



Renfrewshire Local Development Plan Proposed Plan

BACKGROUND PAPER 2

HOUSING SITE ASSESSMENTS (2019)



Renfrewshire
Council



HOUSING SITE ASSESSMENTS – BACKGROUND PAPER 2

Proposed Sites Assessed in Preparation of Renfrewshire Local Development Plan

Each site submitted to the Council for consideration in preparation of the Renfrewshire Local Development Plan through the Suggestions for Land Use Change exercise and Main Issues Report Consultation 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, summary of information submitted through the consultation on the Main Issues Report, summary of Landscape Assessment undertaken by Ironside Farrar, 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 Proposed Plan (See Appendix 2 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

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Site Assessments

Table 2 lists all of the sites that have been considered in preparation of Renfrewshire Local Development Plan followed by an assessment of each site

Table 2

Site Reference	Address	Estimated Capacity
LDP2001	Land to the east of Shuttle Street, Kilbarchan	152
LDP2002	Calder Street, Lochwinnoch	100-150
LDP2003	Rhubarb Farm, Land between Craigends Road and Ardgyffe Crescent, Houston	100-200
LDP2007	Land to the south of Kilmacolm Road and Strathgyffe Crescent, Bridge of Weir	70
LDP2016	Gleniffer Road, Paisley	50-100
LDP2022	Arkleston Farm, Paisley	Not provided
LDP2023	Good Shepherd, Old Greenock Road, Bishopton	8-10
LDP2024	South of Woodend House, Houston Road, Houston	50 -70
LDP2025	West of Woodend House, Houston Road, Houston	6
LDP2026	East Fulton Farm, Darluith Road, Linwood	30 - 70
LDP2028	Johnshill, Lochwinnoch	5
LDP2029	North and South of Midton Road, Spateston Road, Johnstone	175

Site Reference	Address	Estimated Capacity
LDP2030	South of Kilmacolm Road, Bridge of Weir	150
LDP2031	Barbush North, Johnstone	130
LDP2032	West of Burnfoot Road, Lochwinnoch	113
LDP2033	West of Barochan Road, Houston	59
LDP2034	West of Caplethill Road, Cross Stobbs, Paisley	180
LDP2035	Whitelint Gate, Bridge of Weir	66
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	110
LDP2040	Land off Old Bridge of Weir Road, Houston	250
LDP2041	Harelaw Farm, Caplethill Road, Paisley	225

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Site Reference	Address	Estimated Capacity
LDP2042	Craigton Farm, Bishopton	100-150
LDP2043	Sandholes Road, Brookfield	90
LDP2044	5 East Fulton Holdings, Linwood	N/A
LDP2045	Barochan Road/Fulton Drive, Houston	275
LDP2046	Northbar Phase 2, Erskine	60
LDP2047	Southbar, Linburn, Erskine	490
LDP2048	Branscroft, Kilbarchan	150
LDP2050	South of Merchiston and North of A737, Johnstone	250-300
LDP2051	Land to the North and South of Beith Road, Howwood	124
LDP2052	Kilmacolm Road, Houston	100
LDP2053	Auchenlodment Road, Elderslie	40
LDP2054	Land at Erskine Hospital, Erskine	200-250 /Commercial Use
LDP2055	Milliken Road, Kilbarchan	75

Site Reference	Address	Estimated Capacity
LDP2056	Fields at Barochan Road, Brookfield	150
LDP2057	Cochrane Castle Driving Range, Rannoch Road, Johnstone	70 -90
LDP2058	Mackies Mill, Elderslie	200
LDP2060	Marypark Road, Langbank	14
LDP2063	South of Midton Road, Howwood	5-10
LDP2064	Thriplee Road, Bridge of Weir	30-50
LDP2065	Land at Johnshill, Lochwinnoch	100
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	Linlive interchange, Linwood	Leisure Proposal

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Site Reference	Address	Estimated Capacity
LDP2077	Elderslie Golf Course at Newton Avenue, Elderslie	35
LDP2078	Land at Meadowside Farm, Johnstone	100
LDP2079	Drum Farm, Langbank	50-100
LDP2082	Marypark Road, Langbank	2
LDP2083	Thriplee Road, Bridge of Weir	200-250
LDP2084	South of Inchinnan Village, Inchinnan	Industrial/ Business Proposal
LDP2085	Barochan Road, Crosslee	100
LDP2086	UWS South Avenue, Paisley	5-10
LDP2087	UWS Thornly Park, Paisley	200-300

Site Reference	Address	Estimated Capacity
LDP2088	Grahamston Road/Hurlet Road – Dykebar Hospital Western Site	620
LDP2089	Land to the east of Grahamston Road, Paisley	Subject to a masterplan
LDP2090	Leethland House, Glenpatrick Road, Elderslie	10-15
LDP2091	Kilbarchan Road, Bridge of Weir	50
LDP2092	Howwood West, Land to the North and South of B787	150
LDP2093	Merchants Close, Kilbarchan	3
LDP2094	Beardmore Cottages, Inchinnan	10
LDP2095	Manse Crescent, Houston	10
LDP2096	Renfrew Golf Course Car Park, Renfrew	10

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New Housing Sites Allocated for Development in Local Development Plan

Following the assessment of the sites listed in Table 2, the Renfrewshire Local Development Plan allocates 6 new sites within and at the edge of settlements to add to the range and choice of housing sites across Renfrewshire. These sites are listed in Table 3 below and are considered to make a positive contribution to settlements helping to enhance and create attractive and sustainable place across Renfrewshire.

Table 3 - New Housing Sites Allocated for Development in Local Development Plan

Site Reference	Address	Estimated Capacity
LDP2024	South of Woodend House, Houston Road, Houston	50 - 70
LDP2032	West of Burnfoot Road, Lochwinnoch	113
LDP2057	Golf Driving Range, Rannoch Road, Johnstone	70 - 90
LDP2094	Beardmore Cottages, Inchinnan	10
LDP2095	Manse Crescent, Houston	10
LDP2096	Renfrew Golf Course Car Park, Renfrew	10

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Maintaining a 5 year Supply of Effective Housing Land

It is considered that the Renfrewshire Local Development Plan identifies a sufficient supply of housing land to meet Renfrewshire’s Housing Land Requirements.

The Council will continue to monitor its housing land supply to ensure that a continuous 5-year effective land supply is maintained and will investigate new residential development opportunities including the development of Council owned sites and other regeneration sites within existing places.

It is recognised that sites can stall or fail to progress at the rate anticipated. Should the Council identify a shortfall in the 5-year supply of effective housing land during the plan period, planning applications for new housing developments will be considered in relation to the framework set out in Appendix 1 of the Renfrewshire Local Development Plan.

Housing Development Pipeline Sites

This Background Paper identifies a number of sites listed in Table 4 that are not allocated for residential development in the Renfrewshire Local Development Plan but would be considered in relation to the framework set out in Appendix 1 of the Renfrewshire Local Development Plan as a Housing Development Pipeline Site should there be a shortfall in the effective housing land supply during the plan period.

Table 4 – Housing Development Pipeline Sites

Site Reference	Address	Estimated Capacity
LDP2025	West of Woodend House, Houston Road, Houston	6
LDP2026	East Fulton Farm, Darluith Road, Linwood	30 - 70
LDP2028	Johnshill, Lochwinnoch	5
LDP2031	Barbush North, Johnstone	130
LDP2037	Barrhill Crescent, (Cemex), Kilbarchan	60
LDP2053	Auchenlodment Road, Elderslie	40
LDP2054	Land at Erskine Hospital, Erskine	200-250 /Commercial Use
LDP2066	Lochwinnoch Golf Club, Lochwinnoch	5-15
LDP2077	Elderslie Golf Course at Newton Avenue, Elderslie	35

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

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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): 8.7

Local Development Plan Policy: ENV1 - Green Belt

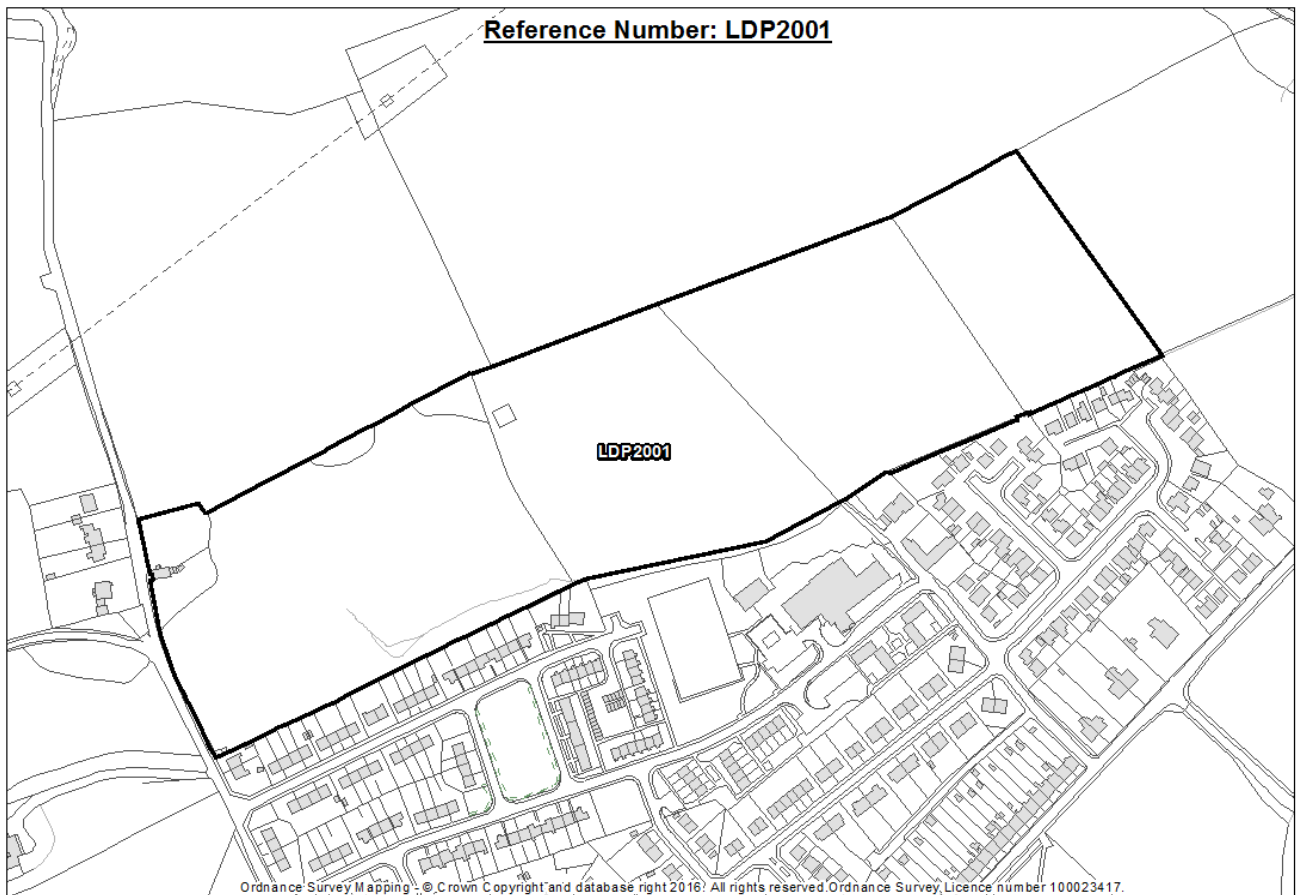
Proposal

Ownership/Developer if Known: Stewart Milne Homes (control and developer).

Housing Numbers (estimate): 152 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. 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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted a supporting planning statement; indicative layout; development framework; key site considerations; indicative access arrangements; preliminary drainage strategy; topography and sustainable accessibility and local amenities appendices. In addition, the developer has provided comments/advice they received from SEPA in relation to the site. The developer has attempted to address previous concerns on the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large greenfield site to the north of the settlement. The site is in a prominent location and forms the northern setting to the settlement. Areas of the southern lower area of the site could potentially be developed without breaching the ridgeline that contains the settlement to the north and avoiding the more prominent area to the east where the landform falls away. However, there is a lack of a defensible green belt boundary to the east and the development of this site would fail to integrate with the settlement.

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

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

SPORT SCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

A large site which is predominantly open grassland used for grazing livestock. Tree planting of oak, hawthorn and ash has been undertaken along the northern, eastern and southern site boundaries to form shelterbelts. Furthermore, two distinct areas of mature oak, ash and sycamore trees are located on the northern site boundary, while a section of mature hedgerow, dominated by hawthorn, is present along the north-eastern site boundary. The areas of hedgerows and scattered trees along the site boundaries offer suitable habitat for foraging and commuting bats. The mature trees located along the northern site boundary show features that may have potential to support roosting bats.

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. Supporting information include states that any development will be well below the ridgeline which extends beyond the site's boundary to the north.

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. The site is located directly north of the Kilbarchan Primary School and offers the potential for direct pedestrian connections to the immediate school boundary.

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.

Evidence has been provided that access to the site is achievable. A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix 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 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): 6.4

Local Development Plan Policy: ENV1 - Green Belt

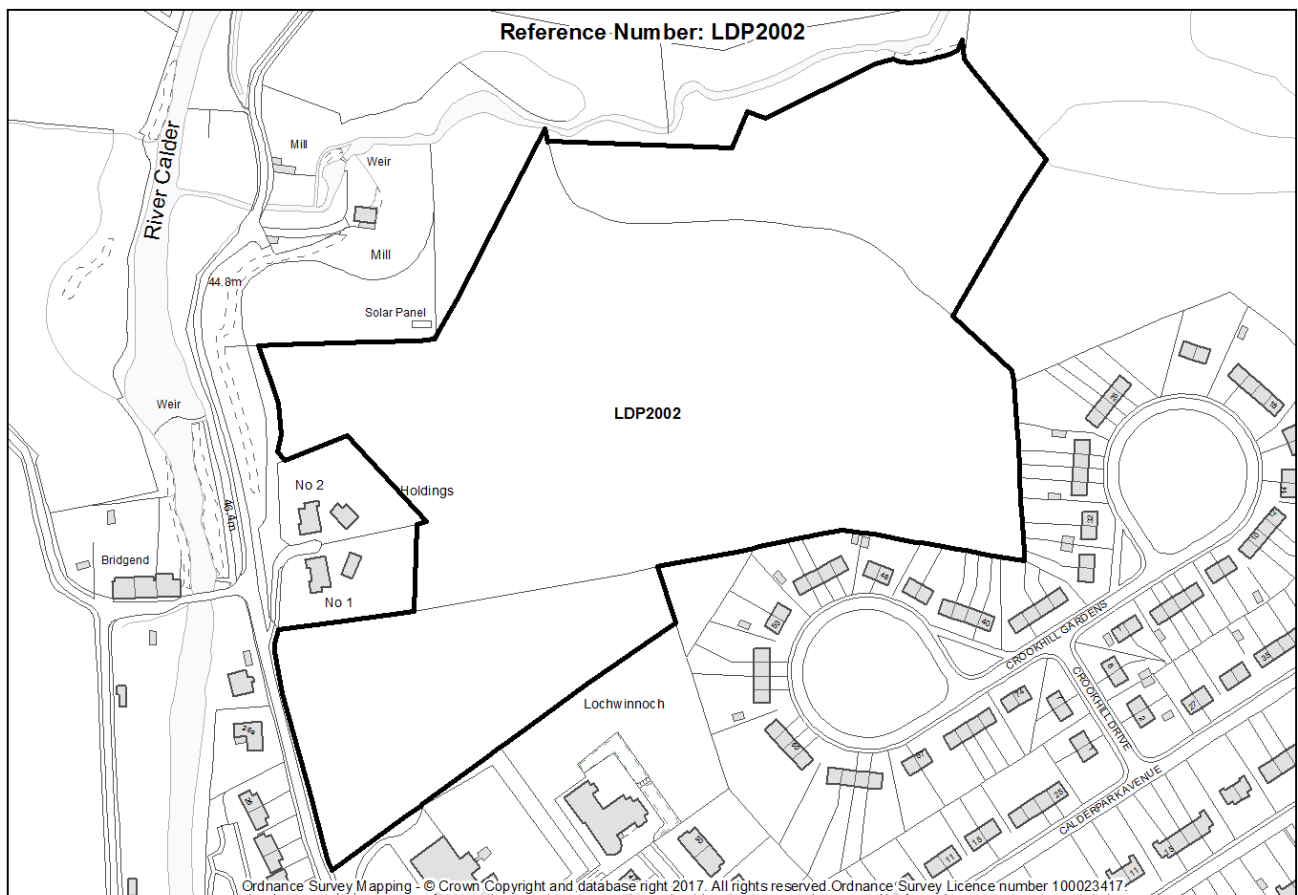
Proposal

Ownership/Developer if Known: Taylor Wimpey

Housing Numbers (estimate): 100-150

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.



Site Visit Comments

Site Boundaries

To the west, the site bounds Calder Street along which there is a hedgerow and some properties back onto the site. Just beyond Calder Street is the River Calder. The north of the site adjoins an area of woodland, with more scrubby vegetation to the north east separating the site from the adjacent pasture. The east/ south east of the site borders residential properties and a primary school, with the boundary defined by fences, scrubby vegetation and some trees.

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.

MIR Submission

The site can accommodate up to approximately 150 houses. The northern fringes of the site are affected by flood risk although it is considered that any impacts can be factored into the layout and detailed design proposals.

In response to the feedback provided by officers at pre-MIR discussions Taylor Wimpey are undertaking additional technical studies which will assess the traffic and road access issues associated with the site.

Landscape Assessment

Landscape Assessment undertaken by ironside Farrar to inform this assessment.

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

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 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

A Water Impact Assessment and Drainage Impact Assessment will be required. There are existing flooding issues in the local sewer network and the developer will need to ensure they mitigate against the impact of their development.

SPORT SCOTLAND:

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Much 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 quality is also potentially an 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 constrained by the potential access to this site and the engineering works that would be required could impact on the viability of the site. Further work has been undertaken by the developer to show that although challenging, access is achievable.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

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.

Affordable housing provision including an appropriate housing mix 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 Ardgyffe Crescent, Houston

Site Size (Ha): 15 ha

Local Development Plan Policy ENV1 - Green Belt

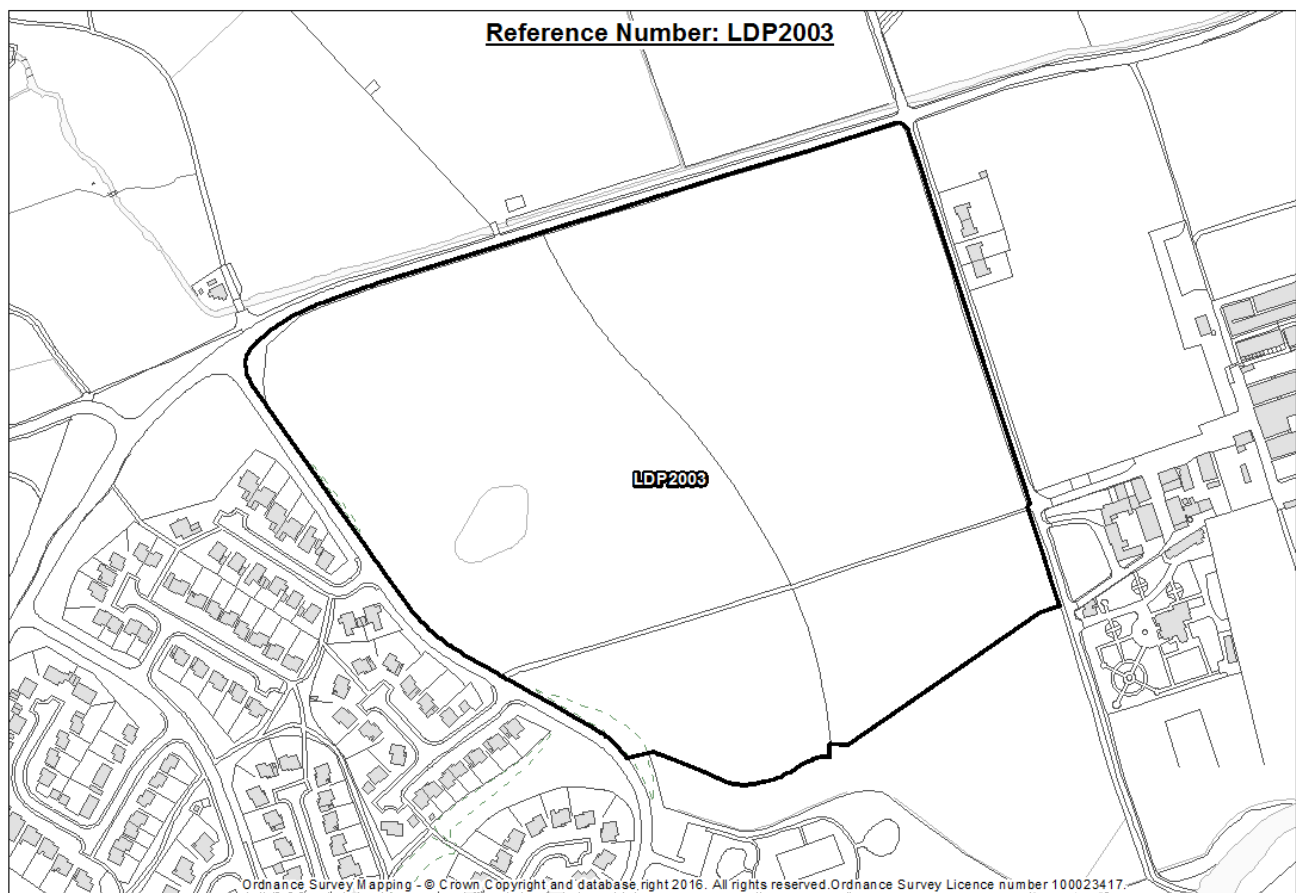
Proposal

Ownership/Developer if Known: Taylor Wimpy

Housing Numbers (Estimate): Approximately 100-200 homes.

Programming (Estimate): 30 units per annum

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



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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments in relation to the site in the pro-forma which was provided as part of the consultation process.

Comments provided were that development of the site presents an opportunity to deliver much needed additional housing land within a site that can be built to existing establish features, will be bolstered by significant tree planting/landscaping and will constitute a more appropriate, robust and defensible long-term settlement edge that the existing boundary.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large site on farmland at the settlement edge. Much of the site is highly visible and prominent when approaching the settlement from the east. The site screens and provides containment to the settlement, and even development along the western edge of the site could breach this high point and have a negative impact on the setting and character of the green belt.

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, Linclive 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

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

There is a 9" water main inside the north boundary of the site, Scottish Water will require to ascertain whether this will have an impact on the site.

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 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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both primary and secondary education provision 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 has stated that they wish the site to be considered for approximately 100-200 houses, no information on phasing for the overall site has been provided. 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

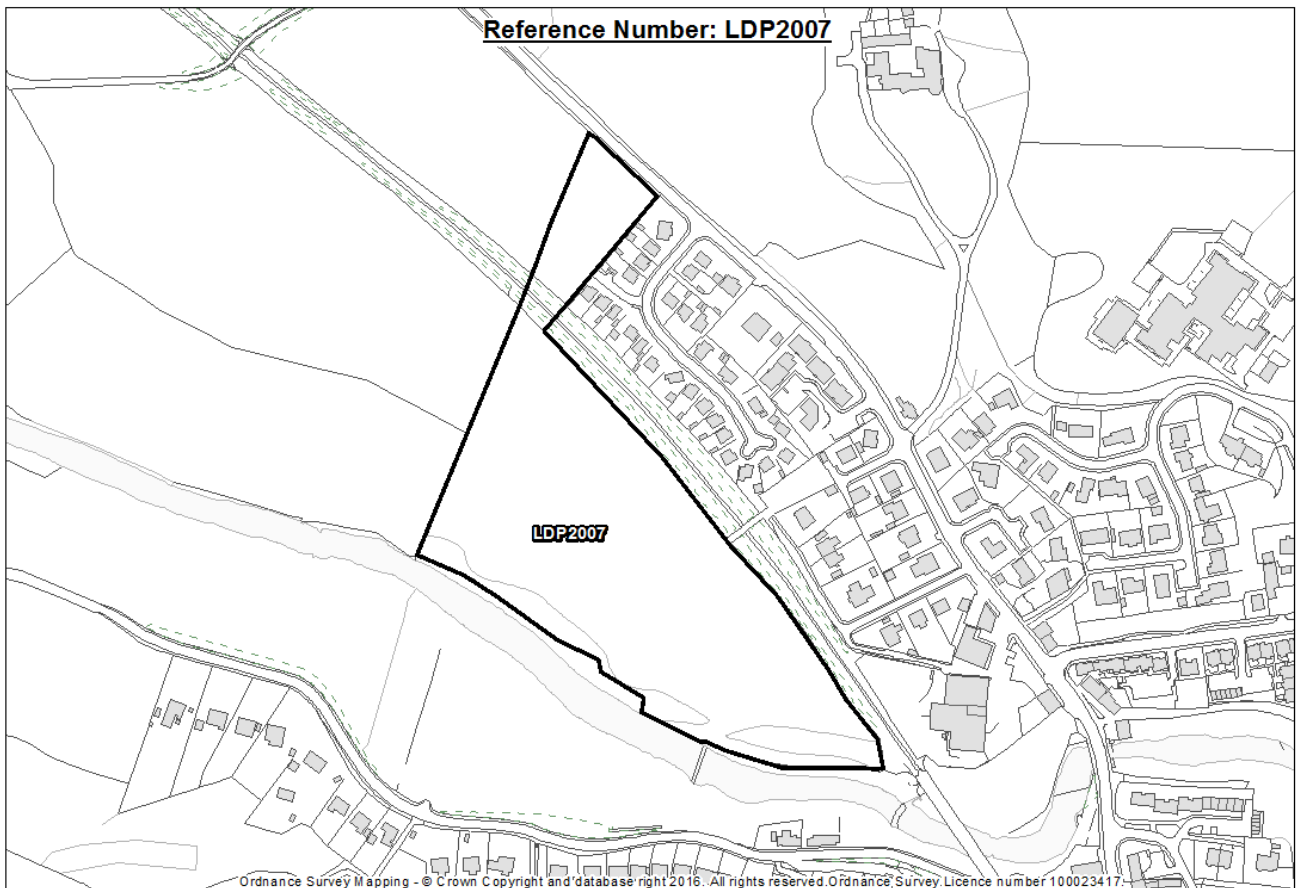
Proposal

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, 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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

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, Linclive 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

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

There is a 12" trunk main crossing the south east corner of the site. Scottish Water will require to ascertain whether a diversion would be permitted; otherwise there may be an impact on how the site is laid out.

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 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 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 the 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 village.

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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at 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 to provide sufficient primary and secondary capacity as required.

The owner has indicated that all the constraints to developing on this site such as drainage, access and infrastructure can be dealt with. A flood risk assessment will be required due to risk of flooding from the river 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 residential development.

In relation to deliverability and effectiveness of the site, it is considered that there are several issues that require to be addressed including 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. It is therefore considered that the deliverability and effectiveness is questionable. Development of this site would impact adversely upon the landscape setting of the settlement and is not considered suitable for release from the green belt as a future housing site.

LDP2016

Previous Ref: 5056

Site Address: Gleniffer Road, Paisley

Site Size (Ha): 10.86

Local Development Plan Policy: ENV1 - Green Belt

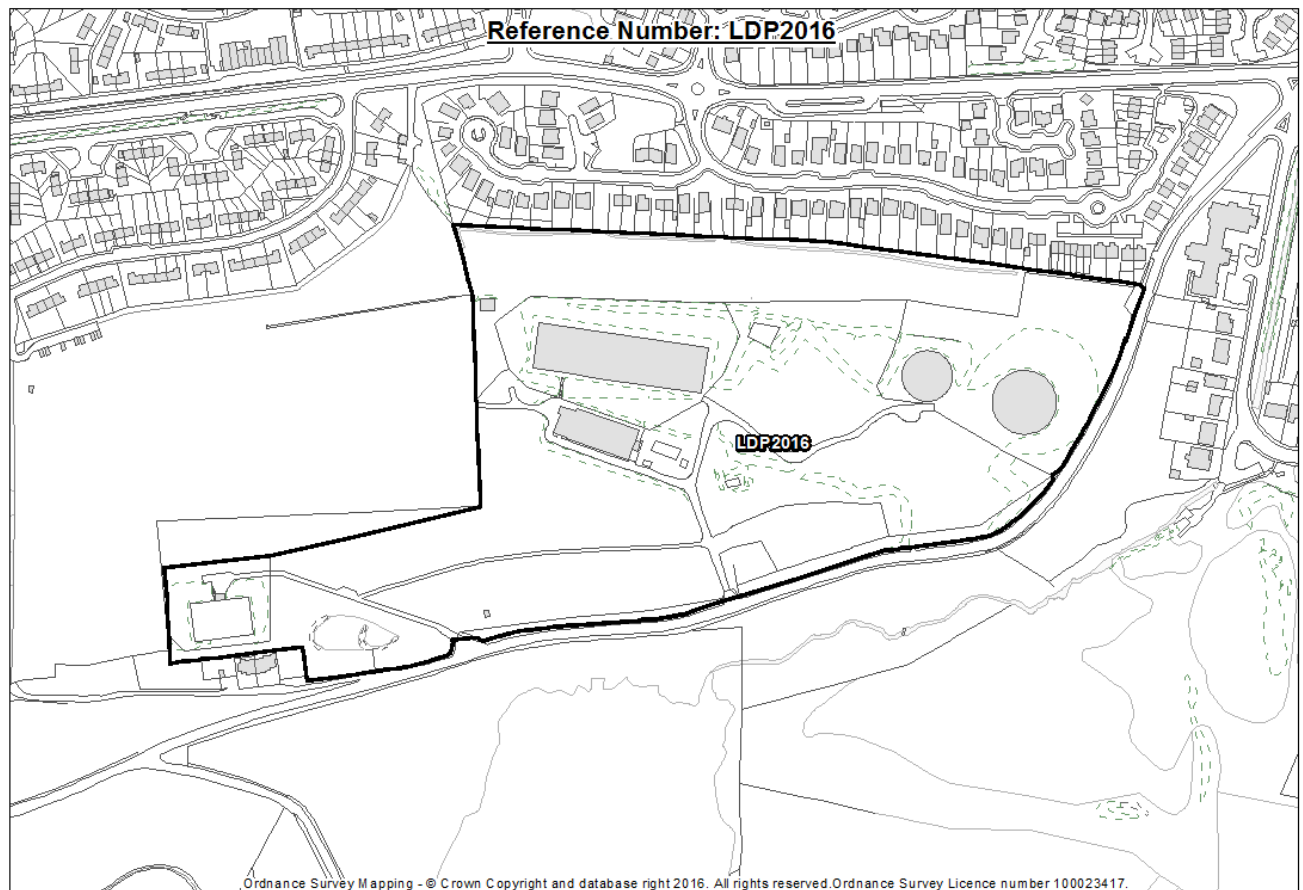
Proposal

Ownership/Developer if Known: Scottish Water

Housing Numbers (Estimate): Approximately 50-100 units

Programming (Estimate): 25 units per annum

Any Works Carried Out Since Last LDP: None.



Site Visit Comments

Site Boundaries

The site boundaries to the east, south and west are a tall metal palisade fence approximately 1.8 m high in areas along Gleniffer Road. To the south and east of the site there is an extension to the fence above the palisade fence. The boundary along the north is a palisade fence along the rear garden boundaries of residential properties. To the south is the existing water works plant and tank machinery, with Gleniffer Road and Gleniffer Braes Country Park beyond.

Landscape

Previously used Scottish Water Works 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.

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments in relation to the site in the pro-forma which was provided as part of the consultation process.

Comments provided included that development of the site presents an opportunity to deliver much needed additional housing land within a site that represents a sustainable location, close to existing amenities and free from infrastructure constraints.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site is in a prominent location and part of the escarpment that forms a boundary to the development of Paisley. Development of this site would begin the extension of Paisley up onto the escarpment towards Gleniffer Braes Country Park that currently limits its growth. Development would have a detrimental impact on the landscape character.

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

This site is currently in use by Scottish Water and there are a large number of trunk water mains running through the site. Should this site become available for development the layout would need careful consideration to ensure there are no asset conflicts. Early Engagement with Scottish Water is encouraged.

SPORTSCOTLAND

No comments.

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 the 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. The land classification for agriculture is Category 3.2 which is land capable of supporting mixed agriculture.

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 adverse 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, there is adequate school provision at primary levels to accommodate the development. Secondary education provision requires to be addressed. The impact on school capacity will depend on the potential for development sites elsewhere in this school catchment and is subject to final housing numbers and phasing. This requires to be continually assessed.

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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

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

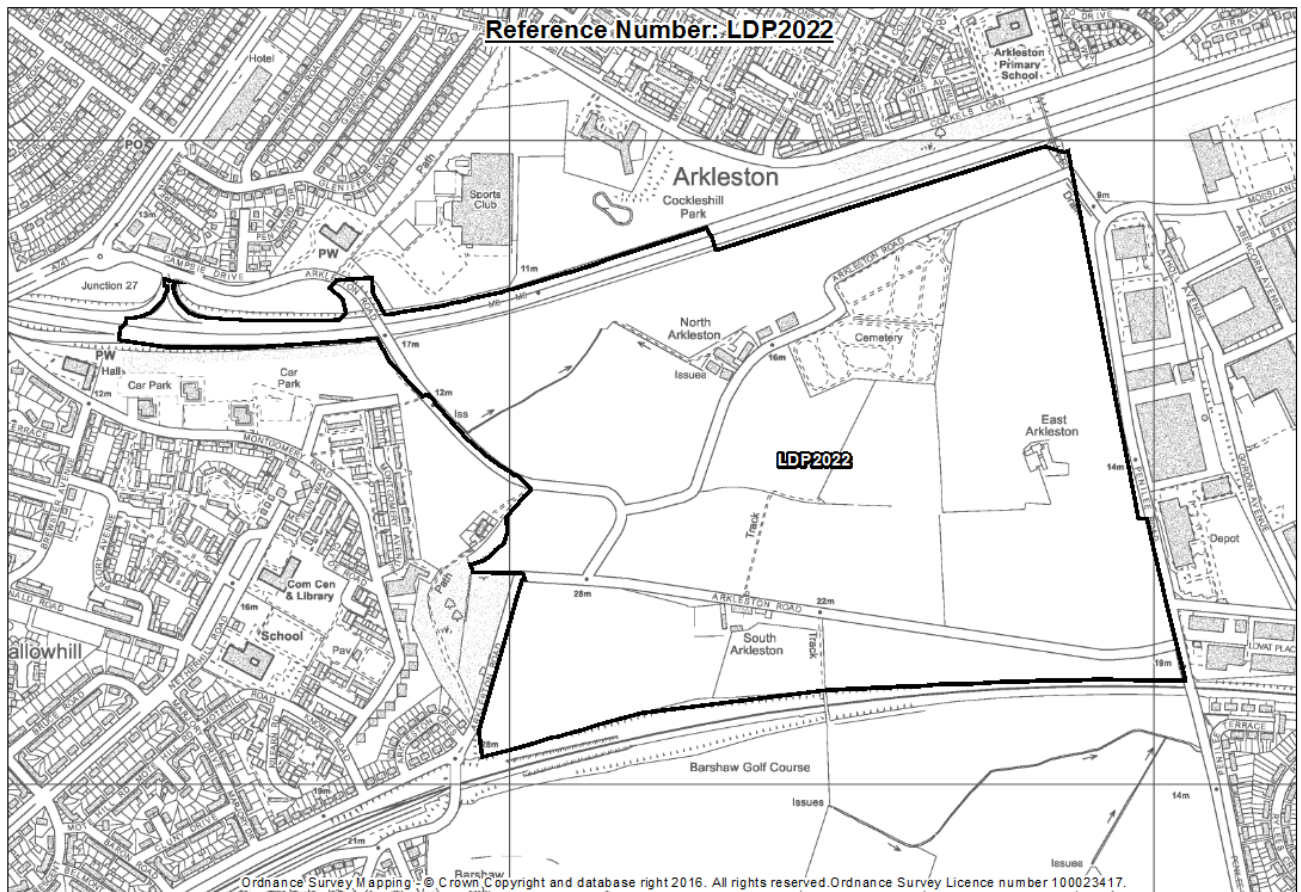
Proposal

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 trapezoid 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. The site includes a cemetery and there is a mature avenue of trees, parallel to the M8 leading to it. The site includes small linkage sections associated with the M8 to the north.

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Large area of farmland east of Paisley immediately south of the M8. The site currently prevents the further coalescence of settlements and provides a setting for the settlements surrounding it. The site could potentially accommodate a very limited amount of sensitive development, i.e. associated with the farmsteads or the existing cemetery.

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

Depending on the amount of units proposed for this site a Water Impact Assessment and Drainage Impact Assessment may be required to understand the impact of the development on the existing network.

There are several water mains and a sewer within the site curtilage. The developer should contact Scottish Water to ascertain whether any diversions are required.

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 watercourses 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. The land classification is Category 3.2 which is land capable of supporting mixed agriculture.

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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

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

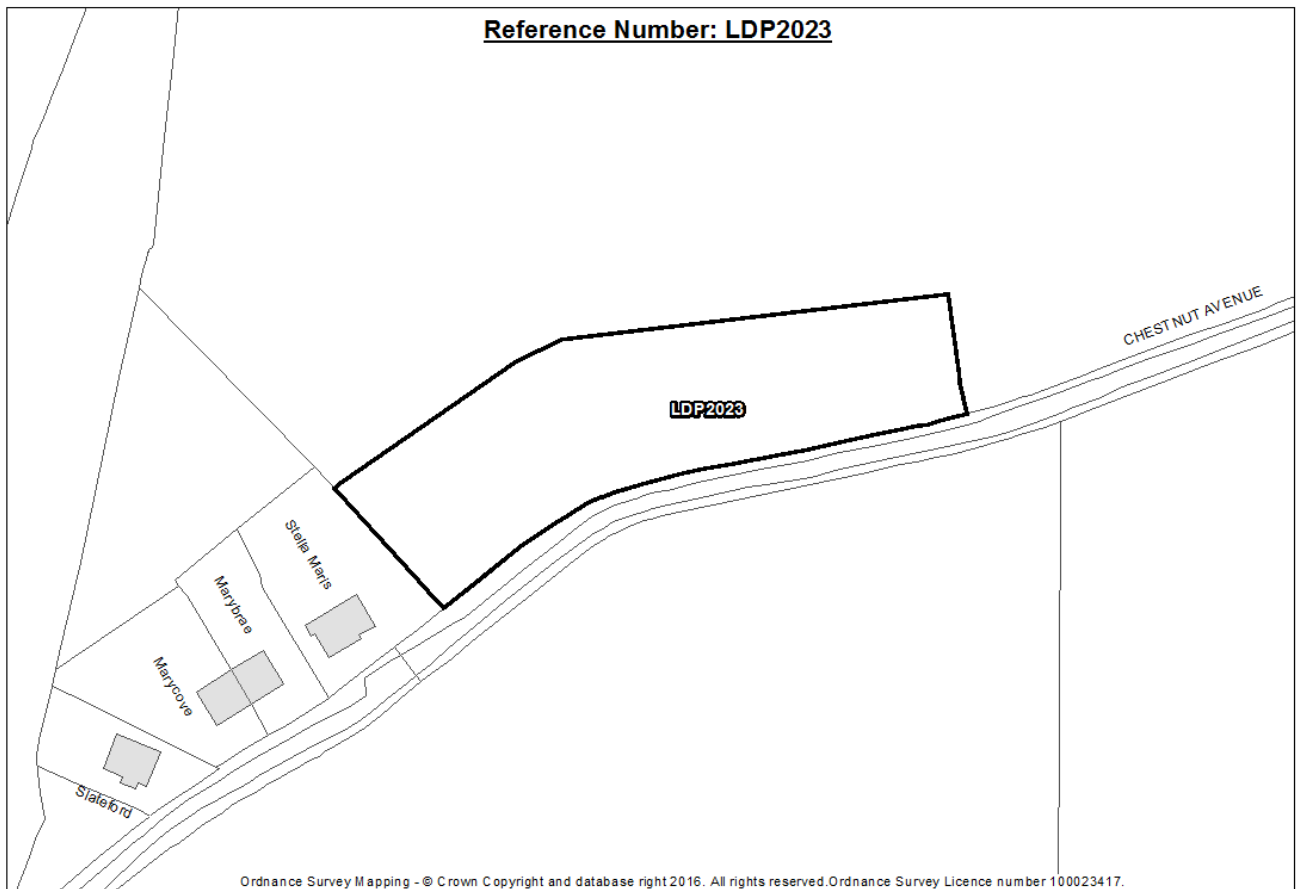
Proposal

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

Chestnut Avenue, a minor road/ track, bounds the site to the south east, along which there are mature trees and a stone dyke. This track forms part of the core path network. There is a fenced boundary with an adjacent residential property to the south west. There is a degree of enclosure provided in these directions, however to the north and east the site is open to the surrounding pastures.

Landscape

A small, elongated site along Chestnut Avenue located to the west of Bishopston. The site is immediately adjacent to a small linear development of housing along the track. The site comprises grazing land and is broadly flat, situated on an elevated landform above the Clyde valley to the north.

Adjoining landscape character and land uses

The site is in the green belt to the west of Bishopston. 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.

17/0494/PP - Application for Planning Permission in Principle for 8 residential units was Refused at the Communities, Housing and Planning Policy Board on 15 January 2019.

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Development of the site would have only localised impacts on green belt and landscape character but may increase the likelihood of further ribbon development along the track.

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

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

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. Tree line along the southern boundary of the site is covered by a Tree Preservation Order. 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. The surrounding area is characterised by open agricultural land.

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.

Overall Planning Assessment of the Site

The land owner has suggested that this proposal is an enabling development which would facilitate further investment in the Good Shepherd Centre.

Two applications for planning permission (16/0568/PP and 17/0494/PP) which have proposed residential development on this site have been refused by the Council in recent years. This proposal is similar to the recent planning applications that have been refused permission.

Further details would be required to fully assess the traffic and transportation issues. Junction improvements may be required.

The developer has indicated that all 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.

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

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

Development of this site would extend an existing line of houses located to the north of Chestnut Avenue which may increase the likelihood of further ribbon development in this area. Although it is indicated that planting is proposed it is considered that there would be no robust, established and defensible green belt boundary. This site is therefore not suitable for development and should remain within the green belt.

LDP2024

Previous Ref: 15/3003/DP

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

Site Size (Ha): 4.36

Local Development Plan Policy: ENV1 - Green Belt

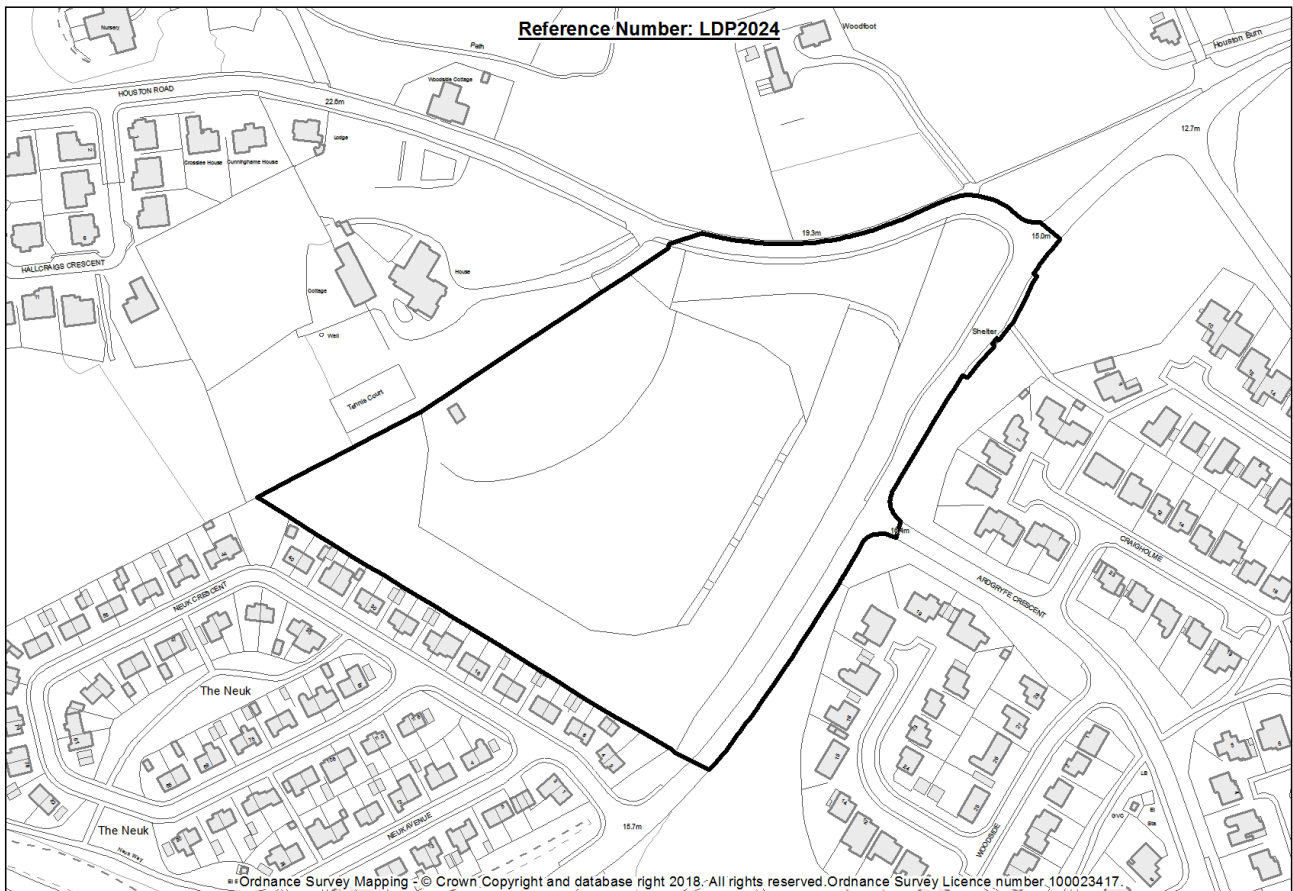
Proposal

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

Housing Numbers (estimate): 50 - 70 units

Programming (estimate): 1-2 years

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. Investigative works have been undertaken to ensure site is capable of development. An appraisal layout of the site has been produced.



Site Visit Comments

Site Boundaries

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

Landscape

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

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

17/0181/NO - Erection of residential development with associated access, infrastructure and landscaping. Notification accepted 16/03/17.

Reporters Comments

The site was not submitted for consideration through the Adopted Renfrewshire Local Development Plan (2014) preparation. New site identified through Suggestion for Land Use Change 2015 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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments in relation to the site in the pro-forma which was provided as part of the consultation process. A tree survey has been undertaken for the site, along with an ecological assessment. The report identifies that there are trees worthy of protecting, but otherwise the plantation trees require to be felled. This significantly increases the developable area to 50 units rather than 25 referred to in the earlier site assessment.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

An enclosed site, housing development could be accommodated within the site with minimal impact to landscape/ townscape character, adverse effects to the setting of Woodend House requires to be considered. Development would be contained within the existing settlement envelope.

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, Linclive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No comments.

SCOTTISH WATER

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

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 exist within some specimen trees with the potential for roosting bats. 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. The developer is required to investigate opportunities for pedestrian access to the north and east and suitable access to local bus stops, services and facilities. The 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. 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. Connectivity is therefore central to ensuring this site fits well with the surrounding area. The site is surrounded on three sides with residential development, 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. Whereas some trees on the boundaries, significantly affect the amenity of the surrounding residential properties and garden ground. Preliminary findings from a tree survey carried out by the developer suggest that there are certain trees in the south-western, and along the northern boundary, that are worthy of protecting, but otherwise the plantation trees require to be clear felled. 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 issues. A Transport Statement would be required building on the findings of the Transport Appraisal prepared to support the Local Development Plan Proposed Plan. Central to this site being acceptable is the requirement for the applicant to fully demonstrate the ability to deliver good connections to walking, cycling and public transport networks ensuring walking routes to schools, services and facilities.

Affordable housing provision including an appropriate housing mix would be required for this site.

In terms of education, secondary education provision at Gryffe High School requires to be addressed subject to final housing numbers. School provision is dependent on the potential for development sites elsewhere in this school catchment. This will need to continually be assessed.

The developer has indicated that any potential 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 has provided sufficient details to suggest that this site can be considered both deliverable and effective. It is considered that this site is well contained and development would have a limited impact on the surrounding green belt and landscape character at this part of Houston. It is therefore considered suitable to be allocated as a residential site in the Renfrewshire Local Development Plan.

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

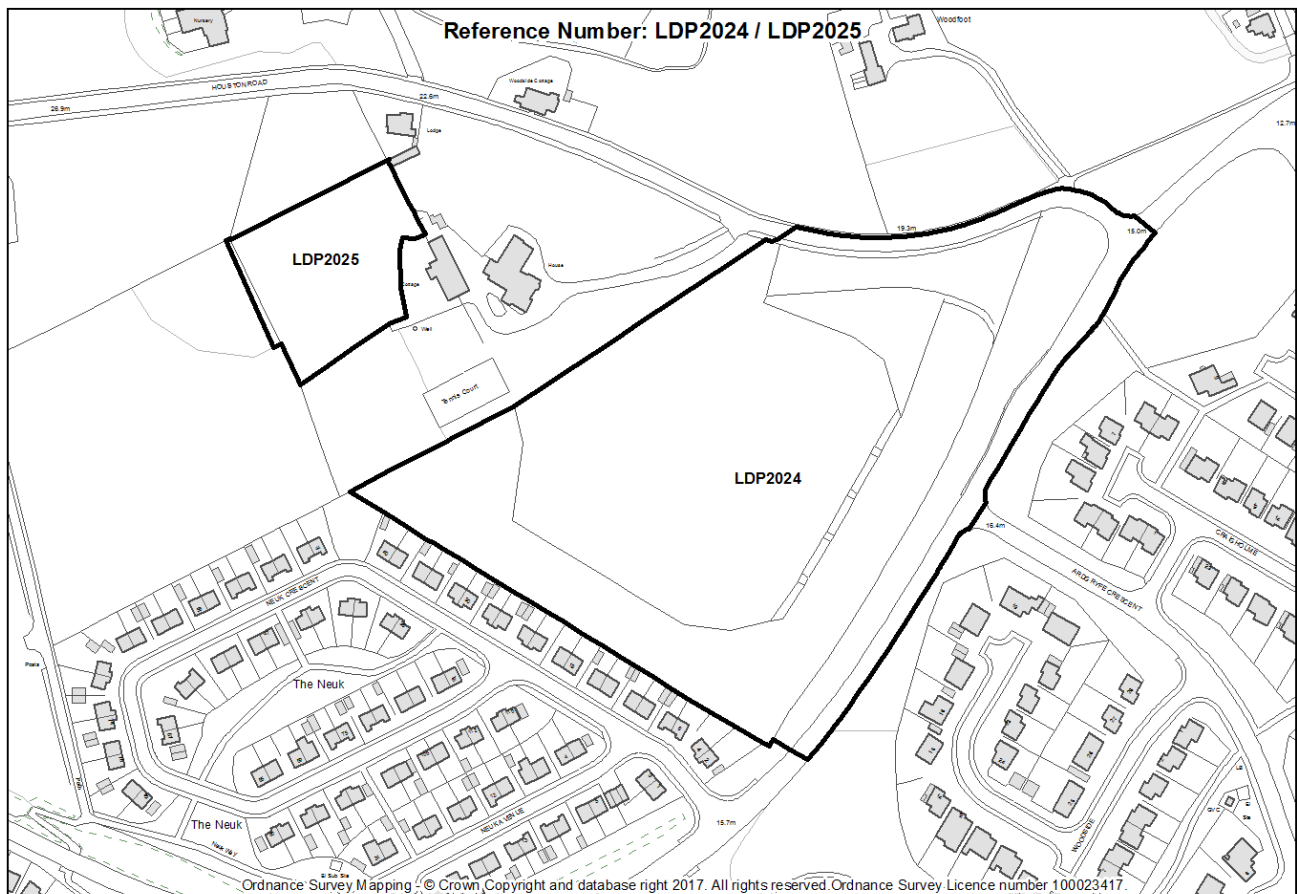
Proposal

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

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments in relation to the site in the pro-forma which was provided as part of the consultation process. The developer has confirmed that a tree survey has been undertaken, along with an ecological assessment.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

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

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

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 is limited 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. The developer is investigating opportunities for pedestrian access to the north and east and suitable access to local bus stops, services and facilities.

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 surroundings, development of the site should relate well and enable integration in the surrounding area.

Access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. Given the scale of this site it is unlikely to have a significant impact on the local or trunk road network.

In terms of education, both Primary and Secondary Schools 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 can be considered both deliverable and effective. However, the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements and therefore this site will remain within the greenbelt as the allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan.

LDP2026

Previous Ref 15/3005/DP

Site Address: East Fulton Farm, Darluith Road, Linwood

Site Size (Ha): 5.41

Local Development Plan Policy: ENV1 - Green Belt

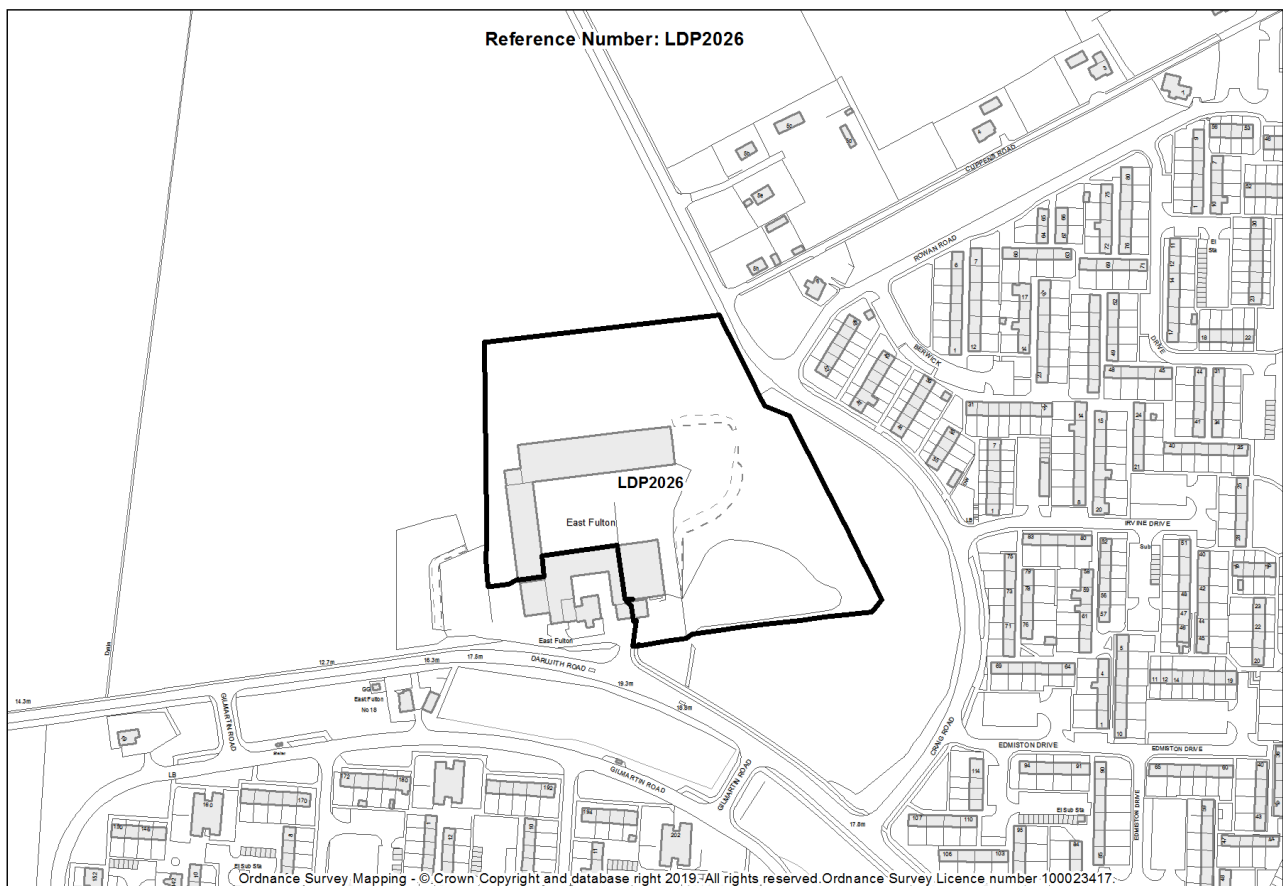
Proposal

Ownership/Developer if Known: Mr Stewart (Landowner)

Housing Numbers (estimate): 30 – 70 dwellings

Programming (estimate): The site would be developed over 2 years

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

The site is bounded to the east and south by Craig Road and Darluith Road respectively, while to the north and west there is farmland. A large part of the site is enclosed by security fencing. The eastern part of the site is well contained by woodland planting. There is amenity grassland and fencing along the southern boundary along Darluith Road, while the western site boundary is unscreened by vegetation and uncontained. The site includes an area of pasture to the north west, which is unfenced at its boundary with the adjacent pastures.

Landscape

The site is irregular in shape, located at the north western edge of Linwood on a raised landform which has been platformed in places. The site includes a number of commercial units, a boat yard, outside storage areas, derelict ground, woodland/ scrub and small areas of pasture which are contiguous with that of the adjoining field.

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted further comments in relation to the effectiveness and suitability of the site for residential development.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

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, Lincrive 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

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

SPORTSCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Most 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 for residential use. 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. The land classification for agriculture is Category 3.2 which is land capable of supporting mixed agriculture.

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 built-up areas in Linwood. The owner has confirmed that they 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 are existing connections to footway, cycleway and public transport networks. Ensuring the site connects well to these existing networks is key to any residential use of this site.

Further details would be required to fully assess the traffic and transportation issues including the impact of developing this site on the junction at Darluith Road and Barrochan Road. A transport statement would be required building on the findings of the Transport Appraisal prepared to support the Local Development Plan Proposed Plan.

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

An appropriate housing mix would require to be considered at this site.

The site has existing services and infrastructure able to accommodate potential residential development. All necessary assessments would be submitted with a planning application.

Although there have been several meetings with the landowner with various layouts provided to show how this site could be taken forward as a residential development, no house builder has been identified to deliver the site. It is considered given that the site is previously used land and the site has been used for a variety of uses for some time that the land is considered as part of the urban form and townscape of Linwood, therefore the land should be considered as part of the town's built up envelope. Should proposals come forward for residential the detail will be considered in line with the Places Policies.

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

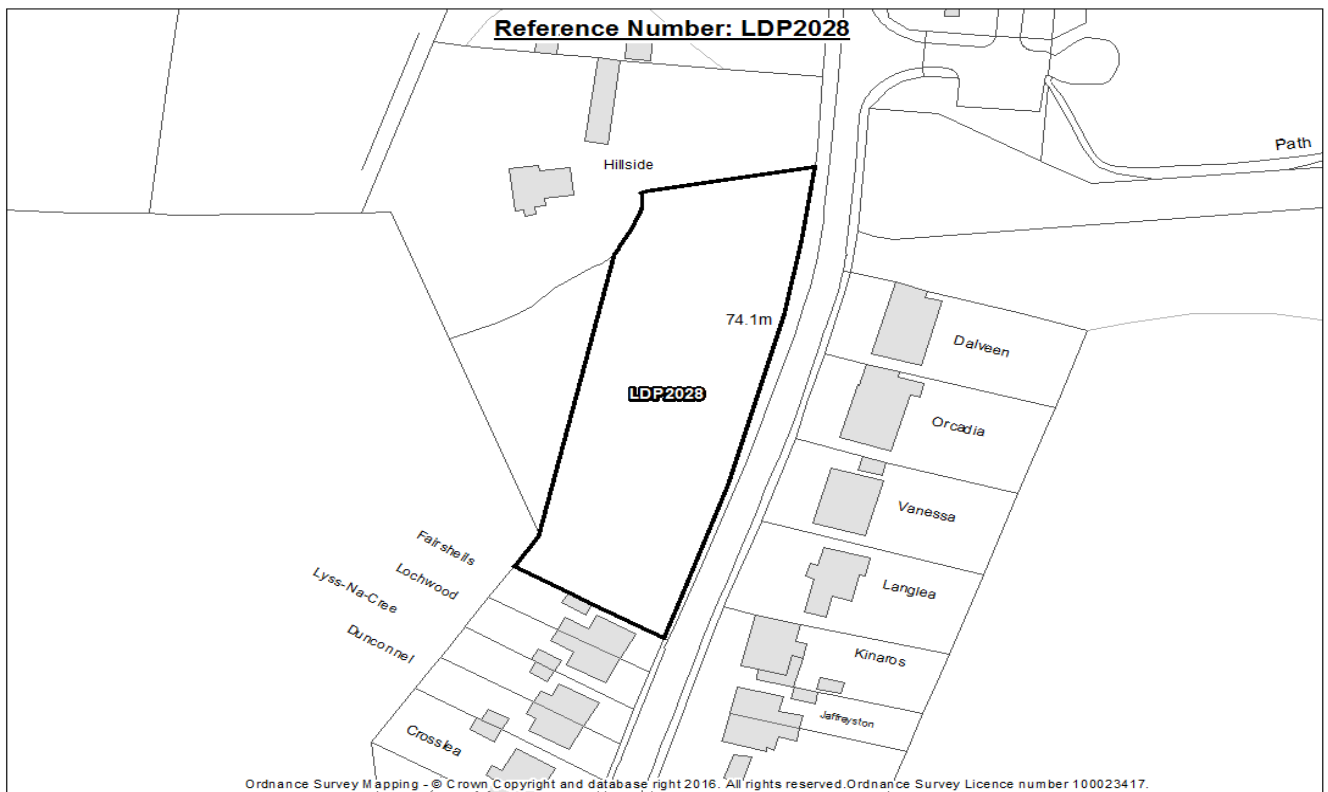
Proposal

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. Mostly beech hedge with estate railing, with denser trees and shrubs to the west.

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

This is a small site forming part of the grounds and setting to the property to the immediate north (Hillside). Development of the site would extend a ribbon of housing north along the B786, but only for a short distance. Due to the elevated nature of the site, development upon it is likely to be prominent from neighbouring properties. There would be some adverse effect to the local settlement setting and gateway, but a strong settlement edge would still be retained. Development of the site would not have significant adverse effects on landscape/ townscape.

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

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

SPORTSCOTLAND

No comments.

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. 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.

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 could 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.

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

The owner confirmed that the site does not have any issues or constraints which would preclude development of a low density residential nature. All necessary assessments would be submitted with a planning application.

Sufficient details have been provided to suggest that this site is both deliverable and effective. Development of the site would extend a ribbon of housing north along the B786, but only for a short distance. However, the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements and therefore this site will remain within the green belt as the allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan.

LDP2029

Previous Ref 15/3010/DP

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

Site Size (Ha): 12.05

Local Development Plan Policy: ENV1 - Green Belt

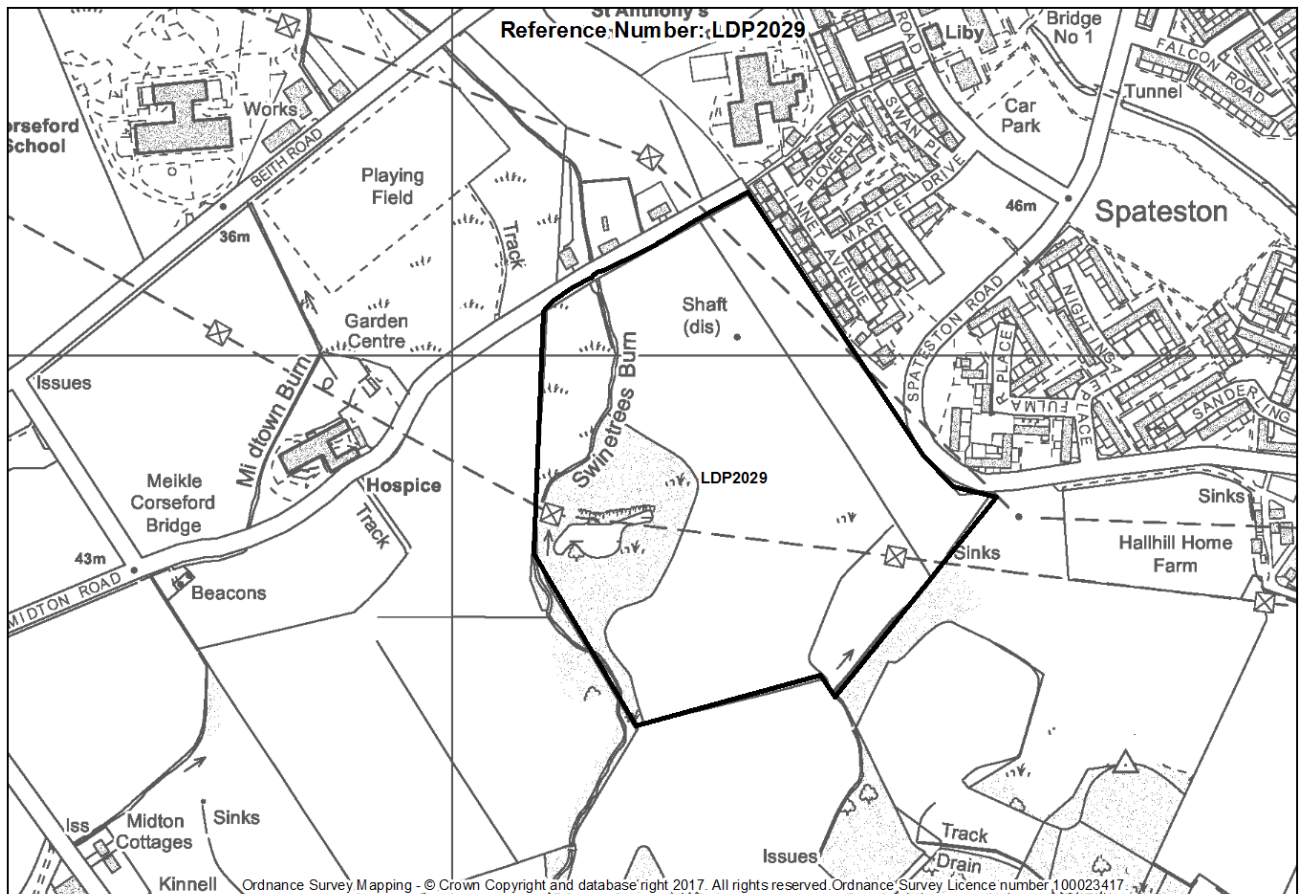
Proposal

Ownership/Developer if Known: Mr John Higgins

Housing Numbers (estimate): 175 units with (25% affordable provision)

Programming (estimate): 50 units per annum commencing

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, and 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

17/0352/NO – Proposal of Application Notice for the erection or residential development with associated infrastructure and landscaping. Accepted 16 May 2017.

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 near this site which are brownfield, previously used sites in the middle of Spateston and these 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. It was confirmed that these were not in use and would be removed should development be acceptable on this site.

MIR Submission

Additional information was submitted by the developer in relation to the site ownership which resulted in a change to the site boundary.

The developer has confirmed that they will undertake a Flood Risk Assessment to ascertain the precise developable extent of the site and contribute to mitigation/improvement measures should this be necessary. The developer also confirmed that there is house builder / land buyer interest from a number of parties.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Area of pasture and woodland west of the settlement. The northeast corner of the site is least sensitive and could potentially accommodate very limited development if associated with considerable and appropriate mitigation.

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, Linclive 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

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

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Most of the site consists of overgrown grasses with scrubby vegetation, bushes and a selection of mature and semi-mature trees. The trees are categorised by The Woodland Trust as Ancient Woodland, likely to be of value for their biodiversity and cultural value by their antiquity. 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 near the site and a train station within walking distance.

Water

Watercourse runs through the site and 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 Ancient Woodland and 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 is close to several access points for pedestrian and vehicular connections. It is near 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 near this development site which are brownfield, previously used sites in the middle of Spateston which require to be developed as part of the Johnstone South West 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. The comprehensive drainage works identified by the Council 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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

The site falls within two primary school catchment areas, Howwood Primary School and Fordbank Primary School. There are no issues with Fordbank Primary School however, capacity at Howwood Primary School would need to be addressed with much of the site falling within that catchment area. There are no issues with secondary school provision.

Affordable housing provision including an appropriate housing mix would require to be considered at 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.

The owner has also confirmed that there are no services on the site. Given the challenges of developing this site it is not considered to be 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

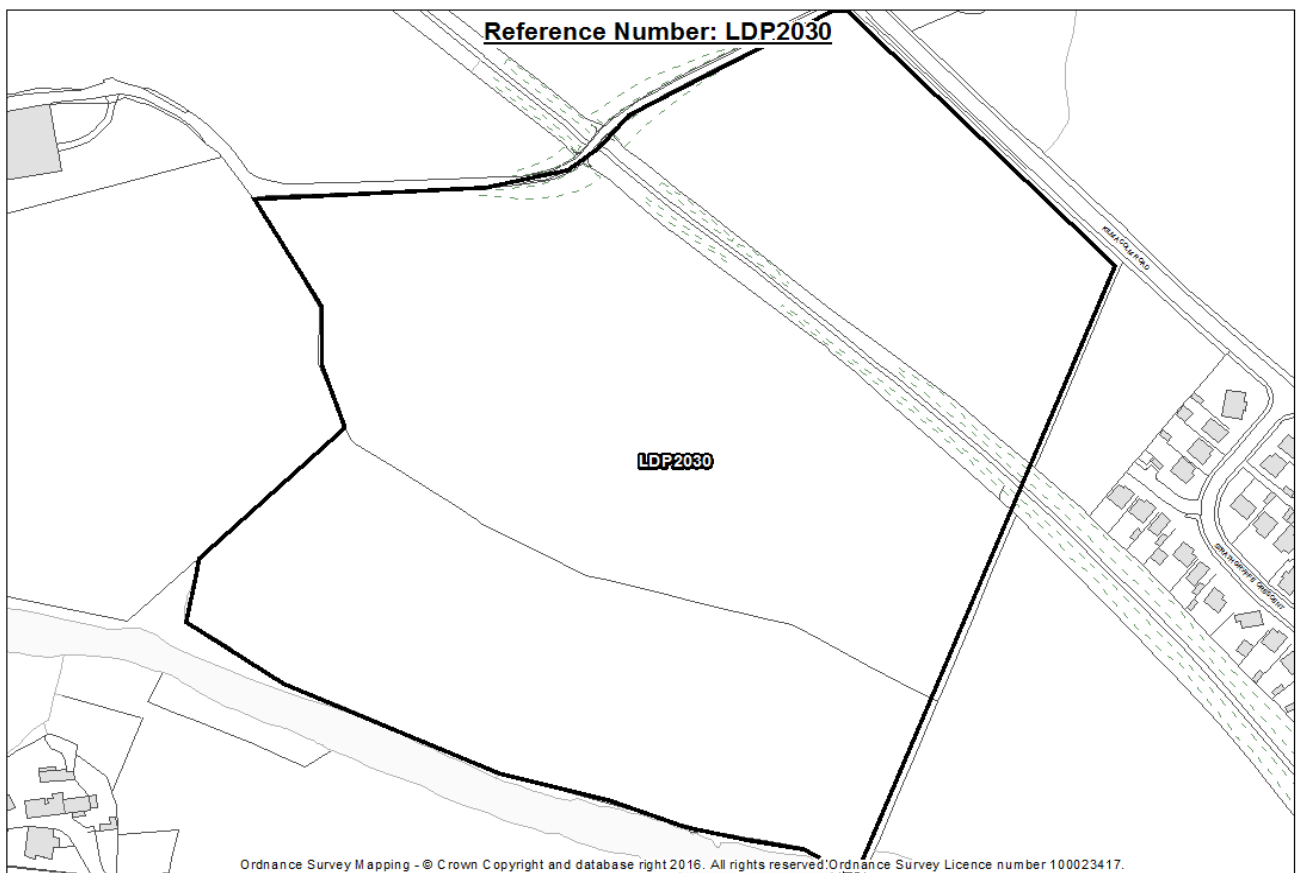
Proposal

Ownership/Developer if Known: Elderslie Estates

Housing Numbers (estimate): approximately 150 units

Programming (estimate): 30 units per year.

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, but generally falls from the A761 to the north toward the River Gryfe. NCN 75 passes through the site.

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.

MIR Submission

Comments provided by the developer suggest that the Council should investigate the possibility of a joint development with this site and the site identified under site assessment LDP2007. The developer states development in this part of Bridge of Weir is one of the most sustainable options for its evolving settlement strategy.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

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 to 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, Lincrive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE:

No comment.

SCOTTISH WATER

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

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 developer suggests that the Council should investigate the possibility of a joint development with this site and the site identified under site assessment LDP2007. While this may help this site appear less isolated it would do little to integrate the site with the settlement. The development of these sites would result in a significant westward expansion of the settlement which would have a detrimental impact on the greenbelt boundary and landscape setting.

The owner has indicated that all 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.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at 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 to provide sufficient primary and secondary 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 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 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): 14.44

Local Development Plan Policy: ENV1 - Green Belt

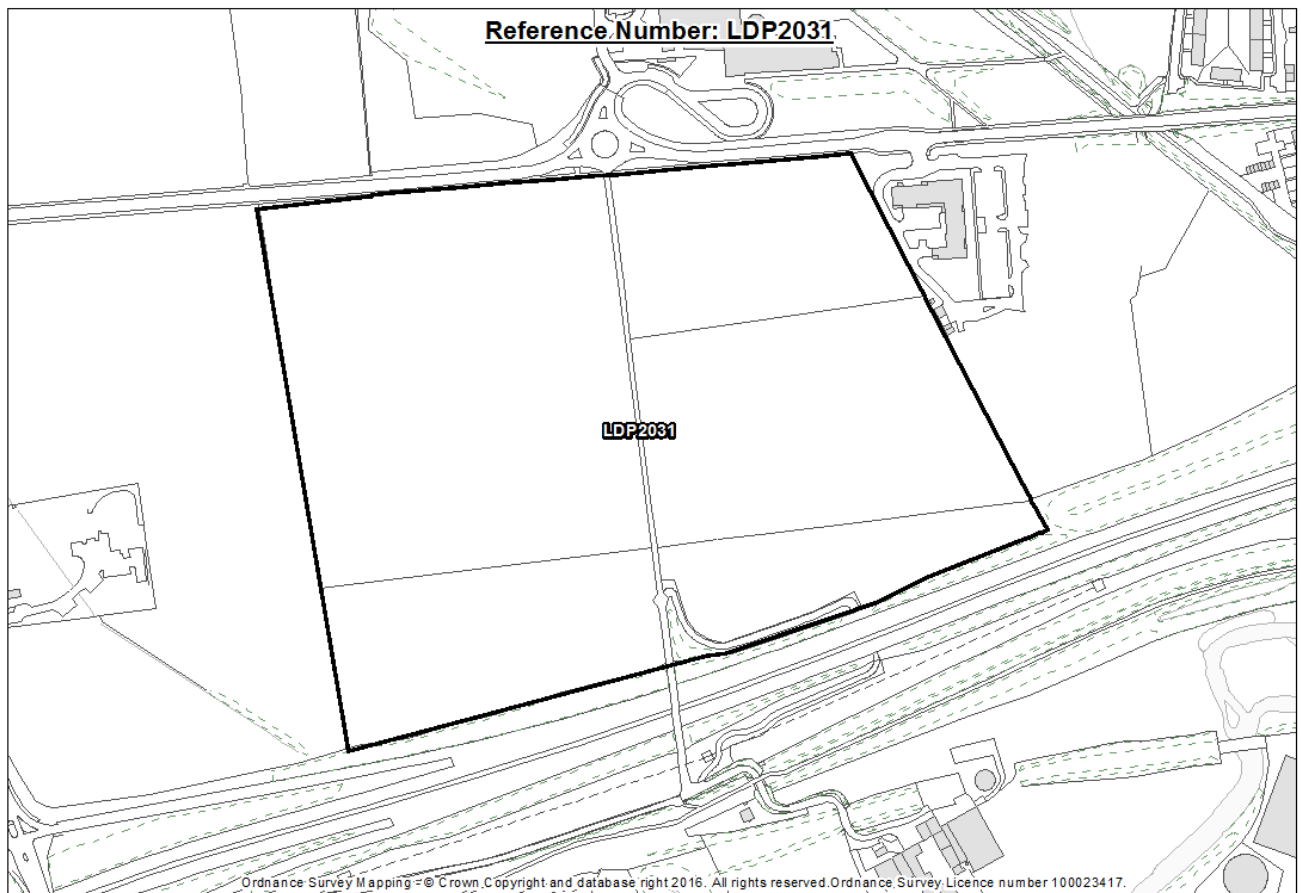
Proposal

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 south the site is bounded by the busy A737, and to the north by the A761. To the north, east, south and west there are established hedges that form the boundaries of the settlement. These do not greatly contain of the site and in places they are broken leaving only a timber post and wire mesh fence as a boundary.

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

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, Linclive 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

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

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. The development of the former Johnstone Hospital site for housing to the immediate east (allocated in the current Local Development Plan) would prevent this site from being in isolation. The developer is aiming to link this site to the identified housing site to the south, which the developer also owns.

Access by pedestrian, cycle and vehicular means are 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 and the Lincrive Junction. This requires to be considered. There are two potential main routes to this site, which could help minimise any potential impact at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone and Lincrive junctions.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both St Margaret's Primary School and Kilbarchan Primary School would require additional provision subject to the final capacity of the site. 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 indicated that all the constraints to developing on this site such as drainage, access and infrastructure can be dealt with.

The developer has provided sufficient details to suggest that this site can be considered both deliverable and effective. However, the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements and therefore this site will remain within the greenbelt as the allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan.

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

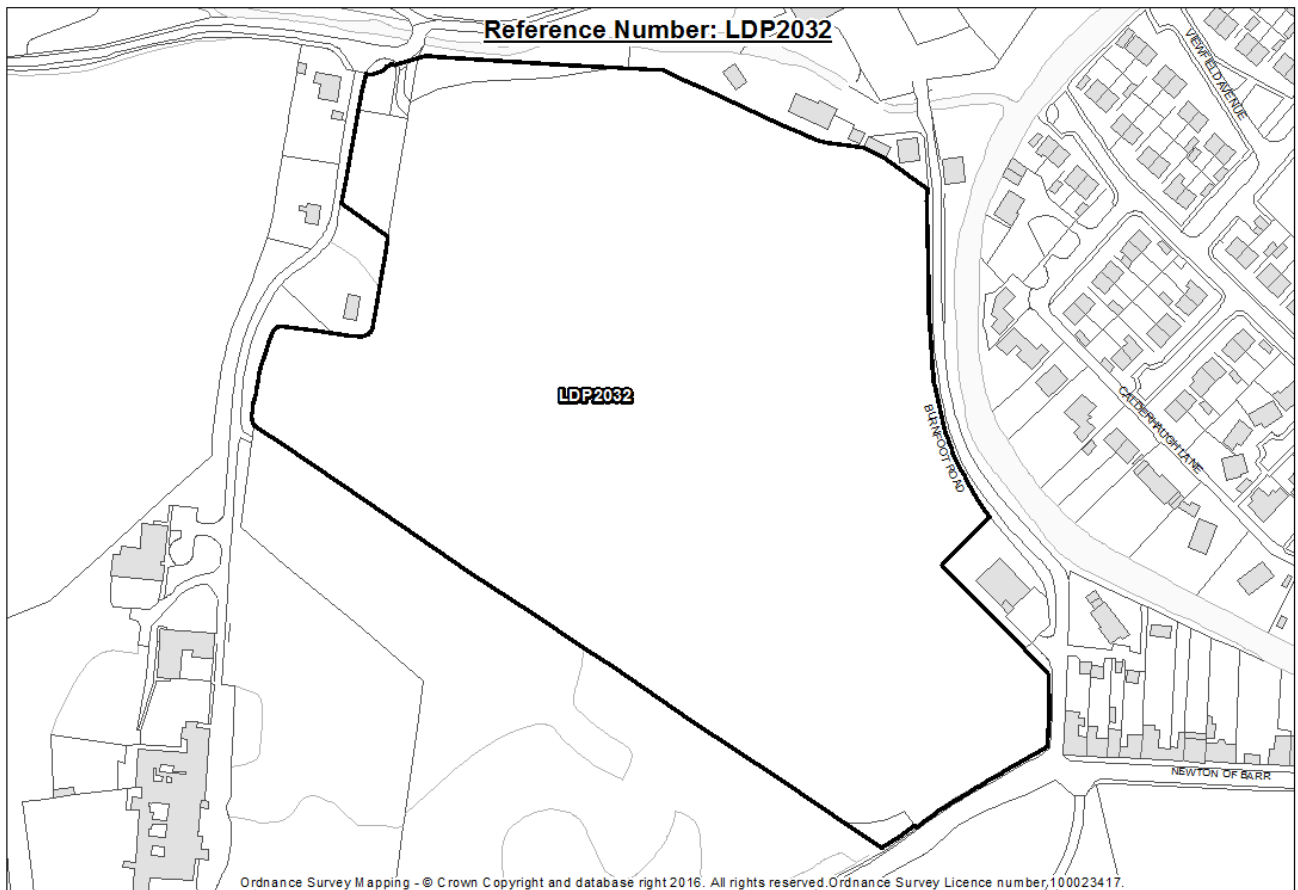
Proposal

Ownership/Developer if Known: Stewart Milne Homes Ltd

Housing Numbers (estimate): 113 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: To the east the site borders the minor Burnfoot Road, separated by a drystone dyke and trees, overlooked in places from properties within the main settlement area. The southern/ south western boundary is wooded with estate railings. To the west and north are minor roads/ tracks and some residential properties, the boundary fences of which border the site, but these boundaries are also defined by trees/ woodland and fencing. The Garpel Burn adjoins the northern site boundary.

Landscape: A large, irregularly shaped flat site with unmaintained grass, trees, shrubs, bushes found to the boundaries of the site and some ponding to the south of the site. A telephone exchange building is located on the eastern site boundary.

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments in relation to the site and an updated site appraisal. The site appraisal identifies that the developer has undertaken a detailed flood risk assessment (FRA) over the major part of the site. Although the FRA has not been submitted to the Council, the developer has indicated that the findings of the FRA have resulted in reducing the developable area for housing within the overall site. The developer is actively in discussions with SEPA in this regard.

In relation to drainage, the developer has confirmed that they are working with Scottish Water which has resulted in the preparation of a Stage 1 Drainage Impact Assessment (DIA). Although the DIA has not been submitted the developer has stated that by undertaking the DIA this has identified minor capacity issues within the network and a requirement for these to be addressed along with any works needed to deal with the impact of any new development on the site.

As detailed above, the layout of the site has changed with the capacity reducing from 126 to 113. An additional pedestrian/cycle access and emergency vehicular access has been provided at the north end of the site using the existing gateway to Garpel Bridge. In most other respects the layout remains as previously submitted.

The developer has also provided comments in relation to natural heritage, ecological constraints, habitat, cultural heritage and education provision.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A greenfield site to the west of the settlement. Development of this site would extend beyond the existing village envelope; however, the site is of low prominence, enclosed by surrounding trees and woodland, and is topographically contained within the river valley landform.

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

A Water Impact Assessment and Drainage Impact Assessment will be required. There are existing flooding issues in the local sewer network and the developer will need to ensure they mitigate against the impact of their development.

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.

A detailed survey undertaken by the developer identifies eight habitats, including boundary features within the site boundary. There was no evidence of otter, water vole or badgers during the survey. The preliminary bat roost assessment identified evidence of a bat roost in a building within 5m of the site boundary to the east.

Historic Environment

One known cultural heritage site (a toll house) dating from the post- Medieval period within the proposed site. This was located immediately to the west of the Burnfoot Road/A760 junction but no remains of the toll house have been identified.

Lochwinnoch conservation area and three Listed Buildings lie within 200m of the proposed development site. Scheduled Monument (Barr Castle) is located about 500m away. The detailed survey undertaken has identified no cultural heritage resources on site that might be adversely affected by housing development.

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. Opportunity to enhance the Core Path Network.

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. The potential impacts of the proposed development on bats requires to be monitored. Potential negative impacts on biodiversity, flora and fauna (including bats) can be mitigated by best practice during construction, by planting native trees and shrubs and by increasing connectivity to the wider green infrastructure. Core Paths running through the site require protecting and incorporating into any development of the site.

Overall Planning Assessment of the Site

This site reads as part of the village envelope and can 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 would be required to fully assess traffic and transportation issues. A Transport Assessment would be required building on the findings of the Transport Appraisal prepared to support the Local Development Plan Proposed Plan to assess impacts on the local and trunk road network.

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.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

The developer has indicated that all 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.

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. The development of the site would represent a sustainable extension to the village which subject to a sensitive site layout would provide a positive addition to Lochwinnoch while having a minimal impact on the surrounding greenbelt and landscape character. The site is therefore considered suitable for release from the green belt as a residential site.

LDP2033

Previous Reference: 15/3016/DP 5014 and 2279

Site Address: West of Barochan Road, Houston

Site Size (Ha): 7.14

Local Development Plan Policy: ENV 1 Green Belt

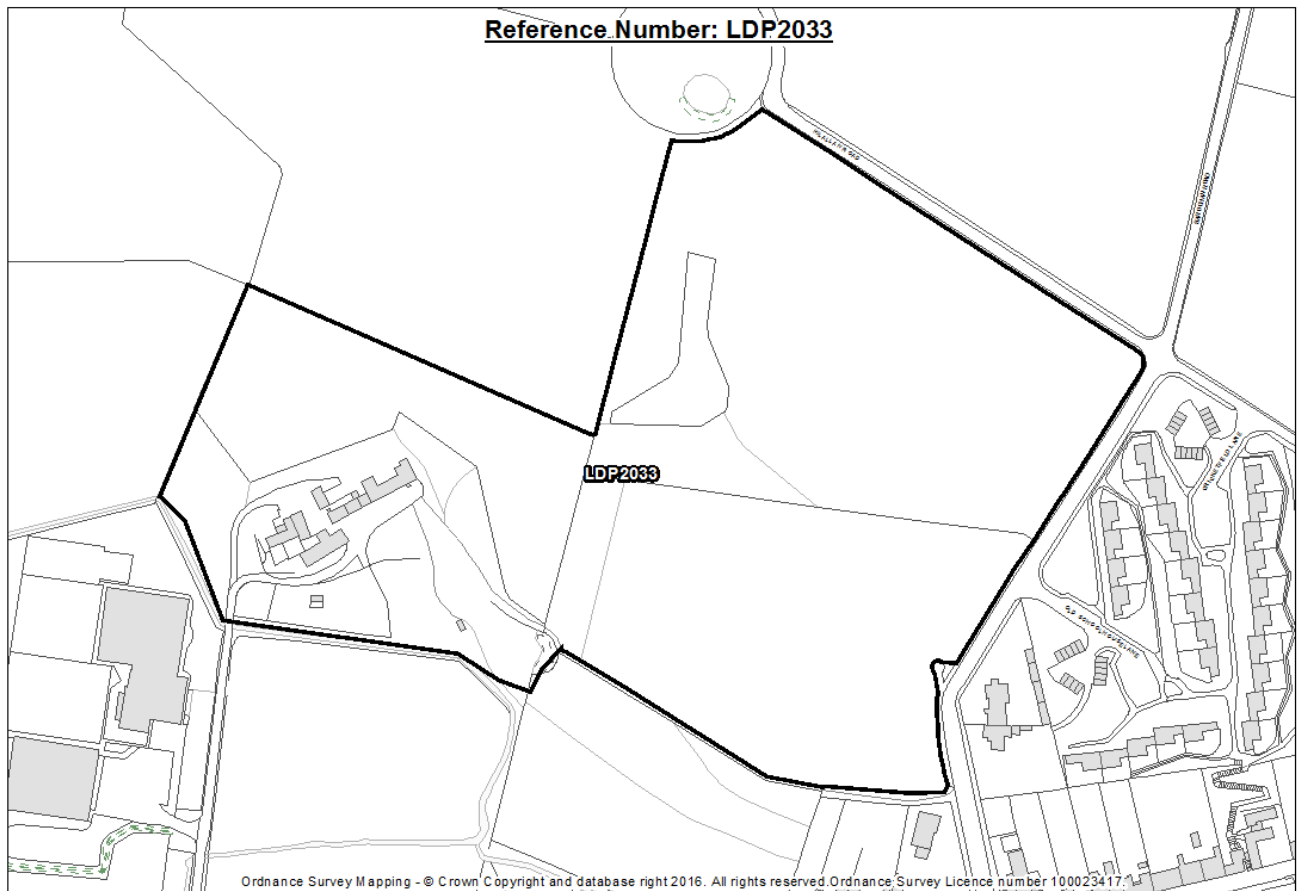
Proposal

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

Housing Numbers (estimate): 59 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. Planting along the northern and western boundaries combined with the topography that falls steeply to the south from the ridge line at Kilallan Road makes the site relatively well contained. 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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments in relation to the site and an updated site appraisal. The site appraisal includes a natural heritage assessment which identifies bat roost potential within the roof spaces of the farm buildings around the kennels. Bat surveys would require to be undertaken prior to any work being undertaken.

A cultural heritage assessment identifies three known cultural heritage sites of lesser cultural heritage significance within the proposed development area; a disused quarry, a former dam or pond and a farmstead. The assessment identified that there would be no direct impact on the scheduled monument, conservation area and war memorial.

The site appraisal includes an updated development framework and updated layout drawing which identifies that 59 units could be developed while continuing to respect view to/from the North Mound.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

This large greenfield site north of Houston is located on a landform which provides good containment to the older core of the settlement, and development of the site would compromise its landscape setting. The site is elevated in relation to the existing settlement, and housing development has the potential to be prominent in views from the settlement and on its approach from the north. The site is, however, relatively well contained by topography, and Kilallan Road could provide a well-defined settlement edge.

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 near 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, Linclive 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

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

SPORT SCOTLAND: No comments

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.

An assessment undertaken by the developer identified bat roost potential within the roof spaces of the farm buildings around the kennels. Bat surveys would be required prior to any work being done on these buildings. The survey identifies opportunities to enhance the riparian corridor along the Houston Burn, enhance the planting along the northern boundary of the site and remove invasive species.

Historic Environment

Scheduled Ancient Monument - North Mound, near 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.

Developer has carried out an assessment on the impact on cultural heritage. The assessment identifies that there would be no direct impact on the scheduled monument, conservation area and war memorial.

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. The potential impact of the proposed development on bats requires to be monitored. 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

It is considered that this site is relatively well contained with a robust greenbelt 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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both primary and secondary education provision 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 school capacity as required.

The developer has indicated that all 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 residential development.

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): 8.1

Local Development Plan Policy: ENV1 – Green Belt

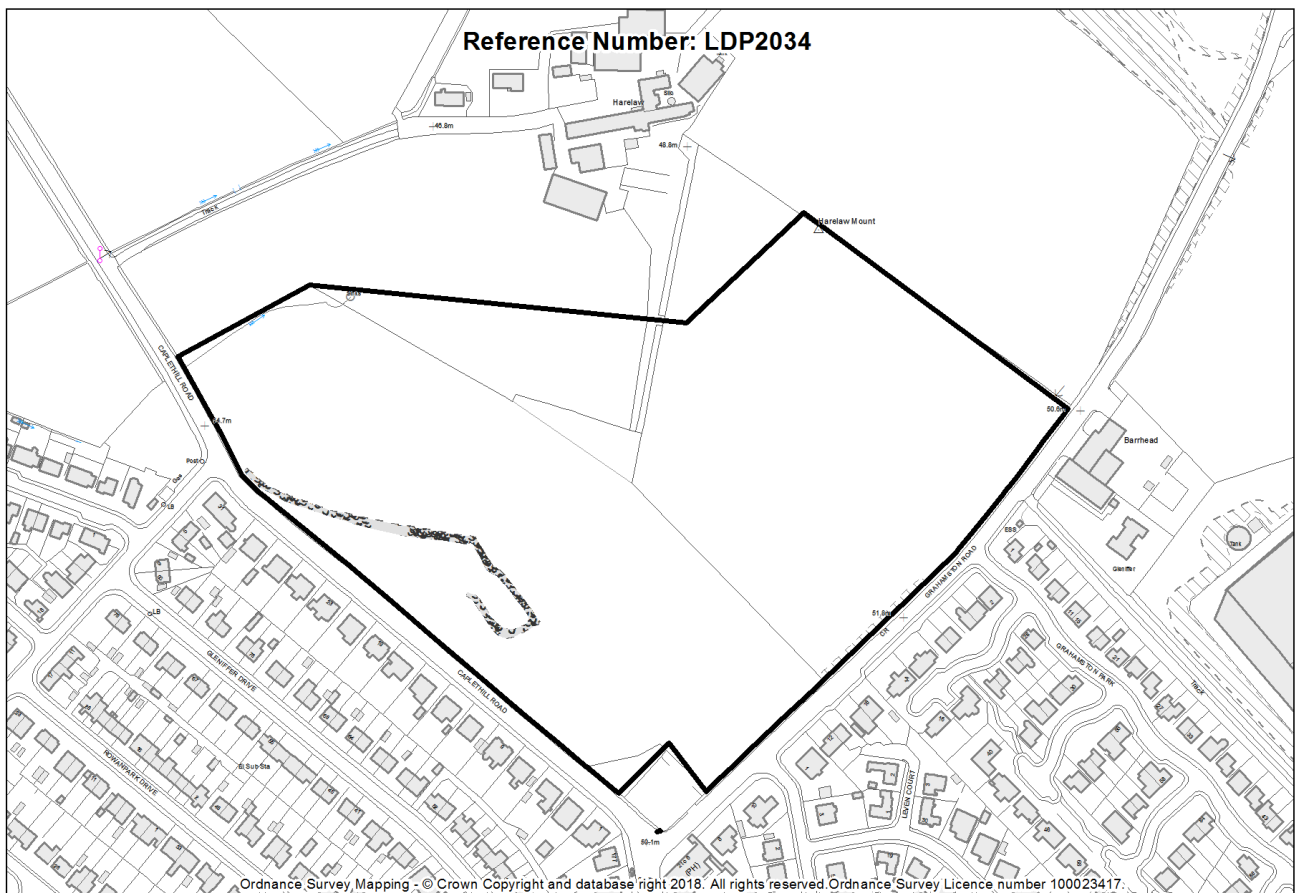
Proposal

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted a concept framework layout, Extended Phase 1 Habitat Survey dated April 2016 and comments in relation to the site. The developer requests that the site should be included within the next Local Development Plan as a housing allocation for 180 houses, which they consider would make a valuable contribution to meeting the housing land requirement and housing delivery in the early period of the plan.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A small site located at the northern fringe of Barrhead, but within Renfrewshire. The site forms an attractive setting for the settlement and it forms and defines the existing settlement boundary along Caplethill Road to the south west and Grahamston Road to the south east. Any development on this site would alter the settlement and be highly prominent. Development within the site would be associated with the urban area of Barrhead, and isolated from that in Renfrewshire.

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

A Water Impact Assessment and Drainage Impact Assessment will be required to understand the impact of the development on the existing network.

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 to the north of the site. 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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both primary and secondary education provision requires to be addressed, 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 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 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, it is considered that 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): 6.53

Local Development Plan Policy: ENV 1 Green Belt

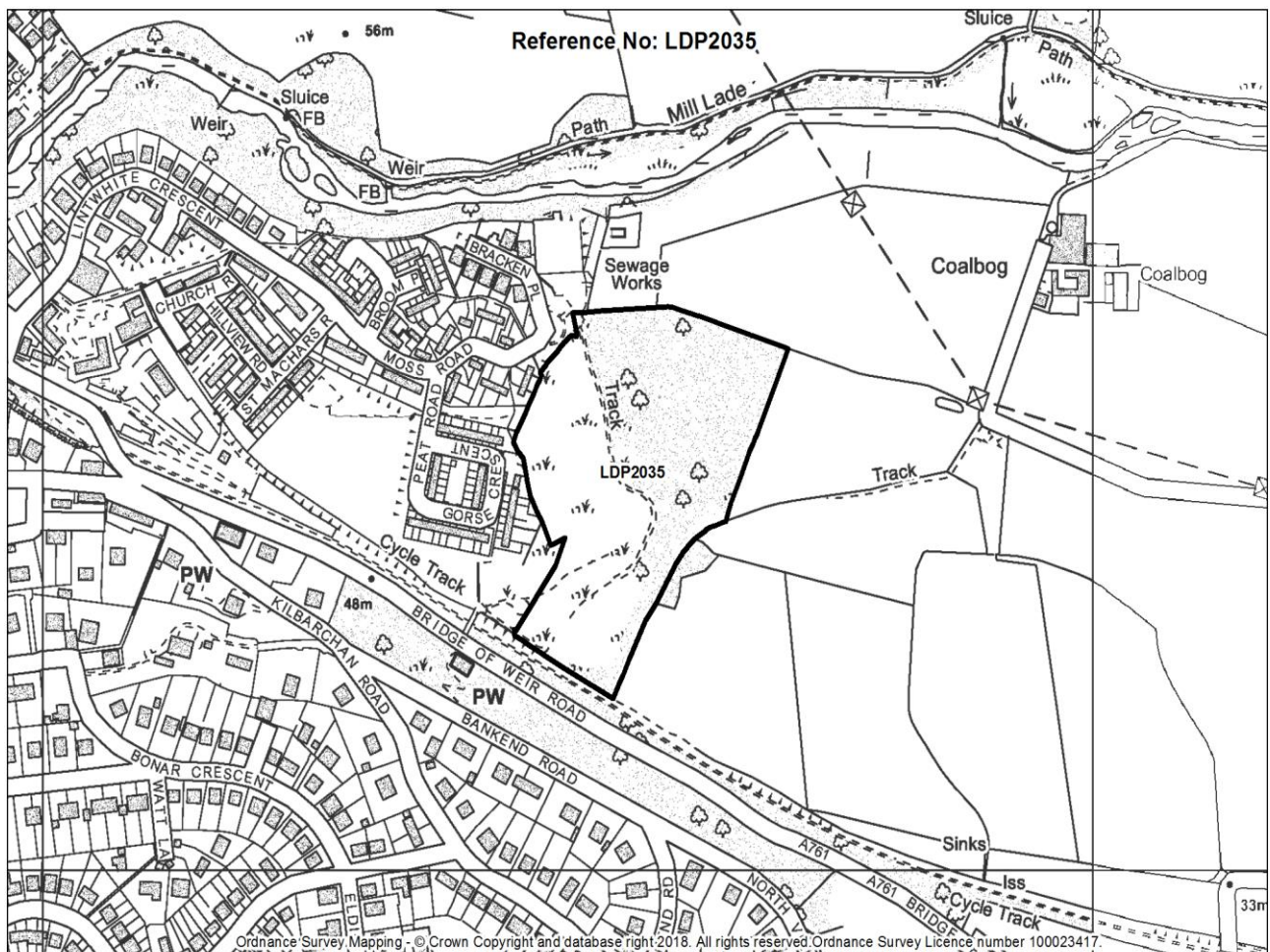
Proposal

Ownership/Developer if Known: Barratt/David Wilson Homes

Housing Numbers (estimate): 66 Homes

Programming (estimate): Developed over two years

Any Works Carried Out Since Last LDP: Site boundary has been reduced and site now includes proposals for assisted living. Investigative works to ensure site is capable of development. Significant amounts of additional information were 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. To the west the boundaries of the site back on to the rear boundaries of residential properties, these provide a degree of containment. The eastern and northern boundaries are onto open grazing land.

Landscape

The site is situated on a former landfill site which had regenerated with shrubby vegetation and trees. There had been some recent clearance of the naturally regenerated Vegetation. Deposited rubble and other materials remain as evidence of previous use of the land.

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 farmland and beyond is the River Gryfe 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. Appealed, Dismissed 30 November 2017
16/0571/PP – Erection of Residential Development. Planning Permission in Principle – Refused on 8 November 2016. Appealed, Dismissed 30 November 2017

DPEA Reporters Comments (16/0571/PP)

The Reporter considered that the proposed development site is not sustainably located due to the relationship of the appeal site to the transport network and to services and facilities and would result in increased use of private cars. The Reporter also considered that the development would not be in keeping with the character of the settlement and the local area. The Reporter concluded that the appeal should be dismissed.

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 community woodland could be established to provide that defensible boundary, there is nothing at the site now 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.

MIR Submission

The developer has submitted several technical documents in support of the site, these include a report on Housing Land Supply, Transport Statement, Habitat Survey, Landscape Assessment, Stage 1 Ground Investigation Report, Contamination and Gas Emissions Summary Report, Desk Study, Master Plan Indicative layout, Air Quality Assessment, Flood Risk Statement and Drainage Strategy, Services Assessment (by SEPA/Scottish Water) and Retail Impact Assessment.

Site boundary was amended so it now directly correlates with the previously used land. The developer requests that the site is identified for retirement housing namely assisted living in the proposal plan.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

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

There is currently sufficient capacity at the water and waste water treatment works. There are SW assets to the north west corner of the site as well as a sewer running within the north site boundary, which are outside the amended site boundary. The developer should contact SW as early as possible to discuss whether these will impact on the development of the site.

SPORTSCOTLAND: No comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

There had been some recent clearance of the naturally regenerated vegetation. There is a number of mature trees along the frontage of the site to A761 and on either side of the railway line which will have some biodiversity interest. The area adjoining the site includes a mix of broadleaved semi natural woodland, dense scrub, poor semi improved grassland and scattered bracken amenity grassland

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

The site is situated on a former landfill site which has regenerated with shrubby vegetation and trees. Deposited rubble and other materials remain as evidence of previous use of the land. The site has a series informal paths running through it, appropriate routes should be incorporated into any development. To the north and east of the site there is open grazing fields that have an undulating character, the site adds to the landscape character and setting of the village.

Population and Human Health

Site is accessible to the village centre by foot, however, the location of the site at the edge of the settlement is not considered to be suitable for assisted living. 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.

Soil

Area of previously used land. The land has regenerated with shrubby vegetation and trees although there had been some recent clearance.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issues relate to the impact that development of this site would have on the landscape and setting of the village. 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 contains 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 transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

The land owner has confirmed previously that they would assist the Council to ensure provision of adequate primary and secondary school capacity as required. However, the developer is now promoting the site for retirement housing namely assisted living so the development of this site would not impact on local school capacity.

The land owner has indicated that all 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, and reduced the site boundary to that of the previously developed land it is difficult to see how this site could add to the overall setting of the village and 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): 3.8

Local Development Plan Policy: ENV1 - Green Belt

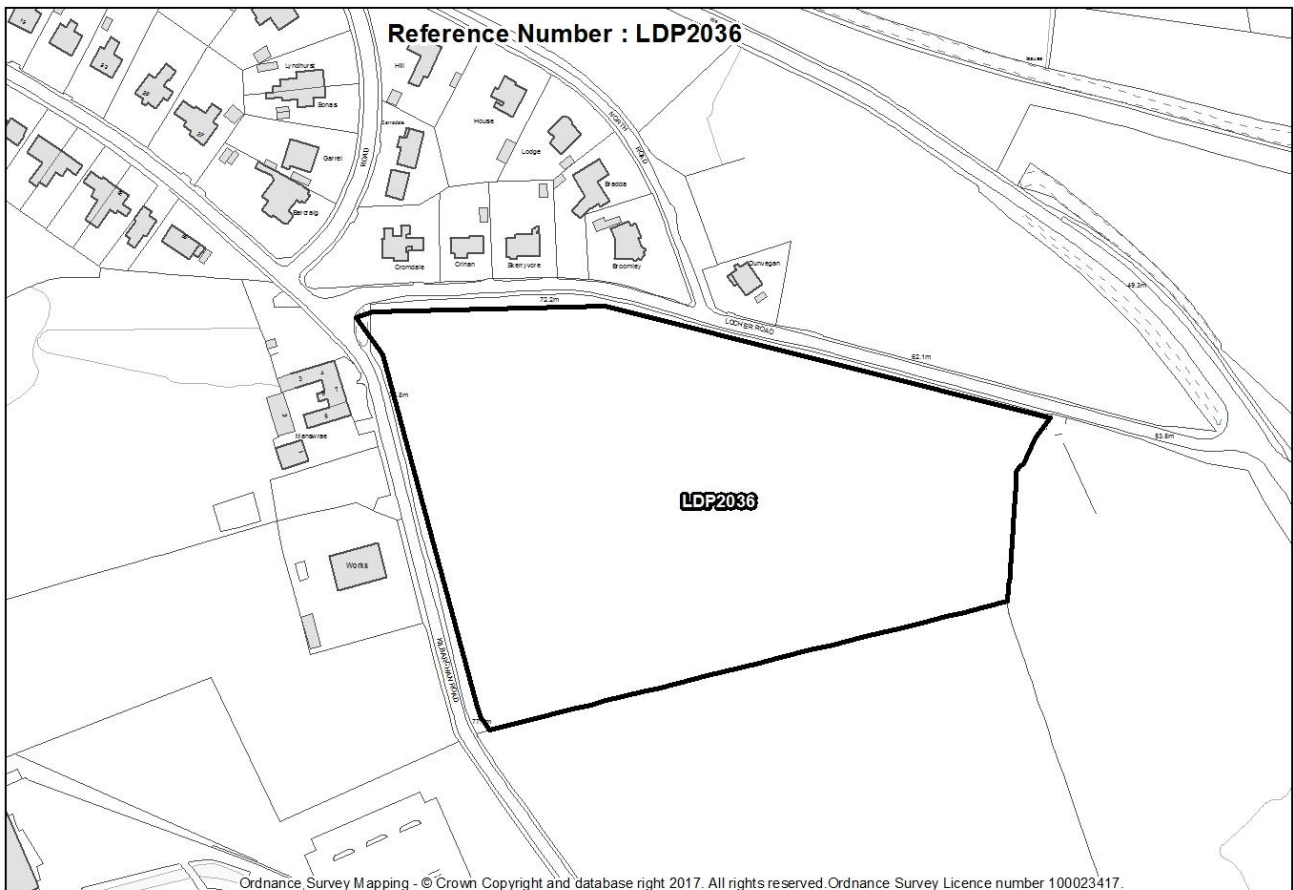
Proposal

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 post and metal wire mesh fence. The boundary to the east is a timber post and wire mesh fence with the occasional small tree.

Landscape

The site includes a grazing field. 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 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 another grazing field and the A761 is beyond. To the south there is a grazing field. 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.

MIR Submission

The developer has sought confirmation that the revised boundary (smaller site from what was proposed in Local Development Plan 1) has been assessed.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site forms part of the attractive rural setting to Bridge of Weir and development within the site would be a notable southern extension beyond the existing logical boundaries of the settlement edge, and with no landscape features to form a new settlement/ green belt edge.

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 require 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, Linclive 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

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

SPORTSCOTLAND

No comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site is open grassland used for grazing. Little biodiversity interest. Trees on the site boundaries may have some 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 proximity to the tannery and the fact that this site is in the prevailing wind direction.

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 consists of a grazing field. The landscape character of the site is generally open, and it slopes eastwards, it is prominent in the local landscaping setting as well as the setting of the village. There are few distinctive landscape features within the site.

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. The site is likely to create an increase in vehicle movements in the area.

Overall Planning Assessment of the Site

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 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 proposed a landscape scheme to help provide containment and mitigate the visual impact, however, this is not in place yet and will take some time to establish which makes the site very prominent for several 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 transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix 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 in ensuring that there is adequate primary and secondary school capacity as required.

The developer has indicated that all 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 the village and although the developer has aimed to try and address this by reducing the size of the site and 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): 4.73

Local Development Plan Policy: ENV1 - Green Belt

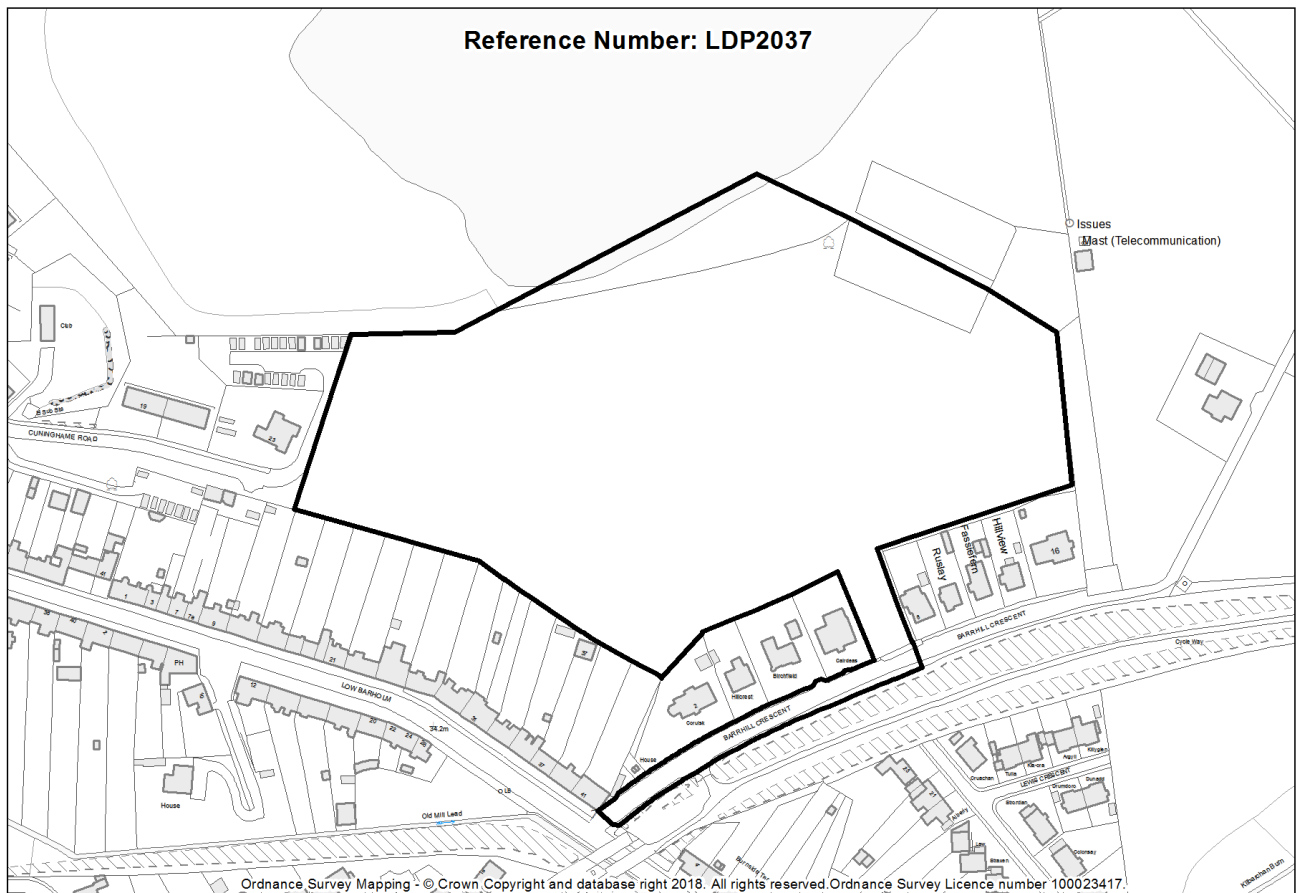
Proposal

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, west 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

16/0036/NO – Proposal of Application Notice for Erection of residential development with associated access, landscaping and engineering works – Accepted 28 January 2016
18/0478/NO - Proposal of Application Notice for Erection of residential development with associated access, landscaping, open space and associated works – Accepted 16 July 2018

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 related 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.

MIR Submission

In response to MIR (2017) consultation, a site plan was submitted. The developer in association with a housing developer have carried out further review of the land and are confident it can create an attractive and suitable development. The developer considers this site to be suitable as an additional housing site to meet the areas housing requirements.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

An undulating grazing field to the east of the settlement enclosed to the south and west by residential properties and to the north by woodland that also screens a quarry. The site is of low prominence and is of limited visibility from the surrounding landscape and settlement. If developed, impacts would be relatively localised.

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with 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

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

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

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 previously 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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix 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 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 this site could be considered potentially effective and deliverable, the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements and therefore this site will remain within the green belt as the allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan.

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

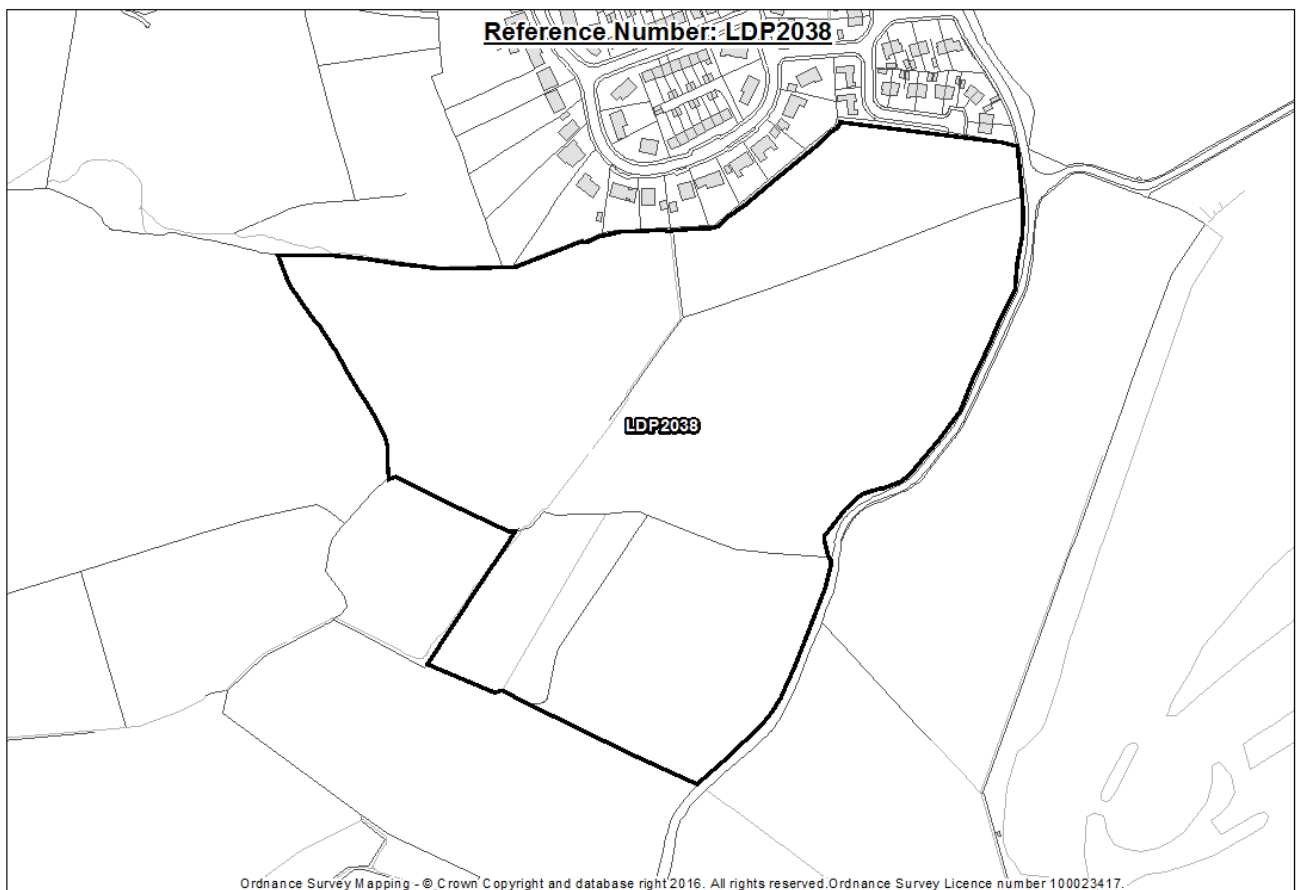
Proposal

Ownership/Developer if Known: Hallam Land

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

Programming (estimate): Developed over 6 years

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

Rear gardens of existing residential properties 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. The Glendentan Burn runs through the site.

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Most development in Bridge of Weir is associated with the landforms around the River Gryfe valley and the site provides containment to the south western suburb of the town, reducing its prominence in the landscape. Development on the site is likely to constitute an undesirable 'spilling out' of the settlement into open countryside, in a location with little relationship to the core of the settlement.

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 to 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

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

SPORTSCOTLAND: No Comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Most 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 some 15 minutes' walk from the village centre 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. Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at 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 to provide sufficient primary and secondary capacity as required.

The developer has indicated that all 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 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 it is considered that the site is not effective or 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

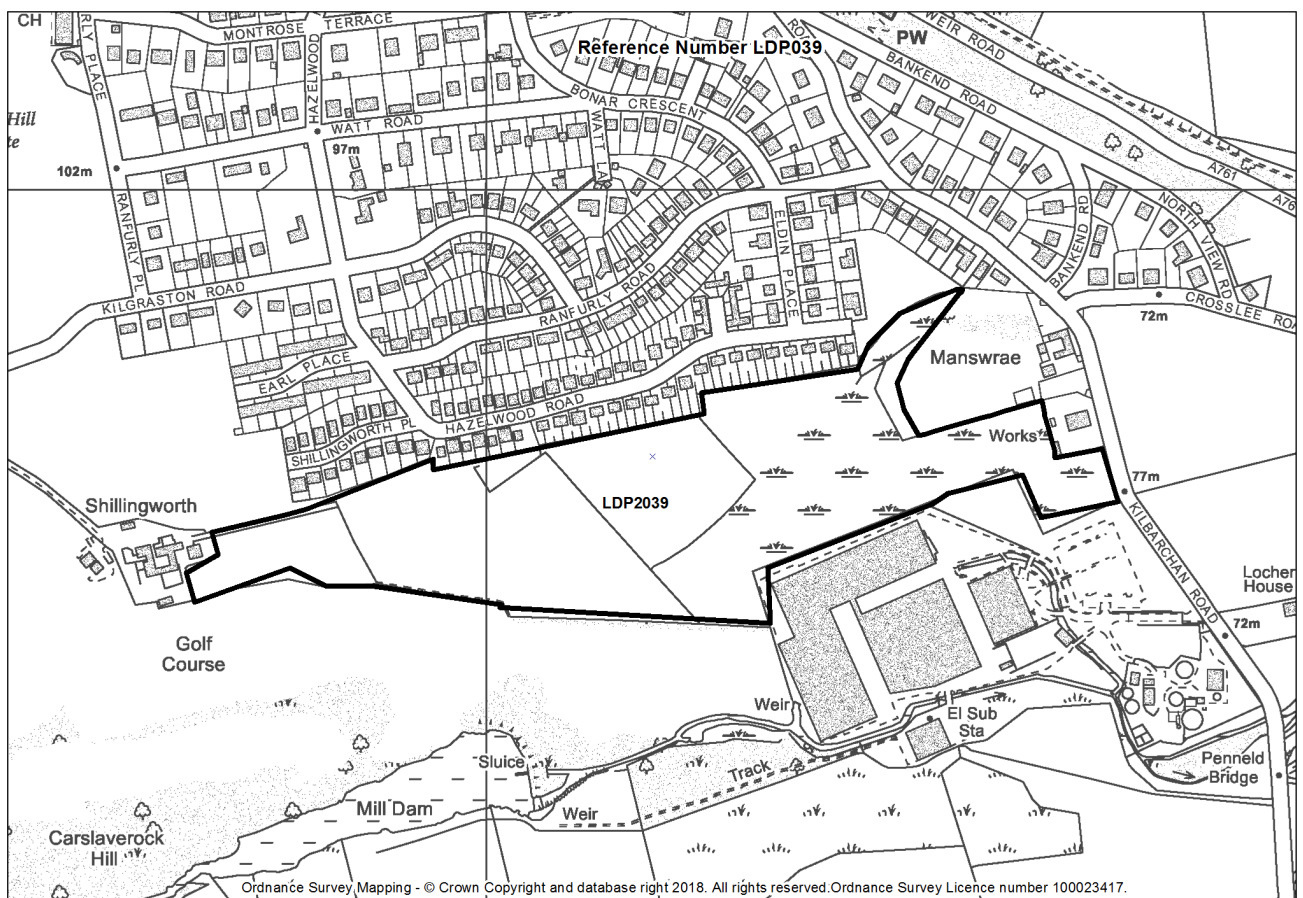
Proposal

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

Housing Numbers (estimate): Approximately 110 units

Programming (estimate): Approximately 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. A SINC lies within the boundary of the site. 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

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.

MIR Submission

This site was previously promoted by both Taylor Wimpey and Stewart Milne Homes. Taylor Wimpey have since submitted a revised site boundary which is considered in the assessment of LDP 2091.

Stewart Milne Homes submitted a planning statement which revised the site boundary to remove the area of land being promoted by LDP 2091. An indicative layout and landscape framework have been prepared which seeks to provide a less dense and integrated layout while protecting the nature conservation interests of Manswrae Mire SINC.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site is quite well enclosed and of low prominence in the landscape. Its development would extend the settlement southwards to a reasonably robust boundary with the adjacent golf course, While the landscape is not of the highest sensitivity it includes some local natural heritage interest which would be desirable to maintain. Developing the site in a way which relates to the existing settlement to the north may be challenging.

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

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

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, however, this wouldn't be a direct route. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage. Potential odour issues in relation to proximity to Bridge of Weir tannery.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that the site is used as grazing with a SINCR, 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. Location of the site may encourage carbon emissions through increased vehicular usage.

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. However, there are very little connections in terms of footway/cycleway to the existing 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. This requires to be considered.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

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 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. While the developer has provided an indicative layout and landscape framework it is considered that the 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. 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): 10.8 ha

Local Development Plan Policy: ENV1 - Green Belt

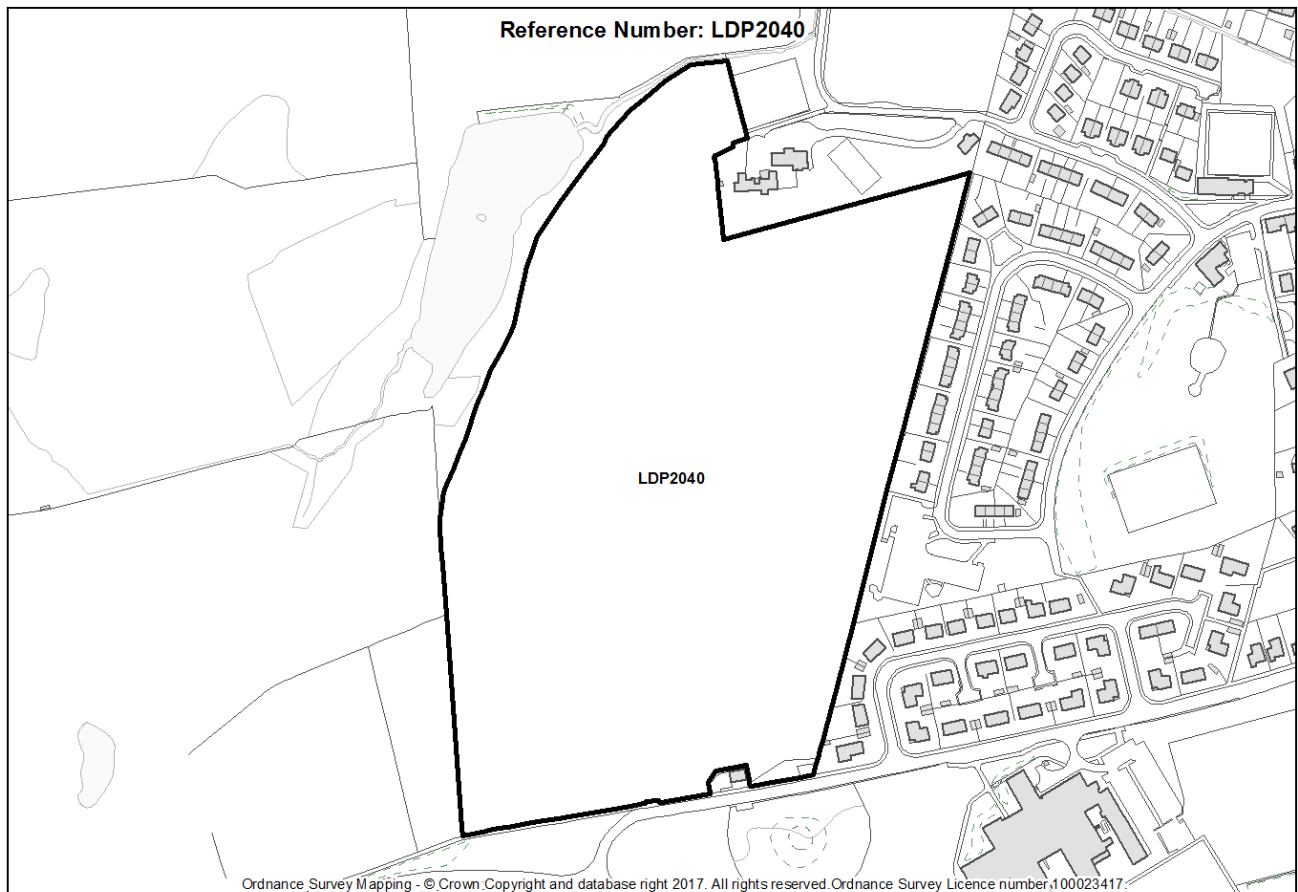
Proposal

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 been 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.

MIR Submission

A planning statement, housing land assessment and revised site plan were submitted.

The developer has submitted a revised layout which seeks to address the visual impact from the western approach to Houston and the impact on Houston South Mound, both issues that were highlighted in the initial site assessment.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large greenfield site to the west of Houston. The site has some prominence in the local landscape and provides a good quality rural setting to the western part of Houston and Crosslee. The eastern part of the site sits approximately within the existing settlement envelope and given the existing abrupt western settlement edge it may be possible to develop a small part of the site in the east if a more robust and defensible green belt boundary is established towards the west.

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, Linclive 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

There is currently sufficient capacity at the water and waste water treatment works, however, a water and drainage impact assessment will be required.

There is a 12" trunk main along the south boundary, possibly within the site.

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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both primary and secondary education provision 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 school capacity as required.

The developer has indicated that all 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 provided a mix of residential units on the site and has prepared a revised layout which seeks to address the visual impact from the western approach to Houston and the impact on Houston South 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 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

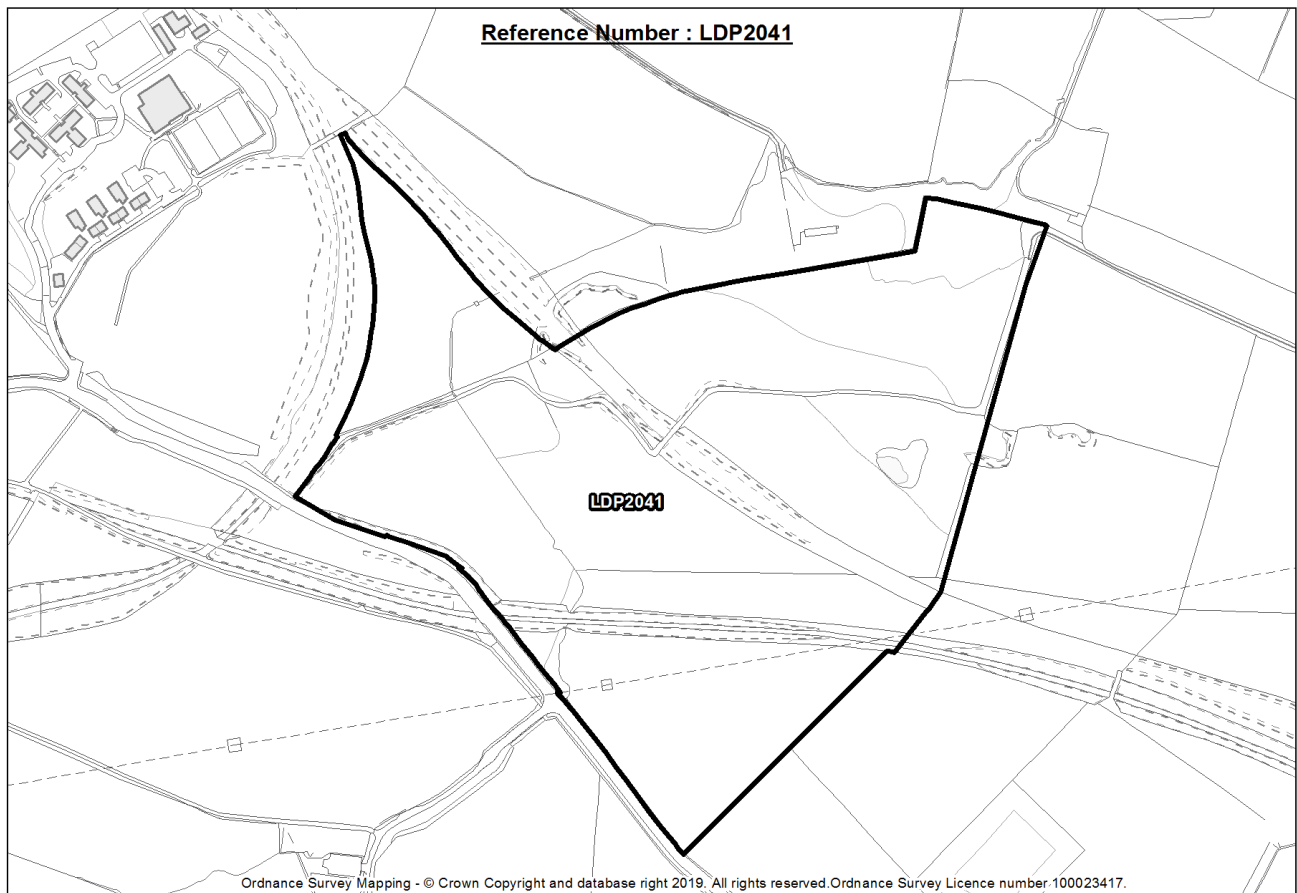
Proposal

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

Housing Numbers (estimate): 225 Homes

Programming (estimate): Developed within a 5-year period.

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 number 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 rough grazing land slopes down towards the north eastern boundary. It has a relatively steep gradient at the southern corner before switching to a gentle slope for the remainder of the site.

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 in relation to the Paisley South development.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site including a Development Framework Report, Planning & SEA Assessment Review, Transport Assessment and Statement of Site Effectiveness.

Landscape Assessment

The Landscape Assessment undertaken by Ironside Farrar to inform this assessment was based on a slightly different boundary. However, this would not have changed the overall assessment of this site.

A small site located in a central position within the green belt between Paisley and Barrhead and assists considerably in providing the setting and separation between these settlements. Development of the site in isolation is likely to have a detrimental effect upon setting and local landscape character.

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

A Water Impact Assessment and Drainage Impact Assessment will be required to understand the impact of the development on the existing network. This site is over 500m from the public sewer network, so an offsite sewer extension will require to be connected.

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. The land capability classification for the site is 3.2 mixed agriculture.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Some biodiversity, flora and fauna interest likely on the site, particularly at the edges. 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

The area covered by Policy P6 - Paisley South in the current adopted Renfrewshire Local Development Plan has been removed in the Renfrewshire Local Development Plan Proposed Plan and replaced by two housing sites which will redevelop previously used land at the University of West of Scotland Campus and Dykebar Hospital (LDP2087 & LDP2088).

Development of this site would extend the settlement further south into an area of open countryside which would have a detrimental effect upon setting and local landscape character and would set an undesirable precedent for the development of adjoining fields. It is difficult to see how this site could integrate with the rest of the settlement.

A Transport Statement has been submitted and access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, the site falls within two primary school catchment areas, Lochfield Primary School and Todholm Primary School. Lochfield Primary School has sufficient capacity with the majority of the site falling within this area but Todholm Primary School provision would need to be addressed. Secondary education provision requires to be addressed. 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 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.

This site could be considered both effective and deliverable, however, it would fail to integrate with the rest of the settlement. It is considered that the development of this site on its own would not result in good place making and could 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.

LDP2042

Previous Ref: 15/3029/DP

Site Address: Craighton Farm, Bishopton

Site Size (Ha): 11.5

Local Development Plan Policy: ENV1 - Green Belt

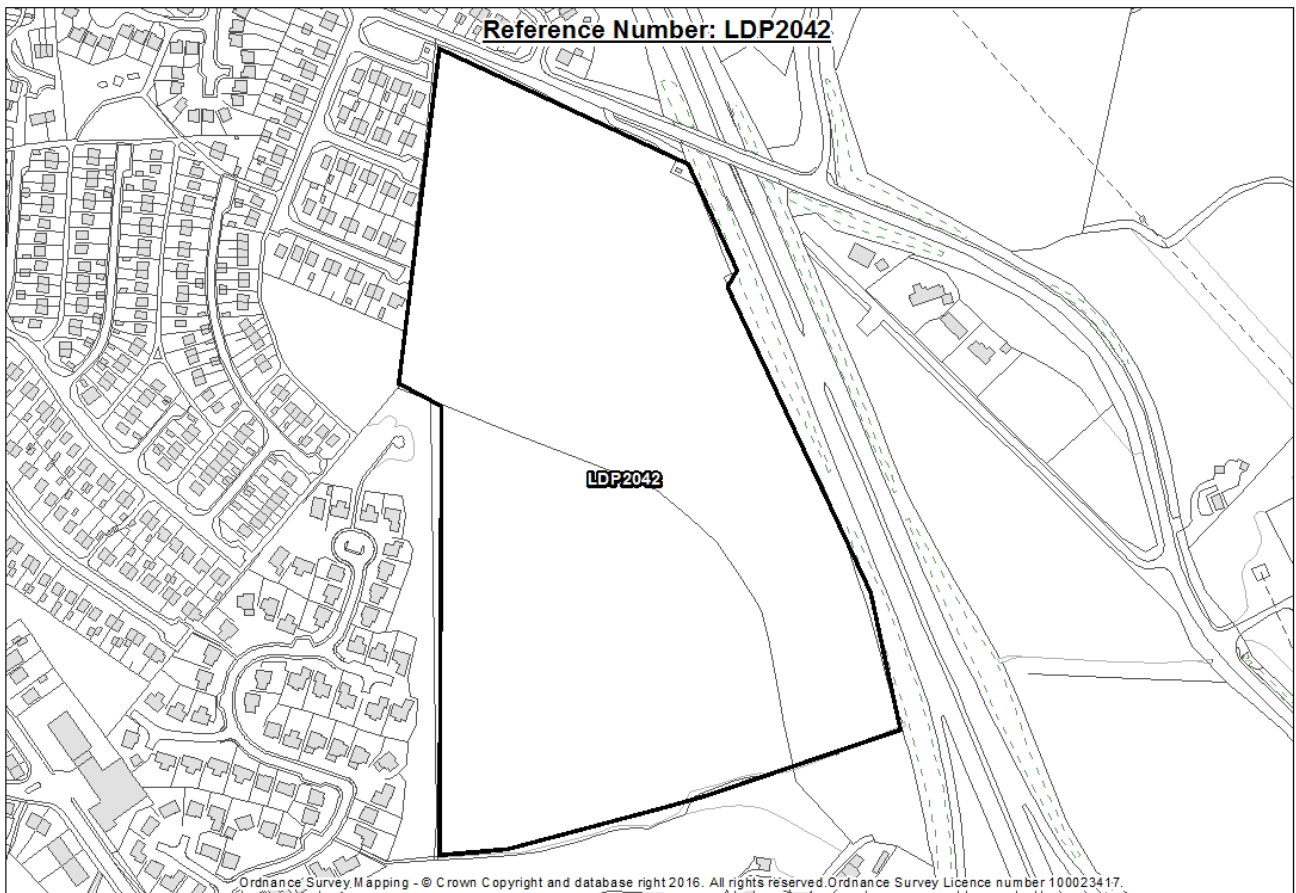
Proposal

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 is 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.

MIR Submission

In response to MIR (2017) consultation, the developer submitted additional comments to support the allocation and delivery of the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A greenfield site to the east of the settlement. Development of the site would extend the settlement to a defensible edge with the motorway and the Craigton Burn corridor. While it would erode the separation provided by the green belt between Bishopton and Erskine, the settlements would remain separated by farmland and other land uses compatible with green belt objectives. Development has the potential to be locally prominent on the sloping site, which could impact on setting and landscape character on the approach to Bishopton along Greenock Road.

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

There is currently sufficient capacity at the water and waste water treatment works, however, a water impact assessment and drainage impact assessment will be required.

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.

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. The land capability classification for the site is 3.2 mixed agriculture.

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 transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at 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 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 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 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 Dargavel Village 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): 8.15

Local Development Plan Policy: ENV1 - Green Belt

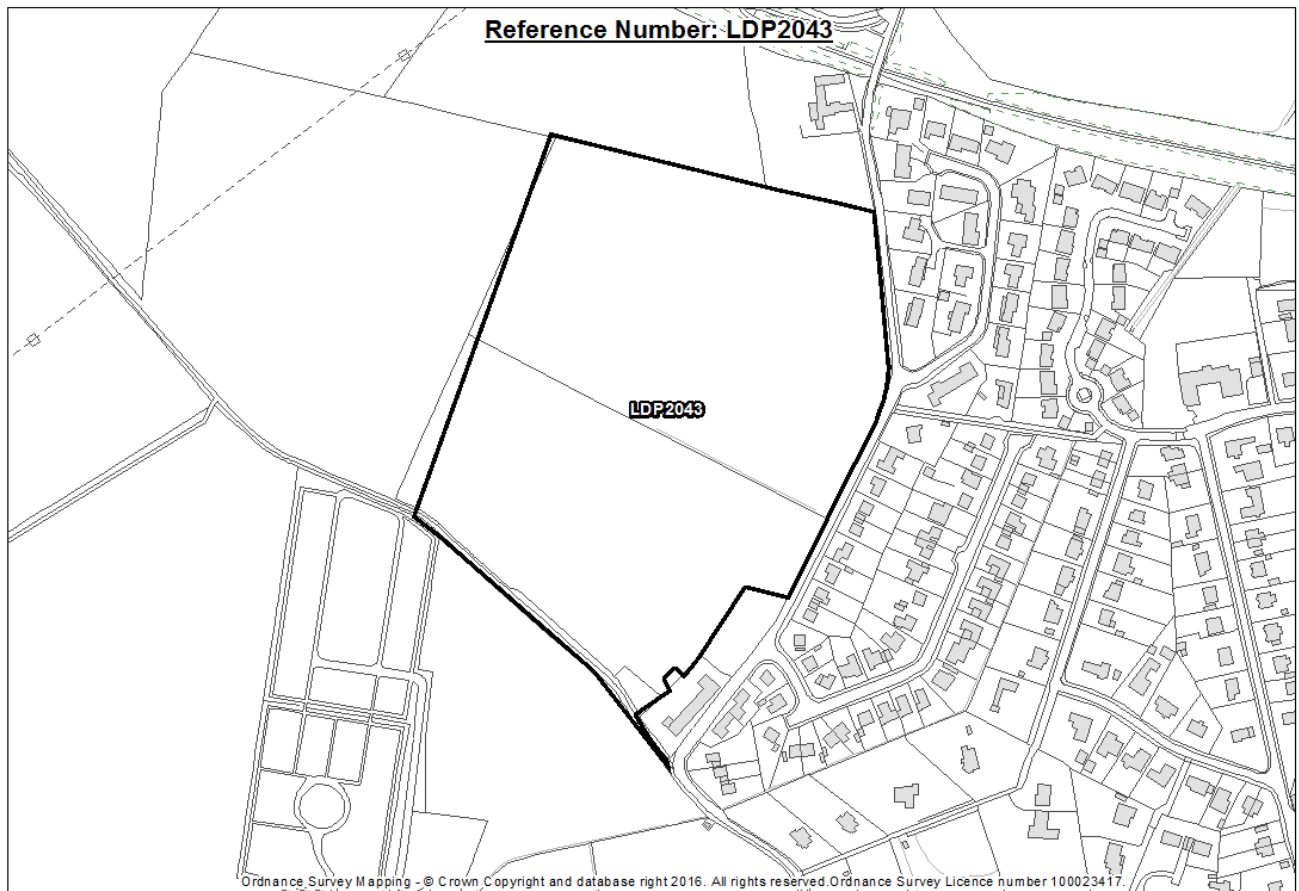
Proposal

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 have 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. Planning Permission Refused 22/06/16. Appeal lodged with the Scottish Ministers, Dismissed 30/11/2017.

Summary of Reporters Comments in relation to 16/0110/PP

In terms of sustainability the Reporter considers that the most significant factor in this case is the relationship of the appeal site to the transport network and to services and facilities. The Reporter considers that the development is not sustainably located and would result in increased use of private cars.

The Reporter also considers that the development would not be in keeping with the character of the settlement and the local area. The Reporter concludes that the appeal should be dismissed.

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. In addition, a Design and Access Statement, Ecological Appraisal, Flood Risk Assessment and Drainage Strategy, Landscape and Visual Impact Assessment and Transport Assessment were submitted by the Developer.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

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, Lincrive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No Comment

SCOTTISH WATER

There is currently sufficient capacity at the water and waste water treatment works, however, a water and drainage impact assessment will be required.

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 the middle of the site. Water quality will require to be considered. A Flood risk and drainage assessment has been prepared by the developer. 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. The land capability classification for the site is 3.2 mixed agriculture.

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 number of vehicular journeys resulting in a potential impact on air quality and an increase in emissions. Potential impacts on water quality also requires 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.

Access to Bridge of Weir Road would require upgrading. Access to this site may be challenging in terms of road and pedestrian safety.

Development of this site would put more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. An updated transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix 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.

The developer has indicated that all 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. 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

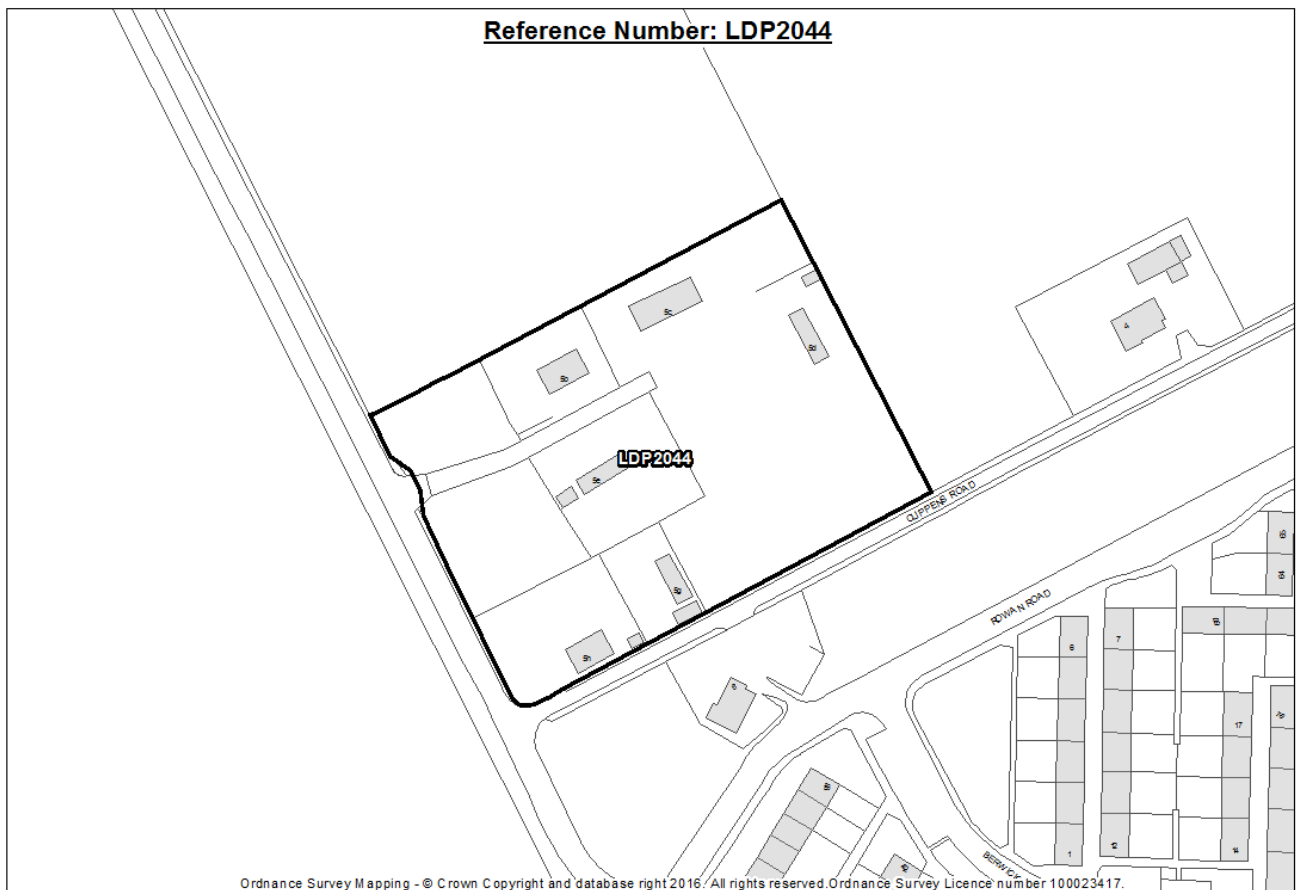
Proposal

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 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

18/0051/PP - Siting of 2 mobile homes, 4 sheds, erection of boundary fence and associated landscaping (in retrospect) - No decision

18/0050/PP - Siting of four mobile homes, erection of 7 sheds, erection of boundary fences and formation of landscaping (in retrospect) – No decision

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.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns.

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

Should site be developed there would be defensible edge at northern boundary.

SCOTTISH WATER

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required.

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. 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.

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. Any development at this location would require to protect the natural environment and the existing greenbelt boundary to the north of Linwood.

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 appropriate to the green belt location, 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): 21.6

Local Development Plan Policy: ENV1 - Green Belt

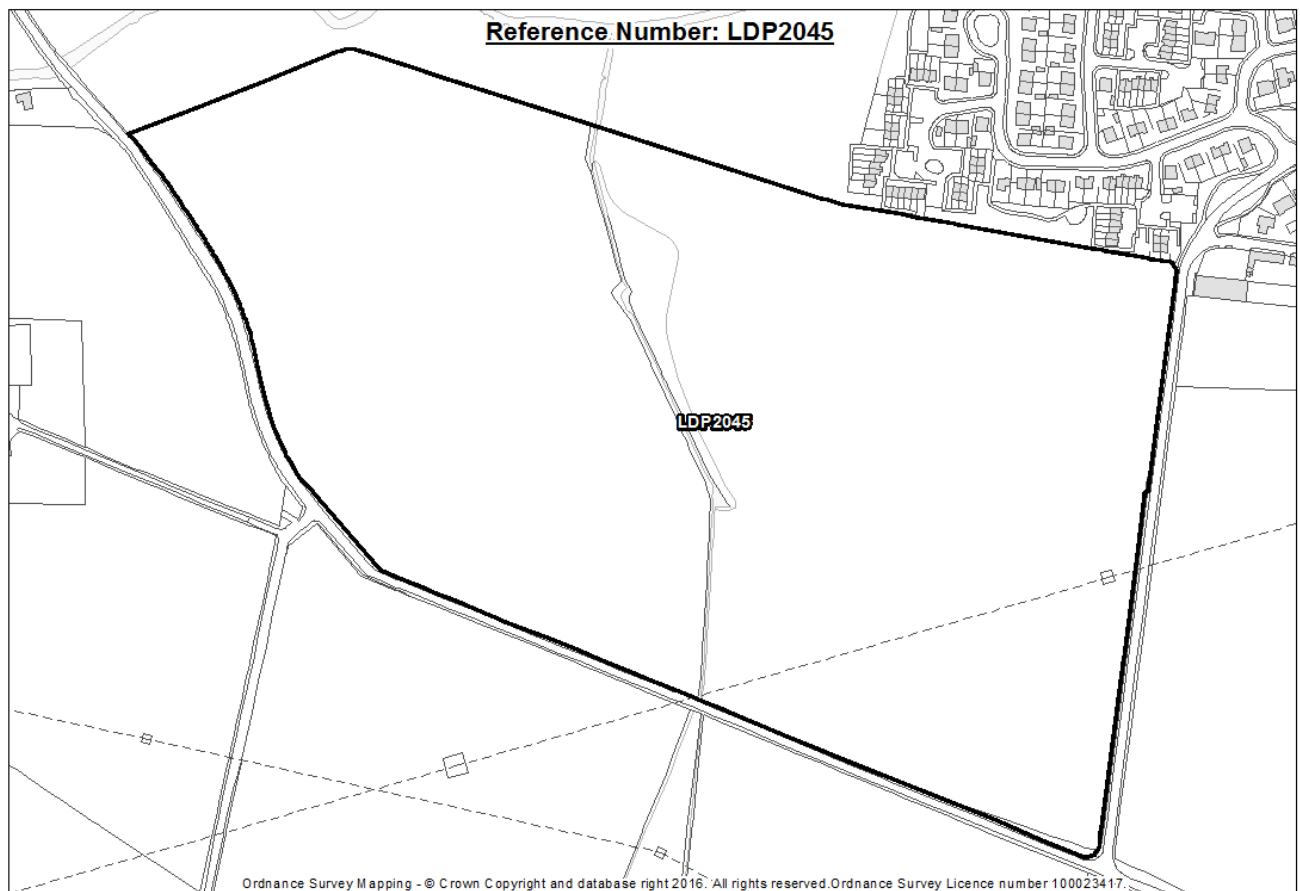
Proposal

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

Housing Numbers (estimate): 275 units

Programming (estimate): Developed over 6 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 near the site.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. A Flood Risk Assessment, Vision Framework and road option layout were also submitted.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large greenfield site south of Craigends. The site is outside the natural boundary of the settlement formed by the Locher Water and is part of the open farmland landscape to the south of the settlement which provides separation from nearby Brookfield. The site is also prominent and can be viewed from the nearby roads and farmsteads. The site is sensitive to development.

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, Lincrive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No comment

SCOTTISH WATER

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required.

There is a 300mm trunk main running along the west and south site boundary, a sewer crossing the middle of the site vertically and a water main running along the east boundary of the site. Contact by the developer with Scottish Water will be required.

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 has been prepared to help define the developable area due to a burn dissecting the site. Stream flows south to north and along two spurs, water quality will need to be considered. A Drainage Impact Assessment would be required.

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. The land capability classification for the site is 3.2 mixed agriculture.

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. Flood 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. 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 transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both primary and secondary education provision 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 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 vision framework together with supporting information which provides details on the landscape/townscape fit and the deliverability of the site has been submitted.

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 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

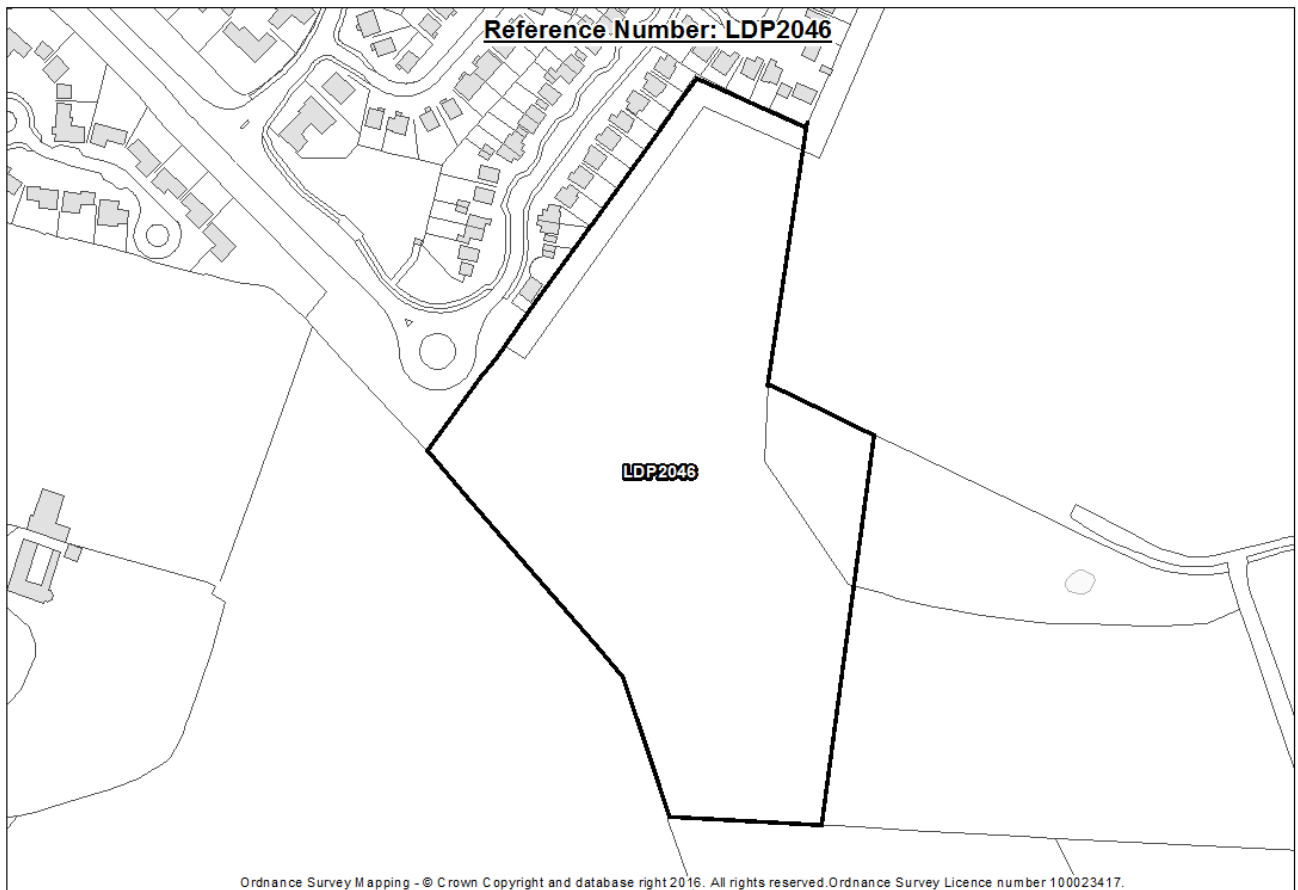
Proposal

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

Housing Numbers (estimate): Approximately 60 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 established woodland of Sandieland Wood, which is covered by a Tree Preservation Order 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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site including a Development Framework Report, Housing Land Supply Assessment, Planning and SEA Assessment Review and Statement of Site Effectiveness.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A small site of farmland in good condition to the east of the settlement edge. The site lies immediately north of an allocated housing site and development would result in a small extension to the settlement edge. Development of the site would not significantly weaken the existing green belt between Erskine, Inchinnan and Renfrew, however, there would be little containment of the site.

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

There is currently sufficient capacity at the Erskine water and waste water treatment works. Significant development has been proposed for this catchment and a Growth Project will likely be required in the near future, but this should not impact on development.

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, which is covered by a Tree Preservation Order) is located to the south 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 which would will be retained and protected. Additional boundary planting will support and enhance existing wildlife corridors, enhancing biodiversity of the site. The site has limited 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. Existing woodland to the south east of the site will provide a natural landscape screening and diverse habitat.

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. Existing amenities and services will be within reach of the site by sustainable modes of travel.

Water

Drainage Impact Assessment would be required. If this were to be addressed this could provide potential for betterment. SEPA flood maps identify that a small area of the site and surrounding area are at risk from pluvial flooding.

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. Development would offer the opportunity to improve links to the surrounding path network, promoting access to the outdoors and 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

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. 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

It is considered that the development of this small site would appear only as a small extension to the built-up area from viewpoints across the remaining green belt.

Access to the site is achievable. A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, secondary education provision at Park Mains High may need to be addressed subject to the potential cumulative impact of development in the North Renfrewshire housing market area. There is sufficient primary school provision. However, this is a small site, therefore this is not likely to be a significant concern.

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 taken on board the Council's comments and have prepared a development framework which includes an area of structured planting to help form a new greenbelt boundary and links to the site allocated for residential development to the south west. However, at present there is little containment along the eastern boundary. It would take some time for a robust greenbelt edge to be formed.

The developer has provided sufficient details to suggest that this site is both deliverable and effective. It would be a small extension to the existing allocated site at Northbar. However, at present there is little containment of the site to the east and it is considered that the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements. Therefore, this site will not be allocated for housing and will remain in the green belt.

LDP2047

Previous Ref: 15/3038/DP and 5004

Site Address: Southbar Linburn, Erskine

Site Size (Ha): 63.7

Local Development Plan Policy: ENV1 - Green Belt

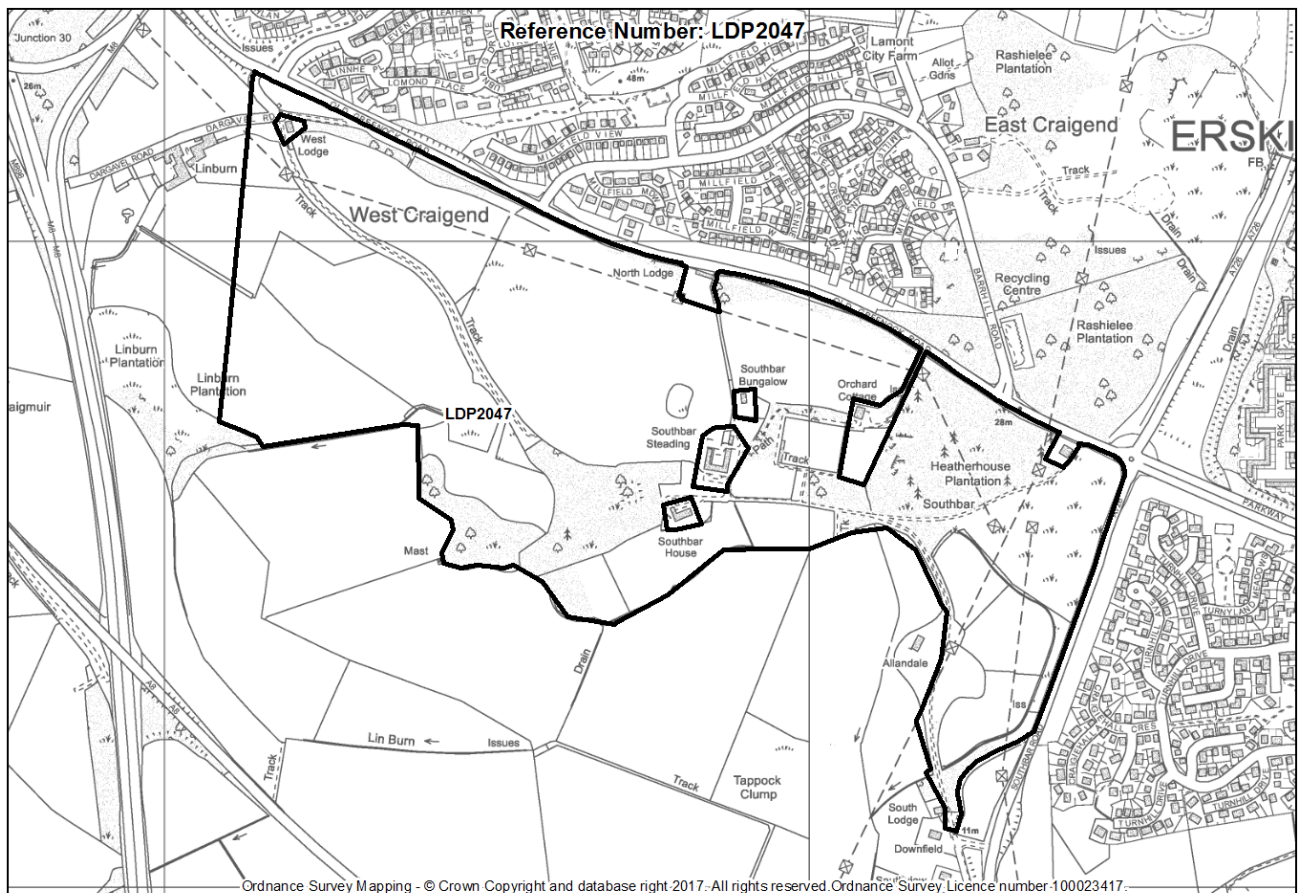
Proposal

Ownership/Developer if Known: CALA Homes (West), Lynch Homes and Persimmon Homes.

Housing Number (estimate): 490 new homes, with opportunity for supporting retail,

Programming (estimate): Built over 7 years with 72 homes per annum.

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. A transport assessment, educational assessment, layout and masterplan has been undertaken and submitted as supporting information.



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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site including a Development Framework Report, Housing Land Supply Assessment, Planning and SEA Assessment Review and Statement of Site Effectiveness have also been submitted. The site capacity has been reduced from 720 to 490 residential units with opportunity for supporting retail.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large site to the south of Erskine, separated by the Old Greenock Road. This site is outside the settlement boundary and is part of the open farmland landscape character to the south and west of Erskine. The settlement to the north and east of the site has a strong settlement boundary and this site is beyond that. Development would have a detrimental impact on the landscape setting of Erskine.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Whilst most of this site is fine from a flood risk perspective several minor watercourses 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

There is currently sufficient capacity at the water and waste water treatment works, however, a water and drainage impact assessment will be required.

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 trees are categorised by The Woodland Trust as Long establish woodland of plantation origin (LEPO). The site has some 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. The incorporation of substantial open space and enhanced pedestrian links could improve community access to the outdoors and encourage active travel. Opportunity to incorporate zero and low carbon generating technologies will be into the proposal.

Air

There is likely to be an increase in vehicular movements should this site be developed, this may impact on air quality. Development may offer the opportunity to incorporate and improve pedestrian/cycle links, including the existing Core Path network which would encourage active travel.

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. Development would offer the opportunity to incorporate zero and low carbon generating technologies and the use of sustainable building materials.

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.

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 some 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 an area of prime agricultural land (Mccauley Institute Agriculture Capability – Class 3.1). Given the size of site, the development would increase the number 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 transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, primary and secondary education provision will need 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 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 Dargavel Village 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 developer has sought to address previous comments by the Council and the Reporter and has provided a less dense, landscaped development framework, however, it is considered that the proposal would still have a detrimental impact on the landscape setting of Erskine and 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): 11.7

Local Development Plan Policy: ENV1 - Green Belt

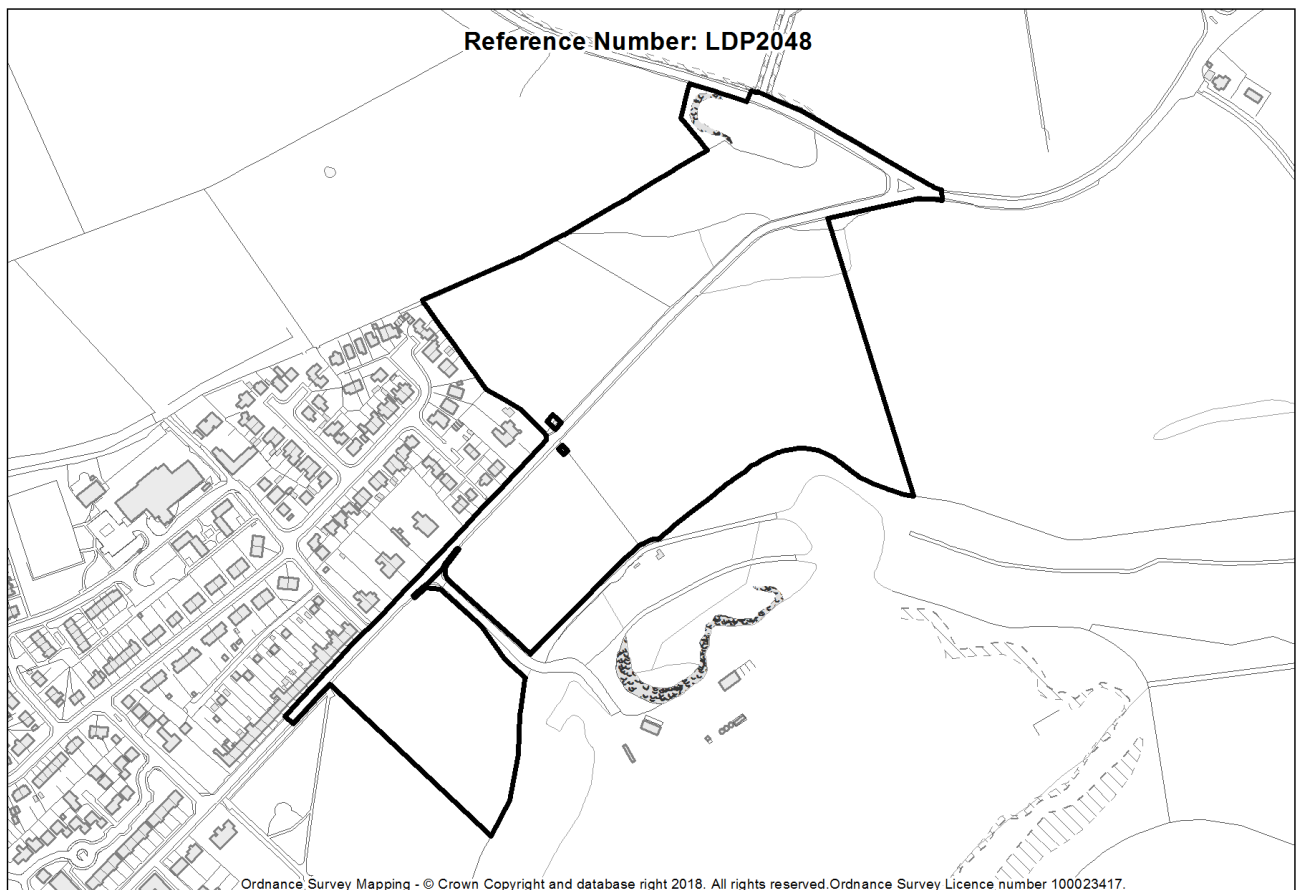
Proposal

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

Housing Numbers (estimate): 150 dwellings

Programming (estimate): Approximately 30 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. 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 land form. The field closest to 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 refused Planning Permission 22/06/16. Appeal dismissed by Scottish Ministers on 30/11/2017.

Summary of Reporters Comments in relation to 16/0147/PP

The Reporter considers that the development would not protect and enhance the quality, character and landscape setting of Kilbarchan. The Reporter agrees with the Council in that development of the appeal site would leave the village with eastern and northern edges that would not be a defensible green belt boundary and concludes that the northern edge would be particularly vulnerable to further development pressure as it would be defined only by a narrow width of planting.

Reporters Comments

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. An Indicative Development Framework and Overview, Landscape and Visual Assessment, Transport Assessment, Drainage and Ground Conditions Report, Ecological Report, Flood Risk Assessment, Tree Survey, Noise Assessment, Air Quality and Dust Emissions Assessment and an amended site plan have also been submitted. Three letters of developer interest have also been submitted to support the deliverability of the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

A large greenfield site at the north eastern edge of the settlement. The southern part of the site, opposite existing housing along Barnscroft and south of the quarry access, is oriented inwards towards the settlement and its development would potentially have less impact on the landscape and setting of the village. Other parts of the site are more outward facing and exposed and considered unsuitable for development.

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, Linclive 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

There is currently sufficient capacity at the water and waste water treatment works, however, a water and drainage impact assessment will be required.

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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education there is a potential capacity issue at both primary and secondary schools. There could be potential capacity issues at St Margaret's Primary School. The impact of the proposed development in addition to other developments in the school catchment would require to be considered for both primary and secondary schools to accommodate the proposed number of units.

The developer has indicated that all 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 of a residential nature.

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

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. The 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): 33.8

Local Development Plan Policy: ENV1 - Green Belt

Proposal

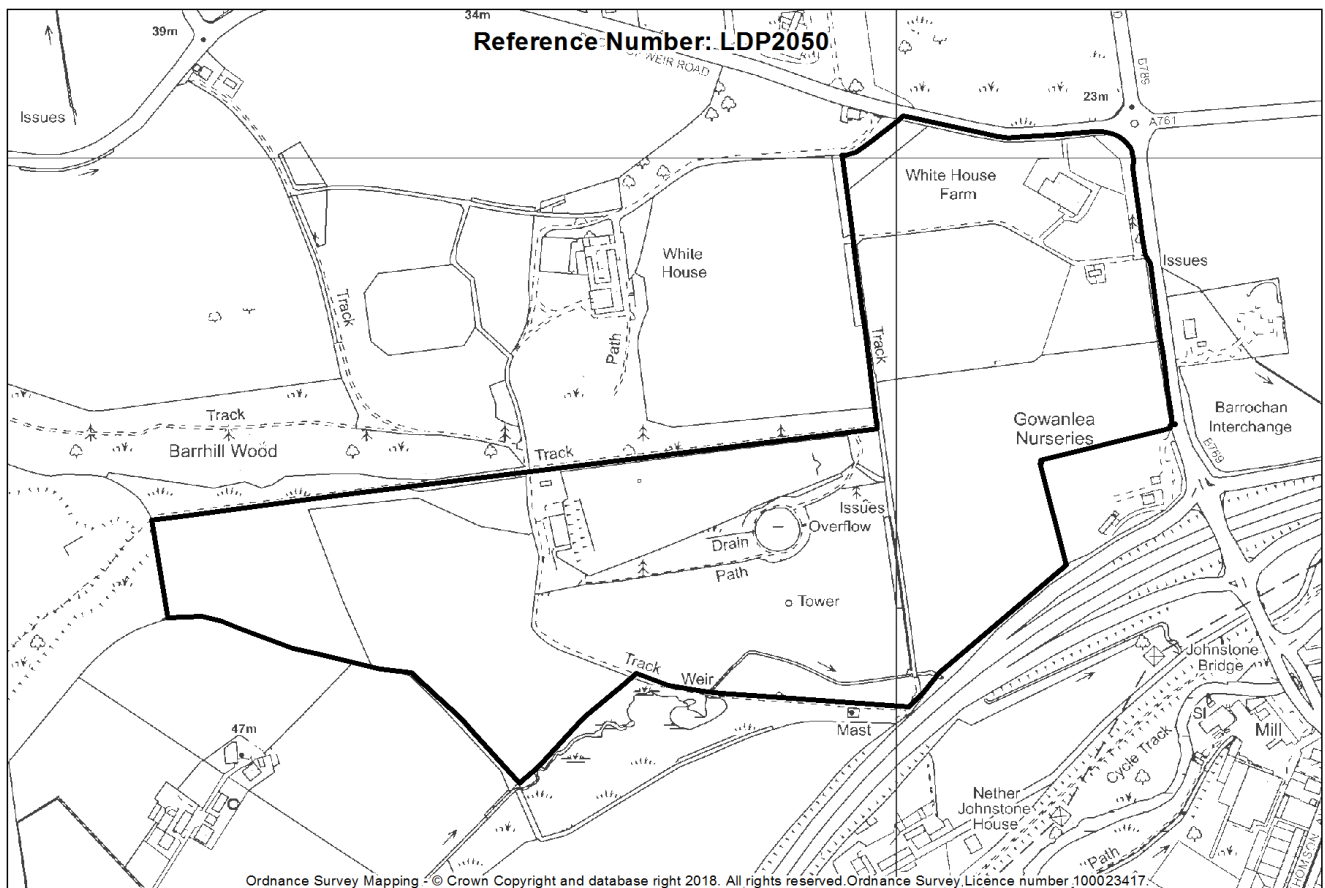
Ownership/Developer if Known: Taylor Wimpey/Dawn Homes

Housing Numbers (estimate): Overall site capacity estimated to be 250-300 residential units.

Programming (estimate) 25 units per annum

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

Various amendments made to site boundary at MIR and Additional Site Consultation.



Site Visit Comments

Site Boundaries

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

Landscape

This is a flat site and not very prominent in the local landscape due to the boundary treatments along the A737. 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. Barrhill Wood Site of Importance for Nature Conservation (SINC) extends along part of the northern boundary.

Planning History

Planning Application History

None

Reporters Comments

This site was not submitted for consideration through the Local Development Plan 1 preparation. New site identified through the 2015 suggestions for land Use Change exercise, site has been re assessed due to changes to site boundary.

Pre-MIR Meeting

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

MIR Submission

In response to MIR (2017) consultation, the developer amended the boundary of the site. As such, the amended site boundary was assessed and was included in a second consultation undertaken in October 2017. The site boundary was subsequently revised again.

The developer has now partnered with Dawn Homes who are both jointly promoting the site. The re-defined site includes part of the land that was promoted through the earlier Taylor Wimpey representations, but now includes land to the north bounded by the Bridge of Weir Road/A761 and Barrochan Road/B789 to the east.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

A large site which sits beyond the settlement envelope. The site contributes considerably to the green belt. There would be no integration with existing settlements and would set an undesirable precedent for development in the surrounding green belt.

Key Agency Comments

Scottish Environment Protection Agency

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

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

Historic Environment Scotland

Any development proposal would require to consider the setting of the Category C Listed Building (Tower, Milliken) and the Category B Listed White House.

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

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

Scottish Water

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

Sport Scotland

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Areas of grassland and active arable agricultural land. Tree belts, bushes, shrubs and hedges around and across the site. Pond area and watercourse within site. Some biodiversity interest likely. Barrhill Wood SINIC located to the north west of the site boundary that is a valuable resource for biodiversity, flora and fauna.

Historic Environment

Any development proposal would require to consider the setting of the Category C Listed Building (Tower, Milliken) and the Category B Listed White 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

Extensive flooding to Gowanlea from Kilbarchan Burn 10 Dec 1994. Flooding breached A737 carriageway level at Kilbarchan Burn inlet. Partially within floodplain a full Flood Risk Assessment and Drainage Impact Assessment would be required to identify appropriate remediation to the water infrastructure. A Scottish Water Network Impact Assessment is also required.

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

Greenfield site, therefore development will result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issues related to the potential impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. There is also a need to consider the water environment and potential drainage and flooding. 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. Site is out with any settlement and the location of the site would encourage higher rates of vehicular usage.

Overall Planning Assessment of the Site

Site boundary has been changed following Main Issues Report consultation in response to comments within the site assessment for LDP2050 at Main Issues Report stage. While the boundary of the site has changed the issues identified in the original assessment have not been addressed. It is considered that the location of this site isolated from any settlement would prevent proper integration with the surrounding settlements.

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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, capacity at both primary and secondary schools will need to be addressed.

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 site as it sets an undesirable precedent for the surrounding area.

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

LDP2051

Previous Ref: 15/3043/DP & 5054-2 / 5054-3

Site Address: Land to North and South of Beith Road, Howwood

Site Size (Ha): 7.06

Local Development Plan Policy: ENV1 - Green Belt

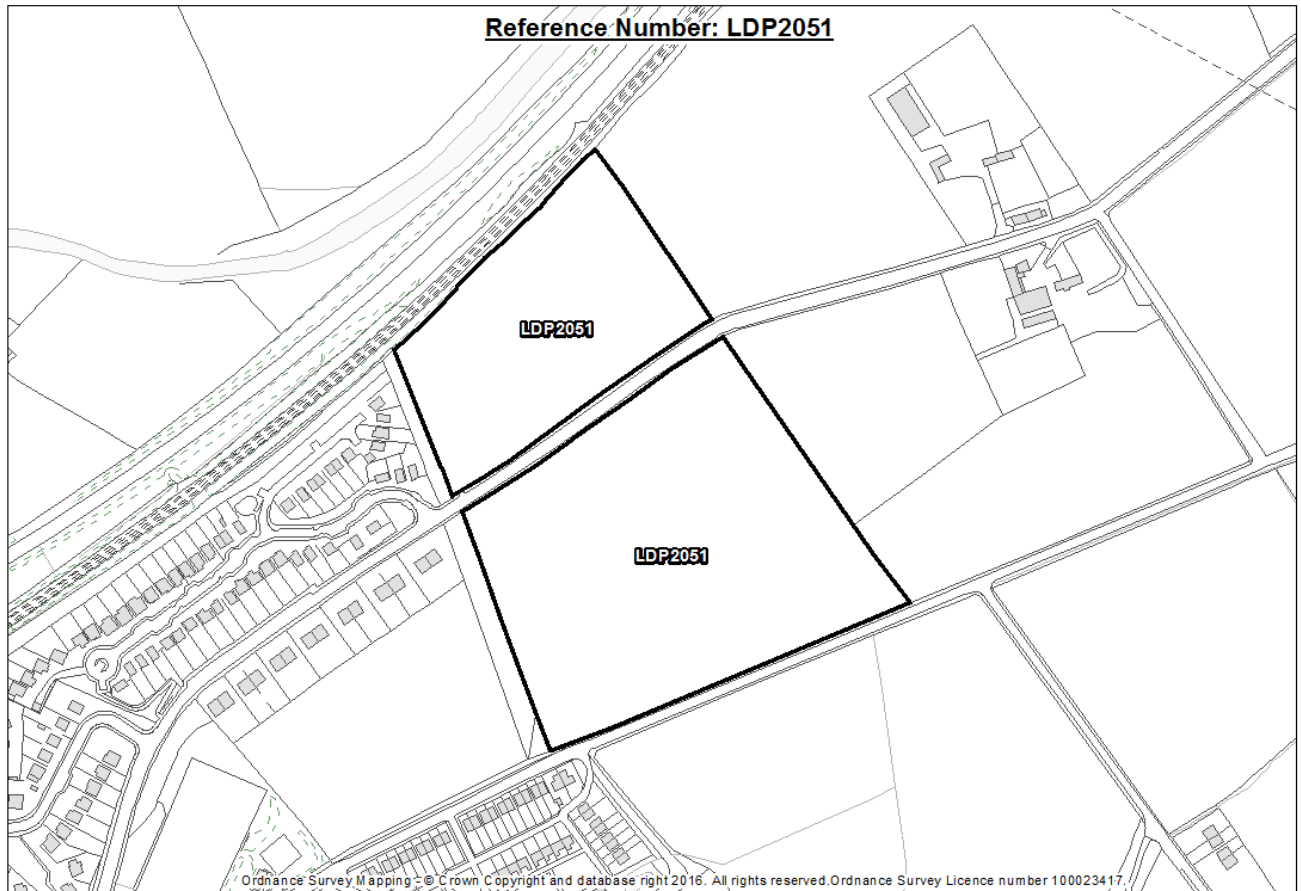
Proposal

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. A Landscape & Visual Appraisal, Indicative Spatial Masterplan and Strategic Landscape Framework have also been submitted.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

North:

The site is part of the open undulating rural landscape to the east of the settlement. The site is outside of a reasonably well-defined settlement edge, and its development would erode the green belt separation that exists between Howwood and Johnstone.

South:

Together with the north site, this site is part of the open undulating rural landscape to the east of the settlement, contributing to the rural setting of the settlement and its gateway experience from two roads, with the sloping, elevated site prominent from the B787. Development would significantly erode the green belt separation that exists between Howwood and Johnstone.

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

Visible, sloping site beyond the settlement edge. Roads form strong boundaries to north and south but weak at eastern edge.

SCOTTISH WATER

There is currently sufficient capacity at the water and waste water treatment works, however, a water and drainage impact assessment will be required.

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. The land capability classification for the site is 3.2 mixed agriculture.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environment Assessment issues related to the detrimental impact that the development of these sites would have on the landscape setting of the village. These are prominent sites at 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 which is unacceptable.

Potential access available from surrounding road network, however, additional details are required.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix 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 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 sought to take on board the Councils and Reporters comments in relation to the defensible green belt boundary and provided a landscape framework and indicative masterplan for the site. However, it is considered that the development of this site would still have a detrimental impact on the landscape setting of the village and therefore the site is not considered suitable for release from the green belt as a 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

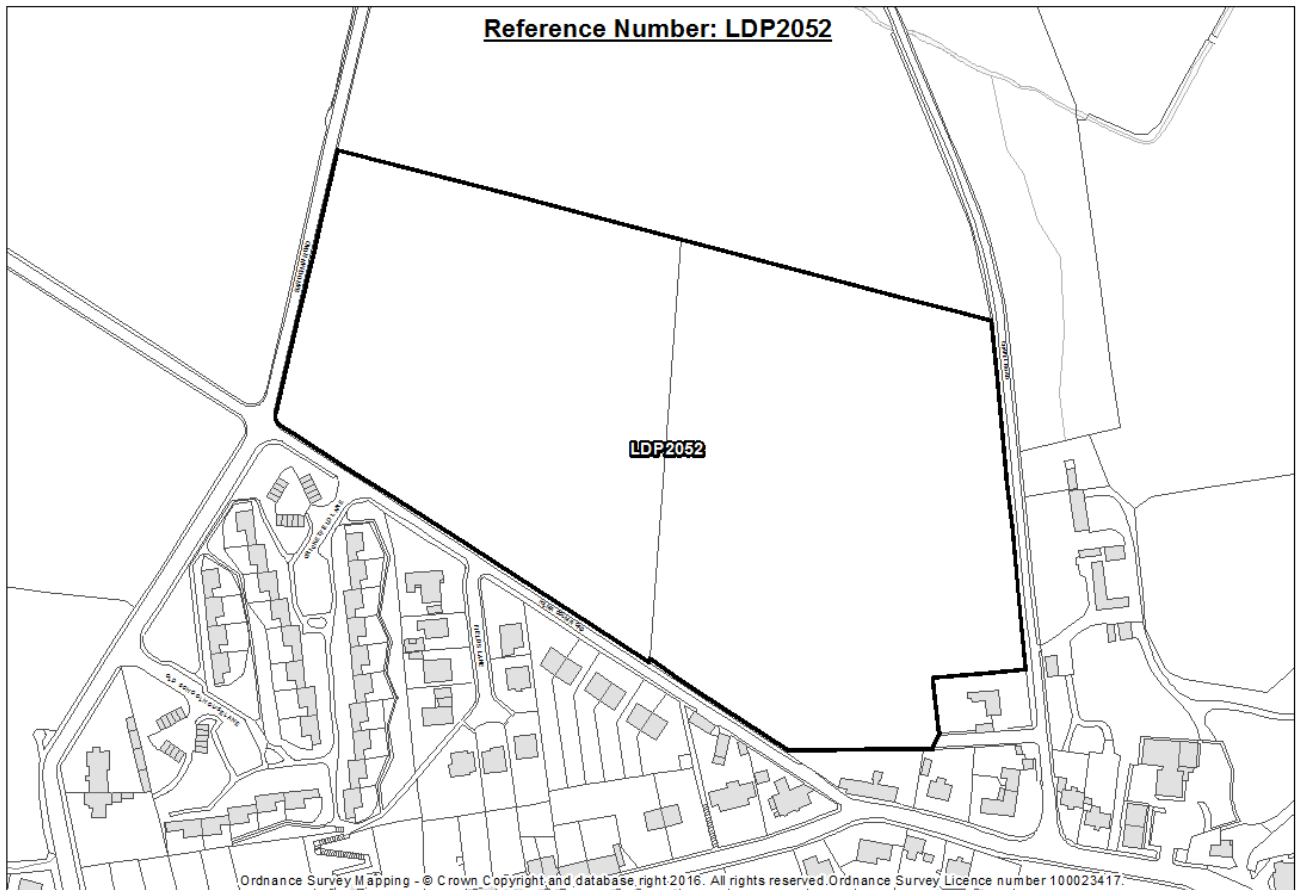
Proposal

Ownership/Developer if Known: Under control of Cala Homes (West).

Housing Numbers (estimate): 100 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 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 eastern boundaries of the site consist of established hedges with an enhanced woodland / trees belt planting within the field to the northern and western boundary.

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site including a Development Framework Report, Planning and SEA Assessment Review and Statement of Site Effectiveness.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

A large greenfield site to the north of Houston. Kilmacolm Road, to the south of the site, provides a logical limit to the northern extent of the settlement in this direction.

Development of the site would result in housing in a location topographically separate from the main settlement body, extending into an area of countryside which contains and provides the setting to the settlement. Young woodland to the north of the site does not yet provide a particularly robust settlement edge feature.

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

Site seems relatively well-contained in local views but slopes away to the north.

SCOTTISH WATER

There is currently sufficient capacity at the water and waste water treatment works, however, a water impact assessment and drainage impact assessment will be required.

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Arable field with enhanced woodland planting on northern and western 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. A Scheduled Monument (SM) is located approximately 400m to the west of the site.

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 northern and western 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 number 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 some containment to the north and west however the young woodland does not provide a particularly robust settlement edge. 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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both primary and secondary education provision requires to be addressed subject to the cumulative impact of other housing sites within the catchment. The developer has confirmed that they would work with the Council to assist in the provision of additional school capacity as required.

The developer has indicated that all 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 residential development.

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

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

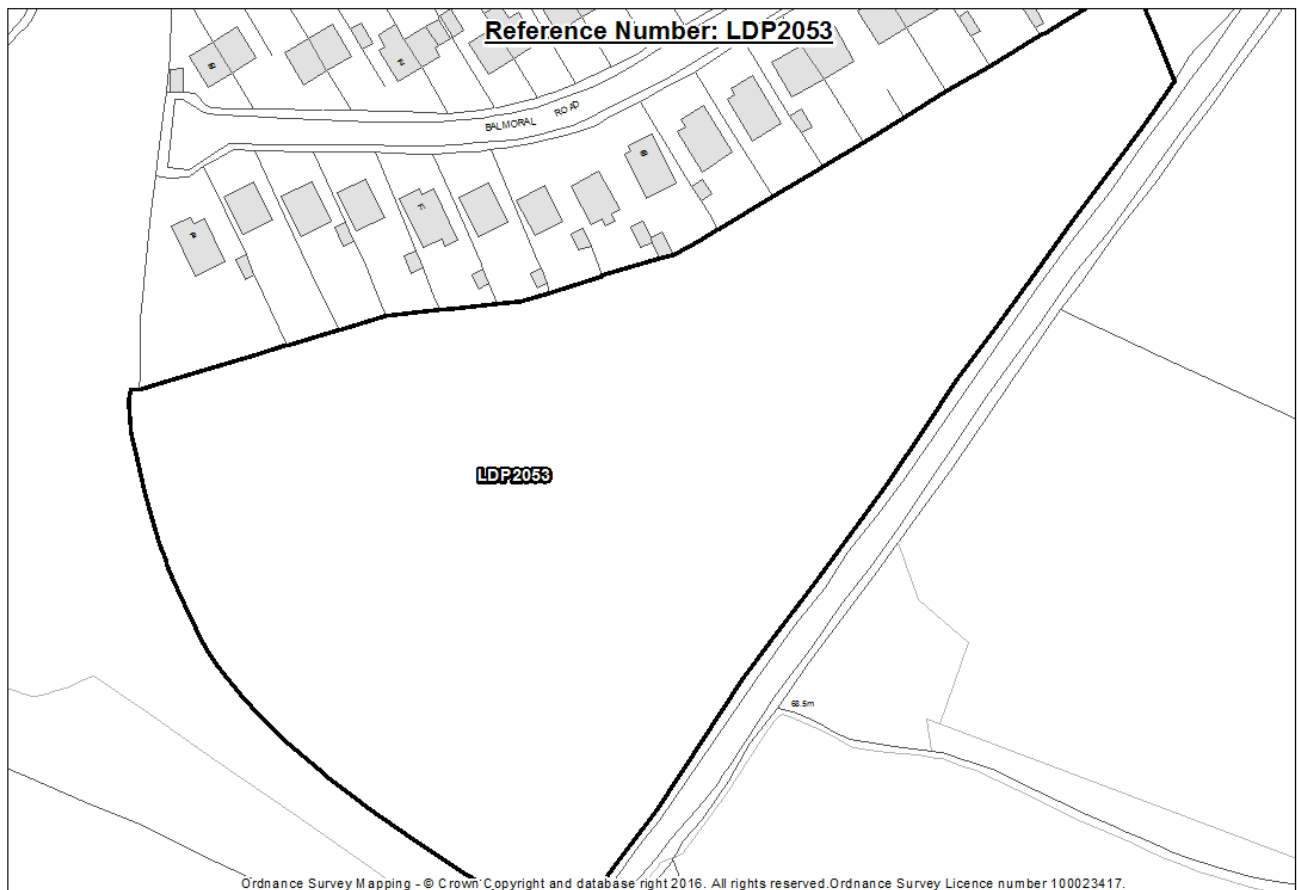
Proposal

Ownership/Developer if Known: AD Houston Trustees (owner) & Stewart Milne Homes (interest)

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 prepared 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 Auchenlodment 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 vegetated by grass and shrubs and has not been subject to any previous development. The topography of the site slopes down in a generally north and easterly direction from a high point at the south western corner to a low point at the north eastern corner. A small watercourse runs along the western edge of the site which is fed by the higher ground within the woodland to the west.

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. A potential layout has been prepared and an initial traffic and transportation assessment has been undertaken to show how adequate pedestrian, cycle and vehicular access can be achieved at this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

Overall the site is of relatively low prominence, it is enclosed on three sides and is on the settlement edge. However, it forms a gateway into the settlement and has a backdrop of Craighton Wood.

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, Lincrive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No comment.

SCOTTISH WATER

There is a 30" trunk main crossing this site. There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required

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 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 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 Auchenclochgair 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. The land capability classification for the site is 3.2 mixed agriculture.

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 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. A transport statement would be required.

In terms of education, primary education provision requires to be considered subject to the cumulative impact of other development in the catchment. The developer has indicated that they will assist the Council to ensure this development does not have any adverse impact.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

The developer has indicated that all 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. However, the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements and therefore this site will remain within the greenbelt as the allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan.

LDP2054

Previous Ref 15/3047/PP

Site Address: Land at Erskine Hospital, Erskine

Site Size (Ha): 15.56

Local Development Plan Policy: ENV1 - Green Belt

Proposal

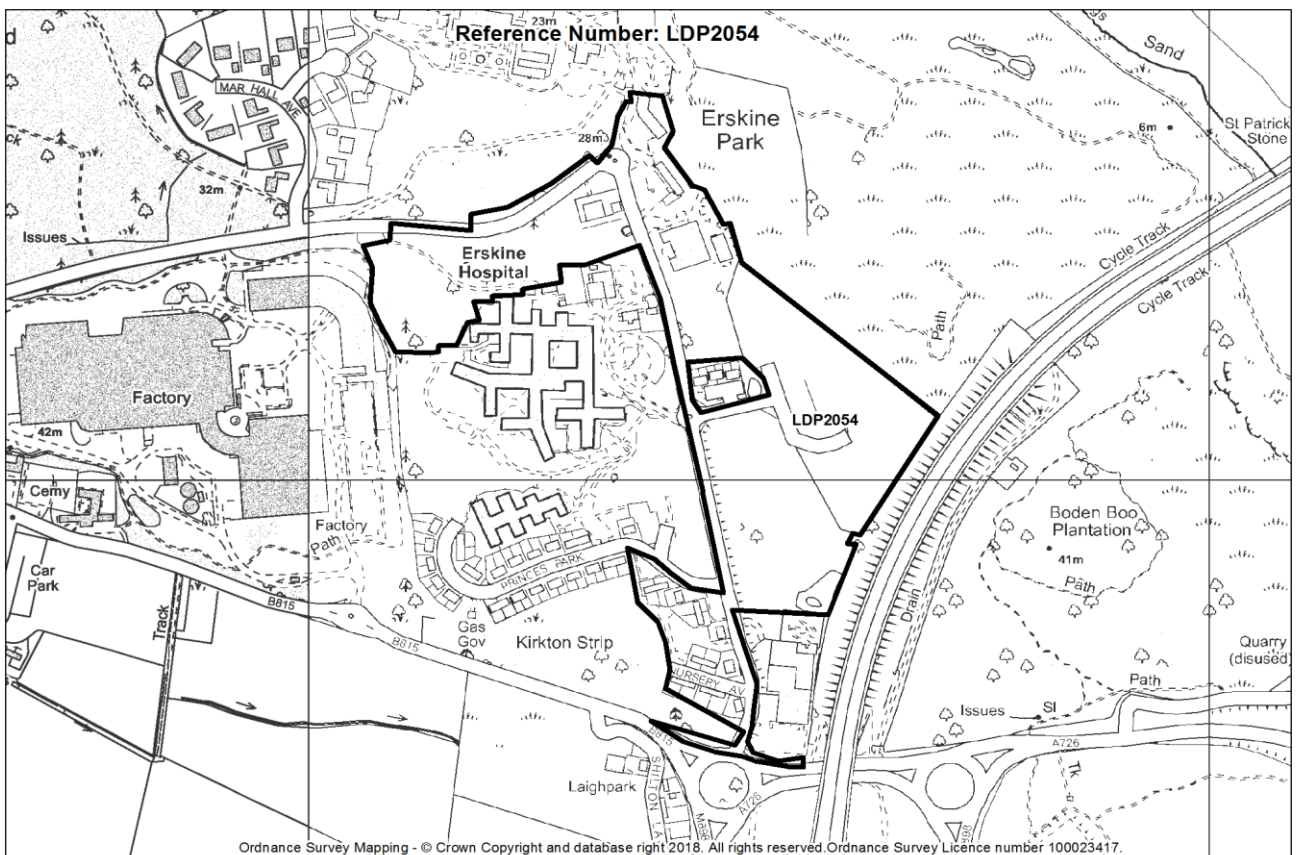
Ownership/Developer if Known: Erskine Estate

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.



Site Visit Comments

Boundaries of the site

The Erskine Hospital estate is relatively well contained along the majority of boundaries. Areas of established woodland are located along the south west, western and north west boundaries of the estate. 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

The site forms part of the Erskine Hospital Estate. The Erskine Hospital estate 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. Five category 'B' listed structures are also located within the northern part of the site.

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:

16/0409/NO – Erection of residential development, retirement/disabled cottages, children's nursery, community facilities and ancillary car parking – Accepted 22 June 2016.

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.

MIR Submission

Layout and masterplan has been prepared 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.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

The site forms part of the Erskine Hospital Estate. Areas within the site include existing buildings or previously used land. Sensitive development of these areas could be accommodated. The site is well contained and development would have limited impact on the landscape or wider green belt.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with the allocation of this site.

HISTORIC ENVIRONMENT SCOTLAND

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.

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

There is a 600mm trunk main within the south portion of the site and a sewer runs vertically, east of Nursery Avenue. The developer should contact Scottish Water to discuss whether these assets will have an impact on how the site is laid out.

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required

SPORT SCOTLAND

No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The Erskine Hospital Estate 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 trees are categorised by The Woodland Trust as Long establish woodland of plantation origin (LEPO) likely to be of value for their biodiversity and cultural value. The northern part of the estate 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

Erskine Hospital Estate has strong boundaries and the majority of the site is relatively well contained. All sides of the sites slope 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 estate 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 estate 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 Erskine Hospital Estate 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 there is 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 Hospital 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. A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, primary and secondary education provision require to be addressed subject to final housing numbers and phasing. The developer has confirmed that they would assist 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 developer has provided sufficient details to suggest that this site is both deliverable and effective.

The proposals could be considered as enabling development which would facilitate investment back into the Erskine Hospital Estate. The principle of enabling development and residential/commercial uses has already been established within the Erskine Hospital Estate and in the surrounding area. However, the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements and therefore this site will remain within the green belt as the allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan.

LDP2055

Previous Ref 15/3049/PP

Site Address: Milliken Road, Kilbarchan

Site Size (Ha): 5.1

Local Development Plan Policy: ENV1 - Green Belt

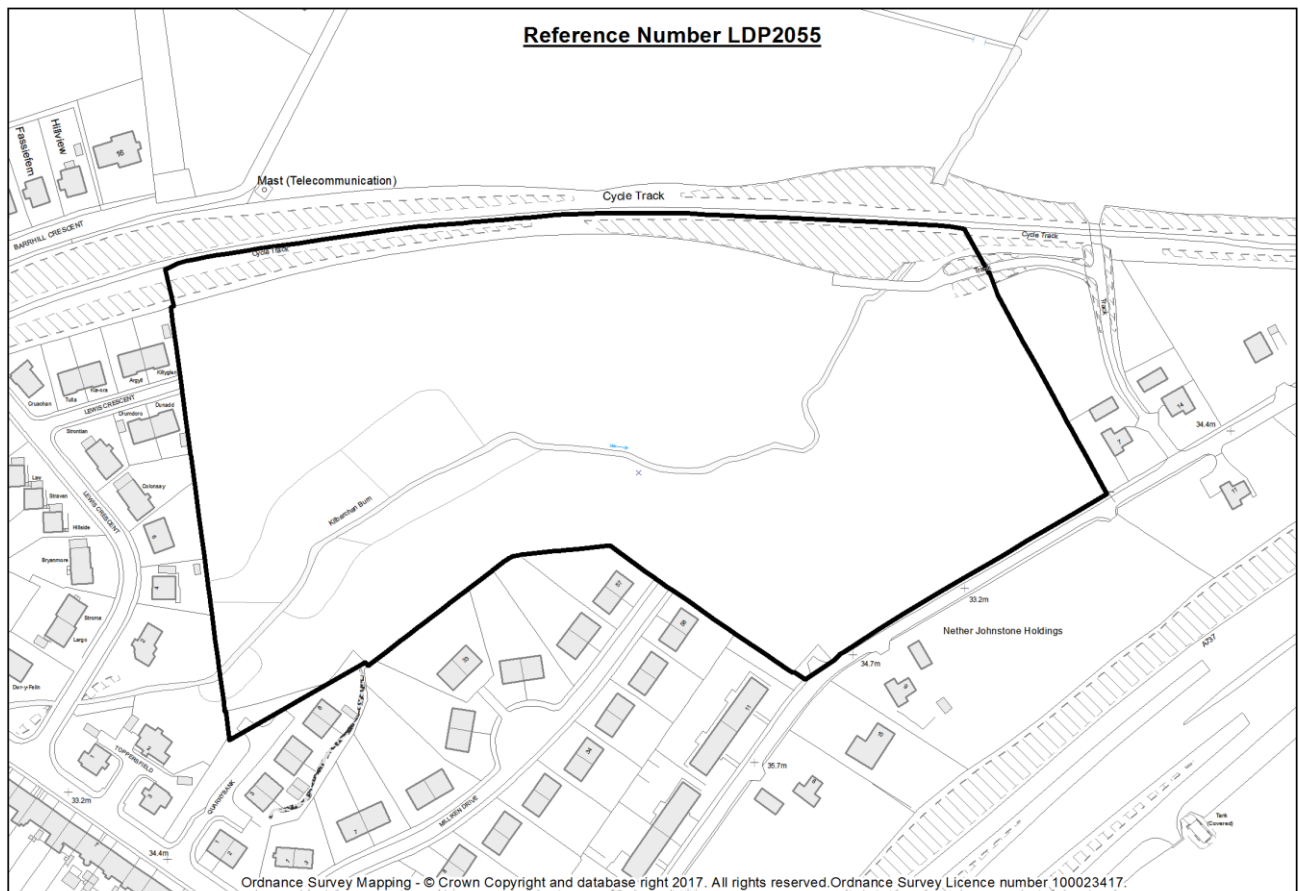
Proposal

Ownership/Developer if Known: Mr Nisbet (Land owner)

Housing Numbers (estimate): Up to 75 units.

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 the development of 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 is 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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

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

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, Lincive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No comment.

SCOTTISH WATER

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required

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 exist within the 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 Assessment 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 use.

Soil

As the site is greenfield, its development may result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.

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 number 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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education there is a potential capacity issue at Kilbarchan and St Margaret's Primary Schools. There are no issues at secondary education provision.

The developer has not provided sufficient details to suggest that this site is either effective or deliverable. The developable area would be reduced due to flooding issues.

This is a well contained site on the edge of the settlement which could be integrated with the existing residential areas if suitable access was achievable. 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

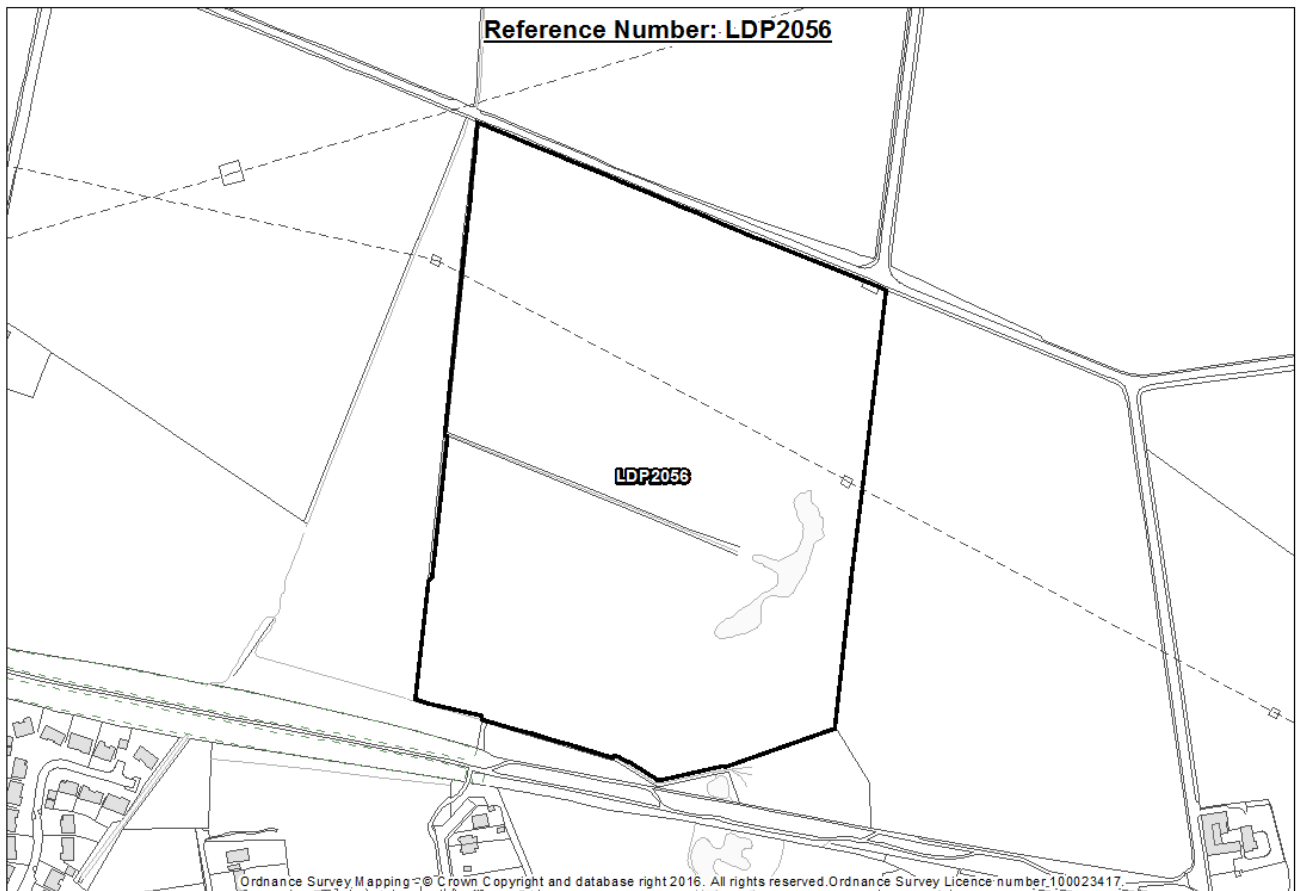
Proposal

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 except for field post and wire fencing, some low hedges 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 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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment

A greenfield site to the north of Brookfield. This site has very little relationship to the settlement with the NCN 75 corridor providing a strong division between the site and the settlement. Development of the site would be a significant erosion of the green belt separating Brookfield and Houston.

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

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required

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 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, 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. The land capability classification for the site is 3.2 mixed agriculture.

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

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education there is a capacity issue at St Margaret's Primary School which would require to be addressed. The non-denominational primary and secondary schools have no capacity issue.

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 Spatial Strategy 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

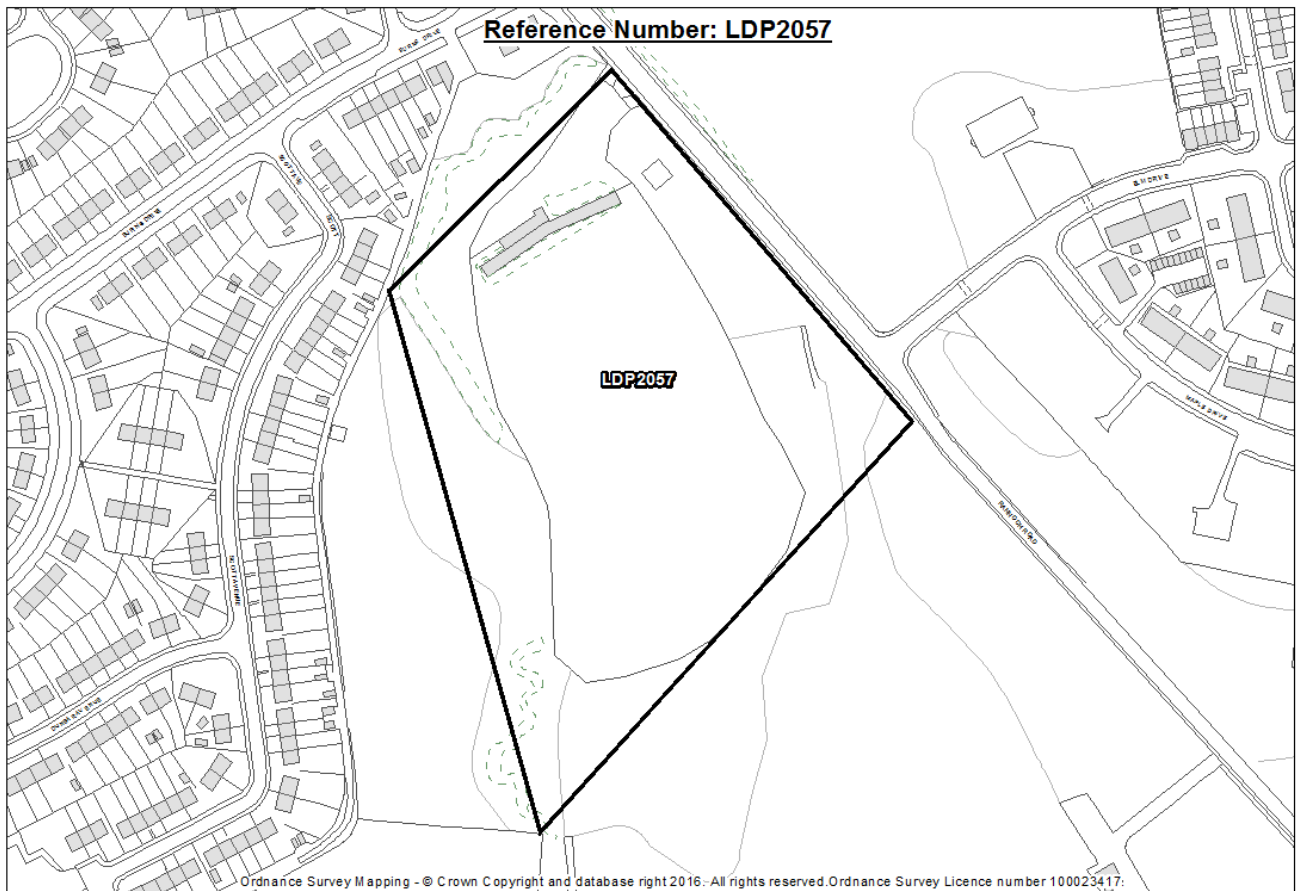
Proposal

Ownership/Developer if Known: Mr & Mrs Docherty (Land owner)

Housing Numbers (estimate): Approximately 70 - 90 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.



Site Visit Comments

Site Boundaries

The boundaries of this site comprise structured 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 at its southern boundary. 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 confirmed verbally that they still wanted the site assessed. The owner has also had various telephone discussions in relation to progress in marketing the site.

MIR Submission

No further information/comment was received in relation to this site.

Pre-App Discussions

The owner along with house developer has had an initial pre-app meeting to discuss a potential layout for the site. Various assessments including site investigations, traffic analysis, tree surveys and ecology studies have been undertaken to inform a layout for the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A site used as a golf driving range. The site has containment due to existing woodland, which is part of a wider landscape character. Therefore, the site is suitable for a level of development without impacting on the local landscape. It should be possible to integrate development on the site with the neighbouring settlement.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

No flood risk concerns with 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

Well contained site within strong woodland framework.

SCOTTISH WATER

There are a couple of large diameter trunk mains surrounding the site and could be within the site boundary.

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required.

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. The trees are categorised by The Woodland Trust as Long establish woodland of plantation origin (LEPO) likely to be of value for their biodiversity and cultural value.

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. As well as footway links to other bus service provision.

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 out with the developed area. There may be a limited impact on water; this will need to be addressed in the development of the site. The site may also have a small impact on air 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 site is currently in the green belt, 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.

A Transport Statement would be required building on the findings of the Transport Appraisal prepared to support the Local Development Plan Proposed Plan.

An appropriate housing mix would require to be considered at this site.

There is adequate school provision at both primary and secondary levels to accommodate the development, however, this will be continually reviewed depending on the amount of new residential development within the catchment area.

All necessary assessments including flood risk, drainage, access and infrastructure would be submitted with a planning application.

Developer interest has been confirmed for the site and sufficient details have been provided to suggest that this site is both deliverable and effective. It is considered that this site is well contained, development would have a limited impact on the local landscape setting and is likely to integrate well with the surrounding residential area. It is therefore considered suitable for this site to be allocated as a residential site in the Renfrewshire Local Development Plan.

LDP2058

Previous Ref: 15/3053/DP, 2293

Site Address: Mackies Mill, Elderslie

Site Size (Ha): 13.8

Local Development Plan Policy: ENV1 - Green Belt

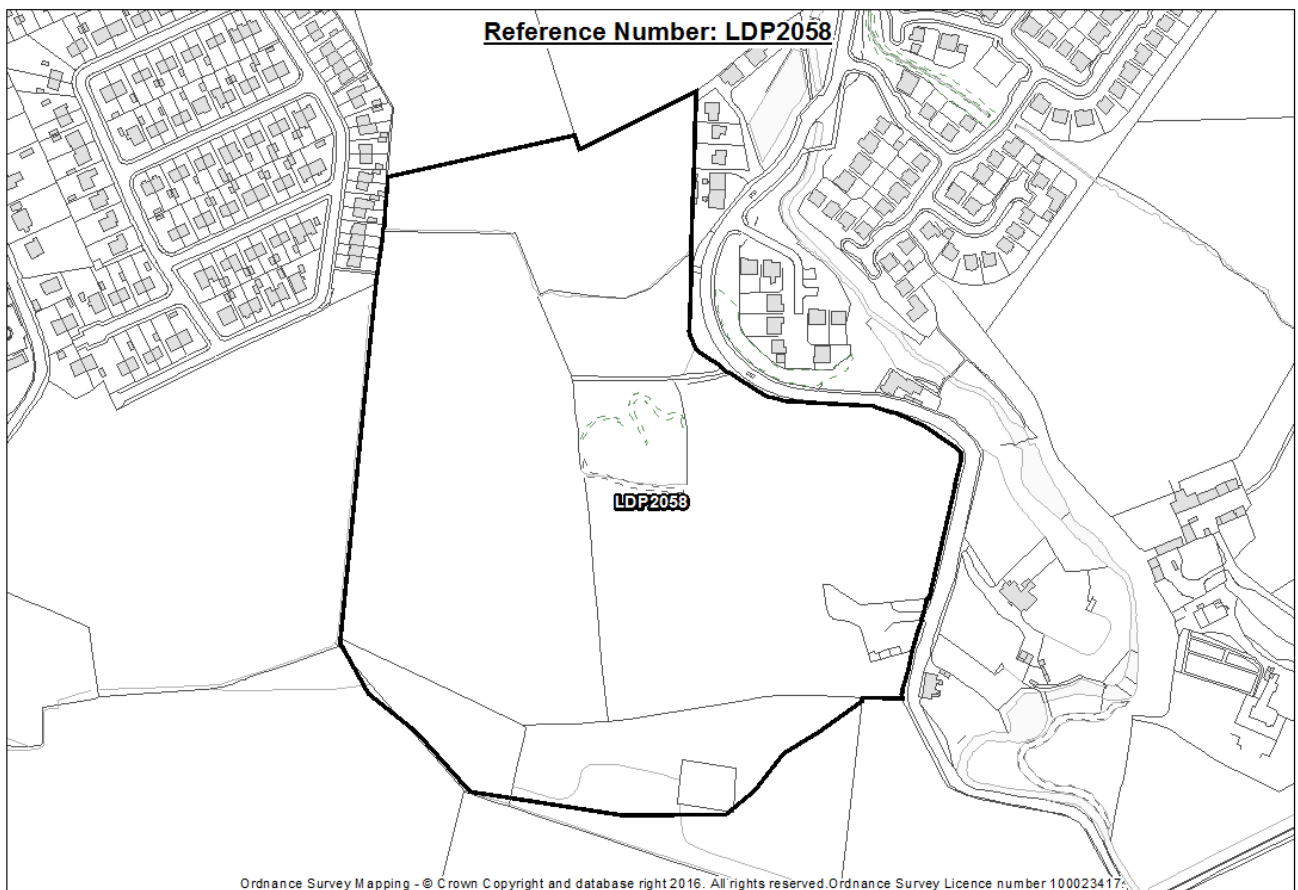
Proposal

Ownership/Developer if Known: Epic, Elderslie Estates and 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. Appeal lodged with the Scottish Ministers – Dismissed 30/11/2017.

Summary of Reporters Comments in relation to 16/0594/PP

In terms of sustainability the Reporter considers that a significant factor in this case is the relationship of the appeal site to the transport network and to services and facilities. The Reporter considers that the development is not sustainably located and would result in increased use of private cars.

The Reporter also considers that the development would not protect and enhance the landscape setting of Elderslie or maintain the natural role of the environment. The Reporter concludes that the appeal should be dismissed.

Reporters Comments (LDP1)

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.

MIR Submission

A number of technical reports were submitted alongside planning application 16/0594/PP to support and assess the impact of developing this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site is not suitable for development due to the undulating landform and its prominence within the local landscape. Additionally, the site would lack containment and its development would significantly weaken the greenbelt between Elderslie and the Foxbar area of Paisley.

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 to make sure that all development is set back and above all these watercourses. 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, Lincrive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE:

No comment.

SCOTTISH WATER

There is a sewer running along the inside of the north site boundary. There is currently sufficient capacity at the water and waste water treatment works, however a water Impact assessment and drainage impact assessment will be required

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. The land capability classification for the site is 3.2 mixed agriculture.

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 residential site which is currently under construction, 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 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. A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

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 the constraints to developing on this site such as flood risk, 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. 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.

LDP2060

Previous Ref: 15/3057/DP

Site Address: Marypark Road, Langbank

Site Size (Ha): 1.03

Local Development Plan Policy: Greenbelt

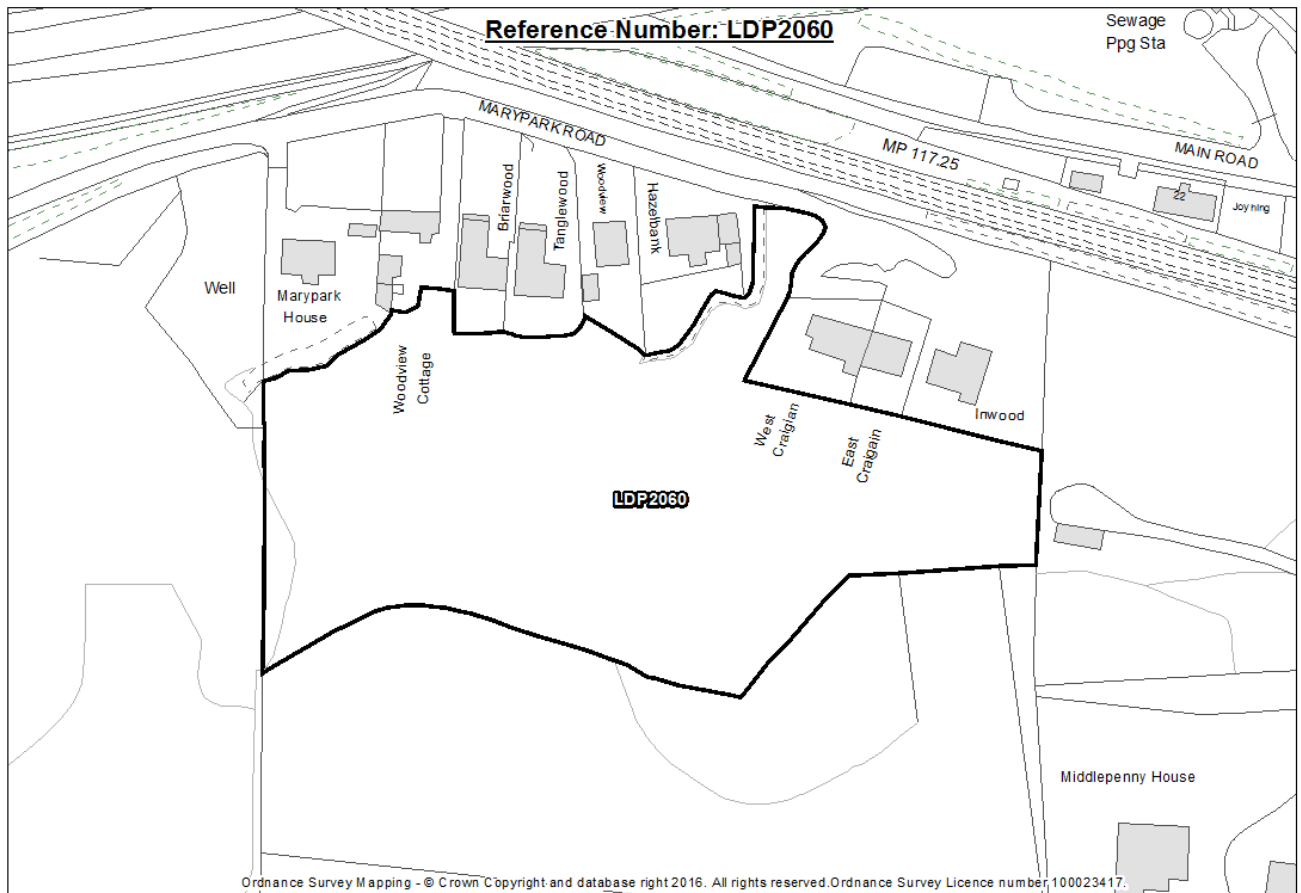
Proposal

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site including an access feasibility study and site layout plan.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site is located on scrub/ woodland west of the main settlement body. The site sits outside of the Langbank settlement envelope and is unlikely to relate well either to the main body of the settlement or the housing immediately to the north, over which it is likely to dominate. There is little containment to the site.

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

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

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The site is covered in trees, shrubs, bushes and overgrown grassland. The trees are categorised by The Woodland Trust as Ancient Woodland, likely to be of value for their biodiversity and cultural value. 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, given the number of units proposed 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 and 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 some biodiversity interest on the site. Development at this location on the edge of the village is likely to increase the number of vehicular journeys in the village as well as increase emissions. Flooding and the potential 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.

An access feasibility study has been submitted which seeks to demonstrate that suitable access to the site can be achieved. However, it is still considered that access to the site is extremely challenging and further investigation would be required to demonstrate suitable access.

In terms of education this is a small site, however, secondary and denominational primary education provision needs to be addressed due to the cumulative effect of other proposed development sites requires to be considered in relation to school capacity.

Developer interest has not been confirmed for the site. The landowner has failed to demonstrate that this site can be considered as both deliverable and effective during the plan period.

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 the 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. Therefore, it is considered that the site is not suitable for release from the green belt as a future housing site.

LDP2063

Previous Ref: 15/3032/DP

Site Address: South of Midton Road, Howwood

Site Size (Ha): 3.86

Local Development Plan Policy: Greenbelt ENV1

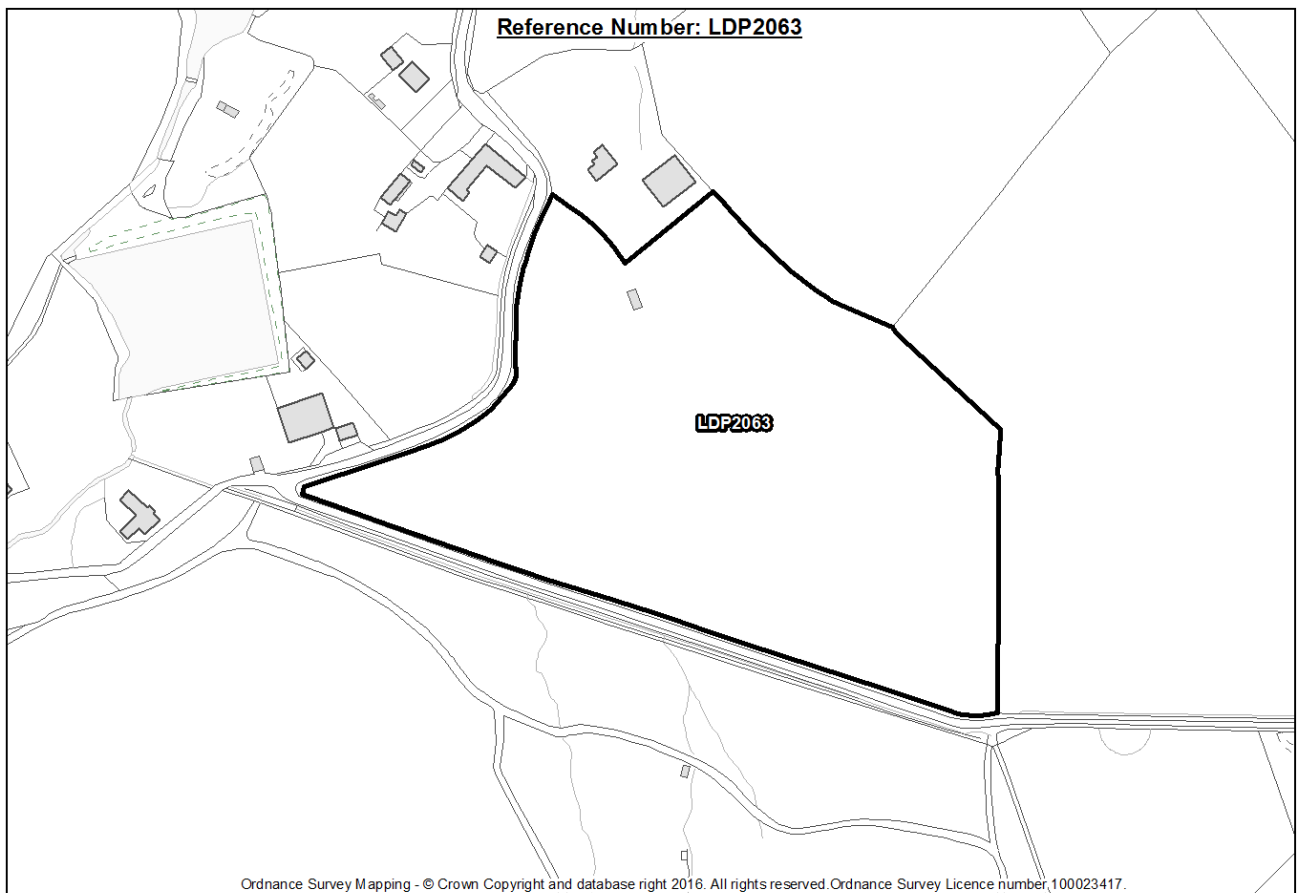
Proposal

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site is located in a predominantly rural area and its full development would add significantly to the collection of single rural properties nearby, mostly west of the track extending south from Midton Road. The loss of woodland of some value may be undesirable. The site is detached from the settlement and there is a lack of containment. Its development would add development pressure on the surrounding area.

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, Linclive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No comment.

SCOTTISH WATER

There is currently sufficient capacity at the water and waste water treatment works, however, a water and drainage impact assessment will be required.

There is a 30" trunk main crossing the south east corner of this site. A diversion will not be permitted and a sterile strip will be required on either side. In addition, it is unlikely that a water connection will be permitted off the trunk main. Off-site extensions will be required to join the public water and sewer network in Howwood.

SPORT SCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

This site currently consists of woodland with a large number of mature and self-seeded trees 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.

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): 2.9

Local Development Plan Policy: ENV 1 Green belt

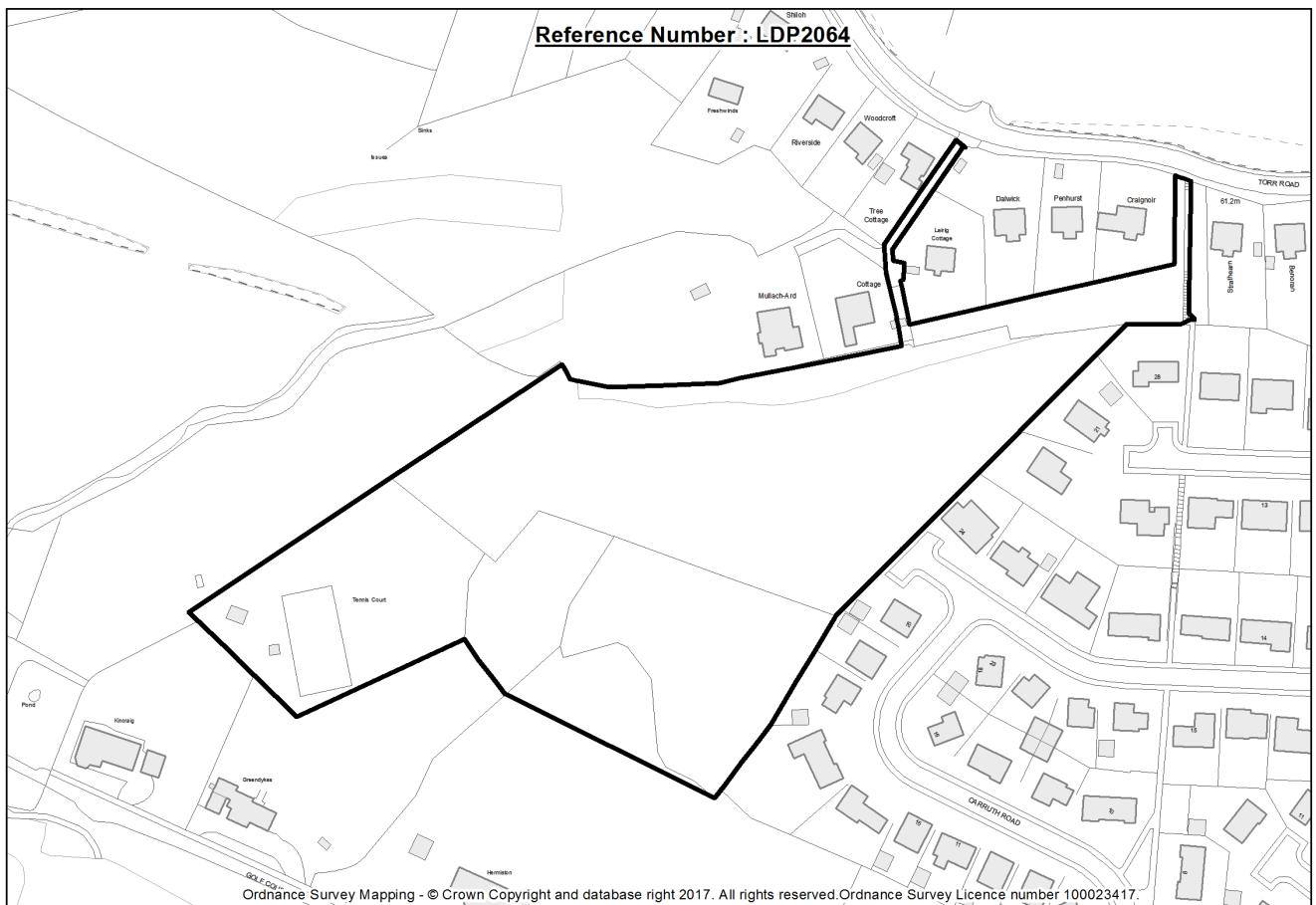
Proposal

Ownership/Developer if Known: Submitted by Mr East

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 two 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 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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. The boundary of the site has been amended. A larger site is also being promoted (LDP2083).

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site is relatively well enclosed and could be developed in a similar character to the surrounding settlement, creating a small 'infill' between existing houses. Existing areas of established trees should be retained because of their importance for screening/ integration of any development into the landscape, and their contribution to landscape character, including those within the Ranfurly Conservation Area.

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, Lincrive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No comment.

SCOTTISH WATER

Currently sufficient capacity at the water and waste water treatment works. Significant development has been proposed for this catchment and a Growth Project will likely be required in the near future, but this should not impact on development.

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 any impact would be limited.

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 is likely to result in an increase in the number 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 two sides with an established tree belt to the west and south. 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. Careful consideration of design would be required given that part of the site is within the Conservation Area and adjacent to listed buildings.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

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

Affordable housing provision including an appropriate housing mix would require to be considered at this site subject to the final site capacity.

The applicant has indicated that all 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.

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.

The site is under the ownership of a number of parties, with one of the owners submitting title deeds and confirming that he does not give consent to the development of this site or the larger site that has also been promoted (LDP2083). While the parties who are promoting this site are working to resolve any ownership issues and have suggested that the site is both deliverable and effective, there is concern that the site that is being promoted will not be deliverable during the Local Development Plan period.

It is considered that the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements. This site is not considered suitable for release from the green belt as a future housing site.

LDP2065

Previous Ref: 15/3061/DP

Site Address: Land at Johnshill, Lochwinnoch

Site Size (Ha): 7.11

Local Development Plan Policy: ENV1 - Green Belt

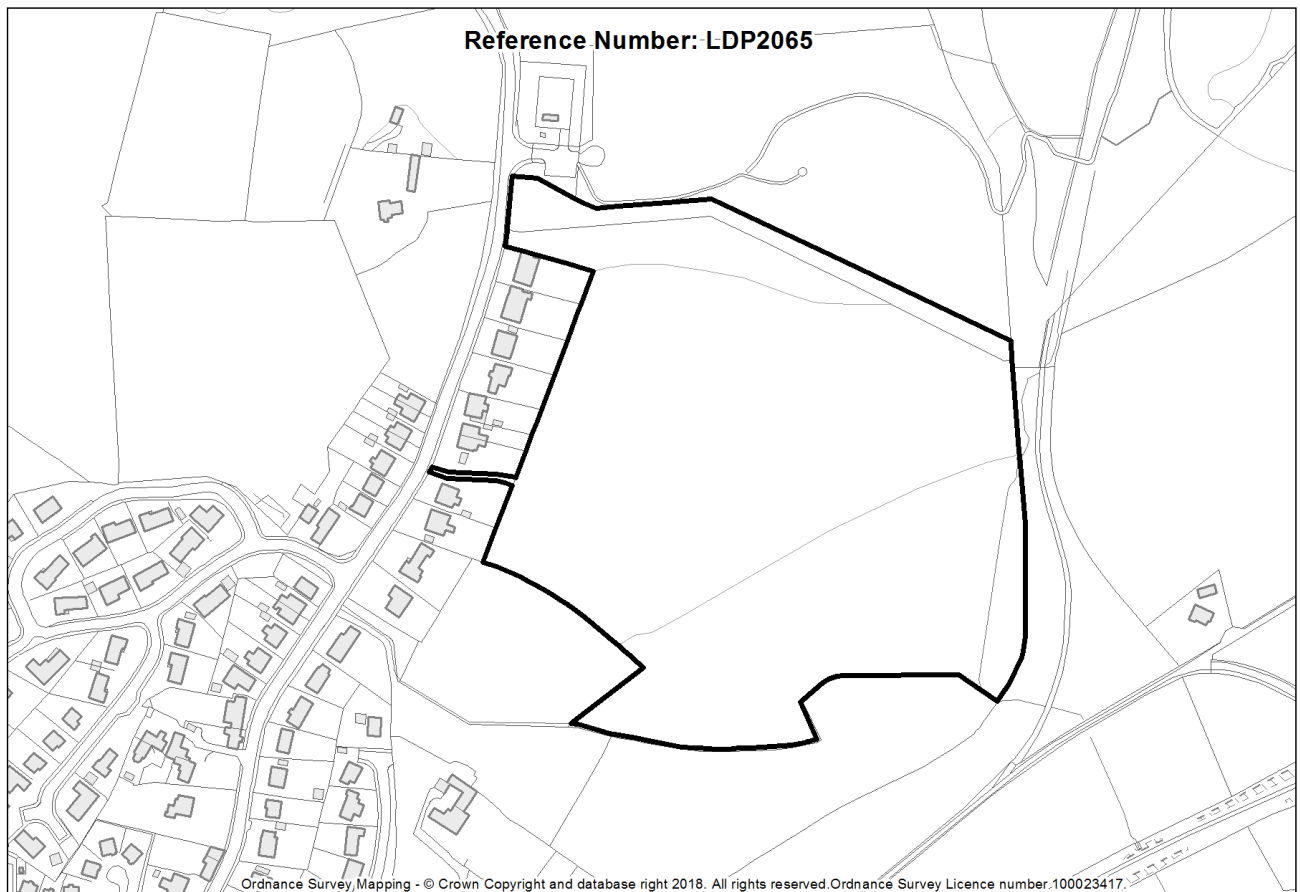
Proposal

Ownership/Developer if Known: Livingstone Family, Promoted by Leith Planning

Housing Numbers (estimate): 100 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.



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: The site lies at the north eastern edge of the settlement of Lochwinnoch. A row of residential properties line the western boundary of the site and open countryside lies to the north, south and east. Castle Semple loch and country park lies about 0.5 kilometres to the south east. 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.

Planning History

Planning Application History

16/0806/PP – Erection of residential development (in principle) was refused on the 20 April 2017. Appeal lodged with the Scottish Ministers – Appeal Dismissed 28/02/2018.

Summary of Reporters Comments in relation to 16/0806/PP

In terms of sustainability the Reporter considers that the most significant factor in this case is the relationship of the appeal site to the transport network and to services and facilities. The Reporter considers that the development is not sustainably located and would result in increased use of private cars.

The Reporter also considers that the development would constitute a prominent urban expansion onto the valley slopes which would not fit comfortably into the landscape. The Reporter also considers that the development would have a detrimental impact on the character and landscape setting of Lochwinnoch and this part of the 'Broad Valley Lowland' landscape character type.

LDP 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.

MIR Submission

In response to MIR (2017) consultation, the landowner has submitted a number of technical reports to support the allocation and delivery of the site. These reports were considered in the assessment of application 16/0806/PP.

Landscape Assessment

Landscape Assessment Summary

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A greenfield site to the east of the settlement. Most of the settlement of Lochwinnoch is located on the slopes of Crook Hill, however the application site sits away from this landform and detached from the main body of the settlement, with likely adverse effect to the setting of Castle Semple Loch due to the prominence of the site. There are no obviously landscape features to contain further eastward expansion of the settlement should this site be developed and there would be a lack of integration with the village.

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 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

A Water Impact Assessment and Drainage Impact Assessment will be required. There are existing flooding issues in the local sewer network and the developer will need to ensure they mitigate against the impact of their development.

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 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. A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, primary and 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.

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 site 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

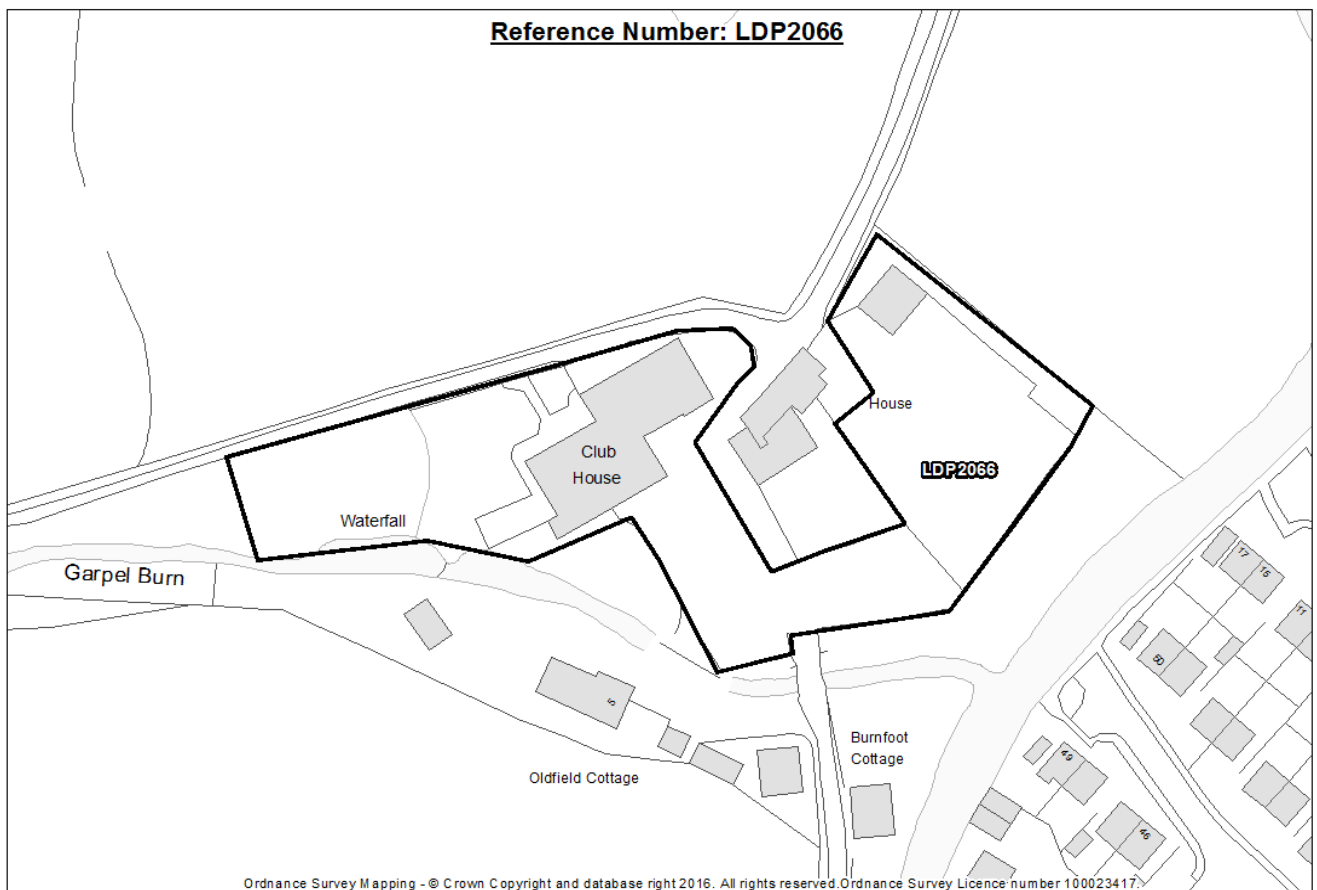
Proposal

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. Core paths run along the northern boundary and through the site.

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

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 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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

This is a small site which includes existing built development relating to a golf course. Sensitive redevelopment would not have any significant landscape implications, assuming any such development is appropriately designed and integrated into the surrounding landscape.

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

A Category B Listed Building (Burnfoot House) is located adjacent to the site boundary. Any development proposal would require to consider the setting of this listed building.

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

Core Paths running through the site.

SCOTTISH WATER

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

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

A Category B Listed Building (Burnfoot House) is located adjacent to the site boundary. Any development proposal would require to consider the setting of this listed building

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 any increase in emissions is likely to be limited. A Category B Listed Building is located adjacent to the site boundary. Any development proposal would require to consider the setting of this listed building

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 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.

Given the size of this site, there is adequate school provision at both primary and secondary levels to accommodate the development.

The site has existing services and infrastructure able to accommodate residential 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 landowner has failed to demonstrate that this site can be considered as both deliverable and effective, however, it is accepted that this is a small site in a strong housing market area. The allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan.

LDP2068

Previous Ref: 5053 & 15/3065

Site Address: Eastbank, Houston Road, Langbank

Site Size (Ha): 4.32

Local Development Plan Policy: ENV1 - Green Belt

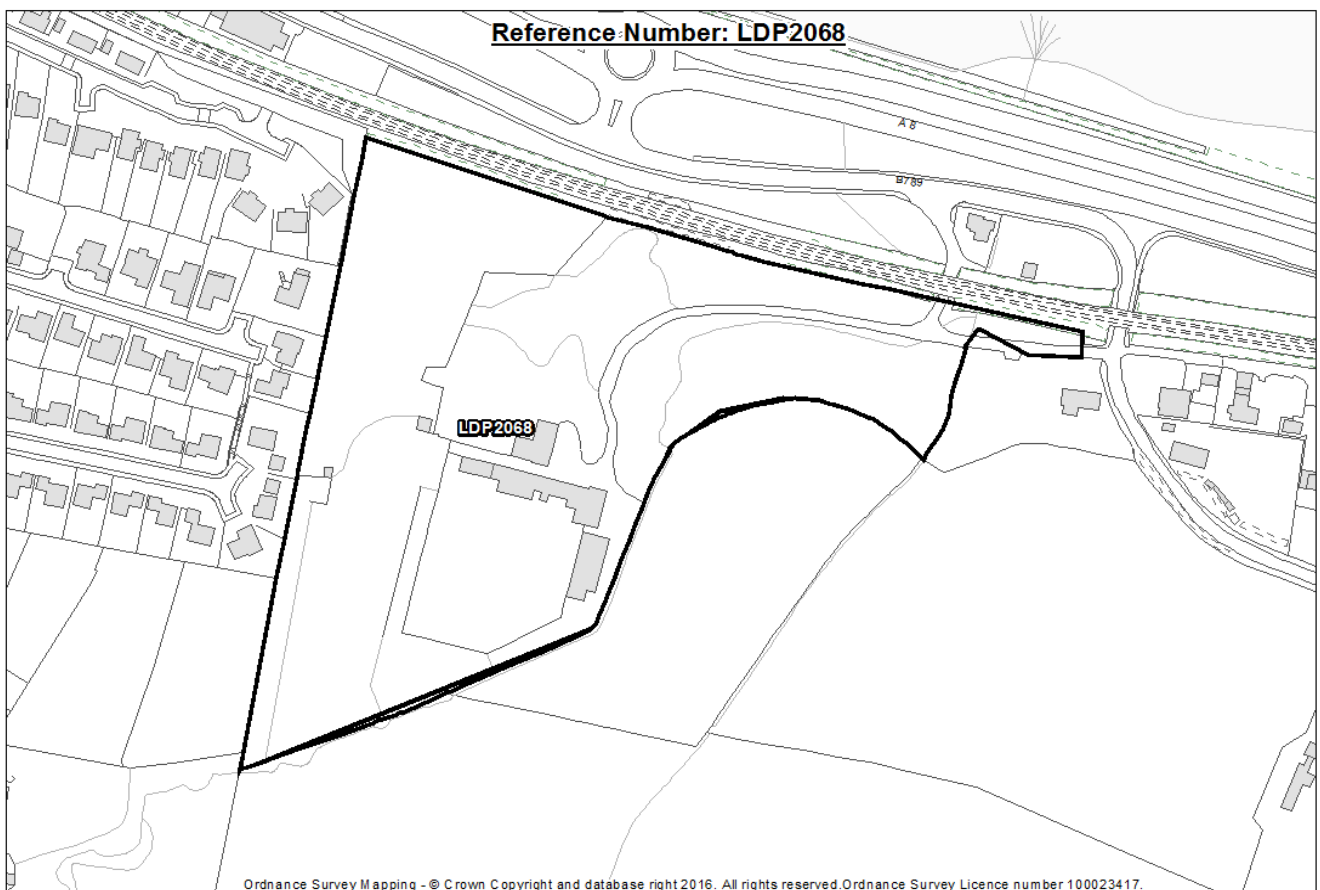
Proposal

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 eastern 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 owner's preference was to have the site assessed by the Council without a meeting.

MIR Submission: No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

The site is within the grounds of Eastbank House. There may be limited opportunity for development within the site which would be screened by the existing landscape structure, however accessing such potential development would risk compromising both the setting of the existing buildings and the overall landscape structure.

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

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

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.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

In terms of education, capacity at Langbank Primary School is not an issue however, capacity at St John Bosco Primary School may need to be addressed. Secondary education provision will need to be addressed due to the cumulative impact of development within the catchment area.

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 could be considered acceptable in relation to the Local Development Plan, 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. In addition, no details have been submitted to demonstrate the effectiveness or deliverability of this site.

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): 4.3

Local Development Plan Policy: ENV1: Green Belt

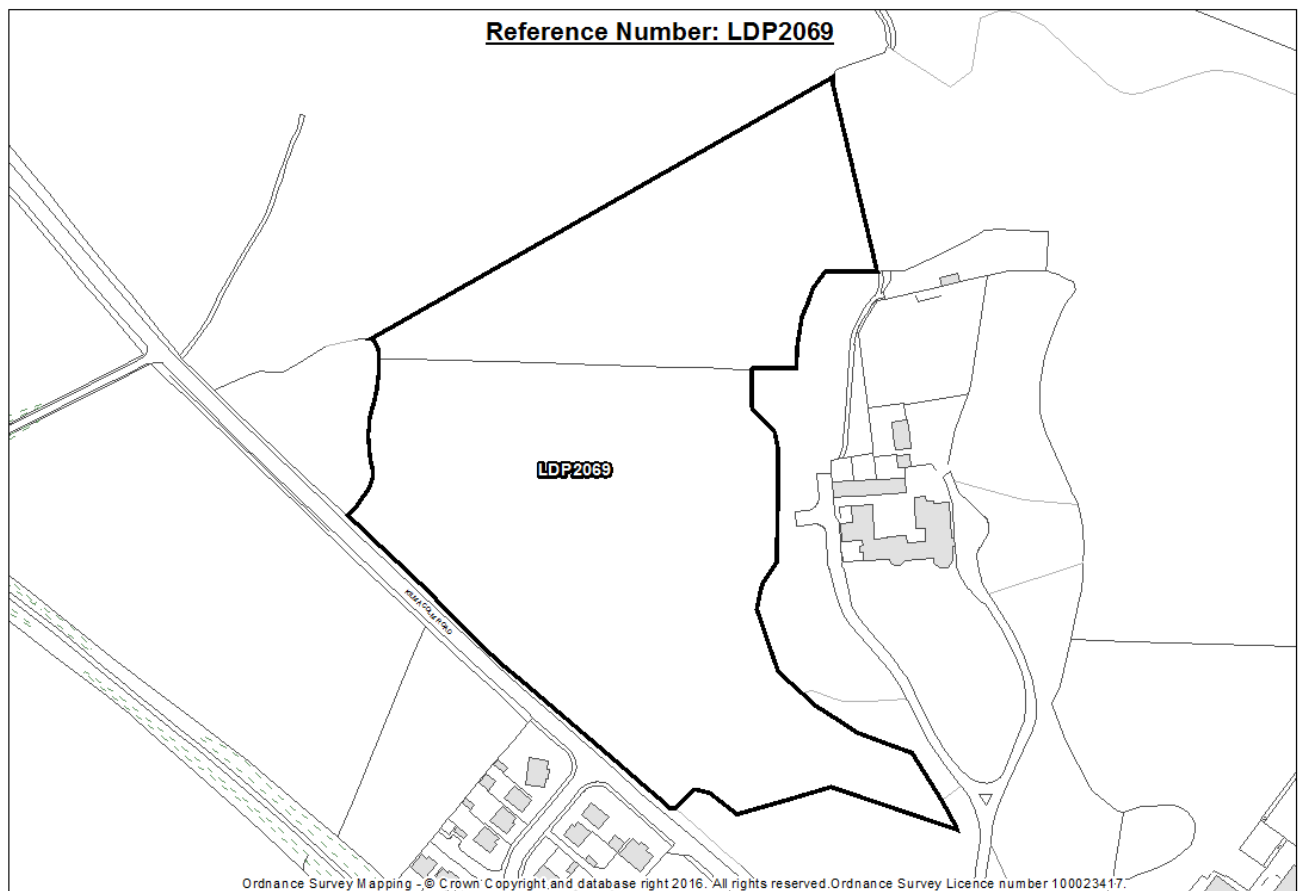
Proposal

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.



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 Gladman Development Ltd for residential development. Application refused. Appeal dismissed by Scottish Ministers on 30 November 2017.

Summary of Reporters Comments in relation to 16/0291/PP

The Reporter considered that the development would not protect and enhance the quality, character and landscape setting of Bridge of Weir.

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.

MIR Submission

In response to MIR (2017) consultation the developer has submitted various technical reports to support the allocation and delivery of the site including a Design Statement, Drainage Strategy Plan and Flood Risk Assessment, Extended Phase 1 Habitat Survey Report, Landscape and Visual Appraisal and Transport Appraisal. These reports were considered in the assessment of application 16/0291/PP.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Most of this site is free 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

A Category 'B' Listed Building (Gryffe Castle) is located adjacent to the site boundary. Any development proposal would require to consider the setting of this listed building.

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

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required

SPORTSCOTLAND

No comments.

Strategic Environmental Assessment

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

A Category 'B' Listed Building (Gryffe Castle) is located adjacent to the site boundary. Any development proposal would require considering the setting of this listed building.

Material Assets

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

Air

There is likely to be an increase in vehicular movements should 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. A Category 'B' Listed Building (Gryffe Castle) is located adjacent to the site boundary. Any development proposal would require to consider the setting of this listed building.

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 more pressure onto the junction at Deafhillock and Barrochan at Brookfield/Linwood/Johnstone. This requires to be considered.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

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. Detailed assessments were 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

Local Development Plan Policy: ENV1: Green Belt

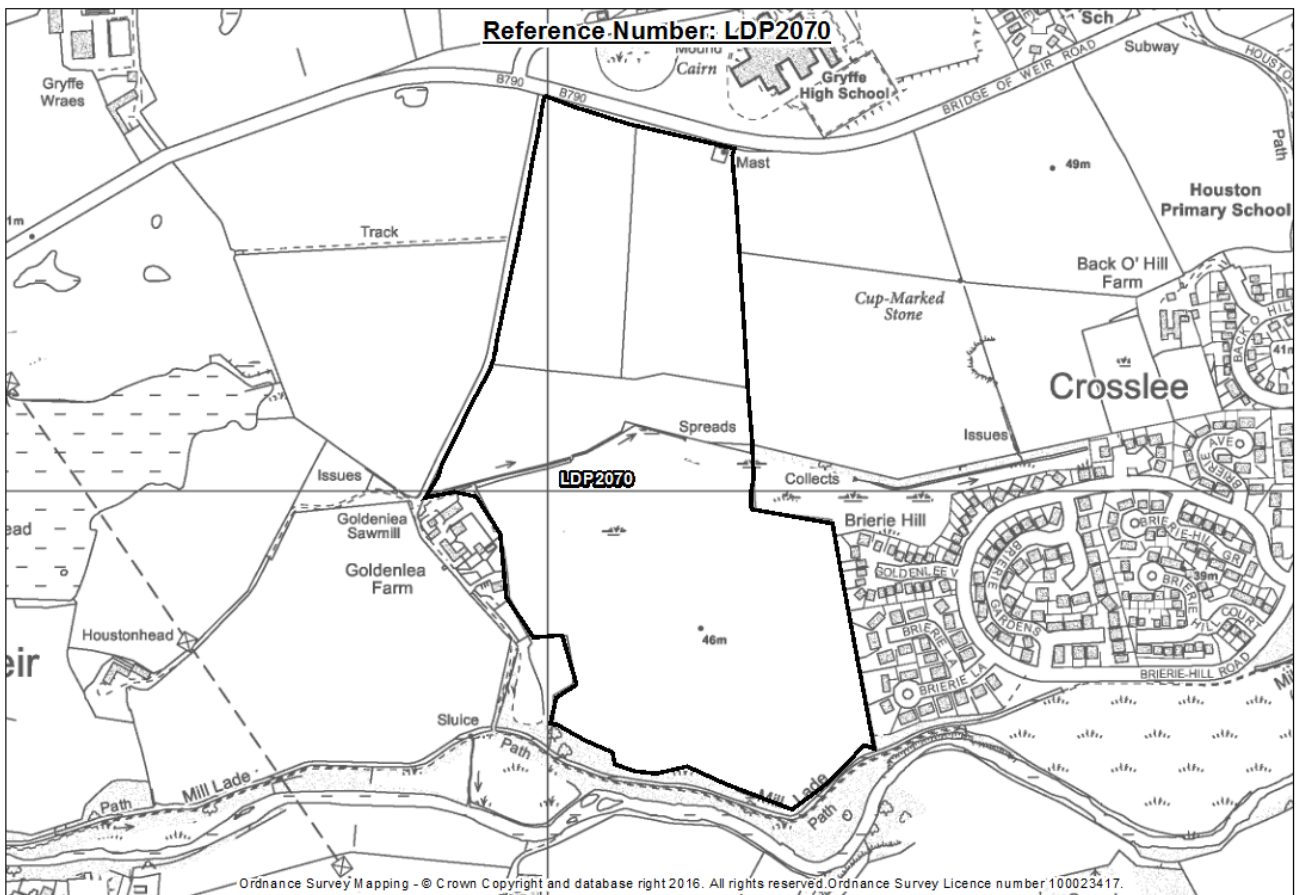
Proposal

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. In addition, a Development Framework, Access Strategy, Landscape and Visual Impact Assessment have been prepared for the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large site to the west of Crosslee which, if developed, would result in a sizeable westward extension to the settlement, into part of the landscape which topographically contains the westward extent of Crosslee. Much of the site would be well separated from the core of the settlement further east. Development in either the northern or southern parts of the site is likely to be prominent in the landscape.

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, Linclive 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

There is currently sufficient capacity at the water and waste water treatment works, however a water impact assessment and drainage impact assessment will be required

SPORTSCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Although most 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 fine from a flood risk perspective. It is adjacent to a 1:200-year fluvial outline and minor watercourses. Watercourses that run through the site will require 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. The northern part of the site is likely to be fairly prominent at the eastern entrance to village.

Access to the site is achievable. 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 transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

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 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 and has prepared a development framework.

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): 51.5

Local Development Plan Policy: ENV1 - Green Belt

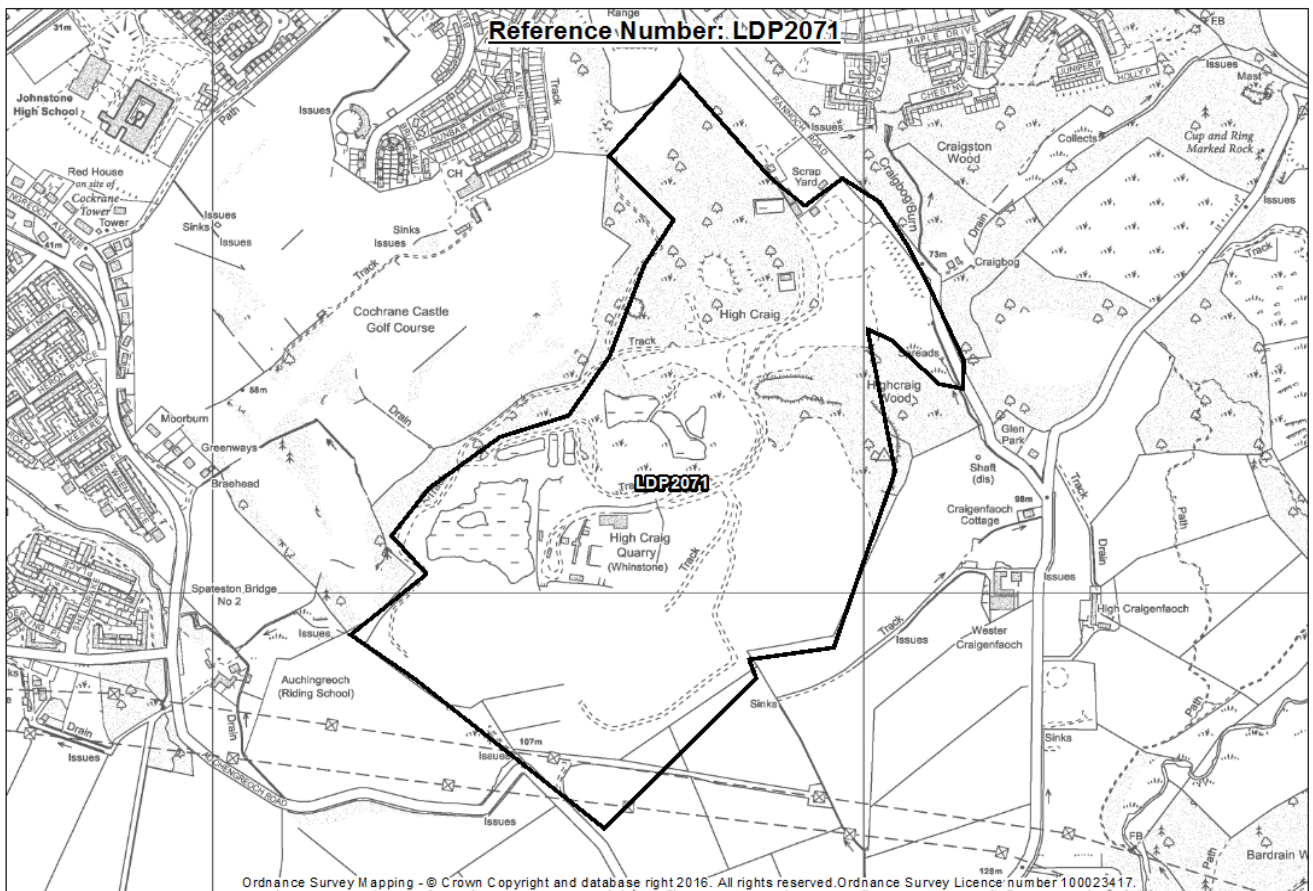
Proposal

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 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 planings

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large site of mineral working fringed by pasture. An elevated location and existing woodland contribute to sensitivity of significant portions of this large site. A degree of appropriate development could be accommodated as part of a masterplan for the redevelopment of this site.

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

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

There is currently sufficient capacity at the water and waste water treatment works. There are several large diameter trunk mains surrounding the site and crossing within the boundary at a couple of points. Early discussion with Scottish Water is required.

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 trees are categorised by The Woodland Trust as Long establish woodland of plantation origin (LEPO) likely to be of value for their biodiversity and cultural value. 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 not currently suitable for residential development and will remain as green belt land in the Local Development Plan. However, the future use of this site could be considered further in the 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

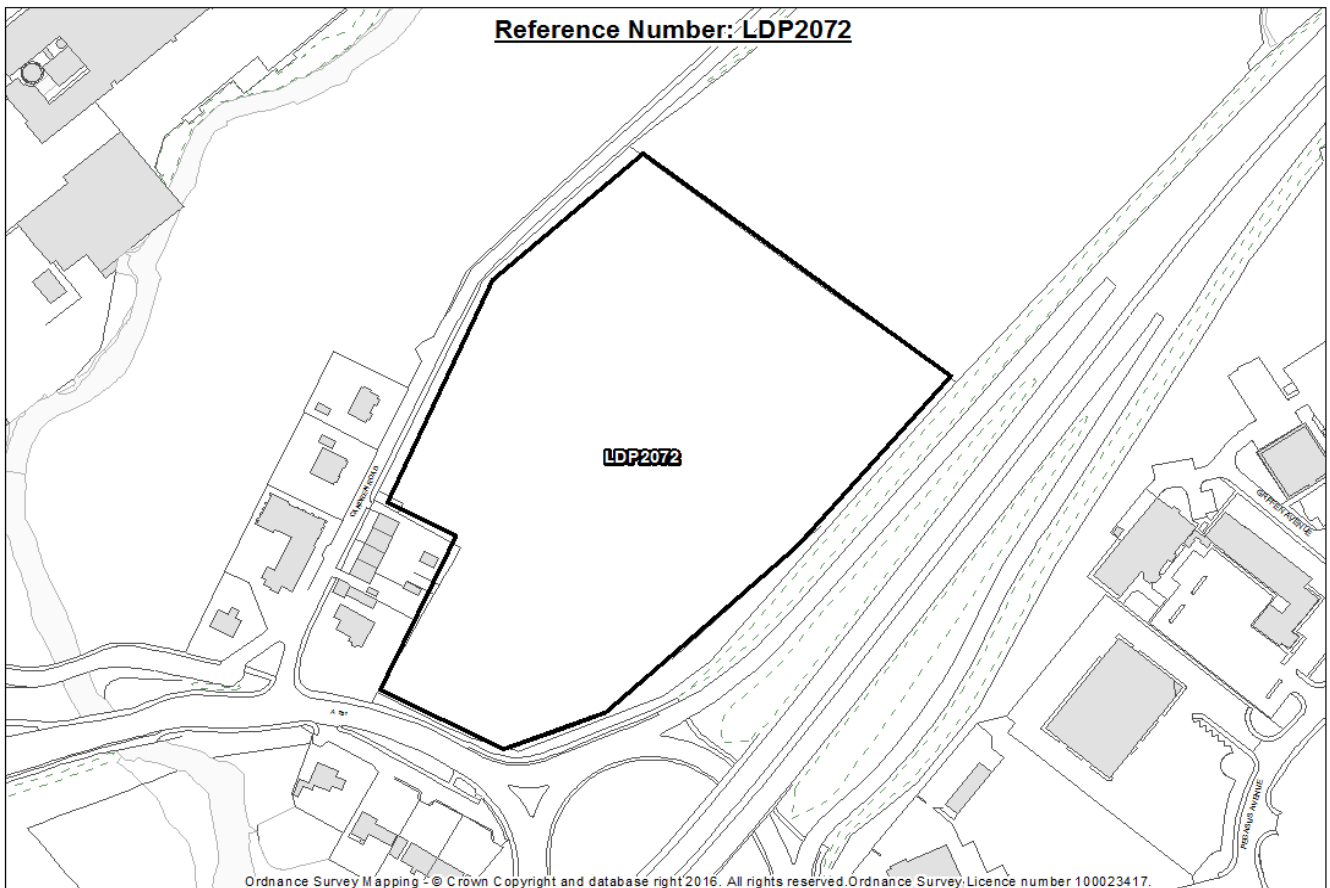
Proposal

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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments supporting a future leisure development on this site. An aerial photograph of the site out-lined and a future development site location plan have also been submitted.

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

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

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 Linclive 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 near 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. 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 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. Development of this site would put more pressure onto the Lincrive Junction, Linwood. This requires to be considered.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

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. Developing this site 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.

LDP2077

Previous Ref: N/A

Site Address: ELDERSLIE - Golf Course at Newton Avenue, Elderslie

Site Size (Ha): 1.59

Local Development Plan Policy: ENV1 - Green Belt

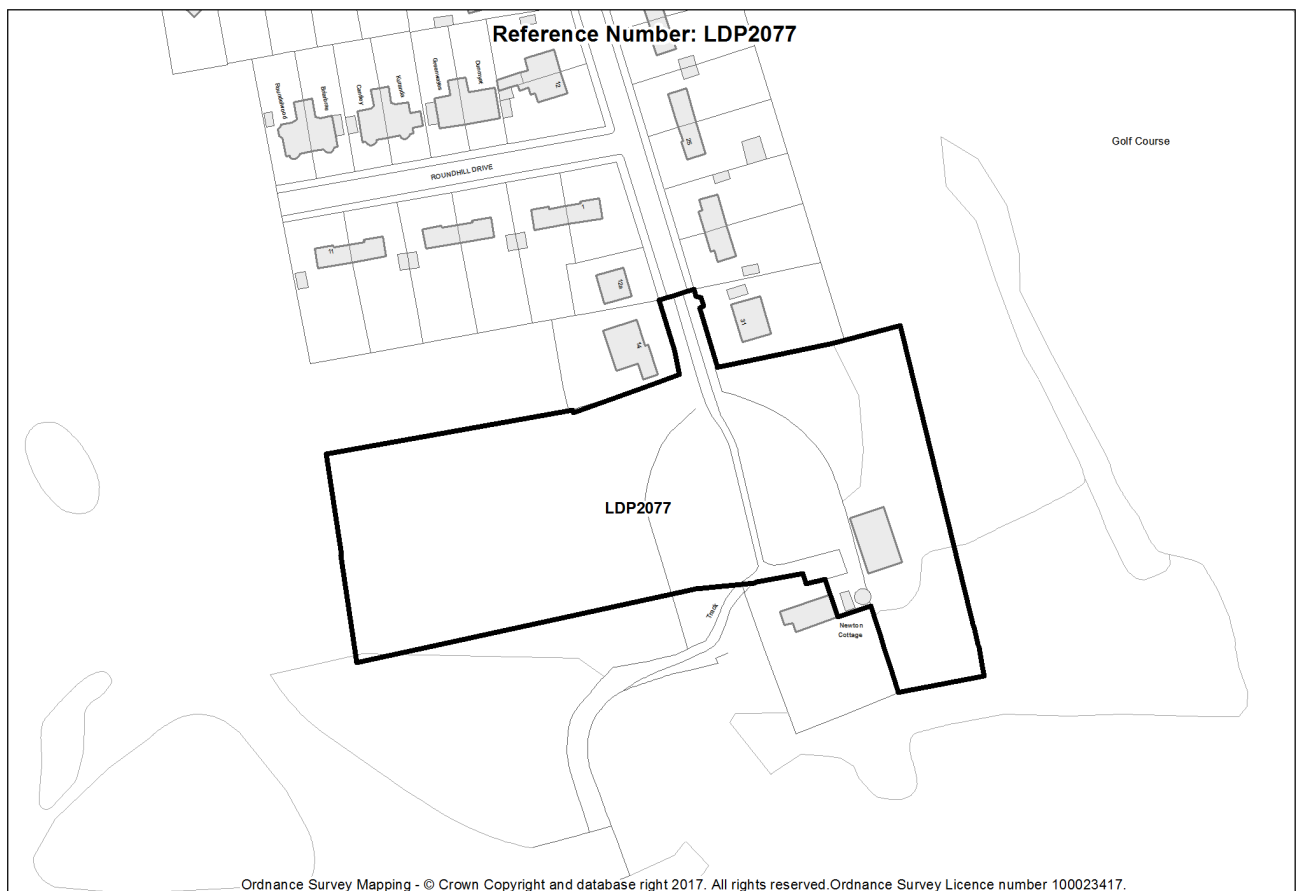
Proposal

Ownership/Developer if Known: Elderslie Golf Club, Dickie & Moore Ltd

Housing Numbers (Estimate): 35 units (including 2 blocks of flats)

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 semi-natural native woodland and areas of scrub. The green keeper building is also within the site boundary.

Landscape

The site itself is flat and contains areas of woodland. It 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 development would need to demonstrate that the site could fit well with the existing settlement. A suitably designed access to the site needs to be considered.

MIR Submission

A planning statement and indicative development framework has been provided to support the allocation and delivery of the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Site associated with the maintenance of a golf course. The existing yard space / buildings could accommodate sensitive development. Existing woodland contributes to the landscape character of the wider setting and should be retained in any proposal for the redevelopment of this site.

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

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

SPORTSCOTLAND

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Parts of the site consists of Native woodland classified by the Forestry Commission in 2014. Structures and buildings are also included within the site boundary. There are limited rough grasses and scrub vegetation surrounding the site. The site is likely to have some 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. The site is predominantly semi-natural native woodland and areas of scrub. The green keeper building is also within the site boundary.

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

Parts of the site consists of Native woodland classified by the Forestry Commission in 2014. Any development proposal would have to be supported by a tree survey to define the developable area. Existing woodland contributes to the landscape character of the wider setting and should be retained in any proposal for the development of this site. 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.

Overall Planning Assessment of the Site

This is a small site, with parts of the 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. The site is well contained and could accommodate a sensitively designed development without having a significant impact on the overall landscape setting.

Given the size of the site there are no educational capacity issues. This will need to be continually reviewed depending on other developments within the catchment.

In relation to access there is an existing access to the site which will require upgrading to suitable standards. Further details would be required to fully assess the traffic and transportation issues. The application has had extensive discussions regarding suitable walking, cycling and traffic connections to this site.

A transport statement would be required.

The natural landform and the existing layout surrounding the site would ensure the site would be naturally contained with a defensible boundary. This site could integrate well with the existing residential area and would connect well to the existing built form.

Any development proposal would have to be supported by a tree survey to define the developable area.

The developer has provided sufficient details to suggest that this site can be considered both deliverable and effective. However, the Renfrewshire Local Development Plan Proposed Plan identifies a sufficient supply of housing land to meet Renfrewshire's Housing Land Requirements and therefore this site will remain within the greenbelt as the allocation of this site for residential development is not required. Should the Council identify a shortfall in the 5-year supply of effective housing land during the Local Development Plan period the development of this site will be considered in relation to the framework set-out in Appendix 1 of the Renfrewshire Local Development Plan

LDP2078

Previous Ref: 5011

Site Address: Land at Meadowside Farm, Johnstone

Site Size (Ha): 5.29

Local Development Plan Policy: ENV1 - Green Belt

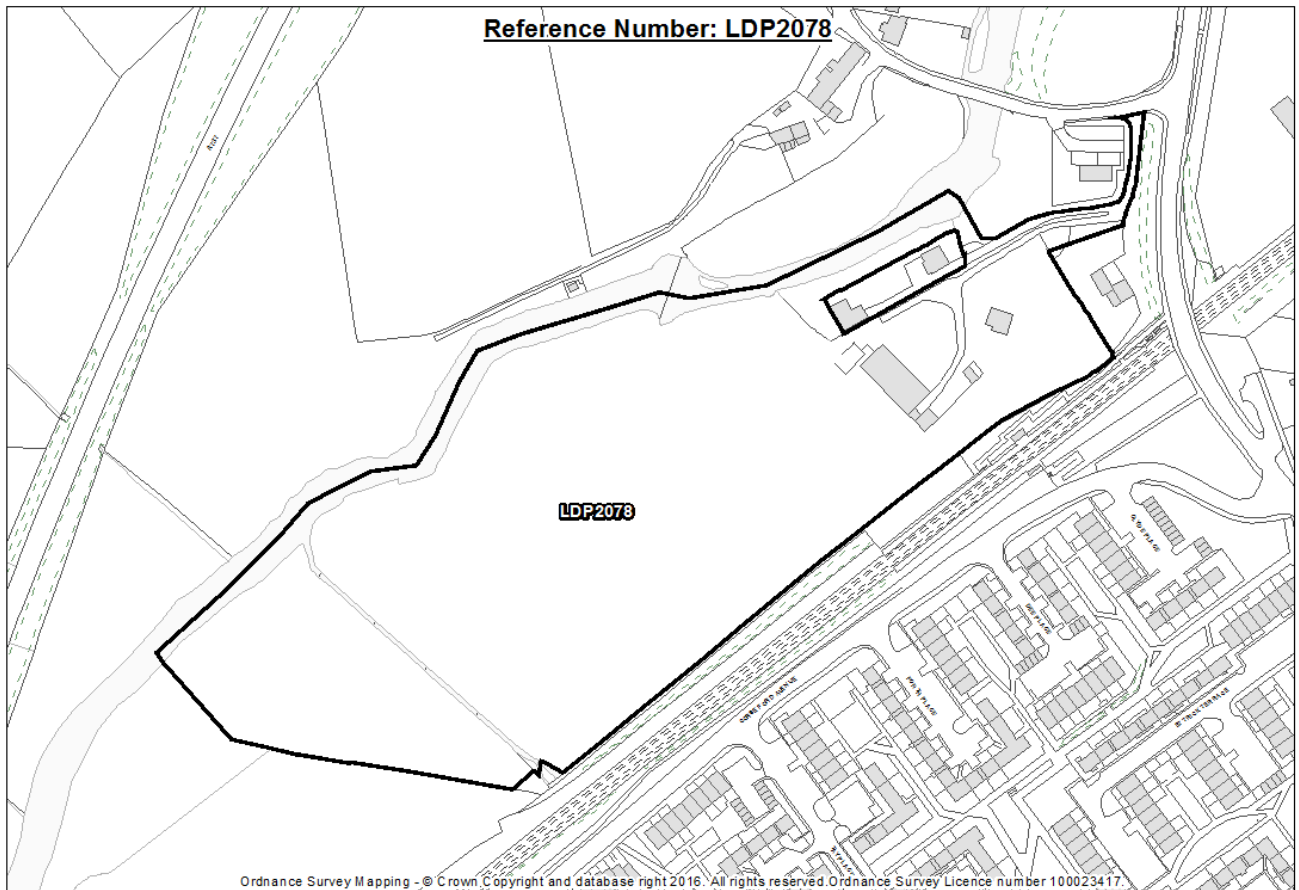
Proposal

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.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A site of pasture with derelict buildings to the east. Most of the site is out with the natural limits of the settlement, is of a high visual quality and part of the high quality open undulating landscape of arable and grazing fields to the north and west of the site. The site also includes a SINC west of the Spateston Burn. Small parts of the eastern area of the site could potentially accommodate some sensitive development without having a significant impact on the landscape.

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, Linclive as well as potential impact on St James interchange requires further consideration.

SCOTTISH NATURAL HERITAGE

No comment.

SCOTTISH WATER

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

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 which should help minimise the impact.

Water

Surface water risk extends along northern boundary and down to south west. Approximately 50% of the site to the west is subject to direct flood 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 reasonably well contained. Parts of the site are visible from the north and west, but the rest of the site is reasonably well screened.

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 reasonably 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 potentially accommodate a degree of appropriate development in small areas of the site without having a significant detrimental impact on the greenbelt. However, the greenbelt designation within the Local Development Plan should remain to protect the existing nature conservation interests.

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

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, primary education provision requires to be considered subject to the cumulative impact of other development in the catchment. The developer has indicated that they will assist the Council to ensure this development does not have any adverse impact

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.

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 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

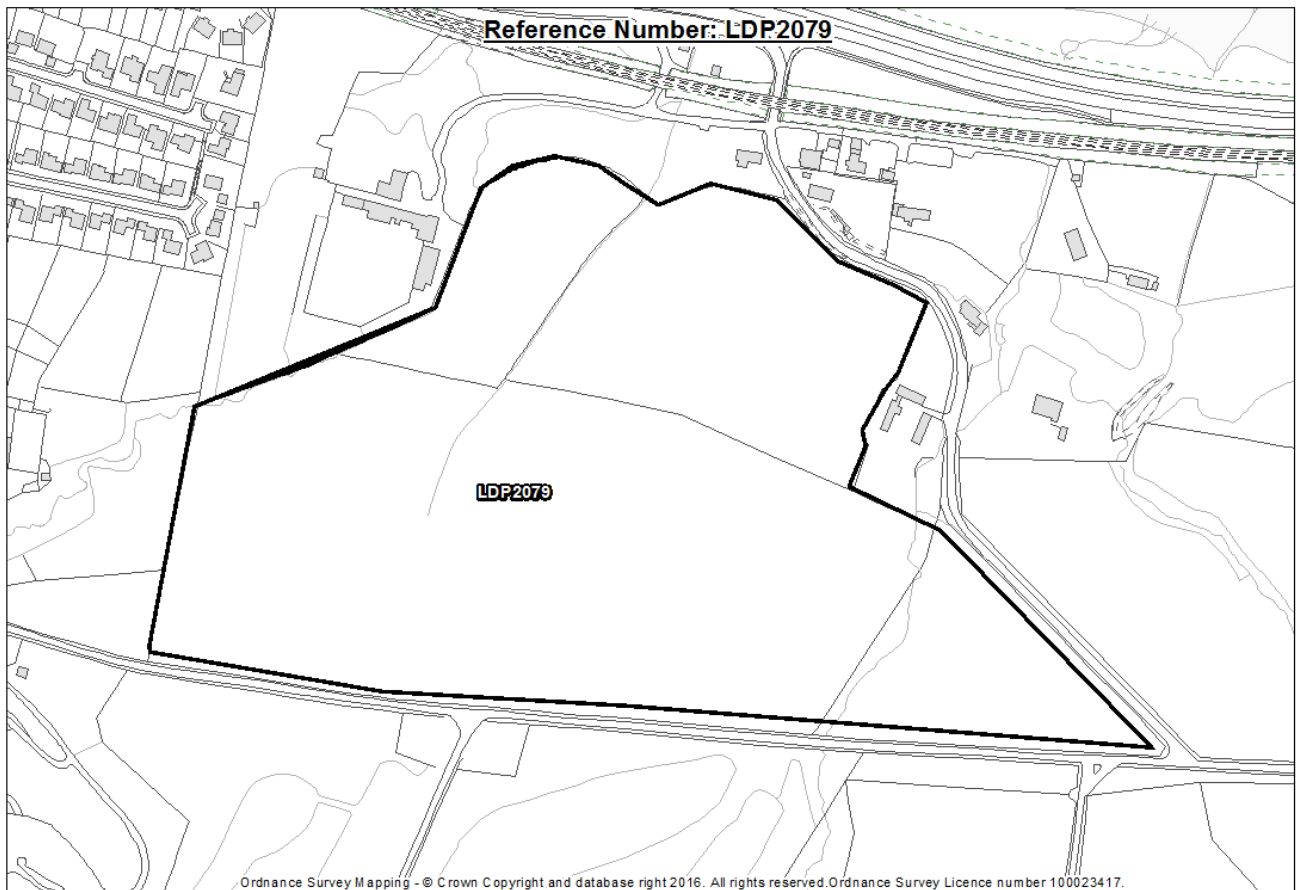
Proposal

Ownership/Developer if Known: Lithgow family.

Housing Numbers (estimate): 50-100 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 River 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.

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments and a promotional document to support the allocation and delivery of the site. In addition, a Transport & Access Appraisal and indicative development plan were also submitted.

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Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

This is a highly prominent greenfield site that contributes strongly to the setting of Langbank. Development of the site is likely to be prominent on the steeply sloping ground and would be detached from the settlement further to the west.

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

A Water Impact Assessment and Drainage Impact Assessment will be required to understand the impact of the development on the existing network.

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 to define developable area.

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.

The extent of the developable area would require to established before suitable points of pedestrian, cycle and vehicular access could be considered.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site

In terms of education, primary education provision requires to be considered subject to the cumulative impact of other development in the catchment. 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 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. No house builder has been confirmed and therefore overall it is considered that the site is not effective and not deliverable in the 5 years of the Local Development Plan. Development of the site is likely to be prominent on the steeply sloping ground and would be detached from the settlement. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2082

Previous Ref:

Site Address: Marypark Road, Langbank

Site Size (Ha): 0.16 Ha

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

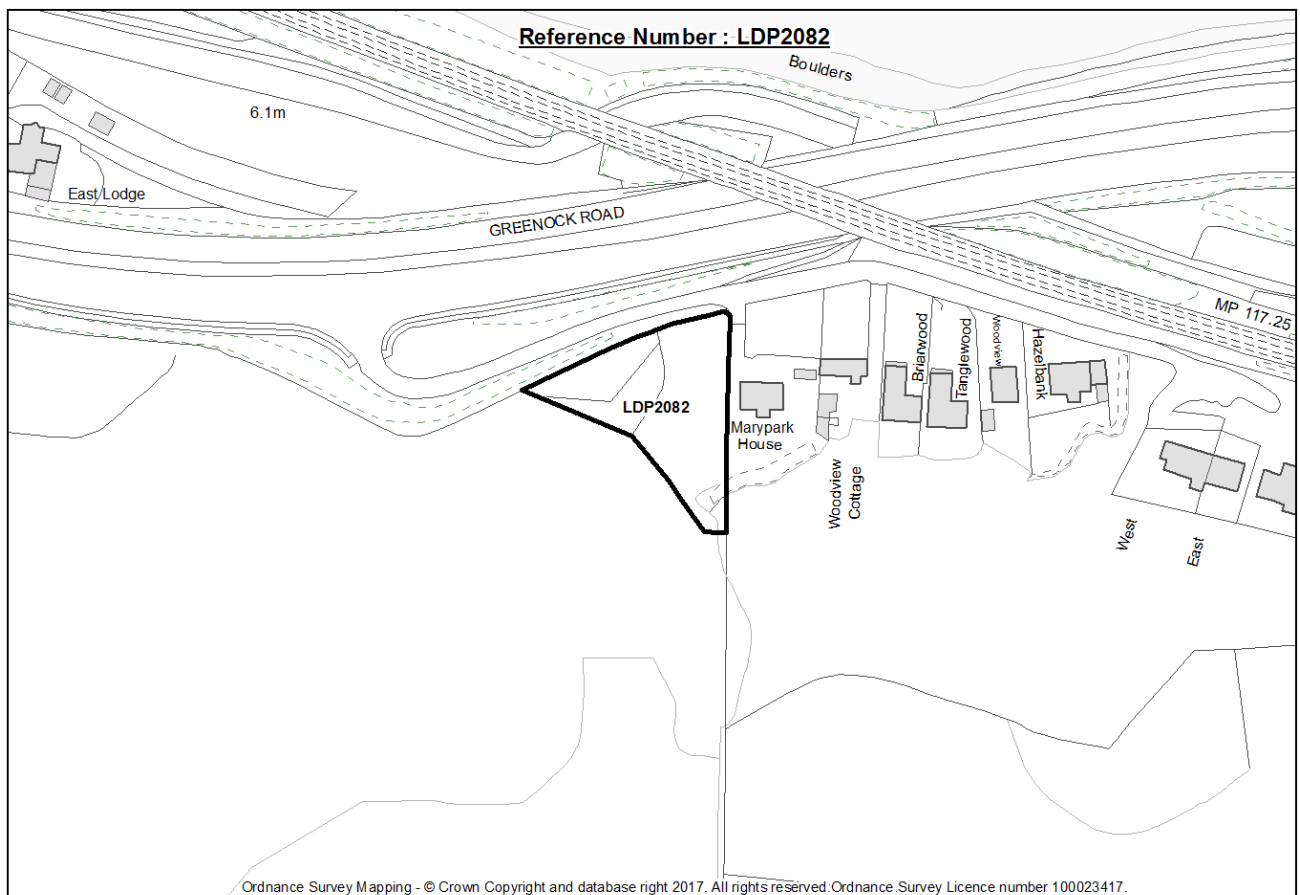
Proposal

Ownership/Developer if Known: Finlaystone Country Estate

Housing Numbers (estimate): 2

Programming (estimate): 1 year

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



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

No previous applications

Reporters Comments

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

Pre-MIR Meeting

Site submitted during Main Issues Report consultation.

MIR Submission

No further information/comment has been received in relation to this site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A small site with capacity only for a single property. As an area of ancient semi-natural woodland, and also included within a local natural heritage designation (SINC), the site contributes to the local landscape resource. There appears to be little justification for withdrawing the site from the green belt.

Key Agency Comments

Scottish Environment Protection Agency

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

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

Historic Environment Scotland

No comments.

Transport Scotland

No comments.

Scottish Natural Heritage

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

Scottish Water

No Comment.

Sport Scotland

No Comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

No known cultural or archaeological interest identified

Material Assets

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

Air

Limited impact given the size of the site.

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

Access to the site is via a single-track road. Further details would be in relation to access.

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

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

LDP2083

Previous Ref: Part of site assessed under LDP 2064

Site Address: Thriplee Road, Bridge of Weir

Site Size (Ha): 10.86 ha

Local Development Plan Policy: ENV1 - Green Belt

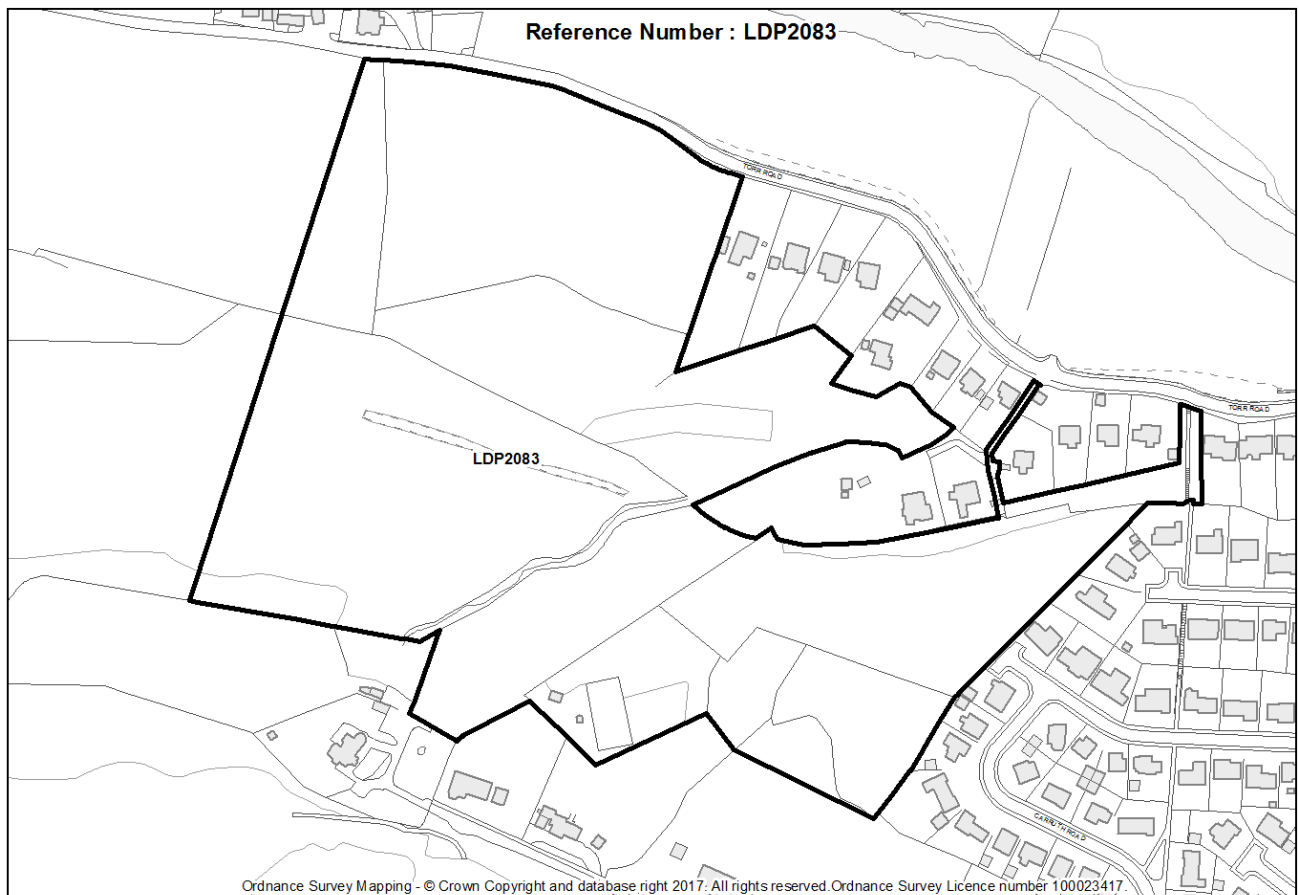
Proposal

Ownership/Developer if Known: Submitted by Mr East

Housing Numbers (estimate): 200-250 residential units

Programming (estimate): Developed over approximately 7 years

Any Works Carried Out Since Last LDP: The site was submitted during the Renfrewshire Local Development Plan Main Issues Report consultation.



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

None.

Reporters Comments

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

Pre-MIR Meeting

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

MIR Submission

A site boundary and land ownership plan were submitted.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

Key Agency Comments

Scottish Environment Protection Agency

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

Historic Environment Scotland

No comment

Transport Scotland

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

Scottish Natural Heritage

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

Scottish Water

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

Sport Scotland

No comment

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

The Woodland Trust have commented that the southern half of the site is wooded and listed as long-established woodlands of plantation origin (LEPO) according to the Ancient Woodland Inventory (AWI), and native woodland in the Native Woodland Survey for Scotland (NWSS). Due to the special nature of woodland present, they have advised that this site is of importance for biodiversity.

Historic Environment

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

Material Assets

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

The site is not in close proximity to the village centre or to public transport therefore vehicular movements are likely to increase. Increased connection with the site and the surrounding built up area is required to reduce the need to depend on vehicular means to access the site.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

Part of the site to the south east is a well contained and is considered to relate to the existing settlement.

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

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

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

In terms of education, primary and secondary education provision requires to be considered subject to the cumulative impact of other development in the catchment. The developer has indicated that they will assist the Council to ensure this development does not have any adverse impact

Affordable housing provision including an appropriate housing mix would require to be considered at this site subject to the final site capacity.

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

The site is under the ownership of a number of parties, with one of the owners submitting title deeds and confirming that he does not give consent to the development of this site or the smaller site that has also been promoted (LDP2064). While the parties who are promoting this site are working to resolve any ownership issues and have suggested that the site is both deliverable and effective, there is concern that the site that is being promoted will not be deliverable during the Local Development Plan period.

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

LDP2084

Previous Ref: 0067

Site Address: South of Inchinnan Village, Inchinnan

Site Size (Ha): 24.54

Local Development Plan Policy: ENV1 - Green Belt

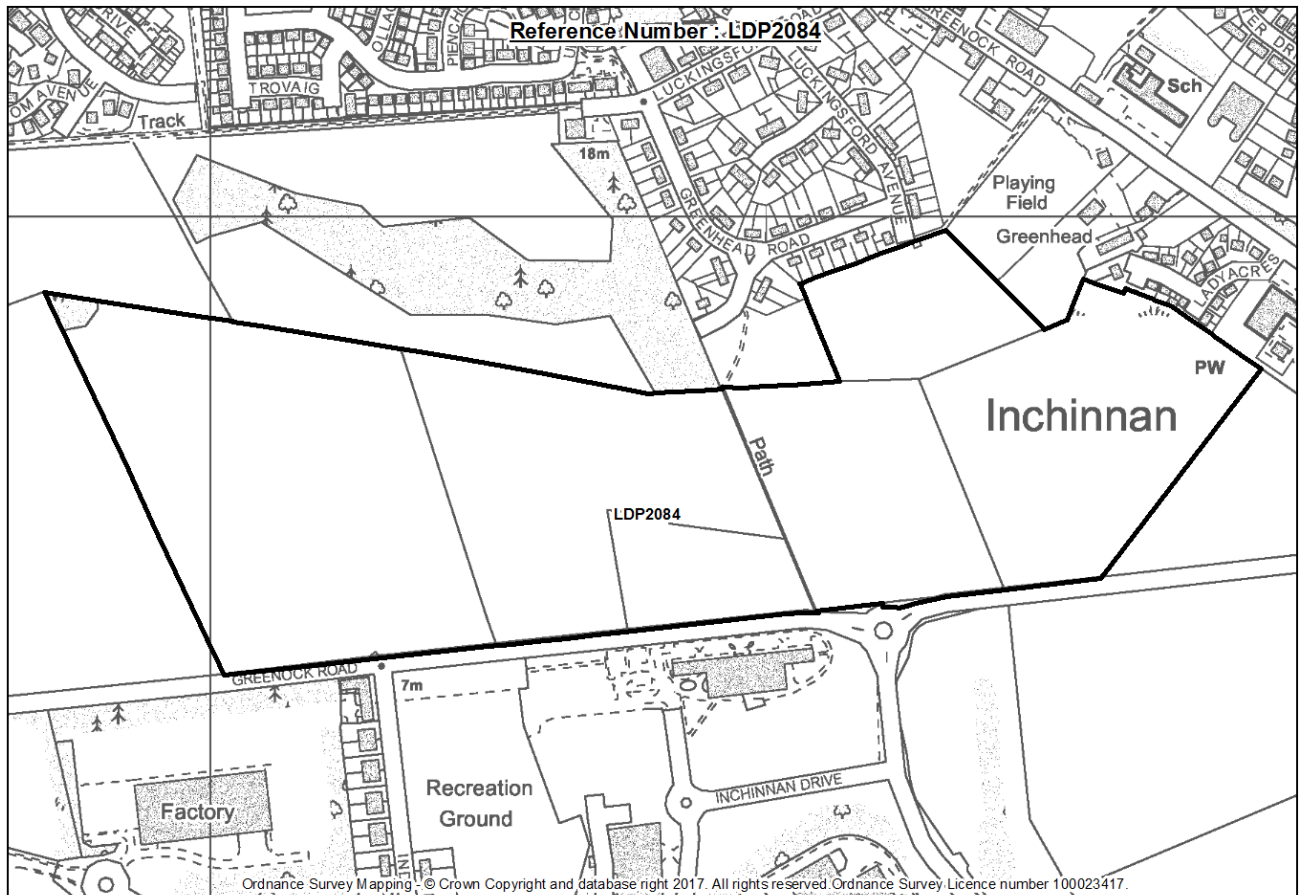
Proposal

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

Housing Numbers (estimate): Site is being promoted for industrial/business development. Site previously promoted for approximately 750 new homes.

Programming (estimate): No details provided.

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



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

None

Reporters Comments

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

MIR Submission

Site was submitted during the Renfrewshire Local Development Plan Main Issues Report consultation. The site was originally promoted for approximately 750 new homes, however, following the Council's initial assessment of the site the land owner wishes to promote this land for business/industrial development which could support an expansion of the Glasgow Airport Investment Area Strategic Economic Investment Location located to the south of the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A site comprising farmland between Erskine/ Inchinnan Village and Inchinnan business park. A ridge of high ground currently provides containment to the southern parts of Erskine/ Inchinnan and development on this site would lie beyond this ridge, with limited relationship to the wider settlement area.

Key Agency Comments

Scottish Environment Protection Agency:

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

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

Historic Environment Scotland:

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

Transport Scotland

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

Scottish Natural Heritage:

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

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

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

Scottish Water:

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

Sport Scotland:

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

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

Material Assets

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

The site is accessible to public transport as well as pedestrian and cycle links, however vehicular movements are likely to increase due to size of the site.

Soil

Development may result in sealing of previously undeveloped land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

This is a prominent green belt site, out with the existing settlement boundaries. The site currently adds positively to the local landscape character of Inchinnan. Development of this site would have a detrimental impact on the local landscape setting.

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

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

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

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

The landowner wishes to promote this land for business/industrial development which could support an expansion of the Glasgow Airport Investment Area (GAIA) Strategic Economic Investment Location (SEIL) located to the south of the site. At present it is considered that the Renfrewshire Local Development Plan identifies a sufficient supply of industrial/business land to support the delivery of the Spatial Strategy.

There is currently over 65 hectares of vacant industrial/business land within the GAIA SEIL. The Renfrewshire Local Development Plan focuses on the re-development of this land to support the delivery of the Advanced Manufacturing and Innovation District Scotland (AMIDS). Should there be a need to increase the supply of industrial/business land to support the delivery of AMIDS the Council will investigate potential development sites as an action in the Renfrewshire Local Development Plan Action Programme. At present this need has not been established and this land will be retained as green belt in the Local Development Plan.

New Site LDP2085

Previous Ref: \

Site Address: Barochan Road, Crosslee, Houston

Site Size (Ha): 5.42

Local Development Plan Policy: ENV1 - Green Belt

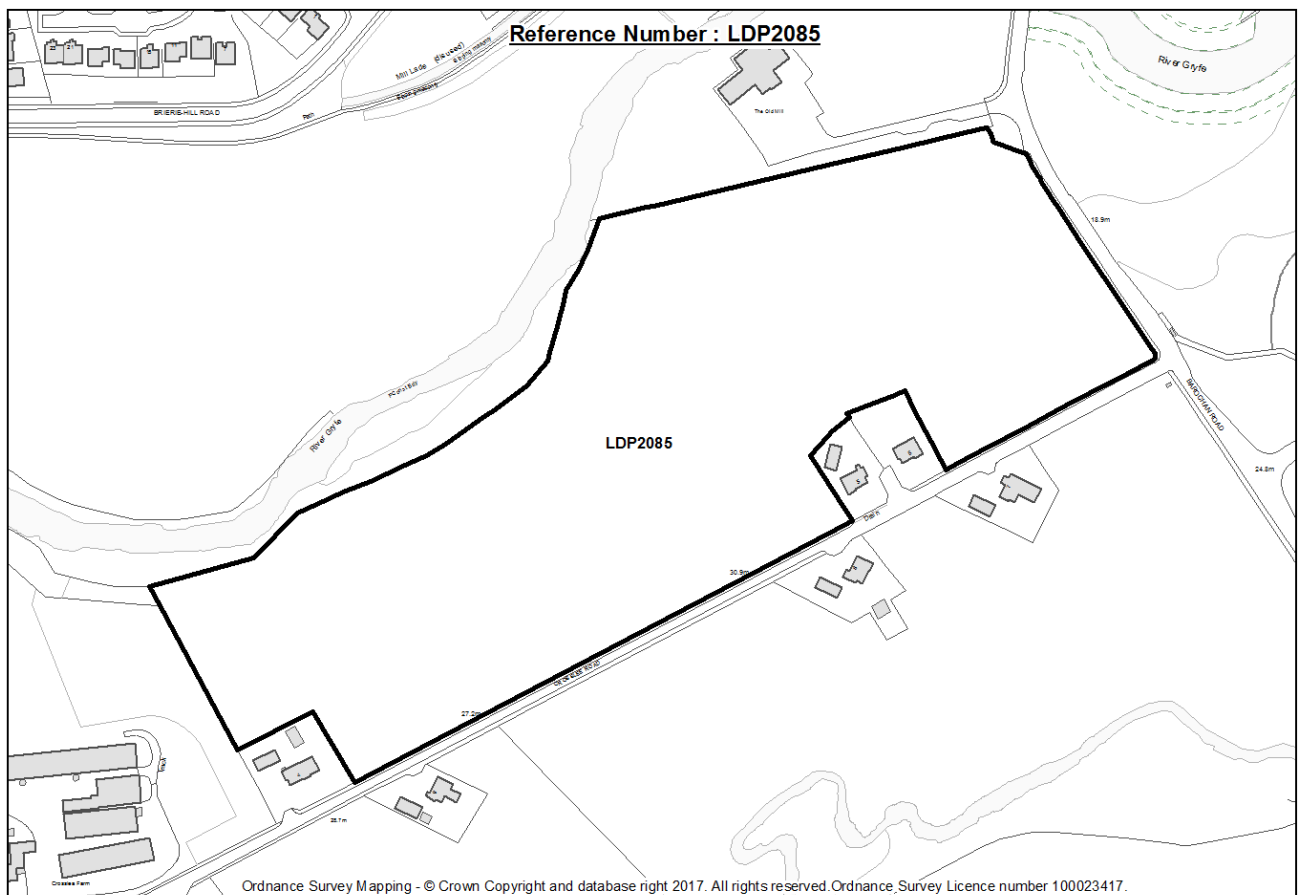
Proposal

Ownership/Developer if Known: Gladman Developments Ltd

Housing Numbers (estimate): Approximately 100 units

Programming (estimate): 25 units per annum

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



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

18/0572/NO – Residential Development with Associated Infrastructure and Landscaping – Notification accepted 14/09/18

Reporters Comments

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

Pre-MIR Meeting

New site submitted during Main Issues Report consultation.

MIR Submission

In response to MIR (2017) consultation, this site was promoted by Gladman Developments. Submission included a site capacity appraisal.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A greenfield site to the south of Crosslee. The river Gryfe corridor forms a robust settlement edge and development of the site, beyond this natural settlement edge feature, would have an adverse effect on the rural characteristics of this river corridor, which forms the immediate landscape setting to the south of Crosslee. Housing development on the site is likely to be very prominent on the rising landform as seen from the southern fringes of Crosslee.

Key Agency Comments

Scottish Environment Protection Agency

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

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

Historic Environment Scotland

No comments

Transport Scotland

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

Scottish Natural Heritage

This is an elevated and prominent site that forms the rural landscape setting for Crosslee. Part of the northern edge bounds a watercourse and riparian habitat/semi-natural woodland. Development would have significant and adverse impacts on local landscape character and on the landscape setting of the village.

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

Scottish Water

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

Sport Scotland

No comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

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

Material Assets

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

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

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

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

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

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

LDP2086

Previous Ref: 2299, 15/3022/DP

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

Site Size (Ha): 0.49

Local Development Plan Policy: P6 - Paisley South Expansion Area

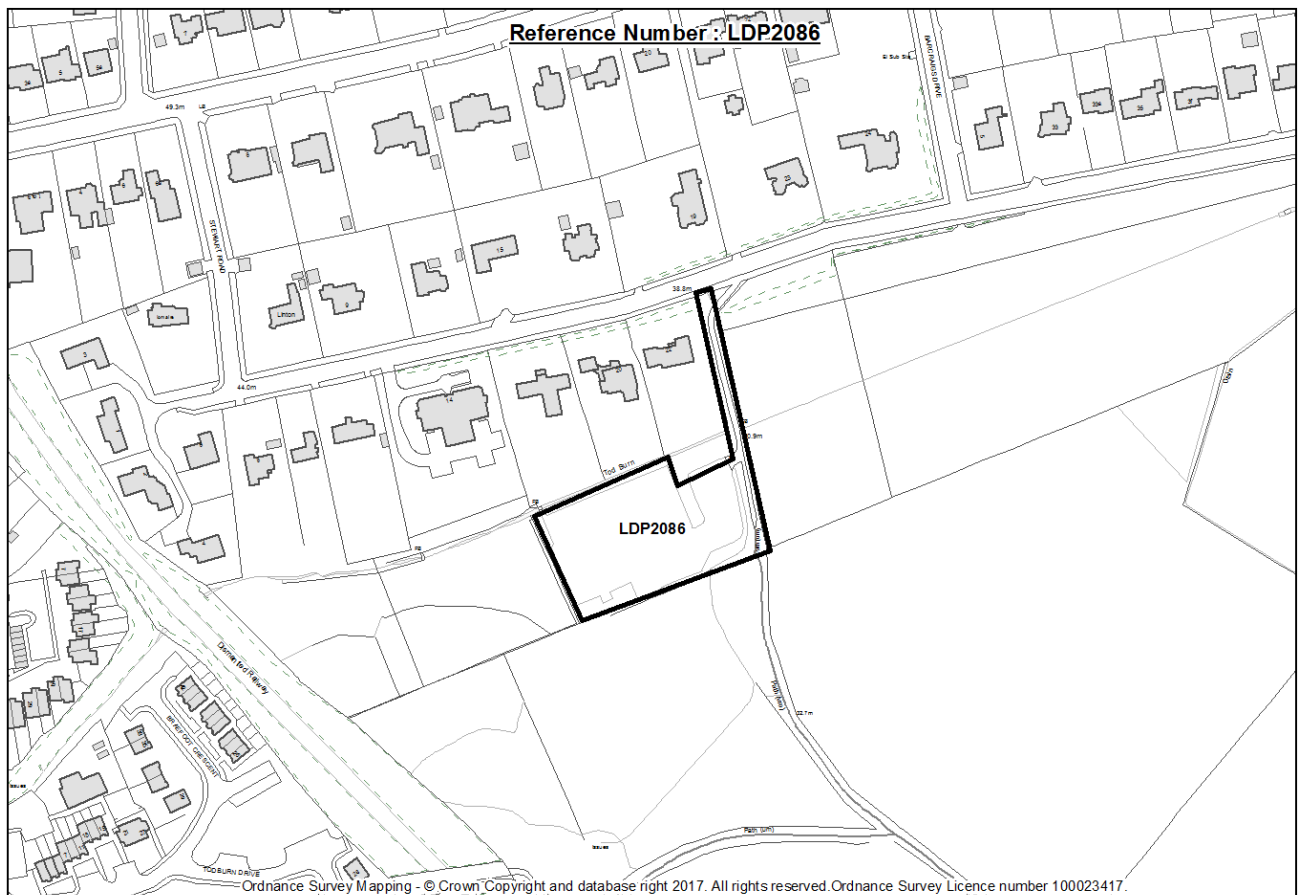
Proposal

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

Housing Numbers (estimate): Approximately 5-10 units

Programming (estimate): Developed in one year

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



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

None

Reporters Comments

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

Pre-MIR Meeting

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

MIR Submission

In response to MIR (2017) consultation, the landowner has provided a planning statement to support the allocation and delivery of the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A very small site at a former tennis/ squash club adjacent to a residential area. The established trees on the site provide some containment, however development could result in similar types of 'backland' development beyond the settlement boundary and within the green belt which would be detrimental to the green belt boundary to the south of Paisley.

Key Agency Comments

Scottish Environment Protection Agency

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

Historic Environment Scotland

No comments.

Transport Scotland

No comments.

Scottish Natural Heritage

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

Scottish Water

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

Sport Scotland

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

As the site has been left vacant for a number of years there is biodiversity interest due to the growth of pioneer vegetation. Mature trees along with a large amount of bushes and shrubs forming the boundary of the site will contribute to the biodiversity value of the site. The Native Woodland Survey for Scotland (NWSS) by Forestry Commission Scotland identified that native woodland surrounds the site.

Historic Environment

No historical interest.

Material Assets:

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

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

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

The site is constrained by significant flood risk and access issues. The site is not considered to be effective or deliverable and is therefore not suitable for allocation as a residential site in the Renfrewshire Local Development Plan.

LDP2087

Previous Ref: Site reference 2298 (site did not include area between the Sports Centre and the rear of Braefoot Avenue)

Site Address: UWS, Thornly Park, Paisley

Site Size (Ha): 11.57

Local Development Plan Policy: P6 - Paisley South Expansion Area

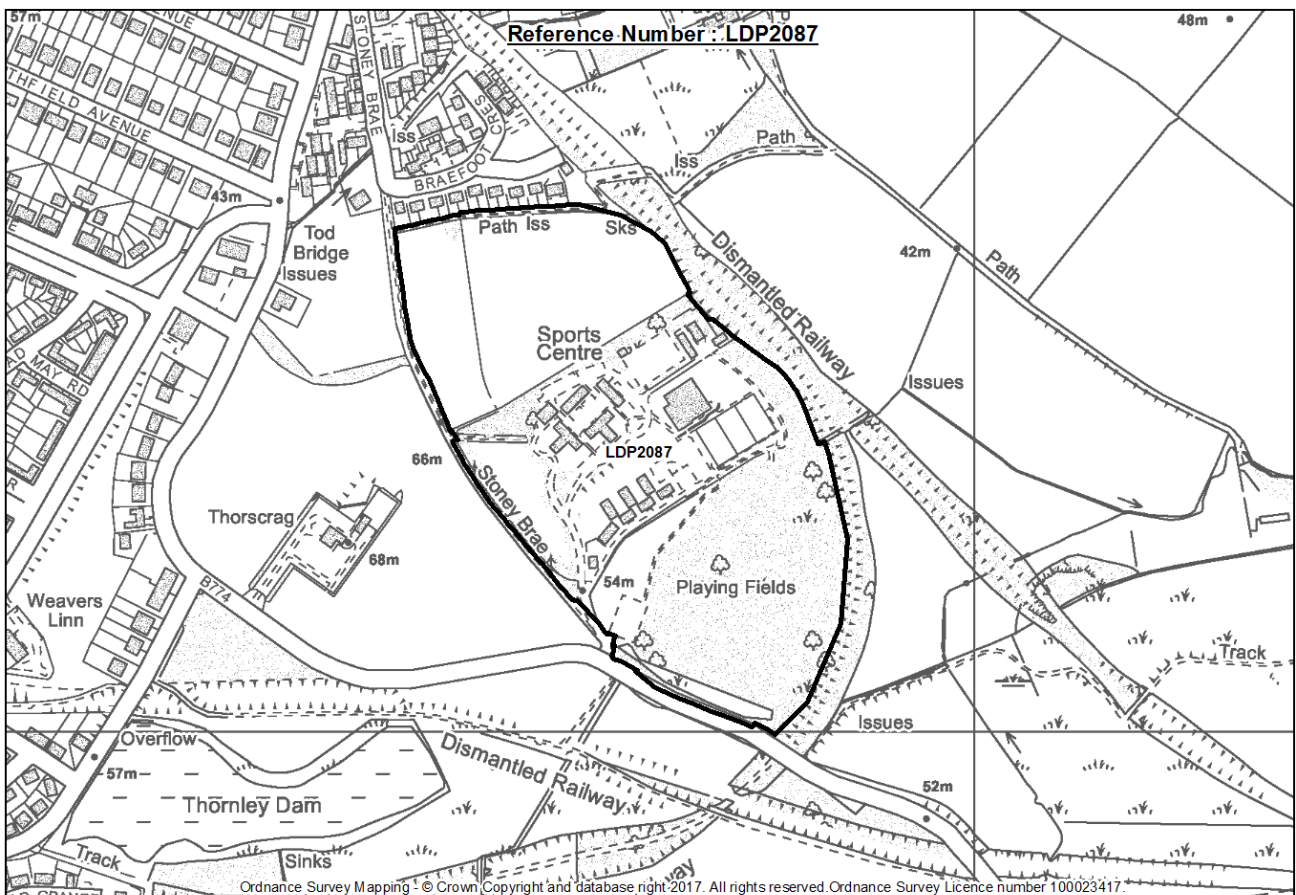
Proposal

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

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

Programming (estimate): Subject to masterplan

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



Site Visit Comments

Site Boundaries:

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

Landscape:

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

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

Adjoining landscape character and land uses:

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

Planning History

Planning Application History

No History.

Reporters Comments

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

MIR Submission

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

Meetings have taken place following MIR consultation. Owner is preparing a Masterplan in consultation with the Council which will consider a range of issues including:

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

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Site includes playing fields and student accommodation blocks at the settlement edge. The site is gently undulating and enclosed by established woodland along its boundaries. Due to the self-contained nature of the site, low prominence and fact that it is already developed this site could accommodate appropriate development as long as this did not have a negative impact on the setting of the green belt.

Key Agency Comments

Scottish Environment Protection Agency

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

Historic Environment Scotland

No comments

Transport Scotland:

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

Scottish Natural Heritage:

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

Scottish Water:

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

Sport Scotland:

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

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Site has some biodiversity, flora and fauna interest but this is limited to the woodland along the boundary of the site particularly in association with the disused railway line. Woodland identified on the boundaries is mature and is considered native woodland according to the Native Woodland Survey for Scotland (NWSS). The majority of the site, given its previous use and existing use has little biodiversity.

Historic Environment.

No historical interest.

Material Assets:

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

Development in northern part of the site which slopes steeply towards the residential properties on Braefoot Crescent would have a detrimental impact on the landscape setting of the existing residential area.

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

Further details would be required to fully assess traffic and transportation issues. A Transport Assessment would be required building on the findings of the Transport Appraisal prepared to support the Local Development Plan Proposed Plan to assess impacts on the road network.

In terms of education, capacity of both Primary and Secondary schools requires to be addressed.

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

Site LDP2088

Previous Ref:

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

Site Size (Ha): 41.6

Local Development Plan Policy: P6 - Paisley South Expansion Area

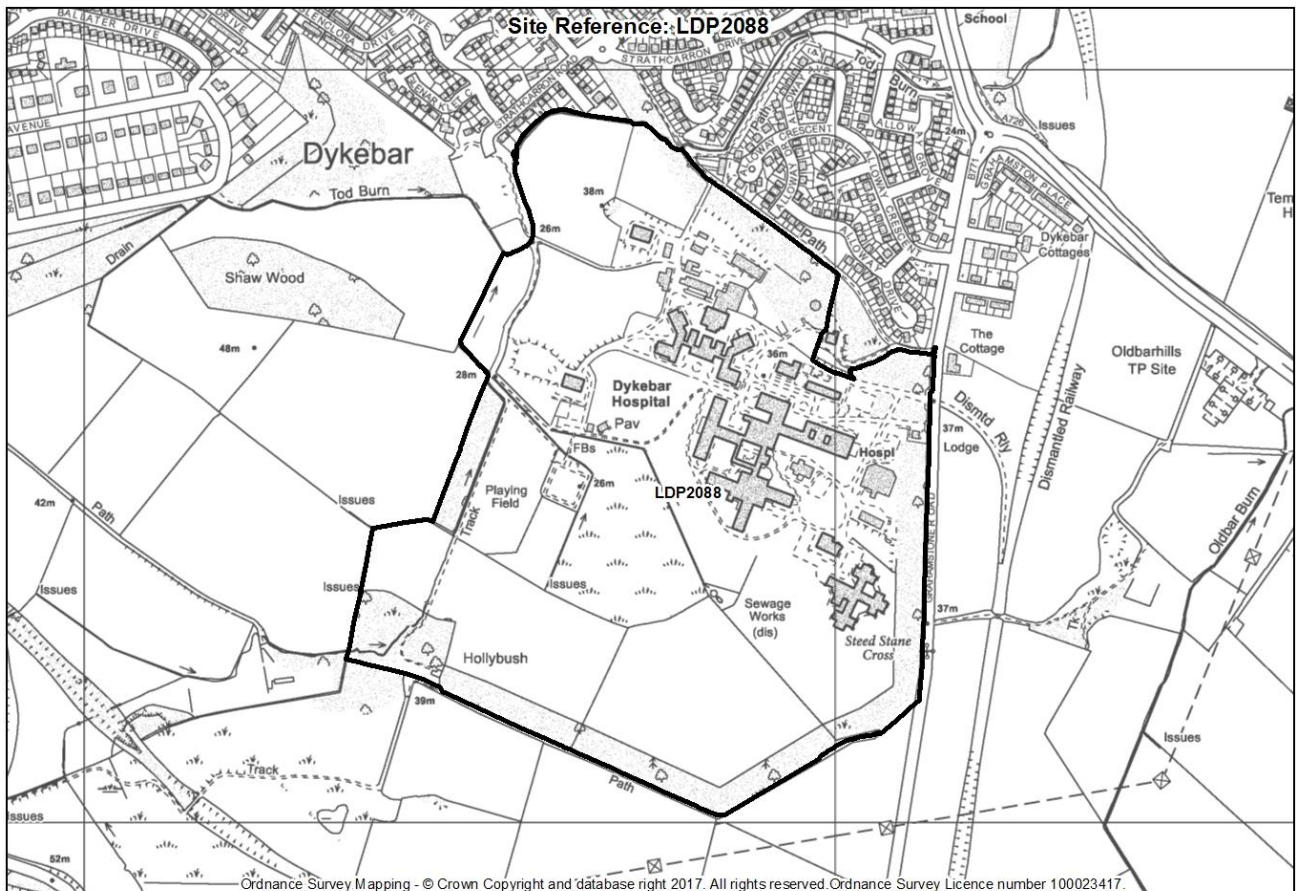
Proposal

Ownership/Developer if Known: NHS Greater Glasgow and Clyde / CALA, Barratt and Bellway Homes

Housing Numbers (estimate): Approximately 620 units subject to final masterplan

Programming (estimate): Subject to final masterplan

Any Works Carried Out Since Last LDP: Investigative works to ensure the site is capable of development and indicative masterplan has been prepared. Consortium of housebuilders have been appointed to take forward the development of this site. A number of the hospital buildings are now vacant.



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

18/0392/NO – Notification submitted on 30 May 2018 for the residential development and associated access and ancillary works.

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

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

Reporters Comments

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

MIR Submission

Following the Main Issues Report consultation, a consortium of housebuilders has been appointed to take forward the development of this site. Following meetings with Council officers a masterplan and a number of technical reports have been prepared which considers the development potential of the site.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Hospital site including open pastures bounded by shelterbelt woodland. There is potential for redevelopment of the former hospital grounds. Development in this area would need to maintain the setting of existing listed buildings. The southern portion of the site is more rural in character but is contained by existing woodland belts which could provide a robust settlement edge.

Key Agency Comments

Scottish Environment Protection Agency

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

Historic Environment Scotland

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

Transport Scotland

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

Scottish Natural Heritage

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

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

Scottish Water

A Water Impact Assessment and Drainage Impact Assessment may be required to understand the impact of the development on the existing network. Scottish Water has been contacted regarding this site and are currently assessing the application to connect to the sewer network.

Sport Scotland: No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

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

Material Assets

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

An indicative masterplan has been prepared which would support approximately 620 new homes and retain existing NHS administrative and clinical functions and an existing acute emissions unit.

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

In terms of education, both primary and secondary education provision requires to be addressed subject to final housing numbers and phasing. The landowner/developer is preparing an Education Impact Assessment and have confirmed that they will assist the Council to consider additional primary and secondary school capacity as required.

Work is progressing to fully assess the traffic and transportation issues. A transport assessment is being prepared, which assesses the implications of the residential redevelopment of this site, in addition to retained NHS services, on the local transport network.

Work by the consortium of housebuilders to review the site opportunities and constraints has found that there are no significant impediments to the development of the surplus land and has indicated that all the constraints to developing on this site such as flood risk, drainage, access and infrastructure can be dealt with. All necessary assessments are being prepared to support a planning application for the finalised masterplan for the site.

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

Site LDP2089

Previous Ref:

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

Site Size (Ha): 27.05

Local Development Plan Policy: ENV1 - Green Belt

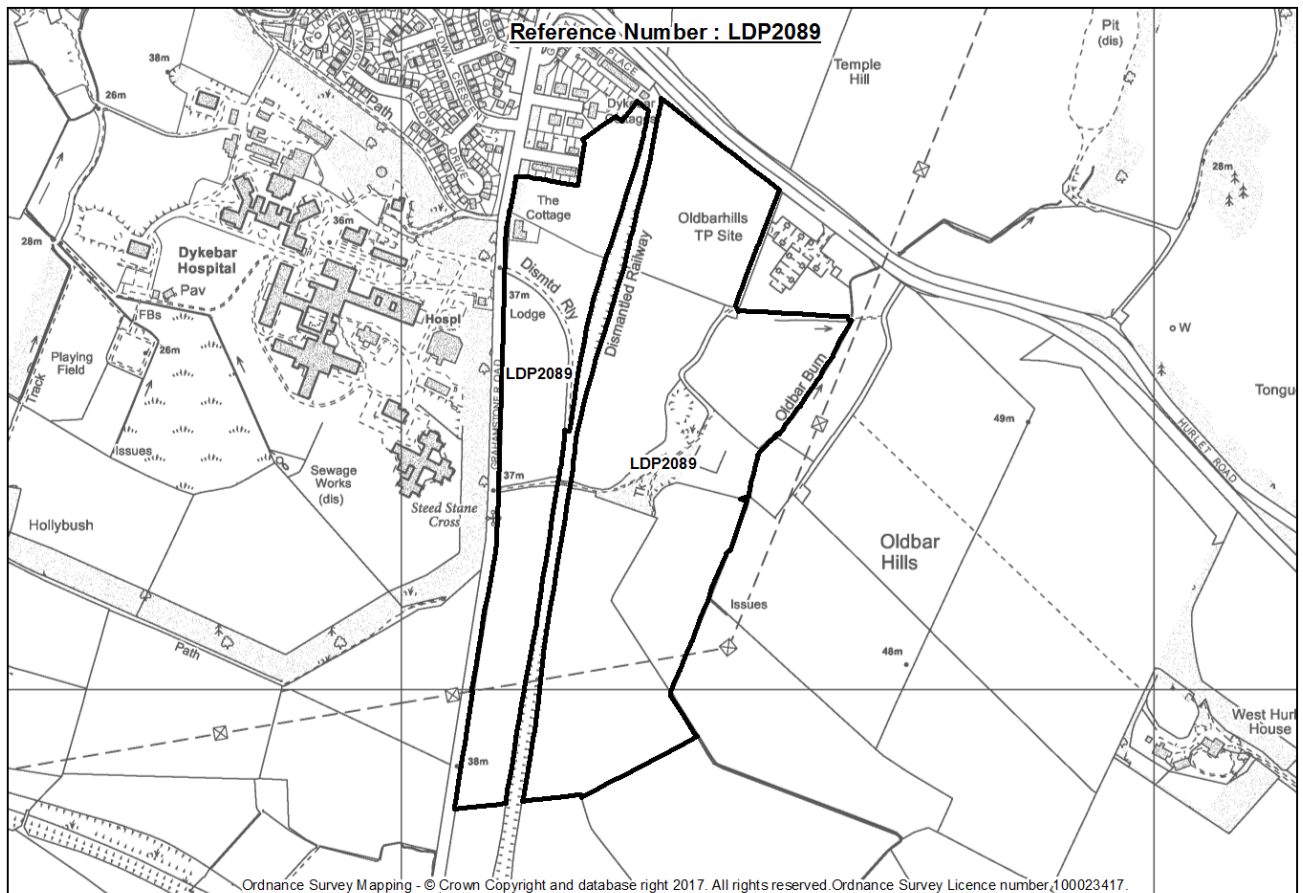
Proposal

Ownership/Developer if Known: NHS Greater Glasgow and Clyde

Housing Numbers (estimate): Subject to a masterplan

Programming (estimate): Subject to a masterplan

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



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

None.

Reporters Comments

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

Pre-MIR Meeting

This site was submitted during the Main Issues Report consultation.

MIR Submission

In response to the Main Issues Report consultation (2017) this site was submitted for consideration in preparation of the Renfrewshire Local Development Plan Proposed Plan as a significant future development opportunity which could accommodate a range of potential uses.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A large site at the south eastern edge of Paisley. The site is an important area of the green belt that provides the immediate landscape setting to the settlement, beyond which low hills provide some containment to the settlement. The site itself has little containment and therefore is sensitive to development. Grahamston Road also provides a logical settlement edge, which the development site lies beyond.

Key Agency Comments

Scottish Environment Protection Agency

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

Historic Environment Scotland

No comments.

Transport Scotland

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

Scottish Natural Heritage

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

Scottish Water

There is currently sufficient capacity at the waste treatment works to serve this proposed site, however, a Water Impact Assessment and Drainage Impact Assessment would be required to fully understand the impact of the development on the existing network.

Sport Scotland

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

No known cultural heritage issues identified.

Material Assets

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

Greenfield site, therefore development will result in sealing of previously undeveloped land. Includes Class 3.2 agricultural land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

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

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

Further details are also required in relation to the potential for a new link road between the B771 and the A726 together with an assessment of how this could potentially improve traffic flows in the area. In addition, further information would be required in relation to the range and scale of the uses proposed and the requirement for supporting infrastructure to allow this site to be fully considered.

This land is not suitable for release from the green belt in the Local Development Plan.

LDP2090

Previous Ref:

Site Address: Leethland House, Elderslie

Site Size (Ha): 2.49

Local Development Plan Policy: ENV1 - Green Belt

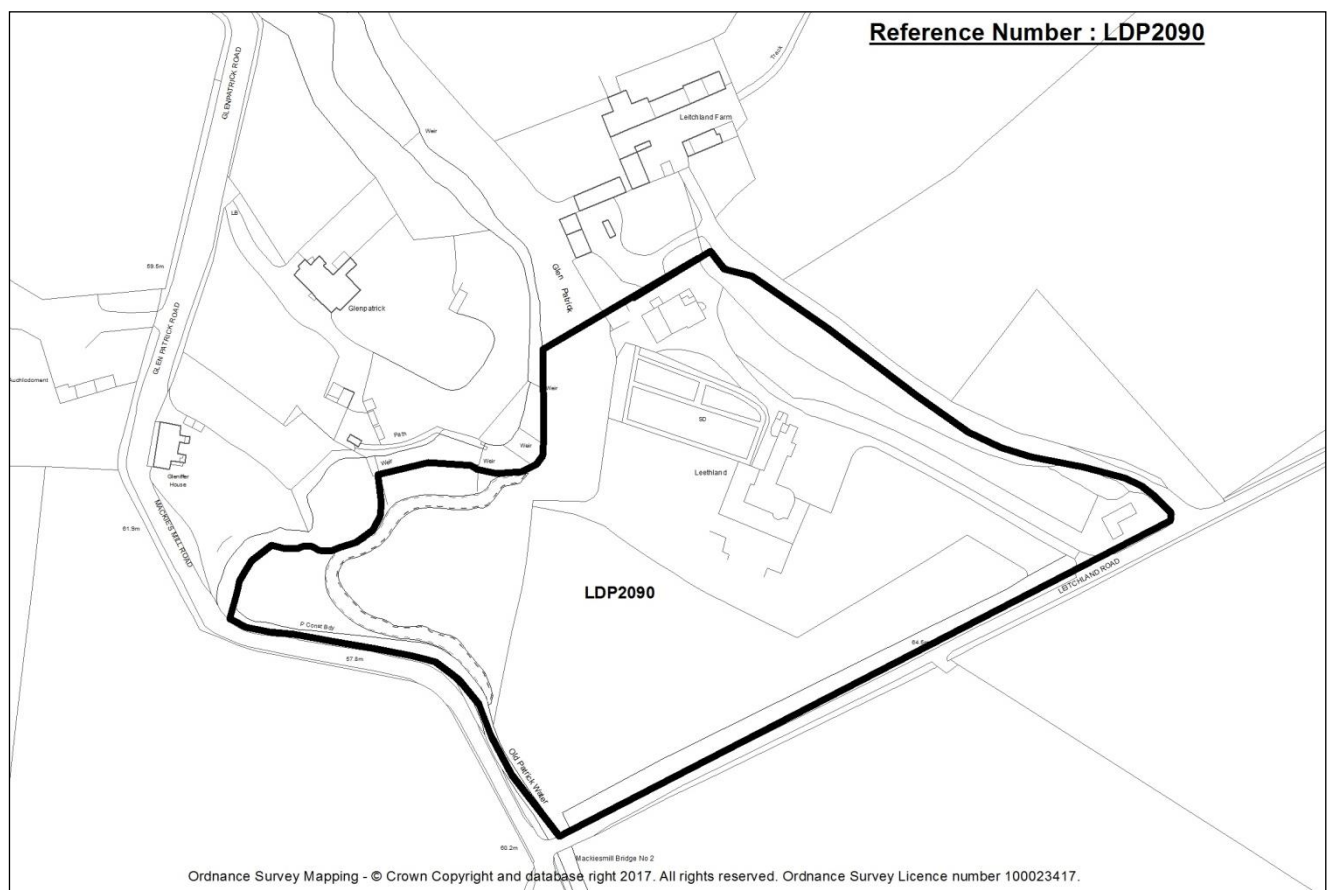
Proposal

Ownership/Developer if Known: Details not provided

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

Programming (estimate): 1-2 years

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



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

None.

Reporters Comments

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

Pre-MIR Meeting

Site submitted during Main Issues Report consultation.

MIR Submission

In response to the Main Issues Report consultation (2017) this site was submitted for consideration in preparation of the Renfrewshire Local Development Plan Proposed Plan. No details were provided to support the deliverability of the site or to demonstrate developer interest.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A small site detached from the settlement, including farm buildings. The existing farm buildings and listed buildings could accommodate sensitive re-development. The woodland that encompasses the majority of the site has landscape value in a local context.

Key Agency Comments

Scottish Environment Protection Agency

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

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

Historic Environment Scotland

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

Transport Scotland

No comments.

Scottish Natural Heritage

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

Scottish Water

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

Sport Scotland

No Comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

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

Material Assets

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

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

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

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

In terms of education, primary education provision requires to be considered subject to the cumulative impact of other development in the catchment.

No details have been submitted to support the effectiveness or deliverability of this site. It is difficult to see how residential development of this site can integrate or add to the settlement with additional residential units likely to detract from the area. This is a farmland setting and a residential development is unlikely to be in keeping with the countryside environment. It is therefore considered not suitable for release from the green belt as a future housing site.

LDP2091

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

Site Address: Manswrae, Bridge of Weir

Site Size (Ha): 1.72

Local Development Plan Policy: ENV1 - Green Belt

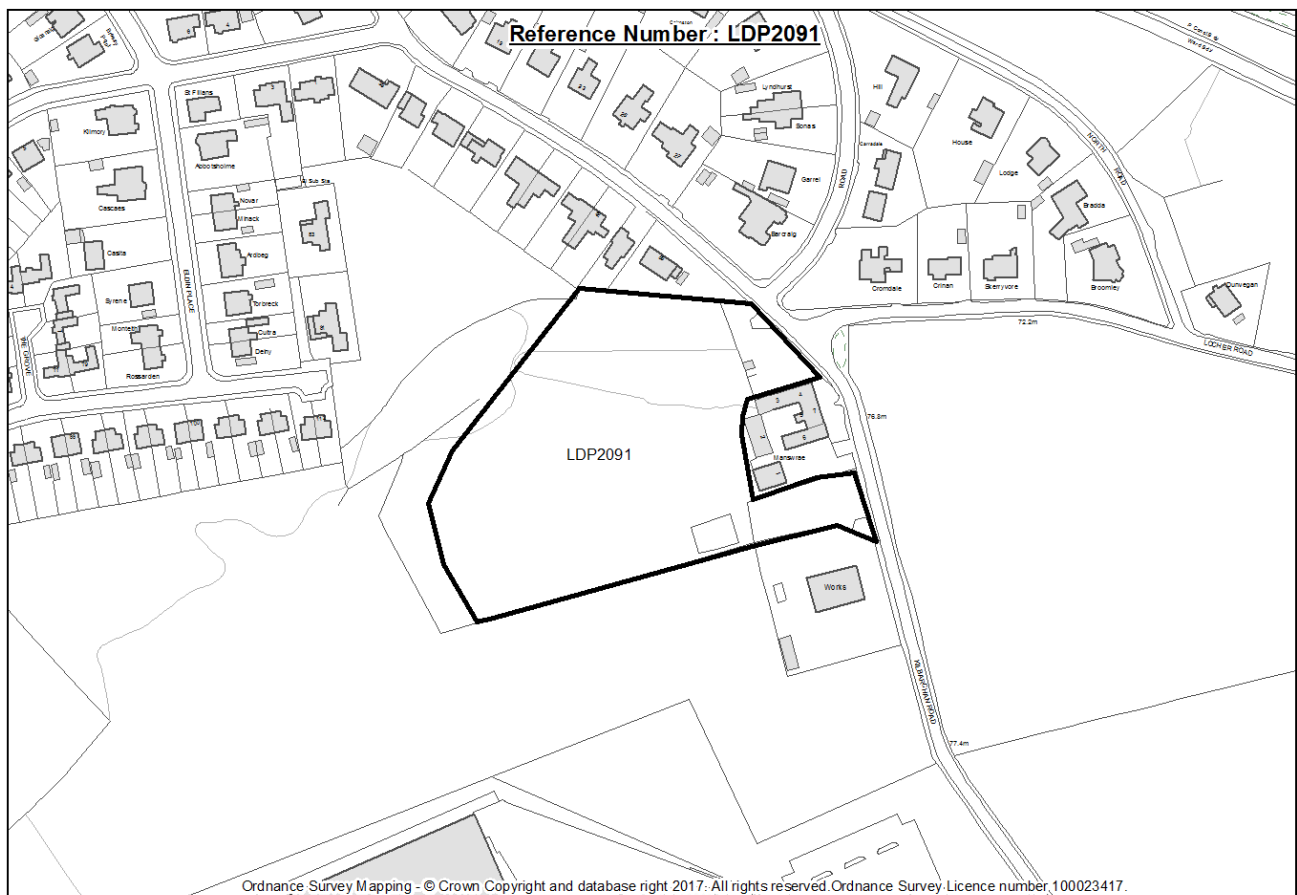
Proposal

Ownership/Developer if Known: Taylor Wimpey

Housing Numbers (estimate): 50 units

Programming (estimate): 25 per annum

Any Works Carried Out Since Last LDP: Investigative works to ensure site is capable of development. Site was assessed at Main Issues stage (LDP 2039), the site size has subsequently been reduced and boundary amended. Developer identifies that there is the potential for inclusion in a wider development masterplan with land to the south and west working with adjacent landowners.



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

No History.

Reporters Comments

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

Pre-MIR Meeting

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

MIR Submission

In response to the Main Issues Report consultation (2017) this site was submitted for consideration in preparation of the Renfrewshire Local Development Plan Proposed Plan as a sustainable extension to Bridge of Weir. The developer comments that the site could be developed as a standalone site for up to 50 houses or as part of a larger release including the land to the west (LDP2039)

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

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

Key Agency Comments

Scottish Environment Protection Agency

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

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

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

Historic Environment Scotland:

No Comment.

Transport Scotland

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

Scottish Natural Heritage:

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

Scottish Water:

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

Sport Scotland:

No Comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

The majority of the site consists of overgrown with scrub and two areas of woodland which are covered by a Tree Preservation Order and are considered native woodland. Any development of this site could impact on habitat and biodiversity interest in the area. There is a Site of Importance for Nature Conservation (SINC) to north west of the site. The site has value in terms of its biodiversity, flora and fauna.

Historic Environment

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

Material Assets

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

Air

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

Water

A Flood Risk Assessment and Drainage Impact Assessment is required. A Scottish Water Network Impact Assessment is required.

Climatic Factors

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

Landscape

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

Population and Human Health

Site is accessible to the village centre by foot, however, this wouldn't be a direct route. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage. Potential odour issues in relation to proximity to Bridge of Weir tannery.

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Two areas of woodland which are covered by a Tree Preservation Order and a Site of Importance for Nature Conservation (SINC) are located within and adjoining the site. Issues also related to the close proximity of the site to the existing tannery in Bridge of Weir. The owner of the tannery has expressed concern about more residential development in this area.

Overall Planning Assessment of the Site

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

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

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

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix would require to be considered at this site.

In terms of education, both primary and secondary education provision requires to be considered subject to the cumulative impact of other development in the catchment. 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 the constraints to developing on this site such as drainage, access and infrastructure can be dealt with.

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

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

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

LDP2092

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

Site Address: West Sites, Howwood

Site Size (Ha): 12.3Ha

Local Development Plan Policy: ENV1 - Green Belt

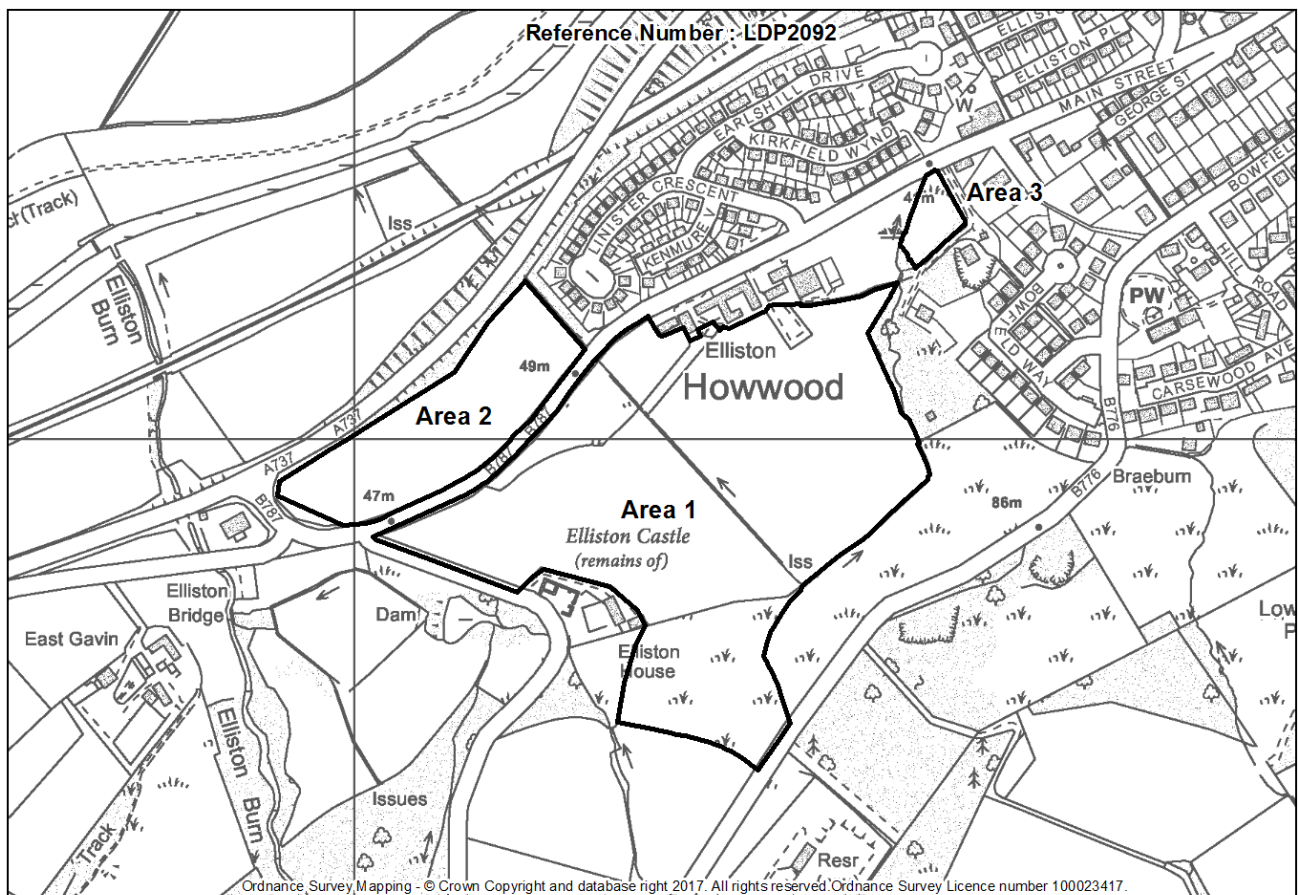
Proposal

Ownership/Developer if Known: Mactaggart & Mickel Homes Ltd

Housing Numbers (estimate): Final capacity to be confirmed. Capacity estimated to be 150 units.

Programming (estimate): Estimated at 25 per annum.

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



Site Visit Comments

Site Boundaries:

This site is split into three areas.

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

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

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

Landscape:

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

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

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

Adjoining landscape character and land uses:

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

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

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

Planning History

Planning Application History -

None

Reporters Comments

Area 1

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

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

Area 2

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

Pre-MIR Meeting

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

MIR Submission

In response to MIR (2017) consultation, the developer has submitted comments to support the allocation and delivery of the site. A High Level Landscape & Visual Appraisal have been submitted.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

Area 1:

A large greenfield site to at the south western edge of the settlement. This site is highly prominent and separate from the core of the settlement to the north east. Development of the site would add an area of housing comparable in size to that already existing south of the B787/ Main Street, altering the balance of the settlement and significantly extending it into an area of countryside which contributes positively to the setting of the settlement.

Area 2:

A greenfield site at the south western end of the settlement. Development of the site would extend the emerging ribbon like development to the south west of the settlement, with its western end well separated from the settlement core. The site is not of the highest prominence, but it does form part of the immediate attractive rural setting to the western parts of Howwood and contributes to the gateway experience and is considered sensitive to development.

Area 3:

A small allotment/ smallholding site towards the centre of the settlement. Development of the site for one house would have only local impacts, not significantly affecting the wider settlement setting or green belt. However, where possible mature trees should be retained around the site.

Key Agency Comments

SCOTTISH ENVIRONMENT PROTECTION AGENCY

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

HISTORIC ENVIRONMENT SCOTLAND

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

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

TRANSPORT SCOTLAND

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

SCOTTISH NATURAL HERITAGE

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

Development would have significant and adverse impacts on local landscape character and on the existing landscape setting of Howwood and the A737.

SCOTTISH WATER

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

There is a water main just inside the site boundaries. The developer should contact Scottish Water to discuss whether there will be any impact on the site.

SPORT SCOTLAND

No comments.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

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

Material Assets

Development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. There will be opportunities to link to the Core Path that is located to the south of Area 1.

Air

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

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

The development of the site may result in the sealing of previously undeveloped land. Area 2 and Area 3 are both within a Coal referral area. Site includes area of category 3.2 agricultural land.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

Further details would be required to fully assess site access and other traffic and transportation issues.

A transport assessment would be required to assess the cumulative impact of this development in addition to land allocations in the Renfrewshire Local Development Plan Proposed Plan on both the local and trunk road network.

Affordable housing provision including an appropriate housing mix 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.

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

Since the previous submission of this site in Local Development Plan 1, the developer has sought to take on board the Councils and Reporters comments in relation to the visual impact of the site and have provided a landscape framework and indicative masterplan for the site. However, it is considered that the proposed development of Area 1 and 2 would extend the existing settlement into prominent open countryside which would have an adverse impact on the landscape and the setting of this part of Howwood as well as setting an undesirable precedent. Area 3 may have the potential for 1 house, however, the site has significant flooding and access constraints. It is therefore considered that none of the sites are suitable for release from the green belt as a housing site.

LDP2093

Previous Ref:

Site Address: Merchants Close, Kilbarchan

Site Size (Ha): 0.24

Local Development Plan Policy: ENV1 - Green Belt

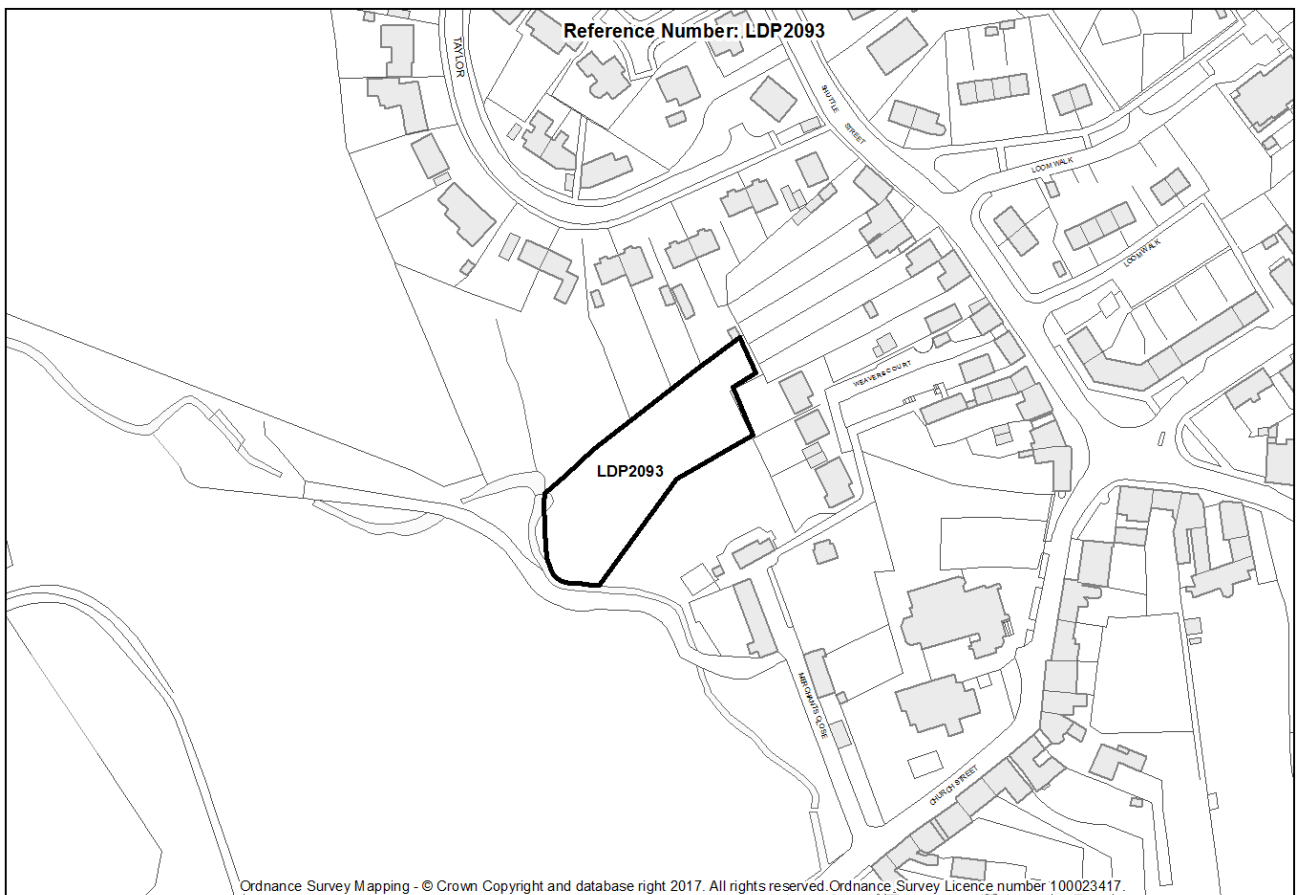
Proposal

Ownership/Developer if Known: Murray / Bell Architects

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

Programming (estimate): Details not provided

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



Site Visit Comments

Site Boundaries

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

Landscape

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

Adjoining landscape character and land uses

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

Planning History

Planning Application History

None

Reporters Comments

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

Pre-MIR Meeting

Site submitted during Main Issues Report consultation.

MIR Response

In response to the Main Issues Report consultation (2017) this site was submitted for consideration in preparation of the Renfrewshire Local Development Plan Proposed Plan.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A small site in close proximity to Kilbarchan Conservation Area, the development of which would have little consequence in terms of broader landscape issues. However, this is a back-land site which may be difficult to integrate into the adjoining settlement.

Key Agency Comments

Scottish Environment Protection Agency

A Flood Risk Assessment would be required to confirm the potential developable area. No development should be proposed within the 200-year flood extent. Development must ensure no deterioration of the water environment during development.

Historic Environment Scotland

No comment.

Transport Scotland

No comment.

Scottish Natural Heritage

No comment.

Scottish Water

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

Sport Scotland

No comment.

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

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

Historic Environment

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

Material Assets

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

Air

Limited impact given the size of the site.

Water

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

Climatic Factors

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

Landscape

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

Population and Human Health

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

Soil

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

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

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

Overall Planning Assessment of the Site

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

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

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

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

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

LDP2094

Previous Ref:

Site Address: Beardmore Cottages, Inchinnan

Site Size (Ha): 1.0

Local Development Plan Policy: ENV1 - Green Belt

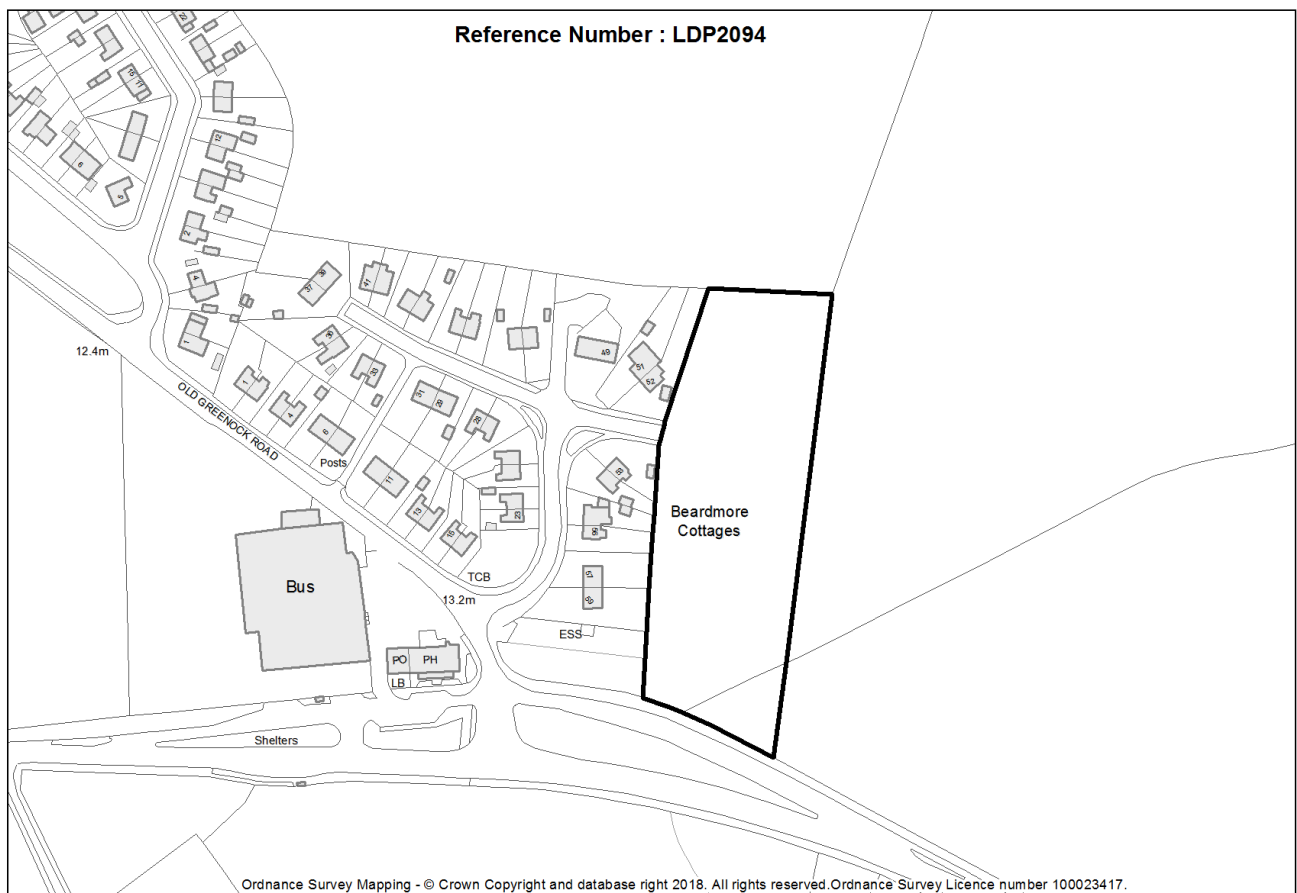
Proposal

Ownership/Developer if Known: Renfrewshire Council

Housing Numbers (estimate): Approximately 10 self-build plots

Programming (estimate): Approximately 2 units per year

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



Site Visit Comments

Site Boundaries

The site is bound by Teuchen Woods which is covered by a Tree Preservation Order to the north of the site, with mature trees and hedgerows to the south. There is a Site of Importance for Nature Conservation (SINC) to the area adjacent the north boundary of the Site. A mix of hedgerows and a wooden fence lies to west of the site with arable land to the east.

Landscape

Open grazing fields which slopes downwards gently from north to south.

Adjoining landscape character and land uses

The A8 Greenock Road lies to the south of the site. To the west of the site there are residential properties. The site is bound by Teuchen Woods to the north with arable land to the east of the site.

Planning History

Planning Application History

None

Reporters Comments

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

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A small site at the settlement edge and at a settlement gateway. The site is therefore relatively sensitive. However, development of the site would not greatly compromise this edge or the settlement setting if appropriate landscape treatments could be included along the eastern site boundary, linking with the larger woodland of Teucheen Wood to the north.

Key Agency Comments

Scottish Environment Protection Agency

No flood risk concerns due to the considerable difference in elevation between the functional floodplain of the Black Cart Water and the site.

Historic Environment Scotland:

No Comments

Transport Scotland:

No Comments

Scottish Natural Heritage

At the closest point, the site is located 700m from Black Cart Special Protection Area (SPA). Whilst the site itself is not within the Black Cart SPA boundary, it is within the wider area used by the whooper swans for feeding. Should the site be allocated, it would need to be assessed as part of the Habitats Regulations Appraisal of the Council's Local Development Plan in order to ensure no adverse effects on the whooper swans of the Black Cart SPA.

Scottish Water

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

Sport Scotland:

No Comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna

Area of gently sloping arable land unlikely to contain significant biodiversity interest. However, to the north lies Teuchen Woods which are covered by a Tree Preservation Order and mature trees and hedgerows can be found on the southern boundary of the site. There is a Site of Importance for Nature Conservation (SINC) to the area adjacent to the northern boundary of the site. Whilst the site itself is not within the Black Cart SPA boundary, it is within the wider area used by the whooper swans for feeding

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 of new build units.

Air

Development of the site is unlikely to have a significant impact on air quality, although the potential increase in the number of car journeys related to residential development may have a minor impact.

Water

No significant flood risk issues. A Scottish Water Network Impact Assessment and Drainage Impact Assessment are both required.

Climatic Factors

Location of the site may encourage carbon emissions through car usage for commuting. Public transport is accessible however, car use is likely to increase.

Landscape

The site is contained on the north, east and west boundary by woodland and existing housing but to the east there is open arable farms with no containment.

Population and Human Health

Site is accessible to the village by foot. There is some access to public transport, although some increased car usage for commuting may result.

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

The site contains limited biodiversity interest, however, it will be assessed as part of the Habitats Regulations Appraisal of the Local Development Plan due to the Black Cart Special Protection Area being within 700m of the site. Site is adjacent to a SINC, however, a sensitively designed development shouldn't impact on this area. Increase in car use is likely however the increase in vehicle movements is likely to be minimal given the size of the site.

Overall Planning Assessment of the Site

The development of this site could provide an opportunity for self-build plots in a sustainable location at the edge of the village. A suitably designed, low density development could integrate well and would appear as a small extension to the existing residential area.

Pedestrian and road access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. Given the size of this site it is unlikely to have a significant impact on the local or trunk road network.

In terms of education, both Primary and Secondary Schools can accommodate the proposed number of new units.

All necessary assessments including access and drainage would be submitted with a planning application for the individual plots.

With the inclusion of appropriate landscape treatments to form a new green belt boundary it is considered that the development of self-build plots at this location is likely to have a minimal impact on the surrounding green belt and landscape character at this part of Inchinnan. The development of the site would represent a sustainable extension to the edge of Inchinnan which subject to a sensitive site layout would provide a positive addition to the village. The site is therefore considered suitable for allocation in the Local Development Plan as a residential site.

LDP2095

Previous Ref: 1064

Site Address: Manse Crescent, Houston

Site Size (Ha): 1.4

Local Development Plan Policy: P1 – Existing Places

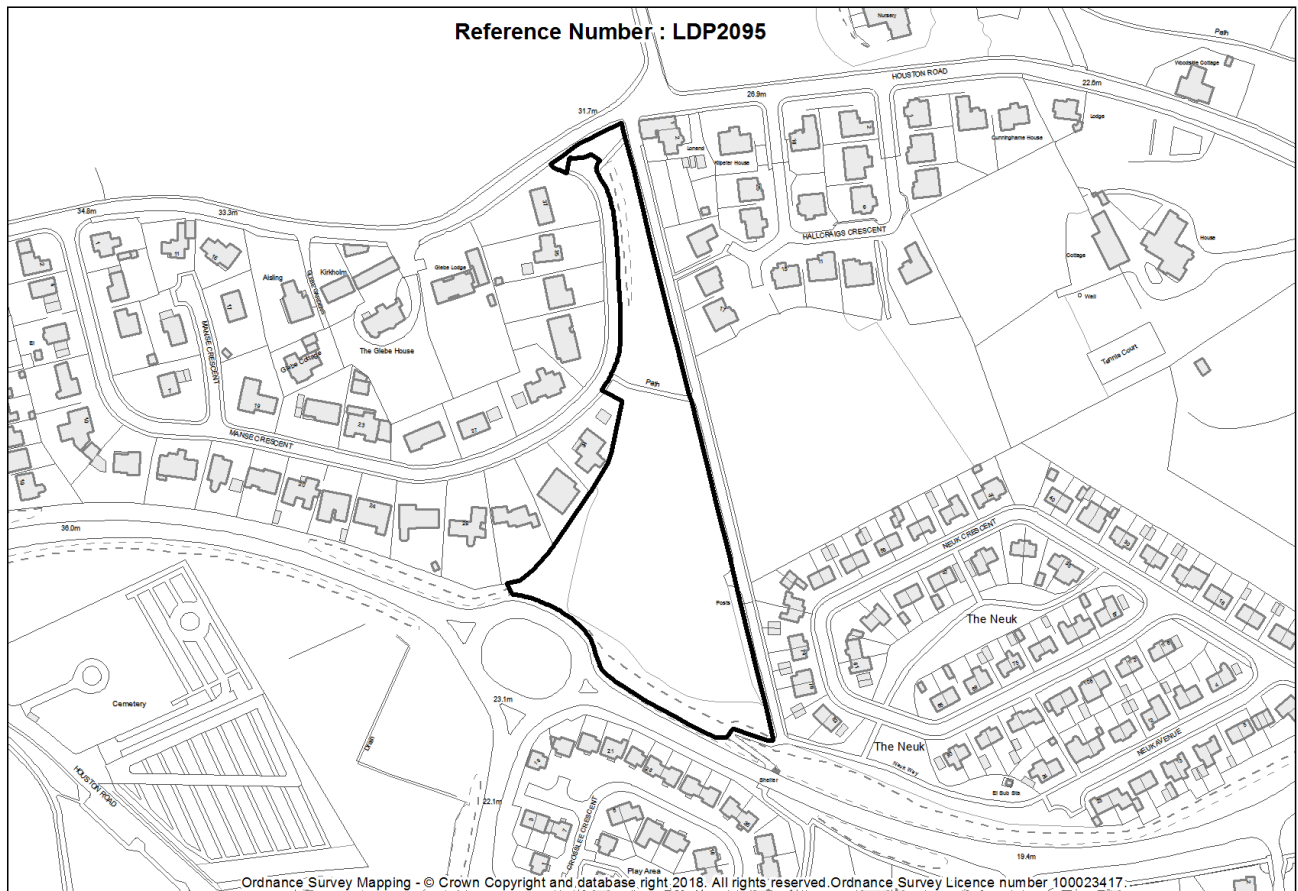
Proposal

Ownership/Developer if Known: Owned by Renfrewshire Council

Housing Numbers (estimate): Approximately 10 Self Build Plots

Programming (estimate): Approximately 2 units per year

Any Works Carried Out Since Last LDP: None.



Site Visit Comments

Site Boundaries

The site is located within the village of Houston and extends to 1.4 ha. It is roughly triangular and is currently used as amenity open space. There is residential use to the west, north east and south east. The site slopes from Manse Crescent towards Bridge of Weir Road which also forms the southern boundary. Access could be taken from this road, or Manse Crescent. There is a public footpath along the eastern boundary and a formal route that bisects the site (although there are several other desire lines).

Landscape

This site is maintained amenity grassland within the residential area.

Adjoining landscape character and land uses

The site is surrounded by residential on the west, north, northeast and southeast. An area of grazing land lies to the north of the site. An area of mature trees which are covered by a Tree Preservation Order also bound the east of the site.

Planning History

Planning Application History

07/1084/PP – Erection of 14 Houses and 16 Flats, layout of three self-build residential plots and associated access roads, parking and landscaping. Planning permission refused on 19 March 2009.

Reporters Comments

A site has been allocated for residential development immediately to the east of Manse Crescent. There is therefore adequate housing land available to meet any identified local need for housing for the elderly. The Manse Crescent site is grassed and well maintained. It is currently used as amenity space. In view of this, the site should remain as communal open space for local residents.

Landscape Assessment

Landscape Assessment undertaken by Ironside Farrar to inform this assessment.

A site located within the urban area of Houston. The site is relatively well enclosed, set amongst other housing development and has little contribution to the external landscape setting of the settlement. It may be possible for areas of the site to be developed if green space can be retained at the site.

Key Agency Comments

Scottish Environment Protection Agency

No flood risk concerns with the allocation of this site.

Historic Environment Scotland

No comments received

Transport Scotland

No comments

Scottish Natural Heritage

There may be some landscape capacity for development where the site widens, to the south of the footpath, although this would require more detailed consideration. If allocated, development may present an opportunity for delivery of enhanced open space on site and active connections.

Scottish Water

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

Sport Scotland

No Comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna:

Site is primarily covered by cut grass and is used as amenity open space. The site narrows towards the north and this portion, together with the sites southern boundary, has some scrub and small trees.

Historic Environment

No known historic interests on site.

Material Assets

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

Air

Development of the site is unlikely to have a significant impact on air quality, although the potential increase in the number of car journeys related to residential development may have a minor impact.

Water

Issues with surface water ponding to northern section of the site. A Scottish Water Network Impact Assessment and Drainage Impact Assessment will be required.

Climatic Factors

Location of the site may encourage carbon emissions through car usage for commuting. Public transport is accessible however, car use is likely to increase.

Landscape

The site is visually enclosed along most of its boundary, apart from its south western boundary where it slopes down steeply to a large roundabout. The site is bounded to the east by a stone wall, and surfaced road which is a cul-de-sac, across which lies an area of trees. The remainder of its boundary is bordered by the rear of residential areas. Some elevated parts of the site possess views over the village.

Population and Human Health

Site is located close to the village centre. There is some access to public transport, although some increased car usage for commuting may result.

Soil

Greenfield site, therefore development may result in sealing of previously undeveloped land. Small area in the middle of the site is within a coal referral area which would require further investigation.

Overall Assessment of the Site

Overall Strategic Environment Assessment of the Site

The site has limited biodiversity interest with some areas of trees to the south and east of the site. Increase in car use is likely however the increase in vehicle movements is likely to be minimal given the size of the site. There are potential surface water issues in the northern section of the site which require to be addressed. Small area in the middle of the site is within a coal referral area which would require further investigation. Development would result in the loss of an area of amenity open space, however, it is considered that a sufficient supply of open space would remain in the surrounding area.

Overall Planning Assessment of the Site

Small area of amenity open space within the village of Houston. The development of this site could provide an opportunity for self build plots in a sustainable location at the heart of the village.

The site is mostly enclosed along its boundaries, with the possibility of incorporating further landscaping providing enhanced open space on site. A suitably designed, low density development could integrate well and would appear as a small extension to the existing residential area.

Pedestrian and road access to the site is achievable. Further details would be required to fully assess the traffic and transportation issues. Given the size of this site it is unlikely to have a significant impact on the local or trunk road network.

In terms of education, both Primary and Secondary Schools can accommodate the proposed number of new units.

All necessary assessments including access and drainage would be submitted with a planning application for the individual plots.

The development of self build plots would provide a small sustainable extension to the existing residential area which subject to a sensitive site layout would provide a positive addition to the village. This site is well contained and given the surroundings, development of the site should relate well and enable integration in the surrounding area. The site is therefore considered suitable for allocation in the Local Development Plan as a residential site.

LDP2096

Previous Ref:

Site Address: Renfrew Golf Course Car Park

Site Size (Ha): 0.81 ha

Local Development Plan Policy: ENV1 – Green belt

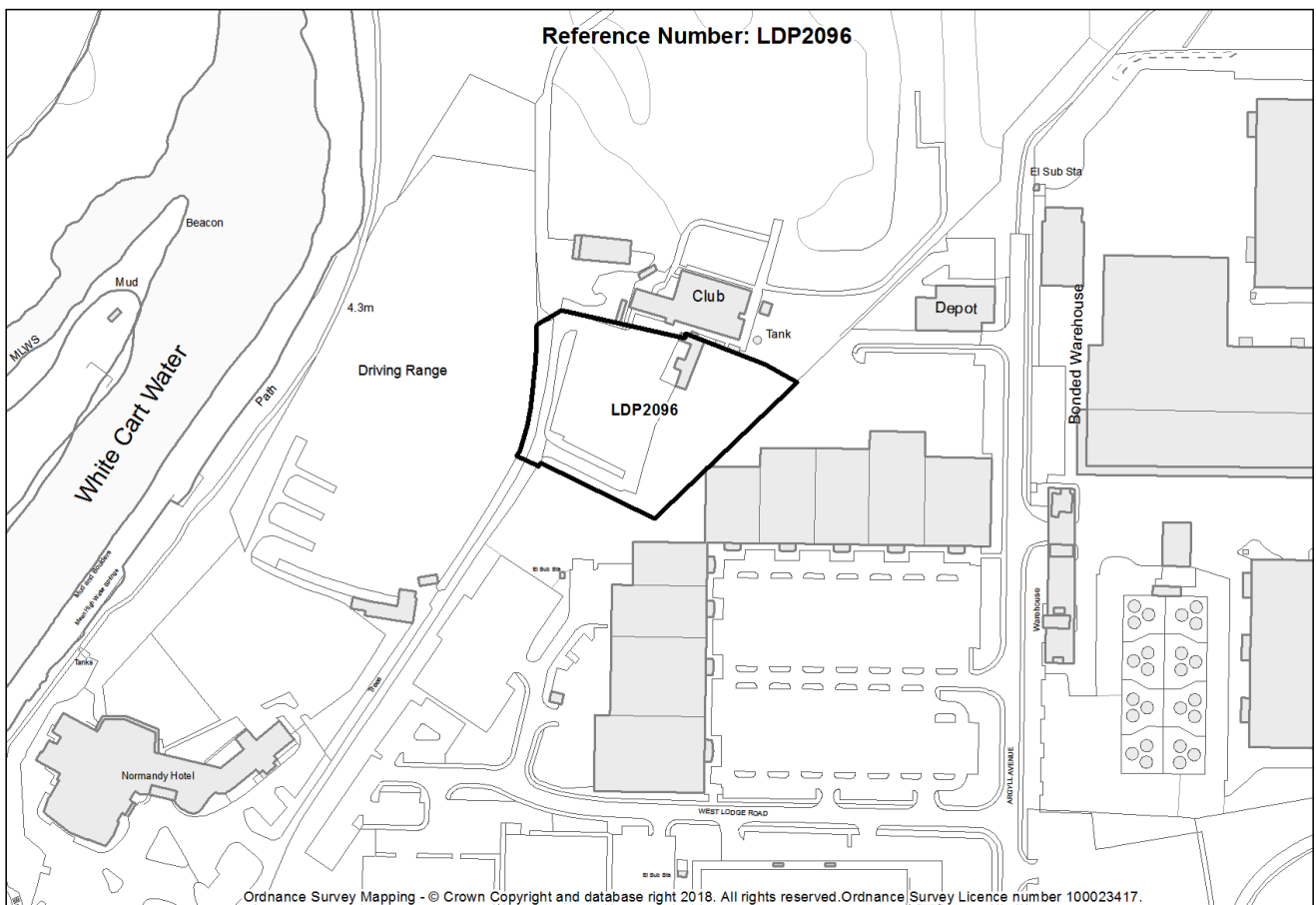
Proposal

Ownership/Developer if Known: Renfrew Golf Club

Housing Numbers (estimate): 10 units

Programming (estimate): Developed over 1 year

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



Site Visit Comments

Site Boundaries

Renfrew Golf Club clubhouse lies on the northern boundary of the site. Mature trees are located to the southern and eastern boundaries with an established conifer hedge to the west of the site.

Landscape

The site is flat and is currently being used as a car park for the Golf Club, as such, a large area of the site is covered in hardstanding with a small area of grass/trees.

Adjoining landscape character and land uses

To the south and east of the site is Blythwood Retail Park. The north of the site is Renfrew Golf Club and to the west of the site is the Normandy hotel and an area being used as airport parking.

Planning History

Planning Application History

17/0903/PP - Demolition of two dwelling houses, and erection of residential development comprising 10 dwelling houses with associated infrastructure and landscaping. Application Withdrawn.

Reporters Comments

This site was not considered in the preparation of the current adopted Renfrewshire Local Development Plan (2014).

Pre-MIR Meeting

Site submitted during Main Issues Report consultation.

Key Agency Comments

Scottish Environment Protection Agency

No Comments

Historic Environment Scotland

No Comments

Transport Scotland

No Comments

Scottish Natural Heritage

The site is detached from existing residential area.

Scottish Water

No Comments

Sport Scotland

No Comments

Strategic Environmental Assessment

Biodiversity, Flora and Fauna:

The site is currently being used as a car park, biodiversity, flora and fauna is therefore limited. There are a number of mature trees located on the site boundary, including trees listed on the Semi-Natural Woodland Inventory which may have some biodiversity interest.

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

Limited impact given the size of the site.

Water

Drainage Impact Assessment will be required.

Climatic Factors

Public transport is accessible, however the location of the site is likely to result in increased vehicular use. Any impact will be limited given the size of the site.

Landscape

This is a flat site that is already in use. There are a number of mature trees located on the site boundary, which contribute to the landscape character.

Population and Human Health

Site is accessible to public transport and a range of facilities and services in Renfrew Town Centre. Potential noise issues may occur due to the proximity to Glasgow Airport.

Soil

Site is already in use with areas of hardstanding. 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 majority of this site is previously developed and there is unlikely to be any issues in relation to biodiversity, flora, fauna or soil. This is a small site and any increase in vehicular movement is likely to be limited, therefore any increase in emissions is likely to be minimal. Mature trees located on the site boundary would require to be retained.

Overall Planning Assessment of the Site

This site is currently being used as a car park for Renfrew Golf Club. Any proposal to develop this site would require to demonstrate that adequate parking and access remains to the golf club.

The site is located at the edge of the Meadowside Street/Blythswood Transition Area which supports a range of uses and will be developed as part of the Clyde Waterfront and Renfrew Riverside City Deal project. The redevelopment of this site for residential would have limited impact on the landscape setting and green belt boundary to the north of Renfrew.

The site has existing access. Further details would be required to fully assess the traffic and transportation issues. Given the size of this site it is unlikely that there would be any impact on the local road network.

Given the size of this site, there is adequate school provision at both primary and secondary levels to accommodate the development.

The site has existing services and infrastructure able to accommodate potential residential development. The owner confirmed that the site does not have any issues or constraints which would preclude development of a low density residential nature. All necessary assessments would be submitted with a planning application.

Developer interest has been confirmed and the site can be considered both deliverable and effective. The re-development of this site is likely to have minimal impact on the surrounding green belt and landscape character at this part of Renfrew. The development of this previously used site offers potential for a small and sustainable extension to the settlement and is therefore considered suitable to be allocated as a residential site in the Renfrewshire Local Development Plan.