists of a range of woodland, various types of trees, bushes and shrubs. Given the location of the development site, there is likely to be an increase the amount of vehicular journeys at this location.

Overall Planning Assessment of the Site

This site is remote from the settlement and is not contained by any existing boundaries. If this site were to be developed there is likely to be pressure for further development creating an undesirable precedent which is unacceptable.

Access to the site is currently limited by the narrow width of the road which is single track for much of it. There are other residential properties situated along the access, however access to these properties is less than ideal and additional traffic onto this narrow road system is likely to have a significant impact.

Additional assessment of the impact to the trunk road system from cumulative development is required. However given the size of the site with limited capacity this is not likely to have a significant impact.

In terms of education there are no issues with capacity at any of the catchment schools.

There have not been sufficient details provided to suggest that this site is both deliverable and effective. It is difficult to see how even a small number of new residential units could be accommodated on the site.

This is currently a wooded area which is important to the setting, the visual amenity as well as the wider landscape value of the area. This site is not contained and sits in isolation. It is difficult to see how the site could integrate with the rest of the area. Any development would set an undesirable precedent for the development of fields in proximity to the site. It is therefore considered not suitable for release from the greenbelt as a future housing site.

LDP2064

Previous Ref: 15/3060/DP 5036

Site Address: Land to West of Thriplee Road, Bridge of Weir

Site Size (Ha): 1.87

Local Development Plan Policy: ENV 1 Green belt

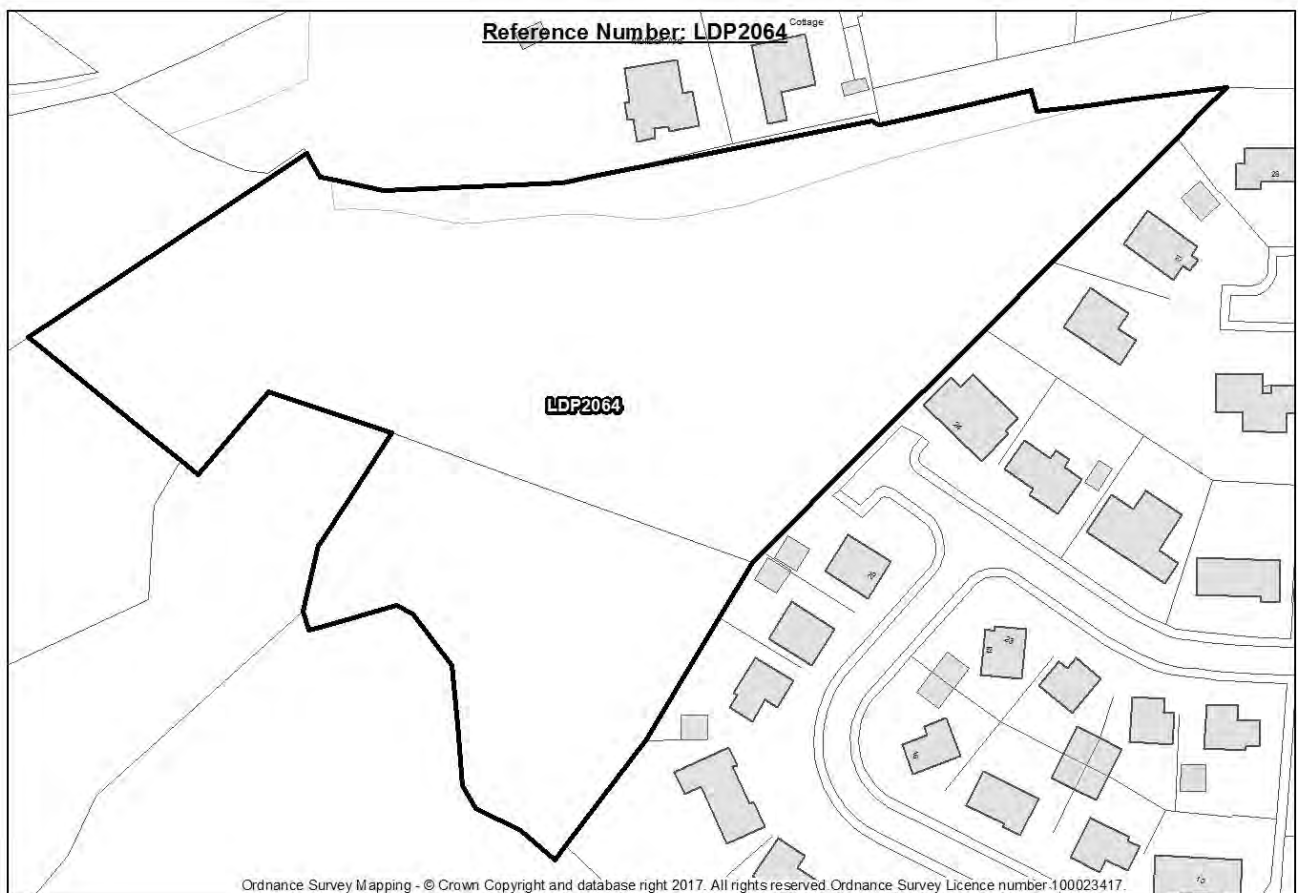
Proposal

Ownership/Developer if Known: John Dickie and Family and Associates.

Housing Numbers (estimate): 30-50 dwellings

Programming (estimate): 2-3 years

Any Works Carried Out Since Last LDP: Investigative works to ensure the site is capable of development, primary works regarding potential access and layout.



Site Visit Comments

Site Boundaries: The western and southern sections of the site are contained by existing mature trees some of which are conifer species. The northern boundary trees have been planted but are not mature, providing a degree of containment. 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 site is sub-divided by mature trees and developing scrub. The site is generally flat but slopes gently in a northwards direction. Parts of the site are marshy and a small stream appears to flow into the site and dissipates creating a marshy area. The site appears unmanaged and is colonised with wildflowers tall grasses and scrub.

Adjoining landscape character and land uses: To the north and east of the site there are large detached houses, the boundaries of which form the site boundary. To the south there are large detached residential properties with large gardens. To the northwest the land is contiguous with an area of woodland and open grazing fields. Overall the land slopes down to the north into the Gryfe River valley.

Planning History

Planning Application History: None

Reporters Comments: This site was not put forward to examination of Local Development Plan 1(site wasn't taken to proposed plan stage).

Pre-MIR Meeting: The advice given was that in relation to placemaking, access and connectivity. The developer required to consider how any development could fit well with the village particularly in terms of connectivity with the adjoining residential areas. Access should be from the existing residential road, if possible.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site. Possible increased spills at Auchens pumping station. Drainage Impact Assessment required and mitigation measures require to be identified.

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: No comment.

SCOTTISH WATER: No response to date.

SPORT SCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Semi-improved, rough grassland on north-facing slope. Sward not grazed recently, 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, western and southern boundaries. 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

There is likely to be an increase in vehicular movements should this site be developed, however given the size of the site there is considered to be limited impact.

Water

Potential flood risk affecting part of site. Drainage impact assessment required and mitigation measures require to be implemented. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment downstream.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage but this would be limited due to the size of the site.

Landscape

Area of unused grassland and trees. Parts of the site are contained by established belts of trees. The site is sub-divided by mature trees and developing scrub. The site is well contained.

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 encouraged 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. Development at this location on the edge of the village and uphill from the village centre. There is likely to be an increase the amount of vehicular journeys to the site. It will be important to ensure improved connections to walking, cycling and public transport networks as well as the local services in the village. Water quality along with adequate drainage will require consideration.

Overall Planning Assessment of the Site

This is a well contained site in the middle of the existing settlement. It is contained by existing residential on three sides with an established tree belt on the remaining side. The site currently consists of a mix of overgrown grasses, shrubs and various coniferous and deciduous trees. This site integrates well with the existing settlement.

Access to the site is achievable from the existing road network at Thriplee Road. Further details would be required to fully assess the traffic and transportation issues.

The site would also need to be assessed in relation to the potential impact to the local and trunk road network.

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

Careful consideration of design will be required given that part of the site is within the Conservation Area and adjacent to listed buildings.

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

All necessary detailed assessments will be submitted with a planning application. The developer confirmed that the site does not have any constraints which would preclude development of a residential nature and is considered to be both effective and deliverable within the plan period.

It is considered that development of this site would not significantly affect the setting of the village as it is a contained site surrounded by residential properties on three sides. However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2065

Previous Ref: 15/3061/DP

Site Address: Land at Johnshill, Lochwinnoch

Site Size (Ha): 7.11

Local Development Plan Policy: ENV1 - Green Belt

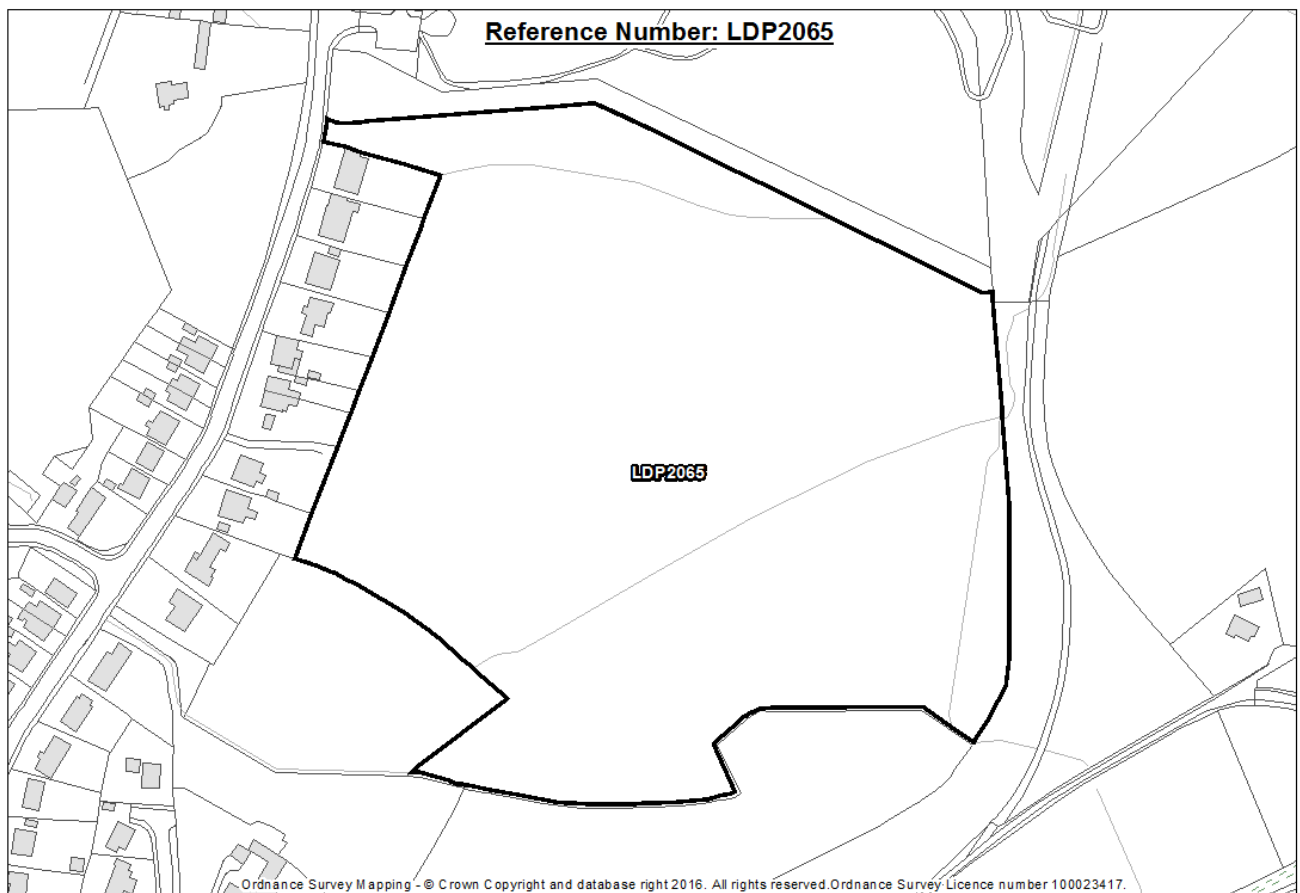
Proposal

Ownership/Developer if Known: Livingstone Family, Promoted by Leith Planning

Housing Numbers (estimate): 60 dwellings.

Programming (estimate): 3 years at 20 units per annum

Any Works Carried Out Since Last LDP: New site identified through the 2015 Suggestions for Land Use Change exercise. Investigative works to ensure the site is capable of development. A proposal of application notification was submitted for a residential development on this site. A planning application for residential development, in principle, was submitted in November 2016.



Site Visit Comments

Boundaries of the site: The site is bound on the west by the rear garden boundary treatments of the existing residential properties which are located along Johnshill, all other boundaries are agricultural post and wire fencing and sporadic hedging.

Landscape: The site slopes downwards from North to South and from West to East and consists of undulating grazing land and rough grass in a wetter portion of the site in the South East.

Adjoining landscape character and land uses: This site forms part of the undulating greenbelt. The landscape is important to the long distance views of the village as it occupies a prominent location. Residential is located to the west, with open undulating grazing fields to the other three boundaries.

Planning History

Planning Application History

16/0806/PP – Erection of residential development (in principle) is currently being considered.

16/0529/NO – Proposal of Application Notification for residential development.

16/0548/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for a residential development.

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.

Pre-MIR Meeting: The site lies to the rear of existing housing on Johnshill, access and connectivity to the existing village would be challenging. Advised that it was difficult to see how this site could add to the overall place.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective a minor watercourse (the Beech Burn) runs along its southern boundary and another runs through the site. It will be necessary make sure that all development is set back and above these watercourses. A more detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site.

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: No comment.

SCOTTISH WATER: No response to date.

SPORT SCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site overall is covered in rough grassland, with small bushes and shrubs dotted across the site. The southern part of the site has an area of wet ground. The boundaries of the site have existing hedgerows with small trees and bushes also present. There is likely to be biodiversity interest on the site.

Historic Environment

No known cultural heritage issues identified.

Material Assets

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

Air

Location of the site is likely to encourage increased carbon emissions through increased vehicular usage.

Water

Minor watercourse runs along its southern boundary and another runs through the site. It will be necessary make sure that all development is set back and above these watercourses. A Flood risk assessment will be required to define developable area.

Climatic Factors

Whilst there is a link to the bus network within walking distance of the site, the service is limited. The location of the site on the edge of the village is likely to increase vehicular movements in the village resulting in an increase in emissions.

Landscape

This is a prominent site in terms of the local landscape both from within the village and from outwith the village on longer distance views.

Population and Human Health

Local facilities and services are accessible within the village however these are not easily accessible on foot. Although the site lies on the edge of the settlement it is located uphill from the village centre and its location may encourage higher rates of vehicular usage.

Soil

As the site is Greenfield its development may result in sealing of previously undeveloped land. The site also contains Macauley Classification 3.1 prime agricultural land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issues related to the impact the development of the site would have on the local landscape setting as well as the setting of the village. There is likely to be biodiversity interests on the site. Given the location of this site, development at this location is likely to increase vehicle journeys in this village resulting in an increase in emissions. Development would lead to a loss of 3.1 classification agricultural land. Water quality along with flooding and drainage on the site will require to be considered.

Overall Planning Assessment of the Site

Development of this site is likely to appear as backland development on the edge of the village. This site has a limited relationship to the existing residential areas or the village. The site is located to the rear of the existing dwellings and has limited street frontage resulting in few opportunities for connectivity or integration. The site is unlikely to add to the overall place of Lochwinnoch.

Whilst access to the site is physically achievable it offers no residential frontage to the existing road network. Detailed layout and design would be required in order to provide more detailed assessment of walking, cycling and vehicular access.

Further assessment of the overall cumulative impact on the local and trunk road network will also require to be assessed.

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 there is a capacity issue with Lochwinnoch Primary School which will require to be addressed.

There is no known house builder interest in this land and this site would require significant work to prepare development platforms for residential use. It is unlikely to be considered as effective or deliverable in the lifetime of this Local Development Plan.

This is a prominent field at the entrance to the village. It is difficult to see how this can add to the village setting or integrate well with the existing built form. It is therefore considered that this site is not suitable for release from the green belt as a future housing site.

LDP2066

Previous Ref: 15/3063/DP

Site Address: Lochwinnoch Golf Club, Lochwinnoch

Site Size (Ha): 0.75

Local Development Plan Policy: ENV1 - Green Belt

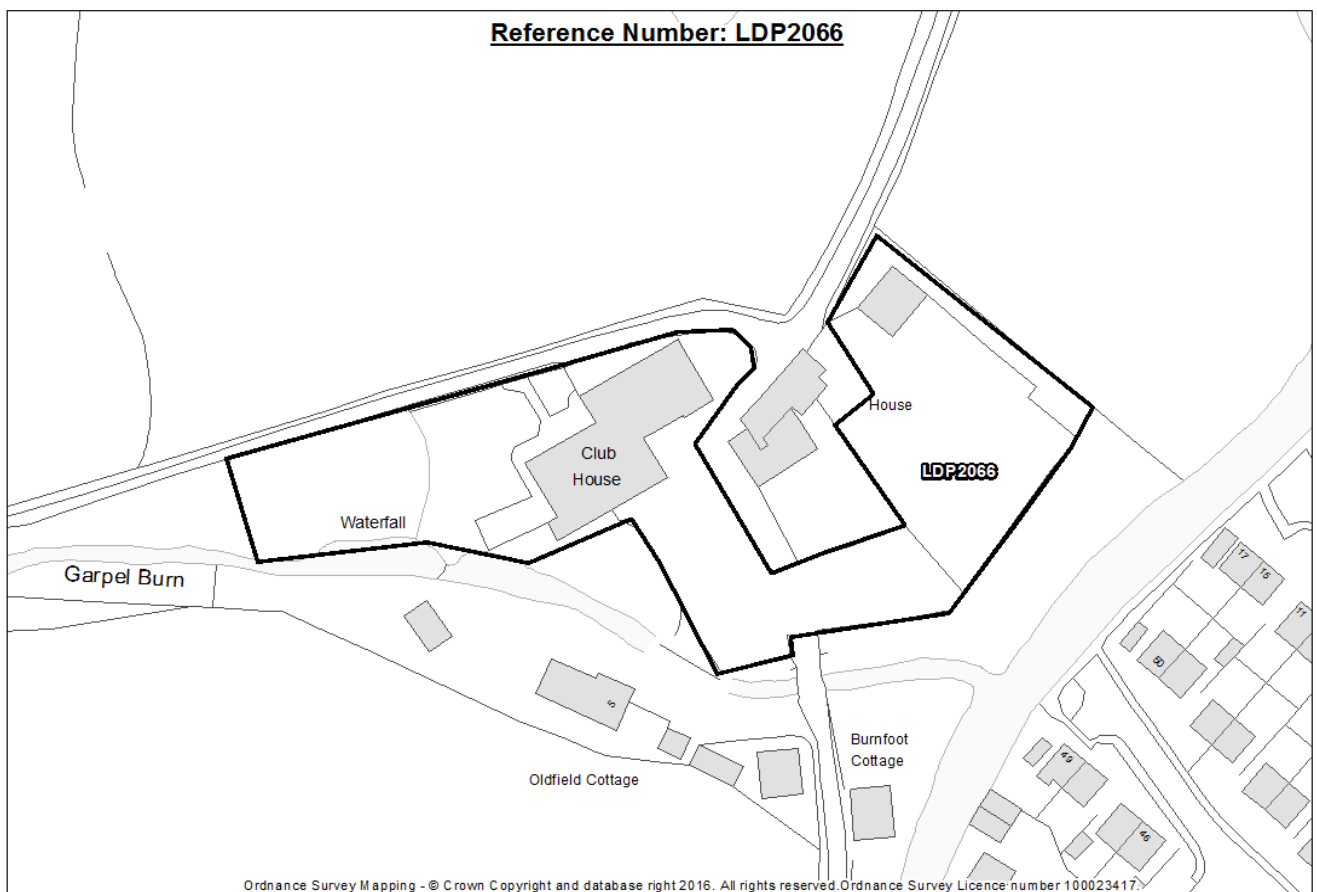
Proposal

Ownership/Developer if Known: Lochwinnoch Golf Club

Housing Numbers (estimate): Between 5 and 15 dwellings

Programming (estimate): Likely to be individual plots.

Any Works Carried Out Since Last LDP: None.



Site Visit Comments

Site Boundaries

This site is surrounded by a number of uses and boundary treatments including mature trees, bushes and shrubs, the Garpel Burn, post and wire and timber close boarded fencing along with sections of brick and stone walls.

Landscape

This is a flat site which consists of the existing golf club building and areas of hardstanding for car parking and circulation space and an existing residential unit, outbuildings and garages.

Adjoining landscape character and land uses

The existing golf course is located to the north. The Garpel Burn and River Calder surround the site to the south with residential units beyond the watercourses. To the east are residential properties with associated outhouses. To the west are areas of open space.

Planning History

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.

Pre-MIR Meetings

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

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Part of this site is developable and part is within the functional floodplain of the River Calder. It also extends to the edge of the Garpel Burn. It will therefore be necessary to undertake a Flood Risk Assessment to ascertain the developable extent of the site. Adequate improvements to sewage provision would need to be identified and implemented.

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

Core Paths running through the site.

SCOTTISH WATER

No response to date.

SPORTSCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site is already built on and therefore there will be very little opportunity for biodiversity, flora and fauna to flourish on this site.

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.

Air

Air quality is not a significant issue in this area. This is a small site, therefore any increase in vehicular movements will be limited.

Water

The site is bound by two watercourses to the southern side. Part of the site is within the functional floodplain. A Flood risk assessment and a drainage assessment would be required. It appears that there are only parts of the site that would be able to allow development. Adequate improvements to sewage provision would need to be identified and implemented.

Climatic Factors

Location of the site may encourage carbon emissions through vehicular usage. However this would be limited given the size of the site.

Landscape

Very little landscape character present or associated with this site.

Population and Human Health

Site is accessible to Lochwinnoch centre from where there is access to public transport and a range of other facilities and services.

Soil

Given it is a previously used site a site investigation will be required to determine the nature of the soil at the site.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issues relate primarily to the watercourses that bound the site and the fact that part of the site is within a functional flood plain. The majority of this site already has some building, structure or form of hardstanding on it, there is unlikely to be any issues in relation to biodiversity or soil. This is a small site and any increase in vehicular movement is likely to be limited, therefore increase in emissions is likely to be limited.

Overall Planning Assessment of the Site

This site is currently being used as a golf clubhouse along with associated uses. It is located adjacent to existing residential units in Lochwinnoch. Redevelopment of part of the site for residential may be acceptable depending on the design and amenity created through re-development. The site may be able to accommodate some development and that this should be tested in a planning application. It therefore requires to be demonstrated through this application that the proposed residential development is appropriate for the site and has no adverse impact on the surrounding area.

The site has existing access. The requirement for any works to this existing access would depend on the number of units proposed. Further details would be required to fully assess the traffic and transportation issues. Also required will be an assessment of the potential impact on the local and trunk road network. However given the size of this site, this is likely to be limited.

The site has existing services and infrastructure able to accommodate residential development.

Given the size of this site, there is adequate school provision at both primary and secondary levels to accommodate the development.

Given that it is a previously used site on the edge of Lochwinnoch, it is likely to have minimal impact on the surrounding landscape. There is existing residential on two sides of this site. This site may be acceptable for residential use subject to further consideration of flood risk and the loss of the clubhouse for the golf club. The proposed development therefore requires to be assessed as part of a planning application for both the residential development and the potential re-location of the clubhouse.

However, this site is not required for release at present due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2068

Previous Ref: 5053 & 15/3065

Site Address: Eastbank, Houston Road, Langbank

Site Size (Ha): 4.32

Local Development Plan Policy: ENV1 - Green Belt

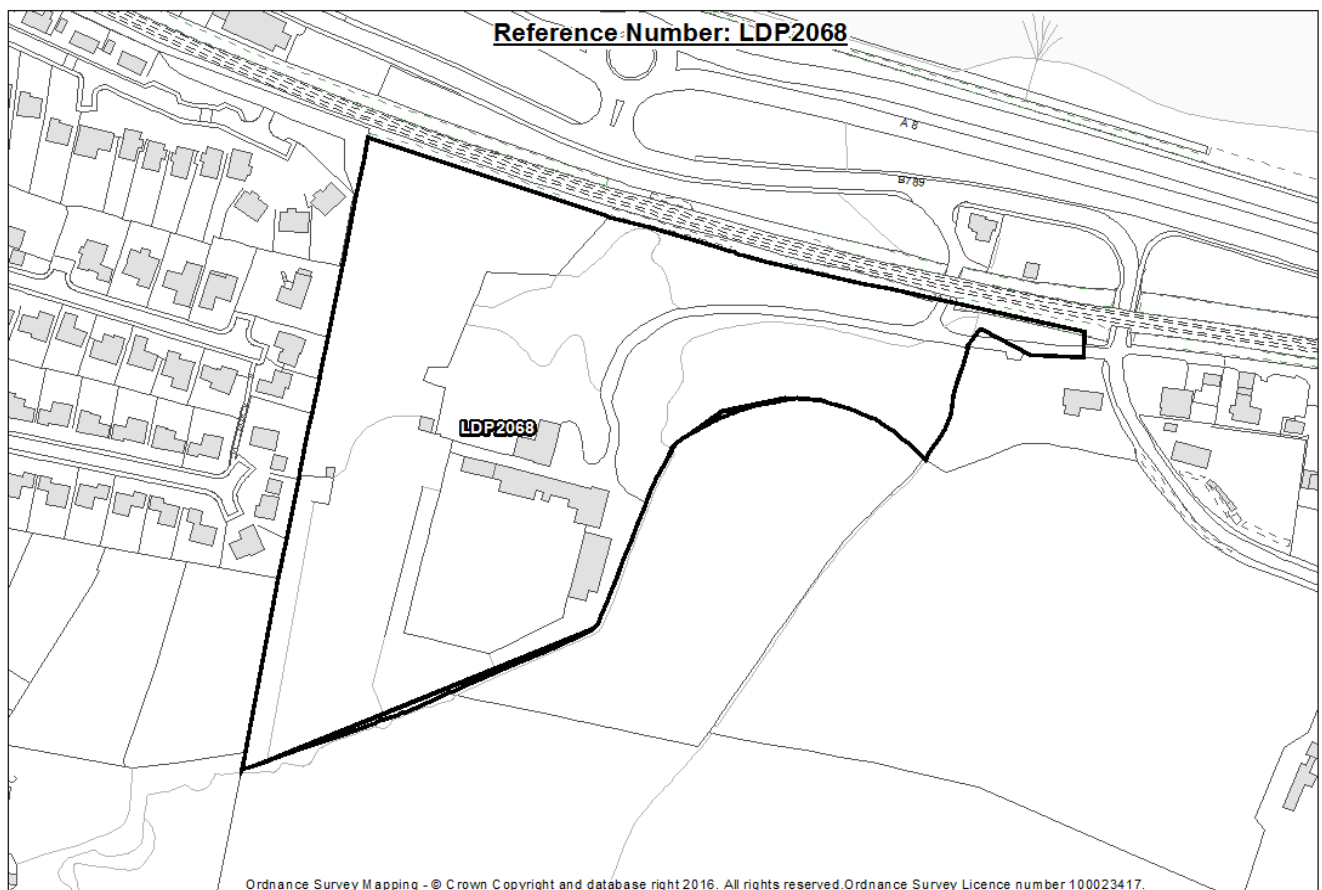
Proposal

Ownership/Developer if Known: Private land owner, No developer identified at present.

Housing Numbers (estimate): Approximately 25-50 homes

Programming (estimate): 15 units per annum.

Any Works Carried Out Since Last LDP: None.



Site Visit Comments

Site Boundaries

The northern boundary of the site, to Main Road is bounded by a drystone wall with dense woodland and scrub. This boundary treatment largely screens the railway. A wide belt of mature woodland offer containment of the site to the west and east. The southern boundary, adjacent to fields consists of mature woodland together with fencing. The site is well contained.

Landscape

A broadly triangular shaped site which rises southwards, away from the river Clyde and contains Eastbank House and associated buildings (predominantly residential). The site includes a walled garden adjacent to the house together with mature trees and woodland that appears to be of high quality. The linear section of the site to the north of the railway consists predominantly of a wooded embankment rising to the railway line. The grade of the embankment lessens at both the east and western edges of the site where it abuts existing properties on Main Road.

Adjoining landscape character and land uses

To the south of the site the landscape character consists of large grazing fields continuing to rise southwards. Consistent with the site these fields also contain tree belts and individual mature trees. To the west of the site are residential properties which mark the edge of the main settlement of Langbank. The northern section of land adjacent to the site consists of a small number of residential properties adjacent to Main Street. Beyond these there is tree planting and the A8 dual carriageway including the Langbank roundabout.

Planning History

Planning Application History: None.

Reporters Comments

The site has substantial tree cover, not merely defining its boundaries but also comprising major groups within. The extensive wooded policies contribute strongly to the landscape setting of Langbank on its eastern edge. The site therefore fulfils an important green belt objective. The building group in the centre of the site may have some development potential. This is provided that any development is restricted to the approximate footprints of existing buildings. Only to this extent can the site be said to have brownfield characteristics. The rest of the site is greenfield in nature.

Any potential development is also seriously constrained by the poor standard of road access which is available. This is severely limited by the presence of the railway. There is no obvious scope for upgrading the access to a standard which could suit significant levels of development. Access possibilities have been closed off to the west of the site. Seath Avenue, Douglas Avenue and Station Road are residential cul-de-sacs, with houses having been built in ways which deny scope for extending these streets into the site. The level of any acceptable development is likely to be determined by future traffic generation, relying mainly on the existing layout, and the extent to which it might rise above the baseline position. It is important to retain the site within the green belt, but this need not rule out some appropriate re-use of the buildings or their footprints in the centre of the site.

Pre-MIR Meeting

Following an invitation to the owners of the site to discuss the proposed land use change of the site in the next Renfrewshire Local Development Plan, the owners preference was to have the site assessed by the Council without a meeting.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Most of this site is fine from a flood risk perspective with some parts of the site shown to be at medium risk of surface water flooding. There are two minor unnamed water bodies (non-baseline) within site boundary in north east of site. It will also be necessary to consider the potential impact of the culvert immediately downstream of the site. A more detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND

No comments.

TRANSPORT SCOTLAND

No comments.

SCOTTISH NATURAL HERITAGE

No comments.

SCOTTISH WATER

No response to date.

SPORTSCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Areas of mature woodland are located at the three corners of the site and mature trees line the perimeters of the site. Several 'parkland' areas of maintained grass surround the house, whilst the main open part of the site is a field. The site has a range of biodiversity, flora and fauna interests.

Historic Environment

No known cultural heritage issues identified.

Material Assets

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

Air

There is likely to be an increase in vehicular movements should this site be developed. However given the size of the site and the proximity of the site to the train station, development is unlikely to have a significant impact on air quality.

Water

Watercourse to western and eastern boundary, flood risk assessment required. Development of this site may cause problems downstream where there has been a history of flooding to the properties on Main Road. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off.

Climatic Factors

Access to local services, facilities and public transport can reasonably be sought on foot, however these services are limited and therefore vehicular movements are likely to increase with the development of this site.

Landscape

The site includes a walled garden adjacent to the house together with mature parkland and woodland that appears to be of high quality. It has an enclosed character, being surrounded by mature trees.

Population and Human Health

The site is approximately 500 metres from the village centre, however, this offers little in terms of services. Access to public transport is good, however this is via a narrow bridge at the railway line. The proximity of the site to the A8 and nearby M8 motorway would encourage higher rates of vehicle usage.

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 is a potential flood risk due to a watercourse at both the eastern and western ends of the site. This risk would require to be satisfactorily remediated. The water quality would also require to be protected and where possible enhanced. There is likely to be biodiversity/ flora / fauna interests associated with this site, these would require to be considered and addressed. The proximity of the site to the A8 and nearby M8 motorway would encourage higher rates of vehicle usage which would result in an increase in emissions.

Overall Planning Assessment of the Site

The landscaping and flora surrounding the site would be important to maintain. Development of the entire site would lead to visual intrusion to the detriment of the place. Development of the entire site is unlikely to provide a positive addition to the character and appearance of the settlement.

A Flood Risk Assessment is required to address potential flood risk from watercourses to western and eastern boundary. Development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would be required to address this issue through attenuation and control of water run-off.

The existing access from Main Road is constrained by the railway bridge and the bend in the road. Intensification of its use would raise road and pedestrian safety issues. Further details of the access, junctions and internal layout are required before a full assessment can be provided.

The site has an existing house and some flats with other buildings associated with the residential use. The site is set in well maintained grounds. Redevelopment of the land where there are currently existing buildings would be acceptable, however there is an access issue associated with this site which would limit the extent of development. The Council and Reporters comments made in preparation of Local Development Plan 1 regarding access have not been addressed.

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

LDP 2069

Previous Ref:

Site Address: Kilmacolm Road, Adjacent Gryffe Castle, Bridge of Weir

Site Size (Ha): 4.43

Local Development Plan Policy: ENV1: Green Belt

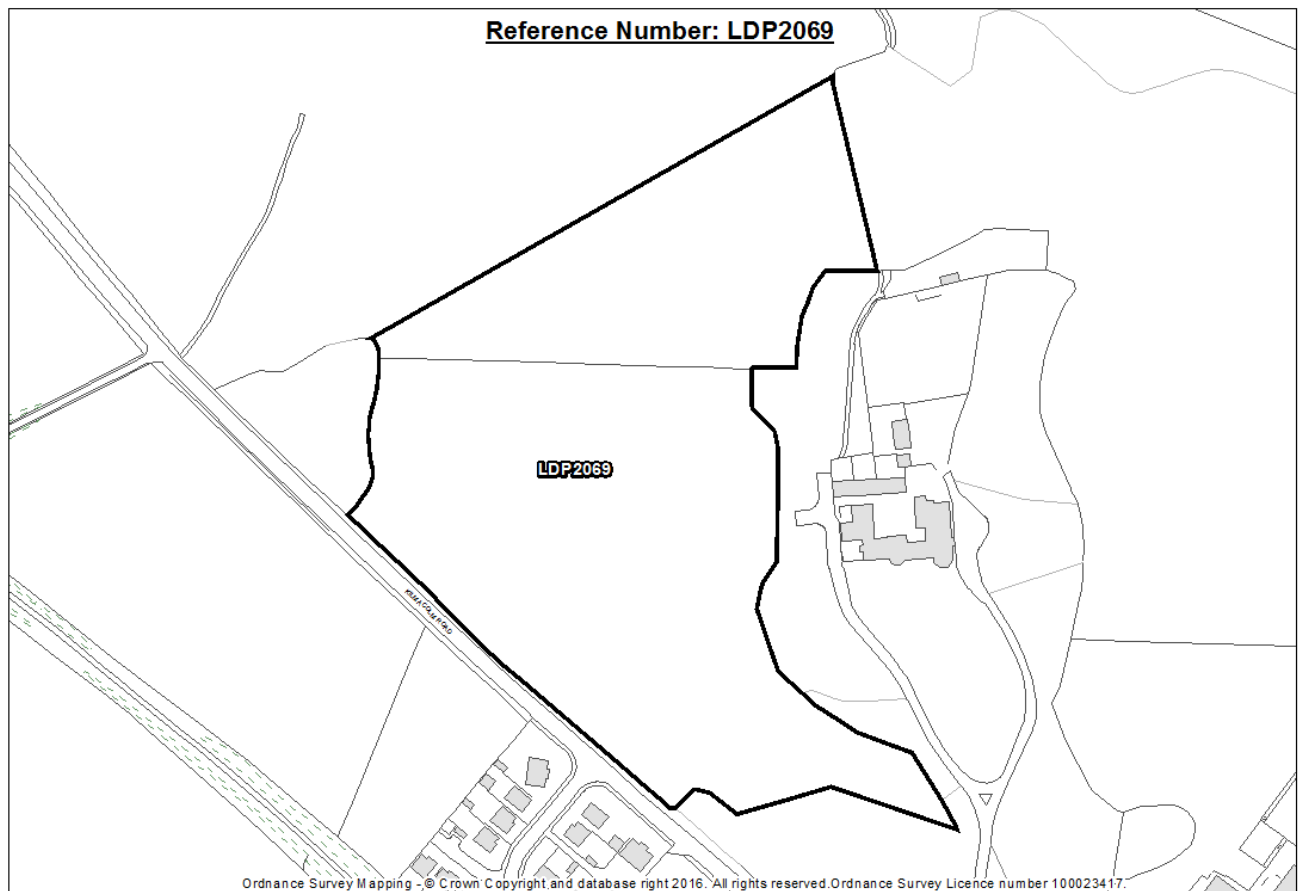
Proposal

Ownership/Developer if Known: The Lyle Estate, Promoted by Gladman Developments.

Housing Numbers (Estimate): 80 dwellings

Programming (Estimate): 20 units per annum

Any Works Carried Out Since Last LDP: N/A – 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. A planning application has been submitted providing a number of detailed assessments



Site Visit Comments

Site Boundaries

Post and wire fencing to the south western boundary. A wooded area to the south western corner of the site with an open aspect to the majority of the western boundary. The northern and eastern boundary has a wooded area which forms the grounds of Gryffe Castle.

Landscape

Undulating fields which slope from north to a south eastern direction. Prominent local landscape area in the western entrance into Bridge of Weir. Wooded areas surrounding the site within Gryffe Castle grounds.

Adjoining landscape character and land uses

To the south are existing residential units and grazing fields. To the east is the ground and the house of Gryffe Castle. To the north and west are more grazing fields.

Planning History

Planning Application History

16/0291/PP – Application for Planning Permission in Principle by Gladmen Development Ltd for residential development. Application refused. The application has now been appealed to the Scottish Ministers.

Reporters Comments

N/A – 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

Pre-MIR Meeting

Advice given that this is a prominent site on the entrance to Bridge of Weir. Concern raised regarding the lack of a defensible boundary to the western side of 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: Most of this site is fine from a flood risk perspective with parts of the site shown to be at medium risk of surface water flooding. A more detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

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: Beyond the woodland at the edge of Bridge of Weir. On widely visible, sloping land which forms setting and gateway to Bridge of Weir.

SCOTTISH WATER: No response to date.

SPORTSCOTLAND: No comments.

Biodiversity, Flora and Fauna

Undulating, grazing fields unlikely to contain significant biodiversity interest. However, to the edges of the site are wooded areas with trees, shrubs, bushes, overgrown with grasses and scrubby vegetation. Likely to be significant biodiversity interest on the site boundaries.

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.

Air

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

Water

Any water run-off from the site is likely to be alleviated by comprehensive and satisfactory drainage infrastructure which could address this issue through attenuation and control of water run-off.

Climatic Factors

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

Landscape

The site is irregular in shape, and mainly consists of undulating grazing fields. An established wooded area of trees is present in the south western section of the site, as well as along the eastern boundary. The site is prominent in the landscape at the western entrance to the village.

Population and Human Health

Site is accessible to the village centre. A bus stop is located adjacent to the site although there is not a frequent service.

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 interests particularly along the edges of the site where there is a selection of wooded areas, bushes and grasses. Potential drainage issues on the site could be addressed through attenuation and control of water run-off. Location of the site may encourage carbon emissions through increased vehicular usage which would result in an increase in emissions. This site is also important in the landscaping setting of the village as it is a gateway site when entering the village from the West.

Overall Planning Assessment of the Site

This site is on the edge of the village, it is contained to the east and the south but is open to part of the north and west. It is considered that allowing development of this site has the potential to put pressure on further future development of the fields to the west of this site, which is unacceptable.

Access to the site is achievable. Development of this site would put further pressure onto the junctions at Barrochan, Lincive and potentially St James and this will need to be considered. Further assessment of the potential impact on the trunk road network would be required.

In terms of education, both primary and secondary education provision requires to be addressed. The developer has confirmed that they expect to work with the Council to provide additional primary and secondary capacity if 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. Detailed assessments have been submitted in support of the planning application. The owner 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. There is no house builder identified with this site, however given the market for housing in the west Renfrewshire area, this site would be attractive to house builders.

This is a fairly prominent field at the western entrance to the village and although the developer has aimed to try and address this by providing a less dense, landscaped layout, with the proposal to plant new woodland along the western boundary it is still difficult to see how this site can add to the village setting. There is also the concern that this site is not well contained and allowing development on this site would set an undesirable precedent to extend development further west. It is therefore considered not suitable for release from the green belt as a future housing site.

Previous Ref: 15/3014/DP

Site Address: Goldenlea Farm, Bridge of Weir Road, Houston

Site Size (Ha): 22.03

Local Development Plan Policy: ENV1: Green Belt

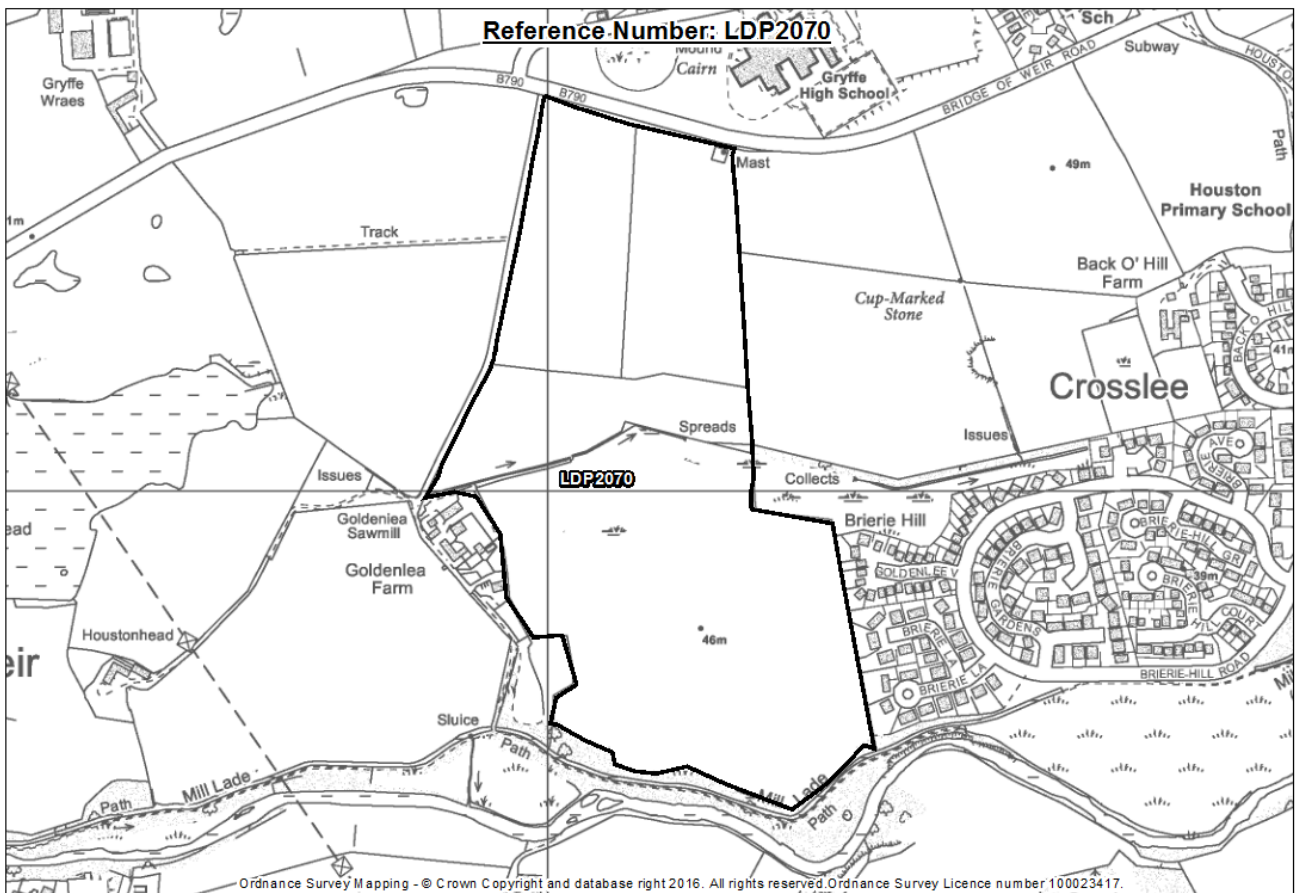
Proposal

Ownership/Developer if Known: Elderslie Estates, Option on the site by Avant Homes

Housing Numbers (Estimate): 344 detached and semi detached units

Programming (Estimate): 30 units per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Layout and masterplanning to ensure that the site fits with the place. Initial assessments have also been undertaken in relation to landscape, traffic and transportation, drainage and flooding along with habitat surveys.



Site Visit Comments

Site Boundaries

The boundary along the Bridge of Weir Road is a mix of a dilapidated stone wall and a timber post and wire fence. Parts of the eastern boundary consist of the edges of the existing settlement and comprise domestic residential boundary fencing. The western boundary consists of Goldenlea Farm and an access road with fields beyond. The southern boundary is a line of trees and the River Gryfe.

Landscape

Open grazing fields which are gently undulating. The land is marshy in some parts with scrub, reeds and bushes on the edge of the site. There are small watercourses on the site.

Adjoining landscape character and land uses

To the north is Gryffe High school and residential properties with agricultural fields further north. To the east is an agricultural field and then Houston primary school and Houston Cemetery and to the west and south is further agricultural grazing land.

Planning History

Planning Application History: None

Reporters Comments: N/A – This site was not submitted for consideration through the preparation for Local Development Plan 1. New site identified through the 2015 Suggestions for Land Use Change exercise.

Pre-MIR Meeting: Advice given regarding the impact this development will have in the local landscape context. Landscape proposals and new planting needs to be considered. Education capacity in the catchment would require to be assessed given the size of the site and additional provision is likely to be required.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: Whilst most of this site is fine from a flood risk perspective it is adjacent to the 1:200 year fluvial outline and a minor watercourse cross and border this site. A more detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND : Houston South Mound, 55m west of Gryffe High School. The monument comprises the remains of a cairn. Development in the northern part of this proposed site has the potential to feature prominently in the limited views outwards to the southwest, south and southeast. It would also affect how the monument is perceived in views from these directions. This has the potential to adversely impact on the setting of the monument.

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: The site is on prime agricultural land. Walking and cycling links should be made to connect with adjacent Gryffe school. This site contains a small scrubby/marshy area that is part of a current SINC/LNCS (Brierie Hill).

SCOTTISH WATER: No response to date.

SPORTSCOTLAND No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Although the majority of the site is open rough grazing land, there are areas of woodland and wetland around and in some cases through the site. There is likely to be biodiversity interest. This site contains a small scrubby/marshy area that is part of a current SINCS/LNCS (Brierie Hill).

Historic Environment

Houston South Mound, 55m west of Gryffe High School. The monument comprises the remains of a cairn and any development should be sensitive to the setting of this monument.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design and new build units. This site provides an opportunity for green networks both within the site and to the wider countryside.

Air

There is likely to be an increase in vehicular movements should the site be developed given the size of the site and the potential number of units.

Water

Most of the site is free from a flood risk perspective. It is adjacent to a 1:200 year fluvial outline and minor watercourses. Watercourses through the site will be required to be retained. A flood risk assessment will be required. A comprehensive and satisfactory drainage assessment will be required to define developable area.

Climatic Factors

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

Landscape

The site is irregular in shape, and mainly consists of undulating grazing fields. An established line of trees is present to parts of the east and southern boundaries. There are areas of wetland found to the low middle area of the site.

Population and Human Health

Site is accessible to the village centre, from where there is access to public transport.

Soil

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

This site contains Macaulay Classification 3.1 prime agricultural land.

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. Issues also related to the impact that development of this site would have on the landscape and setting of the village. The impact on surrounding watercourses and areas of wetland also need to be considered. Location of the site would encourage higher rates of vehicle usage which would result in an increase in emissions. Development of this site would result in the loss of Macaulay Classification 3.1 prime agricultural land.

Overall Planning Assessment of the Site

This site is on the edge of the settlement and relates to the village. The northern part of the site is likely to be fairly prominent at the eastern entrance to village.

Access to the site is achievable. 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. This would require to be considered. The site would also need to be assessed in relation to the potential impact to the trunk road network.

In terms of education, both primary and secondary education provision requires to be addressed given the size of the site. The developer has confirmed that they expect to work with the Council to provide additional primary and secondary capacity if 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 detailed assessments would be submitted with a planning application. The developer confirmed that the site does not have any issues or constraints which would preclude a residential development. To alleviate any concerns regarding the prominence of the site and the impact in the landscape, the land owner has planted a tree belt to the western side of the site.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. However, this is a fairly prominent field at the eastern entrance to village and although the developer has aimed to try and address this by providing a less dense, landscaped layout as well as a new tree belt it is still difficult to see how this site can add to the village setting. This is a large scale extension to Houston, which would require significant infrastructure and would result in the loss of prime agricultural land. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2071

Previous Ref: N/A

Site Address: High Craig Quarry, Johnstone

Site Size (Ha): 50

Local Development Plan Policy: ENV1 - Green Belt

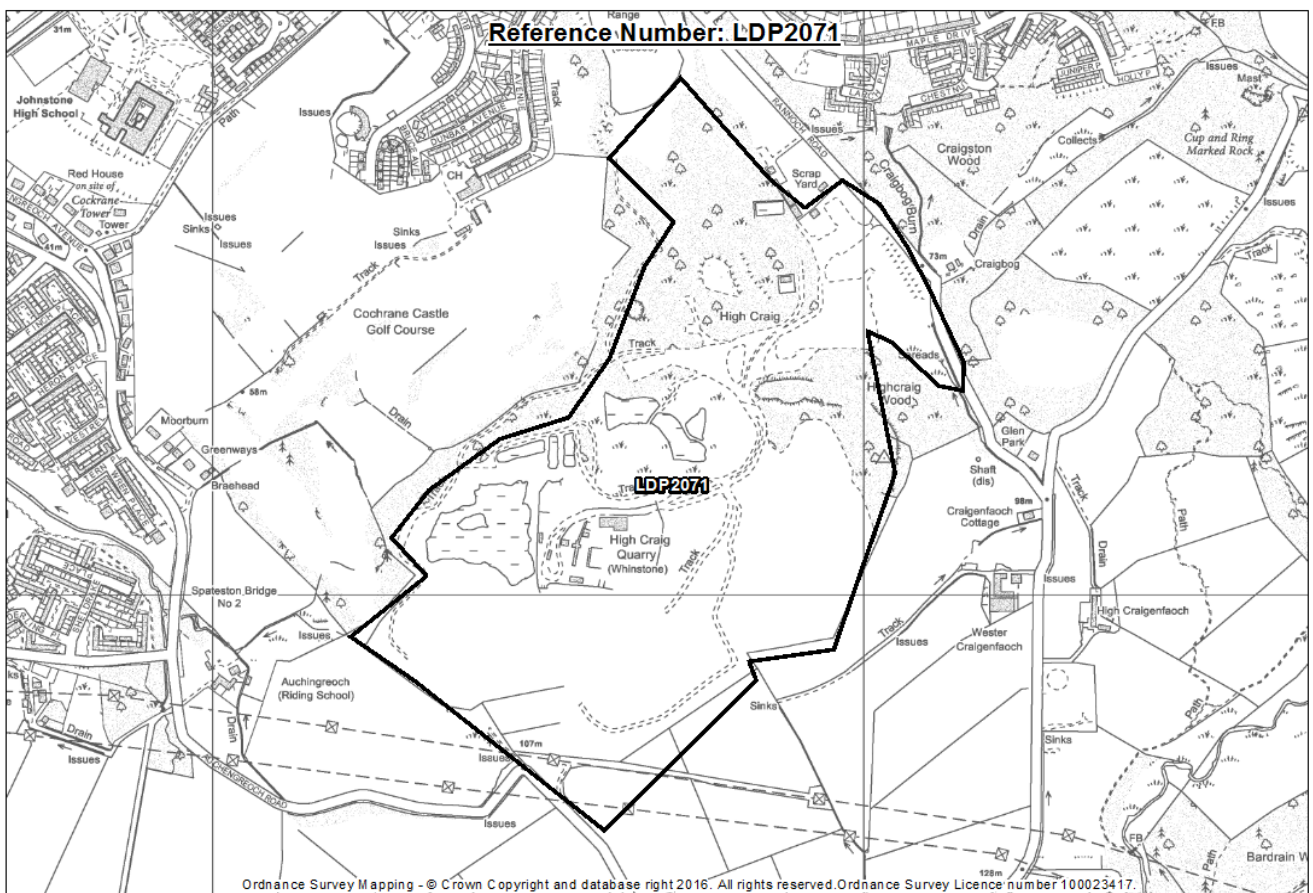
Proposal

Ownership/Developer if Known: Tarmac

Housing Numbers (Estimate): 880 units

Programming (Estimate): Medium/Long term. 5+ years.

Any Works Carried Out Since Last LDP: N/A – this site was not submitted for consideration through the preparation of Local Development Plan 1. New site identified through the 2015 Suggestions for Land Use change exercise.



Site Visit Comments

Site Boundaries

The boundaries are defined generally by 2m wire fencing with concrete posts. There is a mix of planted and self seeded trees and shrubs on the edges of the site including a more established area of woodland at Highcraig Wood. The site is bound by the local road network, a golf course and driving range and agricultural land.

Landscape

This is a prominent elevated location within a rolling landscape. The site consists of a quarry which has resulted in a number of ponds, steep sided cuts and large areas of worked land creating an unnatural land form within a wider natural area.

Adjoining landscape character and land uses

There are boundaries between the quarry use and all of the adjoining land uses with various densities of natural boundary treatments comprising both evergreen and deciduous trees and shrubs. The site is bound to the west by the golf driving range and golf course, to the east by agricultural land and Rannoch Road and to the south by agricultural land. There is also an existing scrap yard to the north of the site.

Planning History

Planning Application History

11/0586/EO - Screening opinion for alteration to existing asphalt plant to enable it to use recycled asphalt plantings

Reporters Comments

N/A - this site was not submitted for consideration through Local Development Plan 1. New site identified through the 2015 Suggestions for Land Use change exercise.

Pre-MIR Meeting

Advice given that this is large site that will require a significant amount of infrastructure to be delivered and that it would be assessed for a long term release rather than as a site that would contribute to the effective supply for Local Development Plan 2.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Minor watercourse runs through part of the site and there are a number of ponds /lochans. Parts of the site are also shown to be at medium risk of surface water flooding. A more detailed Flood Risk Assessment may be required to ascertain the precise developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND: No comment.

TRANSPORT SCOTLAND: No comment.

SCOTTISH NATURAL HERITAGE : No comment.

SCOTTISH WATER: No response to date.

SPORTSCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large, irregular, shaped site which is comprised of several open grassland fields and a quarry. Mature trees line approximately half the perimeter, especially in the north of the site. Some smaller trees line field boundaries within the site and along the banks of two burns which pass through the site. The site has biodiversity, flora and fauna interest.

Historic Environment

No known historical/cultural interests.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design of the building.

Air

There is likely to be an increase in vehicular movements given the size of the site. Given this is an existing quarry, change of use to residential is likely to have an overall betterment effect on the surrounding area.

Water

Parts of the site are at risk from surface water flooding and a detailed Flood Risk Assessment will be required to ascertain the developable area. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.

Climatic Factors

Public transport is accessible from the site which will reduce the need for vehicular movements. Residential use is likely to have an overall positive impact on climatic factors reducing pollution, noise, dust etc in that area.

Landscape

The re-contouring and platforming of the site could provide an opportunity to incorporate the site into the surrounding landscape whilst minimising any effect on the visual amenity of the wider area.

Population and Human Health

Northern part of the site is accessible to local services on foot. There is also public transport links to the town centre and to the rail network. Residential use is likely to have a positive impact on population and human health reducing pollution, noise, dust etc in the surrounding area.

Soil

This is a brownfield site in a greenbelt location. Re-use of the site for residential use would remediate parts of the site.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

There is likely to be Biodiversity, Flora and Fauna interest in this area particularly on the boundaries of this site. Whilst the proposed use will promote an increase in car usage the stopping of the existing quarrying and coating would result in a reduction of heavy vehicle movements as well as significant reduction in air and noise elements. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment and control of water as well as water quality.

Overall Planning Assessment of the Site

This site is a large existing quarry. The site is located adjacent to existing residential use at Cochrane Castle, an existing golf course as well as agricultural land and woodland. Given this is previously used land on the edge of Johnstone, redevelopment of this site for residential could be considered consistent with the Local Development Plan Spatial Strategy.

Given the size of the site and the need to look at significant infrastructure installation, redevelopment of this site would benefit from a masterplan approach. Redevelopment of this site presents an opportunity to ensure restoration and remediation works provide a satisfactory land form for future development.

This site is not for short term release for residential development, but if masterplanned appropriately could be considered for a medium to long term release. This would be subject to existing consultation with key agencies, the council and the surrounding community. Infrastructure requirements are likely to be significant and will require to be resolved prior to this site being identified as suitable for development.

Site suitable for consideration in a medium to long term beyond the timeframe of the next Renfrewshire Local Development Plan.

LDP2072

Previous Ref: New Site

Site Address: Lincive Interchange, Linwood

Site Size (Ha): 3.63

Local Development Plan Policy: ENV1 - Green Belt

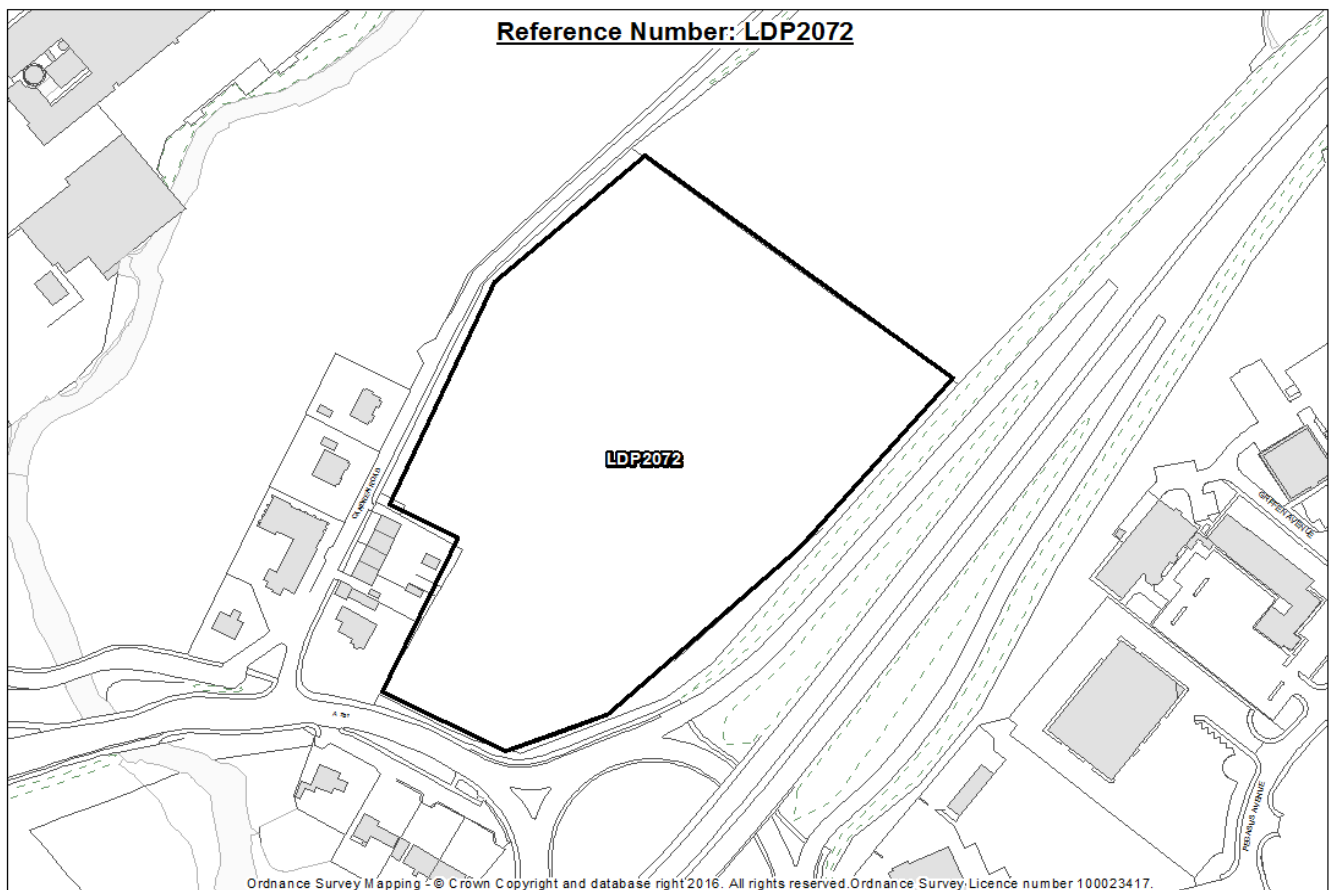
Proposal

Ownership/Developer if Known: Mr Amin Hussain

Housing Numbers (Estimate): Leisure Proposal

Programming (Estimate): N/A

Any Works Carried Out Since Last LDP: N/A this site was not submitted for consideration through Local Development Plan 1. New site identified in the 2015 Suggestion for Land use Change exercise.



Site Visit Comments

Site Boundaries

The site is bound by the A761 and the A737 to the east and south. To the west is Candren Road and residential properties to the south west corner. The Candren Bowl SINC is located to the field to the north. There are various trees and bushes located along the site boundaries.

Landscape

Generally flat, rectangle shaped site at the eastern edge of Linwood. The site is an area of rough grass within the green belt positioned between the A737, A761 and Candren Road.

Adjoining landscape character and land uses

SINC adjoining site to the north, Linclive Roads Interchange to south and east. Some residential properties adjoining the site to the west. Further west is the settlement of Linwood, with Linwood Town Centre within 5 minutes walk. The Phoenix Commercial Centre is within 5 minutes walk to the east.

Planning History

Planning Application History

None.

Reporters Comments

N/A this site was not submitted for consideration through Local Development Plan 1. New site identified in the 2015 Suggestion for Land use Change exercise.

Pre-MIR Meeting

It was advised that although investment in a new leisure facility for Renfrewshire is welcomed, this site is affected by a significant flood risk and it is considered that there are more appropriate locations for this development within the local area which wouldn't involve the loss of green belt land. Indicated that site access details are required.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: Part of this site is within the 1:200 year fluvial outline of the Black Cart Water. There are records of flooding on and adjacent to this site with approximately half of the site flooded. There is also a record of flooding on Candren Road. A Flood Risk Assessment and Drainage Impact Assessment are required to establish the developable area of the site.

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: No comments

SCOTTISH WATER: No response to date.

SPORTSCOTLAND: No comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

There are trees, bushes and grasses along the boundaries of the site as well as marshy and pond areas. It is likely that there are some biodiversity, flora and fauna interests in the development of this site.

Historic Environment

No known historic/cultural interests.

Material Assets

There will be opportunities to incorporate low carbon technologies in the design of the building.

Air

There is likely to be an increase in vehicular movements given the nature of the proposals. The site is in close proximity to the trunk road network and Lincrive junction. The use is likely to attract customers in cars.

Water

The site is subject to fluvial flood risk (from the Black Cart) for the 1 in 200 year flood event, and from tidal flood risk to a lesser extent from the Black Cart, again for the 1 in 200 year flood event. A Flood Risk Assessment would be required to determine whether measures can be taken to mitigate such risk in a sustainable manner.

The Candren Bowl SINC, which typically includes a large pond during winter months, located within the field to the north. Development of this site is likely to have an impact on water quality.

Climatic Factors

Public transport is accessible, however, car use will increase given the proposed use of the site which would result in an increase in emissions.

Landscape

Generally flat, rectangle shaped site at the eastern edge of Linwood. The site is an area of rough grass land within the green belt positioned between the A737, A761 and Candren Road. There are some trees, bushes and scrub vegetation located along the site boundaries. Potential impact of development on the Candren Bowl SINC would require to be considered. Quite a prominent site seen from the trunk road, likely to impact on the surrounding landscape and back drop to the north.

Population and Human Health

Site is accessible to Linwood Town Centre and Linwood Phoenix Commercial Centre by foot. There is good access to public transport in close proximity to the site. Site is within Glasgow Airport Noise Consultation Zone, leisure not considered to be a sensitive use.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site:

There is likely to be Biodiversity, Flora and Fauna interest in this area. The proposed use will promote an increase in car usage which is likely to have some impact on climate factors. Significant flood risk and a Flood Risk Assessment would be required to determine whether measures can be taken to mitigate potential flood risk in a sustainable manner. Potential impact of development on the Candren Bowl SINC which would require to be considered in the preparation of development proposals. Public transport is accessible, however, car use will increase given the proposed use of the site which would result in an increase in emissions.

Overall Assessment of the Site:

The proposed development would deliver new employment opportunities and various recreational uses delivering community benefits for Renfrewshire. However, it is considered that there are more appropriate locations for this development within the local area including the Middleton Road Transition Area, Candren Transition Area and Phoenix Commercial Centre which wouldn't involve the loss of green belt land.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues including the potential impact to the Trunk Road. Given that there are no details of potential traffic movements, the extent of this impact cannot be identified. A Flood Risk Assessment would be required to determine whether measures can be taken to mitigate potential flood risk.

This site is detached from the rest of the settlement and its development would be contrary to the place making principles of the Local Development Plan. Removing this site in isolation could set an undesirable precedent for development of green belt land in this area. The field identified in the submitted plans as a future development site is currently identified in the Local Development Plan as the Candren Bowl SINC and is not suitable for development.

LDP2076

Previous Ref: 15/3017/PP

Site Address: - Milliken Road Smallholdings, Kilbarchan

Site Size (Ha): 0.39

Local Development Plan Policy: ENV1 - Green Belt

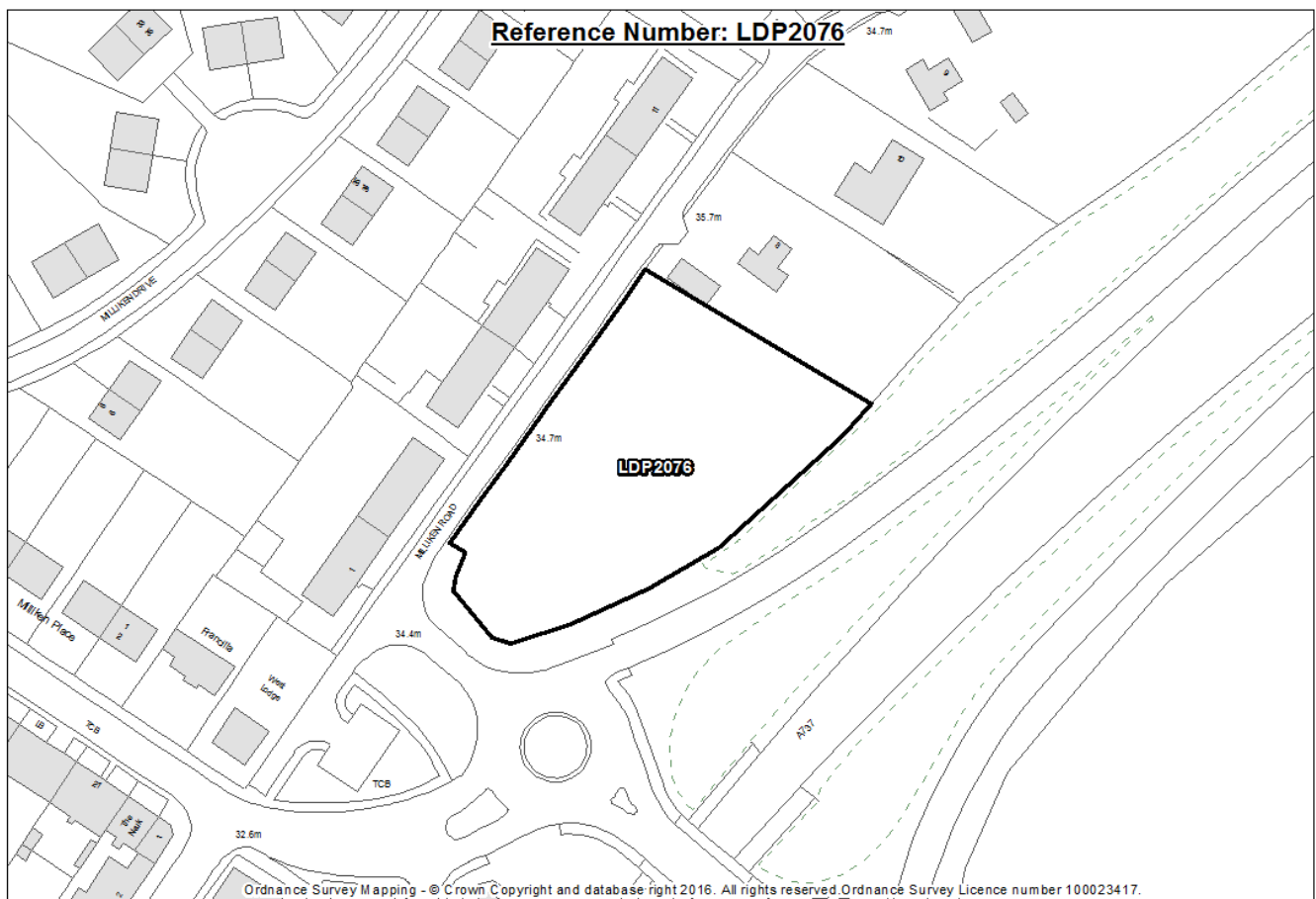
Proposal

Ownership/Developer if Known: Williamsburgh Housing association

Housing Numbers (Estimate): 18

Programming (Estimate): 1 year

Any Works Carried Out Since Last LDP: A significant amount of work has been undertaken in relation to assessments, layouts and discussions with the council and key agencies. A planning application has been prepared for consideration.



Site Visit Comments

Site Boundaries

Dilapidated post and wire fence with some hedging interspersed on parts of the boundary.

Landscape

The site has limited landscape value. It is an area of rough unmaintained scrubby grass which slopes downwards from a north west to south east direction.

Adjoining landscape character and land uses

The site is a rectangular shape and is bound on 3 sides by the road network beyond which on one side are 3 storey tenement flats, on another by the slip road for the A737 and on the third side by a detached dwelling.

Planning History

Planning Application History

Planning Application 16/0672/PP - Demolition of existing outhouse and erection of 18 flatted dwellings and associated amenity space, new road access and parking – Refused.

Planning application 08/117/PP - Erection of 40 flats with associated access road & parking (in outline) – Refused.

Reporters Comments

N/A – 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.

Pre-MIR Meeting

The land owner and development partner, Williamsburgh Housing Association, were advised that this site required a good design that related well to the village. Access is a consideration that requires further design work.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site.

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: No comment.

SCOTTISH WATER: No response to date.

SPORTSCOTLAND: No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Sections of hedging found on parts of the boundary, the site is likely to have limited flora, fauna and biodiversity interest.

Historic Environment

No known historic interests.

Material Assets

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

Air

Given the size of the site, impact on air quality is likely to be minimal.

Water

No water issues associated with this site. No watercourses running through or close to the site.

Climatic Factors

There is a bus stop at the edge of the site giving access to the regular bus service and providing access to local services. The railway station is also within a ten minute walk of the site.

Landscape

This site is located between a local access road and the slip road for the A737. A well designed urban form could add interest at this gateway to the village and improve the landscape.

Population and Human Health

This site lies close to the edge of the settlement and there is access to public transport and a range of local services are within walking distance. The site is also adjacent to the National Cycling Route 7.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

This site is not overly prominent in the local landscape setting of the village. Development of this scrubby grassland site is unlikely to have a significant impact given the size and location of the site. Biodiversity value likely to be limited along with the impact to other climatic factors.

Overall Planning Assessment of the Site

This rectangular site is located on the edge of the village and is contained on two sides by the road network and on two sides by existing residential properties.

Access to the site is achievable, detailed designs and layouts submitted with the planning application confirm that a suitable access can be formed.

In relation to the comments made by Transport Scotland, this is a small site. On its own this site would cause no impact, cumulatively it is likely to have limited impact to the local or trunk road network.

In terms of education, there is a potential capacity issue in relation to primary schools in this area, however given the size and the mix of the proposed development, this is not an issue for the development of site.

This is a small site which would strengthen the residential offer in the area as development by the Housing Association would provide new housing for rent. The site is considered to be effective as Williamsburgh Housing Association have purchased the site and the new build project is already contained within the SHIP (Strategic Housing Investment Plan) with a committed funding allocation.

Development of the site provides the opportunity to enhance the setting at the entrance to the village. Any development would require good design capable of being integrated with the landform and the surrounding residential properties.

As outlined in the Scottish Government's Report into the Examination of the Renfrewshire Local Development Plan, the site can accommodate some development and that this should be tested in a planning application. The developer has submitted a planning application in relation to a modest development on this site. It therefore requires to be demonstrated through this application that the proposed residential development is appropriate for the site and has no adverse impact on the surrounding area.

LDP2077

Previous Ref: N/A

Site Address: ELDESLIE - Golf Course at Newton Avenue, Elderslie

Site Size (Ha): 1.7

Local Development Plan Policy: ENV1 - Green Belt

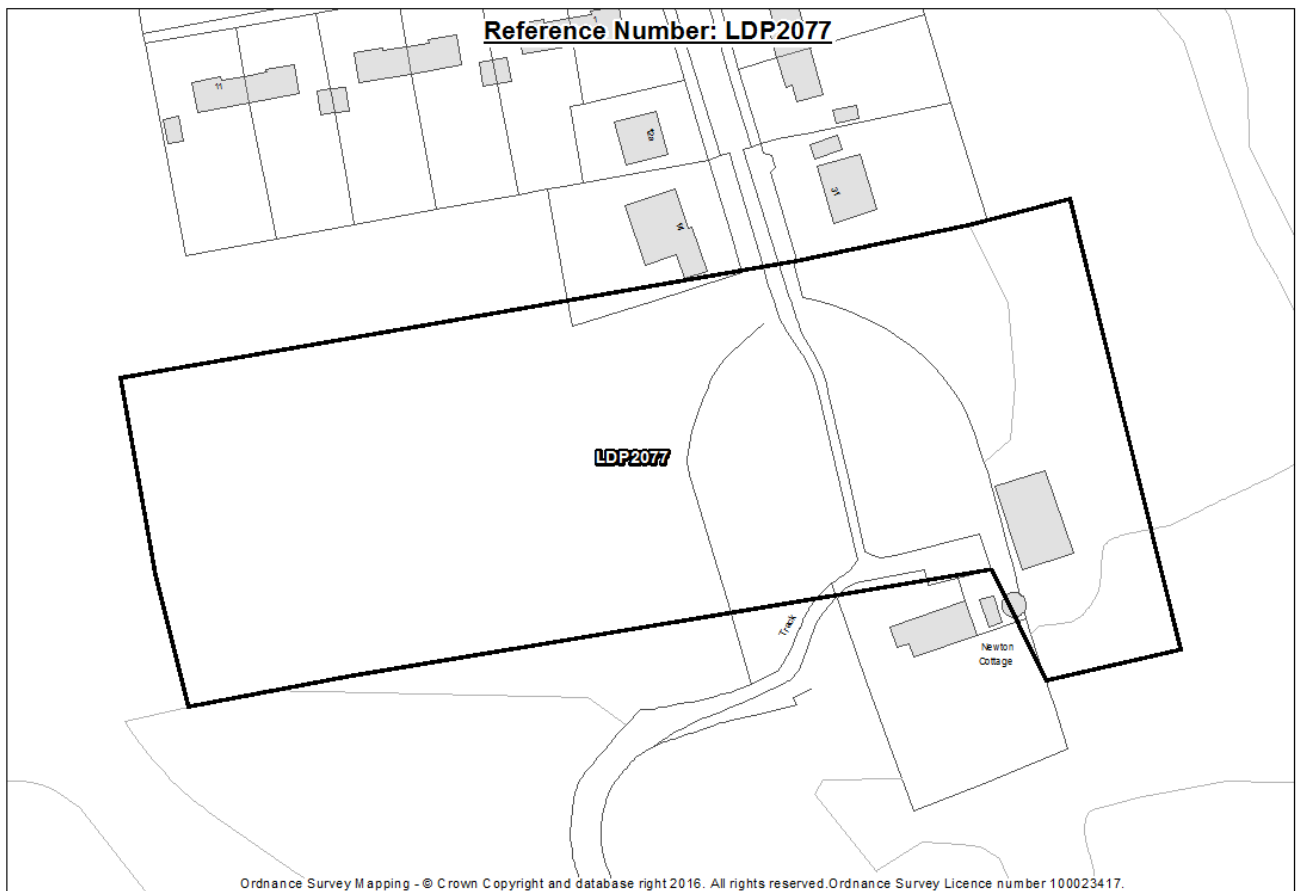
Proposal

Ownership/Developer if Known: Elderslie Golf Club

Housing Numbers (Estimate): 20 units

Programming (Estimate): 1 year

Any Works Carried Out Since Last LDP: N/A



Site Visit Comments

Site Boundaries

The site does not have any fixed boundary treatments as it comprises part of the existing golf course area, however the area that has been suggested for potential development is predominantly scrub and bushes and contains the green keepers building.

Landscape

The site itself is flat and is part of the larger gently undulating area which has been formed to provide the course.

Adjoining landscape character and land uses

To the north the site adjoins the existing residential area which comprises various house types and sizes and on all other boundaries the site is adjoined by the golf course. The area also incorporates the existing greenkeepers hut and sand storage area.

Planning History

Planning Application History

None.

Reporters Comments

N/A This site was not submitted for consideration through the last Local Development Plan

Pre-MIR Meeting

It was advised that new and additional investment in the existing leisure facility was welcomed. The site sits on the edge of the existing settlement and in terms of placemaking any developer would need to demonstrate that the site could fit well with existing settlement. A suitably designed access to the site needs to be considered.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No water bodies immediately associated with site. No flood risk concerns with the site.

HISTORIC ENVIRONMENT SCOTLAND

No comment.

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE: No comment.

SCOTTISH WATER: No response to date.

SPORTSCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site consists of hardstanding with structures and buildings. There are limited rough grasses and scrub vegetation surrounding the site. It is unlikely that the scrub will have significant biodiversity interest

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.

Air

Air quality is not a significant issue in this area. Given the size of the site it is unlikely that there will be significant factors that impact on air quality.

Water

There are no flood risk issues with this site.

Climatic Factors

Given the size of the site it is unlikely that there will be significant factors that impact on climatic elements.

Landscape

Flat site located on the edge of a golf course. The site will be well contained by the golf course and the existing residential units in the area.

Population and Human Health

There are bus stops within walking distance of the site and this gives a link to the rail network and there is access to a range of local services. Part of the site is previously used land and the redevelopment of this small site has the potential to improve the amenity of the area.

Soil

Development of the site may result in the sealing of previously undeveloped land. However this will be limited due to most of the land being in existing use associated with the operation of the golf course.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Given the size of the site and the fact that it is currently being used as land associated with the maintenance of the golf course there is unlikely to be any significant environmental issues associated with development. There is some scrubby vegetation surrounding the site with manicured gardens and fairways associated with the golf course which is likely to contain limited biodiversity interest. The site has good connections to walking, cycling and public transport networks. Given the size of the site, there will be limited impact on climatic factors. The site is well contained and will have limited impact on the overall landscape.

Overall Planning Assessment of the Site

This is a small site, previously built on, currently used as the maintenance area for the green keeper of the golf club. There is existing structures, buildings and hardstanding on this site.

This site is a small pocket of the golf course and is well contained behind existing residential properties and surrounded by the golf course. This site can be developed with limited impact to the surrounding area.

Given the size of the site there are no educational considerations. In relation to access there is an existing access to the site which will require upgrading to suitable standards. In relation to the comment made by Transport Scotland this is a small site, however it is understood that it is cumulative impact that is of concern. On its own this site would cause no impact. Taken together with other potential development sites, it is likely to have limited impact.

The natural landform and the existing layout surrounding the site would ensure the site would be naturally contained with a defensible boundary.

This site would integrate well with the existing residential area and would connect well to the existing built form. Any development would require to replicate the layout/ form of the adjacent residential area. However, this site is not required for release due to there being sufficient land identified through the 2016 Housing Land Audit to meet Renfrewshire's housing land requirements in the next Renfrewshire Local Development Plan. This site would be considered as a potential pipeline site should the delivery of housing not meet the required target to comply with Scottish Planning Policy and give Renfrewshire a 5 year effective housing land supply.

LDP2078

Previous Ref: 5011

Site Address: Land at Meadowside Farm, Johnstone

Site Size (Ha): 5.29

Local Development Plan Policy: ENV1 - Green Belt

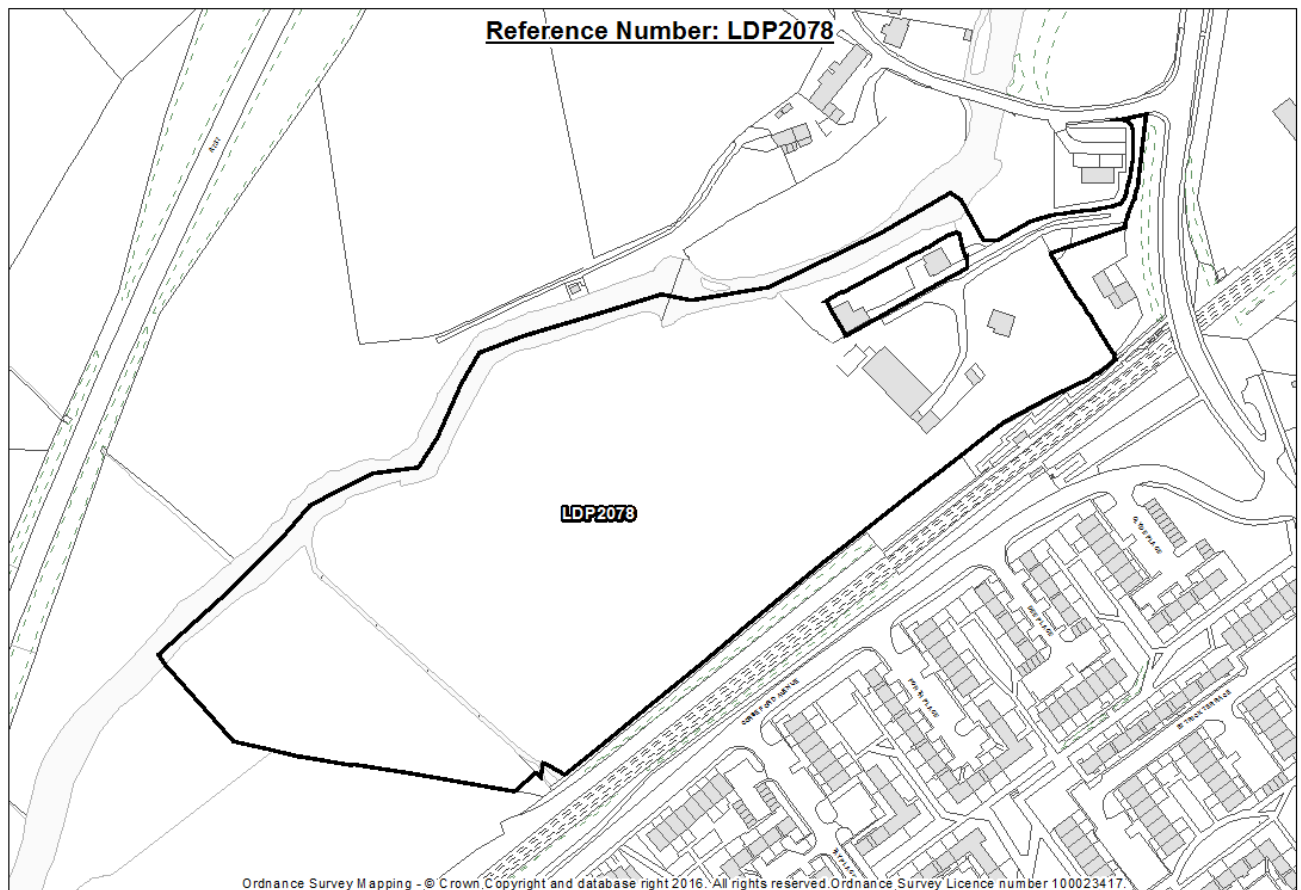
Proposal

Ownership/Developer if Known: Allanvale Land Investments Ltd

Housing Numbers (Estimate): Approximately 100 new homes

Programming (Estimate): 25 units per annum

Any Works Carried Out Since Last LDP: None.



Site Visit Comments

Site Boundaries: To the north the site's boundary is formed by the Black Cart Water. To the north east the boundary is along the Cochranemill Road. To the south east there is the railway line and embankment that has a few areas of established trees. To the south west, the area of the site borders an area of established woodland.

Landscape: The site is irregularly shaped gently undulating in the central area, there are derelict buildings in the eastern section of the site and the Spateston Burn flows northwards towards the Black Cart Water. There is an established woodland area in the north eastern section of the site. The site consists of scrubby, overgrown grassland.

Adjoining landscape character and land uses: To the north and north west there are open undulating grazing and arable fields and the A737. To the south east there is the railway line and the settlement of Johnstone beyond. To the east is a bus depot and residential units. To the west is a wooded area, a S.I.N.C. and an area of rough grazing land.

Planning History

Planning Application History: None

Reporters Comments: This small, densely treed corner site is part of a natural green corridor on the east bank of the Black Cart Water. This separates Millikenpark from Cartside and adds a sense of place. It would be visually unfortunate if its natural appearance, as well as its nature conservation interest, was to be swept away by housing development on a specifically allocated site. A development of two to three carefully designed houses could still be accommodated without removing the site from the green belt. This need not endanger the well-treed characteristics, or nature conservation interest, of this strip of riverbank. The authority's response is reasonable in every respect.

Pre-MIR Meeting: Following an invitation to discuss the proposed land use change of the site in the new Renfrewshire Local Development Plan, consultants did not want a meeting. They just wanted the site to be considered again in the preparation of the next Plan.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY: Whilst part of the site looks to be developable, part of it is shown as being within the functional floodplain of the Black Cart Water. A minor water course (The Spateston Burn) also runs through the site. A detailed flood risk assessment will be required to ascertain the developable extent of the site.

HISTORIC ENVIRONMENT SCOTLAND: No comment.

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

SCOTTISH NATURAL HERITAGE: No comment.

SCOTTISH WATER: No response to date.

SPORTSCOTLAND: No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site is overgrown with grasses and scrubby vegetation and includes the occasional semi mature tree. The southern part of the site is bordered by deciduous and non - deciduous trees on the banks of the Spateston Burn. The north western part of the site is bordered by the river Black Cart Water which has a core woodland of mature deciduous trees along its banks, towards the northern edge of the site. Potential impact on the Miliken Park SINC located along the Black Cart Corridor at the northern boundary of the site and to the area of woodland to the south west of the site requires to be considered. The site has biodiversity, flora and fauna interest.

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.

Air

There is likely to be an increase in vehicular movements should this site be developed. The site is adjacent to a railway station and a good bus route. Expect public transport to provide for a number of trips and movement.

Water

Surface water risk extends along northern boundary and down to south west. 50% of the site to the west is subject to direct flooding risk from the Black Cart. Flood Risk Assessment and Drainage Impact Assessment would be required to define the developable area.

Climatic Factors

Climatic factors relate primarily to building on a flood plain.

Landscape

The site is relatively flat and well contained. It is not very visible from many vantage points.

Population and Human Health

There is good access to public transport, and local facilities can be reached on foot however, local facilities are limited in the immediate area.

Soil

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

Part of the site contains Milliken Park SINC and given the proximity to the watercourse the site has benefits for biodiversity and local habitat connectivity. Substantial flood risk constraints affect a significant area of this site. Surface water risk extends along the northern boundary and down to south west and approximately half of the site to the west is subject to direct flood risk from the Black Cart. The site is well contained and likely to have limited visual impact on the overall landscape of the area. However development of the site is likely to result in a significant impact to the natural environment.

Overall Assessment of the Site

This is a rough grassland site in the green belt. The site is sensitive but could accommodate a degree of appropriate development in small areas of the site without having a significant detrimental impact on the greenbelt. However, the existing greenbelt designation within the Local Development Plan should remain to protect the existing nature conservation interests.

In terms of education, primary education provision at St Margaret's Primary School would require to be addressed subject to final housing numbers and phasing.

The owner suggests that the site is both effective and deliverable however the comments made by the Council and Reporter during the preparation of Local Development Plan 1 have not been addressed.

Access to the site is challenging. Further details would be required to fully assess the traffic and transportation issues. In relation to the impact on the local and trunk road network, an assessment of the relevant junctions would be required.

The site remains constrained by a number of factors making it unviable and unlikely to be developed in the lifetime of the plan. Surface water risk extends along northern boundary and down to south west with approximately half of the site subject to direct flood risk from the Black Cart. It is also considered that providing access and accommodating a suitable and safe junction at this site is likely to be challenging to achieve.

This site is significantly constrained making it unviable, therefore not deliverable or effective. It is therefore not considered suitable for release from the green belt as a future housing site in the next Renfrewshire Local Development Plan.

LDP2079

Previous Ref: 2196

Site Address: Drum Farm, Langbank

Site Size (Ha): 15.28

Local Development Plan Policy: ENV1 - Green Belt

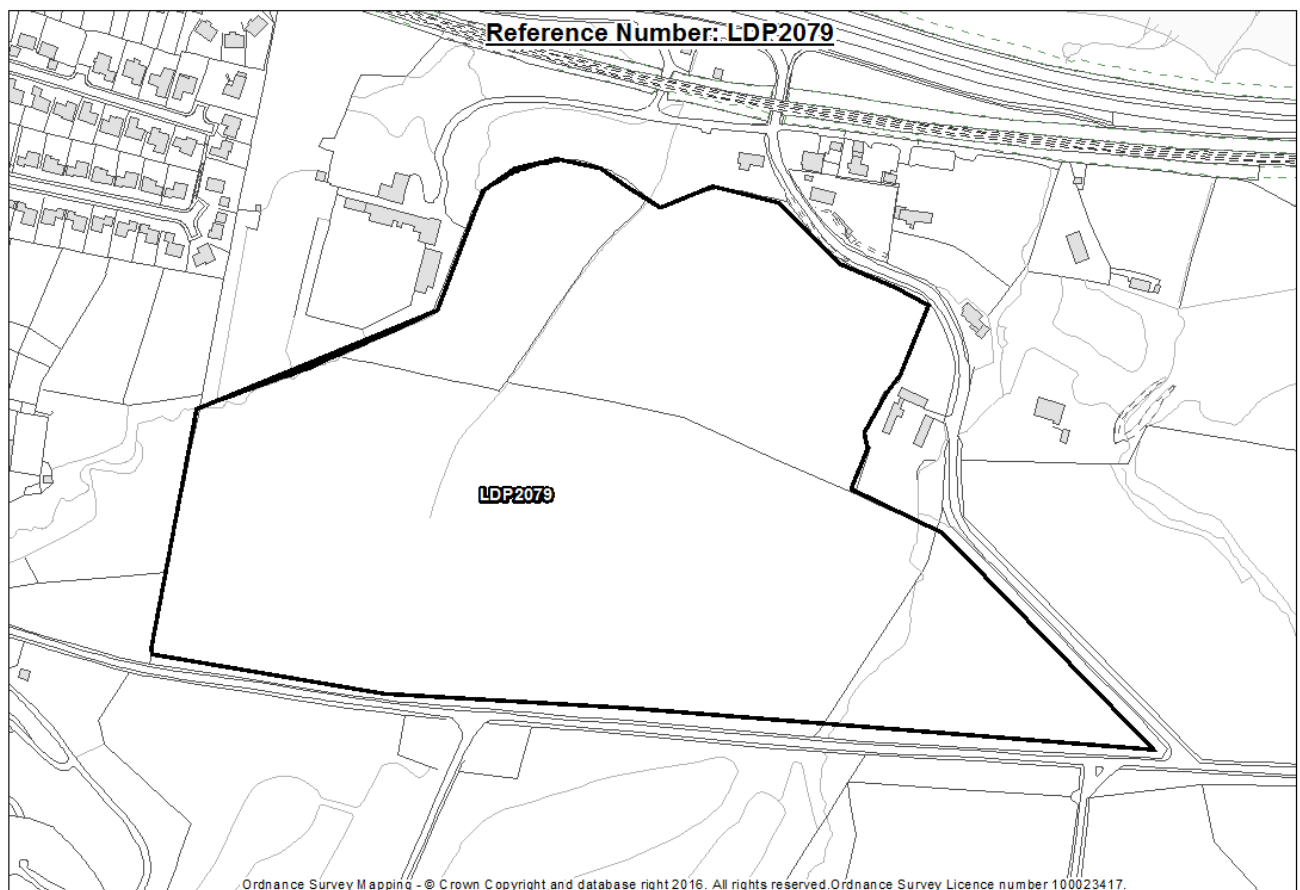
Proposal

Ownership/Developer if Known: Lithgow family.

Housing Numbers (estimate): 200 units

Programming (estimate): 25 units per annum

Any Works Carried Out Since Last LDP: None.



Site Visit Comments

Site Boundaries

The southern boundary is defined generally by a hawthorn hedgerow, post and wire fence and the occasional field boundary tree.

Landscape

Prominent, elevated location, rolling landscape, significantly sloping down towards the north and east. The site consists of open grazing partially subdivided by remnants of former field boundaries, including mature trees. The site is broadly an irregular shape with a boundary formed by Old Greenock Road to the south, the B789 to the east, housing to the north and field boundary to the west.

Adjoining landscape character and land uses

To the south and east the adjoining landscape character is of rolling agricultural landscape, broken by shelter belts and substantial areas of predominantly deciduous woodland, together with Gleddoch House Hotel. To the north of the site is Eastbank House with extensive garden grounds and then the transport corridor containing railway and dual carriageway adjacent to the Clyde.

Planning History

Planning Application History

None.

Reporters Comments

N/A, the site was not put forward to examination of the current adopted Renfrewshire Local Development Plan.

Pre-MIR Meeting

Advice given that this is a large site that will require a significant amount of infrastructure to deliver. It is difficult to see how development of this site for residential can fit well and integrate with the village.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

A number of minor watercourses run along the boundary of the site. A flood risk assessment required to confirm the developable extent of the site. There are three water bodies associated with the site, two minor unnamed burns to the west of the site, one bordering the site and another running through the middle. SEPA would oppose any culverting or straightening of the watercourses.

HISTORIC ENVIRONMENT SCOTLAND: No comment

TRANSPORT SCOTLAND: No comment

SCOTTISH NATURAL HERITAGE : No comment

SCOTTISH WATER: No response to date.

SPORTSCOTLAND: No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large, irregular, shaped site which is comprised of several open grassland fields which are used for grazing. Mature trees line the northern part of the site. Some smaller trees line field boundaries within the site and along the banks of two burns which pass through the site. The site will have biodiversity, flora and fauna interest.

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.

Air

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

Water

There is a watercourse to the east, west and central area of this site. Any development should protect and enhance the water environment and promote sustainable flood risk management where required. Flood Risk Assessment required.

Climatic Factors

Location of the site is likely to encourage carbon emissions through increased vehicular usage. Access to local services, facilities and public transport can reasonably be sought on foot, however these services are limited and therefore vehicular movements are likely to increase with the development of this site.

Landscape

The site sits in a prominent, elevated location, in a rolling landscape. It consists of open grazing partially subdivided by remnants of former field boundaries, including mature trees. Due to the elevated position of the site and the slightly fragmented character of the hedgerow this offers little effective visual containment. To the south and east the adjoining landscape character is of rolling agricultural landscape, broken by shelter belts. To the north west are the mature trees and grounds of the residential property East Bank.

Population and Human Health

The site is approximately 500 metres from the village centre, however, there are limited services and facilities. Access to public transport (train) is good. The proximity of site to the A8 and nearby M8 motorway would encourage higher rates of vehicular usage and commuting.

Soil

Greenfield site, development may 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 impact that development of this site would have on the landscape and setting of the village. Development of this site is also likely to have an impact on biodiversity, flora and fauna. This is a large site and it is likely to result in increased emissions, even though there are rail links nearby. There is a potential flood risk due to a watercourse at both the eastern and western ends of the site, although it is likely that this risk could be satisfactorily remediated.

Overall Planning Assessment of the Site

This is a large prominent site on the edge of Langbank Village. The site provides the southern backdrop to the village. The site contributes to the local landscape character and countryside setting around Langbank. Development would have an impact on the local landscape setting which would be detrimental to the visual amenity of this area.

On plan, although the site appears to be able to adjoin onto existing residential units, the site would simply be at the rear boundary of other residential units along this southern boundary to the village. It appears challenging to integrate with the built form of the residential area. The development of this site appears to be extending the village envelope into the countryside.

Access to the site is likely to be challenging. The extent of the developable area would be required before suitable points of pedestrian, cycle and vehicular access could be considered. Further details would be required to fully assess the traffic and transportation issues.

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

The developer has indicated that all of the infrastructure required to develop the site such as drainage, access and other associated infrastructure can be dealt with. All necessary assessments would be submitted with a planning application.

In relation to effectiveness and deliverability, this is a large site that requires development platforms to be created and a defensible green belt boundary formed to the southern and western boundary. There is no house builder named as yet and therefore overall it is considered that the site is not effective and not deliverable in the 5 years of the Local Development Plan. It is therefore considered not suitable for release from the green belt as a future housing site.