



Renfrewshire Local Development Plan – Proposed Plan

Strategic Environmental Assessment

Addendum 5 – Transition Areas

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)



Assessment of Transition Areas

- 1.1 Transition Areas are areas of land where change is anticipated and encouraged. The Renfrewshire Local Development Plan Proposed Plan supports a range of uses within the Transition Areas to encourage new investment and development to the areas.
- 1.2 The eight Transition Areas identified within the Local Development Plan Proposed Plan are all identified as Transition Areas in the current Renfrewshire Local Development Plan.
- 1.3 Each area has undergone a refreshed Strategic Environmental Assessment (SEA) to determine the potential impacts on the environment and any mitigation that may be required to support development. The Transition Areas are scored against the nine SEA topics based.
- 1.4 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. The time periods are as follows:
 - Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years;
 - Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years; and
 - Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence;
- 1.5 A Habitat Regulations Appraisal was carried out alongside the Renfrewshire Local Development Plan Proposed Plan which has assessed the Transition Areas and an Appropriate Assessment was conducted where required.



STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

Figure 1: Assessment of Transition Areas

++		+		~		-		--		?		
Significant positive impact		Positive impact		No Significant Impact		Negative Impact		Significant negative impact		Unknown Impact		
	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Strategic Centres												
Erskine Riverfront	-	~	+	-	-	-	-	+	-	S/M/L	P	Yes
					~	~	+		+			
Candren Area, Paisley	~	~	++	-	-	-	+	++	-	S/M/L	P	Yes
									+			
North Johnstone	~	~	+	~	~	~	+	++	+	S/M/L	P	Yes
Paisley East End	~	~	+	~	~	~	~	+	-	S/M/L	P	Yes
Middleton Road, Linwood	~	~	+	-	-	-	+	+	+	S/M/L	P	Yes
Meadowside Street/Blythswood Area, Renfrew	~	~	+	-	-	-	-	++	+	S/M/L	P	Yes
				~	~	~	+					
Paisley Town Centre North	~	~	++	~	~	~	+	++	+	S/M/L	P	Yes
Underwood Road, Paisley	~	~	+	~	~	~	+	+	+	S/M/L	P	Yes

2. Summary of Assessment of Transition Areas

- 2.1 The redevelopment of much of the land allocated for Transition Areas offers the potential to have a significant positive impact on the landscape and the overall place. There will also be an opportunity to remediate contaminated land, address existing drainage issues and provide new and enhance existing connections to encourage more sustainable forms of travel.
- 2.2 Development within the Transition Areas can also have a significant positive impact on population and human health depending on the future use of the land potentially providing new housing and employment opportunities in sustainable locations.
- 2.3 Some negative impacts may be possible depending on the development that is proposed. Appropriate mitigation will be identified at the planning application stage supported by technical assessments to consider issues such as a drainage and flood risk, air quality and impacts on any biodiversity, flora and fauna.
- 2.4 Erskine Riverfront was further assessed under Appropriate Assessment in the Habitat Regulation Appraisal. The proximity of the site to the Inner Clyde Special Protection Area designated for the protected Redshank and appropriate mitigation has been identified. The Habitats Regulation Appraisal accompanies the Renfrewshire Local Development Plan Proposed Plan.
- 2.5 Throughout the Strategic Environment Assessment of the Transition Areas, no co-location issues were identified. However, this will require further consideration depending on the future use of the site.
- 2.6 Overall, the positive SEA benefits from development within Transition Areas and the opportunity to re-develop areas of vacant and derelict land are significant with any negative impacts being appropriately mitigated in consultation with Key Agencies during the planning application process.
- 2.7 A Development Framework is to be prepared for each Transition Area, which will identify appropriate uses for each area alongside any further mitigation and assessments required at planning application stage.

**This publication can be made available in
braille, large print or audio.**

If you would like information in another language please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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

Jeżeli chciałoby Państwo uzyskać informacje w innym języku lub w innym formacie,
prosimy dać nam znać.



0300 300 0300



LocalPlanConsultation@renfrewshire.gov.uk