



Renfrewshire Local Development Plan – Proposed Plan

Strategic Environmental Assessment

Addendum 3 – Housing Assessments



Renfrewshire
Council



Assessment of Housing Sites

- 1.1 A Strategic Environmental Assessment was carried out in relation to housing sites. The housing sites assessed as part of this environmental report are the allocated sites within the Local Development Plan Proposed Plan, housing sites submitted through the Main Issues Report consultation and the Suggestions for Land use Change Exercise and sites identified as part of Renfrewshire's Housing Land Supply which do not have planning permission.
- 1.2 Within the Renfrewshire Local Development Plan Proposed Plan, six new sites have been allocated for housing. The housing sites were allocated following a planning assessment and environmental assessment of each site. The assessment of the six allocated housing sites is found in Figure 1.
- 1.3 All housing sites submitted have undergone a strategic environmental assessment.
- 1.4 The sites assessed in Figure 2 are not allocated for housing within the Renfrewshire Local Development Plan Proposed Plan.
- 1.5 The sites in Figure 3 are sites within Renfrewshire Housing Land Supply which do not have planning consent.
- 1.6 Each of the housing sites have been assessed against the nine SEA topics and scored appropriately based on their potential impact.
- 1.7 Consideration is also given to whether there is likely to be any co-location issues due to the proposed development of any of the housing sites.
- 1.8 A Habitat Regulations Appraisal was carried out alongside the Renfrewshire Local Development Plan Proposed Plan which has assessed the allocated housing sites and Appropriate Assessment was carried out where required.

Figure 1: Assessment of LDP Proposed Plan Allocated Sites

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

SEA Topics									
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2024 – South of Woodend House, Houston Road, Houston									
-	?	+	~	~	~	~	+	~	
<p>A 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.</p> <p>Development of this site may have an impact on biodiversity, flora and fauna. Investigative Assessments will be required with interventions considered.</p>	<p>The land adjacent to the proposed housing site features Woodend House and stable which are 'B' Listed.</p> <p>Development of this site would need to ensure the setting of the listed building is preserved.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units.</p> <p>The New Housing will require to have a percentage of affordable homes which will provide a range and choice of homes within the village.</p>	<p>Given the size of the site the impact on air quality is likely to be limited.</p>	<p>No water issues associated with this site.</p>	<p>Location of the site may encourage carbon emissions through vehicular usage however this is unlikely to be significant.</p> <p>The site is adjacent to a bus stop and within walking distance to local facilities including local nursery and primary school.</p>	<p>A rectangular shaped site which undulates and slopes down from north to south.</p> <p>There is a range of trees, bushes shrubs and vegetation which screens the site from the surrounding area.</p>	<p>The site lies within approximately 500 metres of the village centre. The developer is investigating opportunities for pedestrian access and connectivity around the site to provide direct access to local bus stops, services and facilities.</p> <p>The site will allow for a range and choice of homes in line with the Housing Needs and Demand Assessment and Renfrewshire's Local Housing Strategy.</p>	<p>As the site is greenfield, its development may result in sealing of previously undeveloped.</p>	<p>There is likely to be some biodiversity interest on this site which will require to be thoroughly investigated. Development of the site is likely to encourage carbon emissions through vehicle usage however this is likely to be limited 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.</p> <p>Connectivity from/ to the site is key to ensure the site is linked to walking, cycling and public transport networks.</p> <p>The site is surrounded on three sides with residential development, with existing boundary treatment the impact on the local landscape character will be limited</p> <p>As the site is within a sustainable location within a settlement in line with the Local Development Plan Spatial Strategy it is considered that there will be no adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2032 - West of Burnfoot Road, Lochwinnoch									
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<p>A large site which is predominantly open grassland which is flat and used for dog walking . 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 which 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.</p>	<p>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.</p> <p>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.</p>	<p>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.</p> <p>The site is will require a range and choice of new homes to be provided on the site which will provide a new supply of homes in the village. Some might see the site as an important green space for recreational purposes.</p>	<p>There is likely to be an increase in vehicular movements should this site be developed.</p> <p>Connectivity via walking and cycling routes require to be integral to the development, linking to the surrounding areas.</p>	<p>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.</p> <p>There is also issues with capacity in Scottish Water Infrastructure.</p>	<p>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.</p> <p>However it is recognised that the bus service is limited in evenings and at weekends.</p> <p>The train station is also located on the outskirts of the village, so not in close proximity to the site.</p> <p>There is an opportunity to link the site to the village and surrounding walking and cycling networks.</p>	<p>A flat grassed site which has a boundary treatment consisting of mature trees, shrubs, bushes and various fauna.</p> <p>The site could be described as not overly visible in the village although is visible from land in close proximity of the site.</p>	<p>Site is accessible to Lochwinnoch from where there is access to public transport and a range of other facilities and services.</p> <p>The site will require a range and choice of housing which will require consideration of an affordable element of housing to meet the needs and demands of the area and surrounding areas. An increase in new homes in the area may assist in sustainable facilities and services including the shops, community facilities, nursery and primary school.</p>	<p>As the site is greenfield, its development will result in sealing of previously undeveloped land.</p>	<p>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. Although this is recognised as having its limitations in relation to services in the evening and at weekends.</p> <p>The potential impacts of the proposed development on bats requires to monitored. Potential negative impacts on biodiversity, flora and fauna (including bats) can be mitigated through assessment and interventions 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. To ensure this village resource is not lost.</p> <p>As the site is within a sustainable location on the edge of the settlement in line with the Local Development Plan Spatial Strategy it is considered that there will be no adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2057 – Golf Driving Range, Rannoch Road, Johnstone									
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<p>A large site which is predominantly cut grass used as a golf driving range. There is limited biodiversity, flora and fauna on the main body of 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. The trees and boundary treatment will require to be retained where possible with enhancement through better maintenance. Routes through the trees/ woodland could also be</p>	<p>No known cultural heritage issues identified.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and build units.</p> <p>The site is previously used, currently a golf driving range, however the owner is now retiring and the site will become vacant. Reuse of the land with new housing will add to the range and choice of homes in this mixed tenure area. The site will require to take cognisance of the existing stock and add to this housing stock.</p>	<p>There is likely to be an increase in vehicular movements should this site be developed. Although this not likely to be significant. The bus stop is located at the entrance to the site which provides a regular service.</p> <p>The site is also in close proximity to services and facilities including being within walking distance to local schools.</p>	<p>Whilst most of the 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.</p>	<p>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.</p> <p>There will be a requirement to look at the site in relation to the quarry to the south in terms of noise, air quality and general disturbance. Although on balance the use of previously used land which is likely to become vacant and derelict with a good range of new homes is likely to be an asset to the area.</p>	<p>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.</p>	<p>Site is accessible to the public transport network and local services.</p> <p>The reuse of previously used land for housing in an area which was identified as a Community Growth Area would be good for the community. New housing will add to the range and choice of house sizes and types as well as tenure. A sustainable site in an existing area, surrounded by housing and associated community facilities.</p>	<p>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.</p> <p>It is known that this land has a level of contaminated land. The reuse of the site will mean the remediation of the site to the highest standards which will be more preferable than to leave the site in the vacant and derelict land list without the level of decontamination.</p>	<p>There is likely to be some biodiversity interest on the edges of the site within the tree belt which is out with the potential developable 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.</p> <p>Overall, the redevelopment of the site is likely to have a limited impact on the environment. It will have positive environmental impacts such as the removal of contamination, as well as the proper maintenance of the trees along with positive effects on population, human health and material assets with the reuse of a previously used site in a community for a range of new homes.</p> <p>As the site is within a sustainable location on the edge of the settlement in line with the LDP Spatial Strategy it is considered that there will be no adverse co-location issues.</p>

increased to make better use of this resource whilst balancing the biodiversity protection.									
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2094 - Beardmore Cottages, Inchinnan									
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Area of gently sloping arable land unlikely to contain biodiversity interest in the main section of the site. There is a possibility that there may be limited biodiversity interest on the sites edge. Teuchen Woods lie to the north. 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.	An Archaeological Trigger Zone is located within the site. The archaeological interest requires to be considered in relation to the All Hallows Church. An archaeological investigation will be requires.	There will be opportunities to incorporate low carbon technologies in the design of new build units. The site will allow for a range and choice of individual houses, this will add to the supply of new homes in the village.	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. This is a small site on the edge of the village connected to the existing built up area. The site will be in proximity to walking, cycling and public transport links.	No significant flood risk issues. A Scottish Water Network Impact Assessment and Drainage Impact Assessment are both required.	Location of the site may encourage carbon emissions through car usage for commuting. Public transport is accessible. This site is currently in the green belt therefore there will be the loss of green belt, however it provides a limited opportunity to add to the village of Inchinnan where there is limited areas for a natural extension. Climatic factors are therefore balanced between the loss of green belt versus a sustainable extension to the built up areas of Inchinnan.	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.	Site is accessible to the village by foot. There is also access to public transport, although some increased car usage for commuting will result. The site is for self build plots to encourage a range, choice and size of new housing in the areas where the intention is for these units to be affordable to the community.	As the site is greenfield, development of the site will result in the sealing of previously undeveloped land.	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. Although a green belt site currently in arable use, the site provides an opportunity on the edge of village for a sustainable extension to allow housing which will provide a range, type, style and size of new home for the community. As the site is within a sustainable location on the edge of the settlement in line with the Local Development Plan Spatial Strategy it is considered that there will be no adverse co-location issues.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2095 – Manse Crescent, Houston									
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<p>Site is primarily covered by cut maintained grass and is used as amenity open space with a path network traversing as well as going round the site. The site narrows towards the north and this portion, together with the site’s southern boundary, has some scrub and small trees. Limited biodiversity given it is a grass maintained site</p>	<p>No known historic interests on site.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design of new build units.</p> <p>The site has been allocated for new self build plots. It is considered part of the site to the north could facilitate new self build properties with the southern section being retained for landscape and open space which would allow for the retention of connections to existing housing. Self build plots would provide range and choice of affordable homes in the middle of an existing built up area of housing.</p>	<p>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.</p> <p>The site is in proximity to a bus service as well as local services and amenities such as shops, nursery and primary schools. Any new development will require linkages to existing walking links as well as retaining existing linkages through the site.</p>	<p>Issues with surface water ponding to northern section of the site. A Scottish Water Network Impact Assessment and Drainage Impact Assessment will be required.</p>	<p>Location of the site may encourage carbon emissions through car usage for commuting. Public transport is accessible however, car use is likely to increase.</p> <p>This is a small site, situated in the middle of a built up area, in close proximity to existing residential units, amenities and facilities as well as active travel and public transport networks. It is considered on balance that although this area would see the loss of green amenity space it would provide much needed affordable homes in the village.</p>	<p>Sloping maintained grass amenity space which slopes from north to south.</p> <p>The boundary is bordered by the rear of residential areas. Some elevated parts of the site possess views over the village.</p>	<p>Access to public transport, although some increased car usage for commuting may result.</p> <p>Site provides opportunities for self build within the village. Therefore will add to the range and choice of available housing.</p>	<p>Greenfield site, therefore development will 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.</p>	<p>The site has very 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.</p> <p>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. Site would provide a range and choice of housing which would be affordable in a sustainable site in the village.</p> <p>There will be no adverse co-location issues as the site is within a sustainable location within the settlement in line with the LDP Spatial Strategy.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2096 – Renfrew Golf Course Car Park									
~	~	+	~	~	~	+	+	+	<p>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.</p> <p>As the site is within a sustainable location on the edge of the settlement in line with the LDP Spatial Strategy it is considered that there will be no adverse co-location issues.</p>
<p>The site is currently being used as a car park, biodiversity, flora and fauna is therefore very limited. There are a number of mature trees which require to be protected located on the site boundary, including trees listed on the Semi-Natural Woodland Inventory which may have some biodiversity interest.</p>	<p>No known historic interests on the site.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units.</p> <p>The development of this site would allow housing to facilitate the on-going maintenance and long term survival of Renfrew Golf Course as a Community Asset for Renfrew and surrounding area.</p>	<p>Limited impact given the size of the site.</p> <p>The site is in close proximity to walking, cycling and public transport networks. There will be minimal impact on air quality.</p>	<p>A Drainage Impact Assessment will be required.</p>	<p>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.</p> <p>The site is in close proximity to walking, cycling and public transport networks.</p>	<p>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.</p> <p>There will be a requirement to retain as much of the tree belt as well as future maintenance of the trees.</p>	<p>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.</p> <p>This is a small site, assisting with the viability of Renfrew Golf Club for the future.</p>	<p>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.</p>	

Figure 2: Assessments of Sites submitted through the Change of Land Use Exercise and Main Issues Report

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Significant positive impact		Positive impact		No Significant Impact		Negative Impact		Significant negative impact		Unknown Impact
SEA Topics										
1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary	
LDP 2001 - Land to the East of Shuttle Street, Kilbarchan										
~	~	+	-	~	-	--	-	-	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.	
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	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. New housing would provide a range and choice of units in the village adjoining the built up area of Kilbarchan.	There is likely to be an increase in vehicular movements should this site be developed, this may have an impact on air quality. The site is on the edge of Kilbarchan. Although close to the primary school and nursery it is located uphill from the village services/ amenities. Potential co-location issues with Bridge of Weir Leather Group site 1 km to north west of site and the quarry 650m to the south east.	A small tributary burn bisects the site in an east to west direction. Development of this site may cause problems downstream, history of flooding in the settlement. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off.	Location of the site may encourage carbon emissions through increased vehicular usage. This proposed site is quite large in relation to the size of the village and as it is on the edge of the built up area.	A rectangular shaped site which undulates and slopes down towards the settlement. The site is prominent in the local landscape setting of the village.	Although the site lies on the edge of the settlement, it is located uphill from the village centre and its location may encourage higher rates of vehicular usage. The site is located directly north of the Kilbarchan Primary School and offers the potential for direct pedestrian connections to the immediate school boundary.	As the site is greenfield, its development will result in sealing of previously undeveloped land.	Potential co-location issues identified with nearby Kilbarchan Quarry and Tannery which have the potential to create adverse environmental effects relating to air, odour and noise effects.	

<p>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.</p>									
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP 2002 - Calder Street, Lochwinnoch									
--	~	+	-	~	-	-	-	-	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.
Much of the site consists of rough grazing fields, overgrown with grasses and scrubby vegetation. An established woodland lies within the Cloak Burn valley to the north of the site. It is anticipated that biodiversity is likely to be significant on and around the site.	Two separate archaeological trigger zones cover the western part of the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units. The development of the site for residential will provide a range and choice of new housing in the village.	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.	Part of the site could extend onto the 1:200 year fluvial outline of the Cloak Burn. Development of this site may cause problems downstream where there has been a history of flooding from the River Calder. A comprehensive and satisfactory drainage assessment could address this issue through attenuation and control of water run-off. Development of additional housing requires to consider potential to impact on Castle Semple Loch, adequate sewage provision requires to be in place.	Location of the site is likely to encourage carbon emissions through vehicular usage. This site is on the edge of the built up area of the village of Lochwinnoch.	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.	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. It should also be noted that public transport is limited in the evenings and at the weekends.	As the site is greenfield, development of the site will result in the sealing of previously undeveloped land.	The site is considered to have no adverse co-location issues.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP 2003 - Rhubarb Farm, Land between Craighends Road and Ardgyffe Crescent, Houston									
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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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. This is a large site on the edge of the village, development for a residential use will provide an opportunity for a range and choice of new residential homes including affordable units.	Given the size of the site there is likely to be an increase in vehicular movements should this site be developed, therefore this will have an impact on air quality.	Flood risk assessment required due to the watercourse to the southern boundary of the site. Surface water risk to the northern and eastern boundaries which may result in flooding to access roads surrounding the site.	Site is located on the north edge of the village. Public transport is accessible however it is limited at evenings and weekends and therefore vehicular use is likely to increase.	Open arable and grazing fields gently undulating with a high point in the western area of the site. The site is in a prominent location at the edge of the settlement and is consistent in character with the open undulating character of arable and grazing fields to the east of Houston. Potential issues related to the impact that development of this prominent site would have on the local landscape character and setting of the area.	Access to local services, facilities and public transport can reasonably be sought on foot, however these are limited and therefore development of this site is likely to result in increased vehicular usage.	Greenfield site, therefore development will result in sealing of previously undeveloped land.	The site is very prominent on approach to Houston. It provides an attractive landscape setting for the village. 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. There are no significant co-location issues.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2007 - Land to the south of the Kilmacolm Road and Strathgryffe Crescent, Bridge of Weir									
~	~	+	~	~	~	~	~	-	Strategic Environmental Assessment issues related to the impact that this site would have on the development of land that is currently open, grazing ground. Part of the site could potentially flood given the proximity to the river. Strategic Environmental Assessment issues also relate to the site being part of a functional flood plain. There are no significant co-location issues.
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.	No known historic interest.	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. The site adjoining the built up area of Bridge of Weir will provide an opportunity to increase the range and choice of new homes in the area with an element of affordable housing.	There is likely to be an increase in vehicular movements should this site be developed. This may impact on air quality. site. The site can connect to walking and cycling routes and there is bus stops close to the site.	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.	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.	The site can be seen from the western end of the village, the southern section creates an attractive setting into the settlement.	Potential flood risk. Access to cycle track would facilitate active travel.	Greenfield site, therefore development will result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2016 - Gleniffer Rd, Paisley									
~	~	+	-	-	-	--	~	~	
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.	No known historic/cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. The development of this site could provide a range and choice of new homes, however it is considered that the areas of Paisley provides a good selection of house types, size and tenures.	Given the site and location of this site there is likely to be an increase in vehicular movements should this site be developed. There is a bus route in proximity of the edge of the site, however this site is uphill from services and public transport connections.	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.	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.	Land rises steeply upwards from north to south beyond the southern boundary. Shrubby grassland covers most of the site with access roads servicing the water works plant. Site located opposite Gleniffer Braes Country Park and Site of Importance for Nature Conservation.	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.	Parts of the site could be 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.	The site would impact on the setting of the Gleniffer Braes and backdrop to Paisley. The site has some 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. The site is considered to have no adverse co-location issues.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2022 – Arkleston Farm, Paisley									
-	-	+	-	-	-	--	~	-	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.
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.	Two Archaeological Trigger Zones lie within the western and eastern parts of the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Development of this site would provide an opportunity to deliver a range and choice of new homes, however it is considered that development of this site would sit separate from Gallowhill and not be an addition to the material assets of this area.	The M8 corridor is being monitored in terms of Air Quality in order to ascertain if an Air Quality Management Area is required. This is a large site close to the Trunk Roads, it is likely that the vehicular use will be increased due to the close proximity of the site to Trunk Road network.	Whilst most of this site is free 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.	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. Again the attractiveness of the close proximity of the Trunk Road network is likely to be a factor in encouraging vehicular traffic to and from the site.	A prominent, irregular shaped, site lying within the Green Belt, which provides important separation between Paisley and Hillington. The site comprises undulating open arable fields, with Arkleston Road running through the site in an east to west route and north to south route. Two farmstead developments and a number of roads are present within the site.	There is access to public transport within reasonable walking distance from the site, however significant increased vehicular usage is likely to result from the development of this site.	The development of the site will result in the sealing of previously undeveloped land. The land classification is Category 3.2 which is land capable of supporting mixed agriculture.	Hillington Industrial Estate sits to the east, however, this is unlikely to create a significant co-location issues.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2023 - Good Shepherd, Old Greenock Road, Bishopton									
-	~	+	~	~	~	~	~	-	
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.	No known cultural or historic interests in this location.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Small site not likely to result in a significant opportunity for a range and choice of new units.	Given the size of site there would be a minimal impact on air. However given the lack of footway and connections. Much of the travel to/from the site is likely to be vehicular methods.	No water issues associated with this site.	Location of the site may encourage small increase in carbon emissions through car usage. However, this will be minimal given the size of the site.	A rectangle shaped small site which is generally flat and part of a larger agricultural field. The surrounding area is characterised by open agricultural land.	The site lies within approximately 5 minutes' walk of a bus stop (limited service) and 10 minutes' walk to the village centre, its location may encourage higher rates of vehicular usage however this is unlikely to be significant given the size of the site.	As the site is greenfield, its development will result in sealing of previously undeveloped land. Development of this site would result in the loss of a small area of Macaulay Classification 3.1 prime agricultural land.	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 Macaulay 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 vehicular usage, however, given the size of this site there would be a minimal impact on emissions. A potential co-location issue with a nearby combined sewer overflow.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2025 West of Woodend House, Houston Road, Houston									
~	~	+	~	~	~	~	~	~	
A small number of mature trees on the perimeter of the site. There is unmaintained grassland along with bushes and shrubs across the site, there will be biodiversity, flora and fauna interest within the site.	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.	There will be opportunities to incorporate low carbon technologies in the design and new build units. This is a small site, therefore any opportunities to provide a range and choice of new homes will be limited.	Given the size of the site any impact on air quality will be limited.	No water issues associated with this site.	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.	An irregular shaped site which is generally flat. Very little landscape character associated with the site.	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.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	<p>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.</p> <p>The site is considered to have no adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2026 – East Fulton Farm, Darluith Road, Linwood									
~	~	+	~	+	~	+	+	+	
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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Development of the site will provide an opportunity to have a range and choice of new homes on the edge of the built area of Linwood. There could be good links to local service provided from the site.	There is likely to be an increase in vehicular movements should the site be developed. However, there is a good bus service along the road outside this site and footways to local services in Linwood. Impact on air quality is not likely to be an issue.	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.	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.	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.	Site is accessible to Linwood from where there is access to public transport and a range of other facilities and services.	Given it is a previously used site a site investigation will be required to determine the nature of the soil at the site. The land classification for agriculture is Category 3.2 which is land capable of supporting mixed agriculture.	<p>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.</p> <p>The site it is considered that there will be no adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2028 – Johnshill, Lochwinnoch (West of road)									
~	~	+	~	~	~	+	~	-	
A small site which consists of mown grass. No biodiversity, flora and fauna interest.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units.	Small site, limited impact on Air Quality.	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.	Location of the site may encourage carbon emissions through vehicular usage.	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.	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.	As the site is greenfield, its development may result in sealing of previously undeveloped land.	<p>This is a small site on the edge of the village at the eastern side.</p> <p>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.</p> <p>The site is considered to have no adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2029 - North & South of Midton Road, Spateston, Johnstone									
--	~	+	~	-	-	~	~	-	
<p>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.</p>	<p>Any development should be sympathetic to the Parkview, lime kilns 275m S of (Index No. 12989) scheduled monument.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. This site provides good opportunities for green networks both within the site and to the wider countryside.</p> <p>The site will provide an opportunity to have a range and choice of new homes at the edge of Spateston. However it is considered that this area has a good range of house types, sizes and tenures. The use of existing brownfield sites to be used before using greenfield.</p>	<p>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.</p>	<p>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.</p>	<p>Location of the site may encourage an increase in carbon emissions through car usage.</p>	<p>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. Land is prominent in the local landscape setting.</p>	<p>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.</p>	<p>As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.</p>	<p>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.</p> <p>The site is considered to have no adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2030 - South of Kilmacolm Road, Bridge of Weir									
-	~	+	-	-	-	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. 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. The site is considered to have no adverse co-location issues.
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.	No known historic interest.	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. This is a large site that will be an opportunity to provide a range and choice of new homes in the village, including affordable homes.	There is likely to be an increase in vehicular movements should this site be developed.	While most of this site is fine from a flood risk perspective part of the site is within the functional flood plain of the River Gryfe. Surface water run-off from the Kilmacolm Road causes issues for this site as the road is at a higher level than the site. Both a flood risk assessment and drainage assessment would be required.	Location of the site may encourage carbon emissions through car usage although site is close to an existing bus corridor which may help minimise this impact. The bus service is limited at evenings and weekends.	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.	Site out with the village envelope, although access to cycle track may facilitate active travel. Location of site would encourage increased vehicular usage.	Greenfield site, therefore development will result in sealing of previously undeveloped land.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2031 - Barbush North, Johnstone									
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Site is comprised of open grazing fields and arable fields mainly bordered by low hedges. Biodiversity, flora and fauna value will be limited.	No known cultural heritage issues identified.	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). Development of this site would provide an opportunity to deliver a range and choice of new homes.	There is likely to be an increase in vehicular movements should this site be developed.	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.	The site is located beyond the edge of the built-up area, however public transport is accessible. Vehicular movements are nevertheless likely to increase.	The site is approximately square in shape and dissected by a single-track road running in a north to south direction through the middle of the site. Although the site is almost flat, it undulates gently to the west, northwest and to the north, and is comprised of open grazing and arable fields.	Site is served by local transport giving access to local centres and community facilities.	Development of the site may result in the sealing of previously undeveloped land.	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. No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2033 - West of Barochan Road, Houston									
-	-	+	-	+	-	-	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Any development should be sensitive to the setting of the ancient monument and the conservation area. Historic Environment Scotland have also raised concerns regarding the conflict between developing this site and protection of historic interest. The potential impact of the proposed development on bats requires to 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.
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.	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.	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. Development will provide an opportunity to deliver a range and choice of new homes on the edge of the village plus an opportunity to deliver affordable housing units.	There is likely to be an increase in vehicular movements should this site be developed. The site is on the edge of the built up area of the village. Walking, cycling and connections to public transport is available. However, bus services are limited at evenings and weekends.	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.	Site is located on the north edge of the village. Public transport is accessible however this is limited, vehicular use is likely to increase.	The site is split over two levels. The lower part of the site to the South West and the higher part to the North East. The area to the North East consists of an open grazing field in a prominent location on the edge of the settlement. The land to the South West consists of an existing house, kennels and land associated with the kennels along with overgrown bushes, shrubs and trees to the land adjoining the land to the North East and South West.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage.	Greenfield site, therefore development may result in sealing of previously undeveloped land. This site contains Macaulay Classification 3.1 prime agricultural land.	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 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. No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2034 - West of Caplethill Road, Cross Stobbs, Paisley									
~	~	~	-	+	-	-	-	-	
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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. The site will present an opportunity to develop new residential units. However this site is isolated from Paisley and it is difficult to see how the site will contribute to Renfrewshire's material assets.	There is likely to be an increase in vehicular movements which may increase emissions. Large site isolated from Renfrewshire.	Watercourse to north west boundary. Flood Risk Assessment will be required to ascertain the precise developable extent of the site. Suitable buffer strips would be required to protect water quality within the site.	The site is located on the edge of the built up area and public transport is accessible, however given the size of the site there will be an increase in emissions.	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.	Access to local services, facilities and public transport can be sought on foot (within Barrhead), however these services are limited and therefore vehicular movements are likely to increase with the development of this site.	A small part of the site, in the south west, is potentially contaminated. The development of the site may result in the sealing of previously undeveloped land.	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2035 - Whitelint Gate, Bridge of Weir									
-	~	+	~	~	-	~	~	-	Strategic Environmental Assessment issues relate to the Location of the site on the edge of Bridge of Weir and the increase in emissions due to the additional vehicular movement associated with the development of this site. No adverse co-location issues were identified on the site.
There had been 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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Core Paths running through the site require to be protected and incorporated into any development of the site. Opportunity to integrate with the national cycle route. The site provides an opportunity to deliver new residential homes providing a range and choice of units including affordable units.	There is likely to be an increase in vehicular movements should this site be developed. There will be opportunity to link the site to walking, cycling and public transport networks.	Some potential flooding may affect a small portion of site to north, not significant.	Public transport is accessible however limited, vehicular use is likely to increase given the size of the site.	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.	Site is accessible to the village centre by foot, however, the location of the site at the edge of the settlement. There is access to public transport, although this service is limited at night and weekends. Opportunity to integrate with the national cycle route.	Part of the site contains an area of previously used land. The land has regenerated with shrubby vegetation and trees.	Strategic Environmental Assessment issues relate to the Location of the site on the edge of Bridge of Weir and the increase in emissions due to the additional vehicular movement associated with the development of this site. No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2036 - Kilbarchan Road/Crosslee Road, Bridge of Weir									
~	~	+	--	+	-	--	-	-	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.
Site is open grassland used for grazing. Little biodiversity interest. Trees on the site boundaries may have some biodiversity interest.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. The site presents an opportunity to deliver new residential units providing a range and choice of houses including affordable units.	Air quality is an issue related to the proximity to the tannery and the fact that this site is in the prevailing wind direction.	Historic flood events recorded to the north and south of the site. Insertion of drainage infrastructure would lead to enhanced 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.	Location of the site may encourage carbon emissions through car usage. The site is on the edge of Bridge of Weir on a hillside.	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.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage.	Greenfield site, therefore development would result in sealing of previously undeveloped land.	<p>The site sits adjacent to the Tannery which has the potential to create adverse environmental effects relating to air, odour and noise effects.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2037 - Barrhill Crescent, Kilbarchan									
-	~	+	~	+	~	~	~	-	
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 quarry. A strip of trees along the west part of the northern boundary is covered by a Tree Preservation Order. The site has some value in terms of its biodiversity, flora and fauna.	Whilst the site is adjacent to Kilbarchan Conservation Area, development of this site would not affect the setting of the conservation area, given its containment and the fact that the site is not overly prominent in the local landscape setting.	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. The site will present an opportunity to deliver housing in the village, providing a range and choice of housing including affordable housing.	An increase in vehicular movements would be limited. Site in close proximity to the national cycle network. The site could provide connectivity to walking and cycling networks. The site is central in the village.	Some evidence of localised flooding in south west of site. The site is part of the upper catchment. Development of this site is likely to cause problems downstream, in particular there have been extensive historic flooding issues at Low Barholm. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.	Location of the site may encourage carbon emissions through vehicular usage although this would not be significant given the central location of the site and the proximity of the national cycle network.	A large site comprised of irregularly shaped undulating grazing fields. A wooded area separates the open part of the site from the quarry to the north. This site is well-contained and is not overly prominent in the local landscape.	The site is accessible by public transport and access to the local centre is within a reasonable walking distance. Site is located on the boundary with Kilbarchan Quarry, potential for impact on amenity would need to be addressed through appropriate layout/mitigation.	Potentially contaminated land adjacent to site (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.	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 Macaulay Classification 3.1 prime agricultural land. The site sits on the boundary with Kilbarchan Quarry which may cause co-location issues which would require appropriate mitigation.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2038 - West of Lawmarnock Road, Bridge of Weir									
--	~	+	-	-	--	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. There 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.
<p>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.</p>	<p>No known cultural heritage issues identified.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. This is a large site and provides the opportunity to deliver a range and choice of new homes including affordable housing.</p>	<p>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. Site is on the edge of the village.</p>	<p>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.</p>	<p>Location and the site size would encourage carbon emissions through vehicular usage. This is a large site located on the edge of Bridge of Weir. The site is not accessible to many of the village services and amenities.</p>	<p>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.</p>	<p>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.</p>	<p>As the site is greenfield, development of the site will result in the sealing of previously undeveloped land.</p>	<p>There are potential co-location issues with the nearby Tannery.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2039 - Kilbarchan Road, Bridge of Weir									
--	~	+	--	-	-	-	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. Given that the site is used as grazing with a SINC, it is likely to have various biodiversity features. 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.
<p>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.</p>	<p>No known cultural heritage issues identified.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. This site would present an opportunity to provide a range and choice of housing in the village with an opportunity to deliver affordable homes.</p>	<p>There is likely to be an increase in vehicular movements should this site be developed which impact on air quality. Potential for odour issues in relation to proximity to Bridge of Weir tannery.</p>	<p>Parts of the site are at risk from flooding. A drainage assessment and flood risk assessment will be required to define developable area.</p>	<p>Location of the site may encourage carbon emissions through car usage. The site is located on the edge of the village.</p>	<p>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.</p>	<p>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.</p>	<p>As the site is greenfield, development of the site will result in the sealing of previously undeveloped land.</p>	<p>The site lies adjacent to the Tannery which has the potential to create adverse environmental effects relating to air, odour and noise effects leading to a co-location issue.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2040 - Land off Old Bridge of Weir Road, Houston									
~	-	+	~	+	~	--	~	--	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. Development of this site would result in the loss of a large amount of prime agricultural land.
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.	Scheduled Ancient Monument to south of site, no known historic interests on the site. Any development should be sympathetic to the setting of the Scheduled Ancient Monument.	There will be opportunities to incorporate low carbon technologies in the design and new build units. The site presents opportunity to provide a range and choice of new housing including affordable units.	There is likely to be an increase in vehicular movements should this site be developed. The site is located near to fantastic footway and a bus route. This site is also in close proximity to the secondary school and is walking distance from the primary school. Impact on air quality is not likely to be significant.	Localised deep surface water risk to southern section of the site. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. A detailed Flood Risk Assessment will be required to ascertain the precise developable extent of the site. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment.	Location of the site may encourage carbon emissions through increased vehicular usage in the area. The site is on the edge of the built up area of the village. Overall climatic factors are not going to be significantly impacted.	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.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage.	Greenfield site, therefore development will result in sealing of previously undeveloped land. This site contains Macaulay Classification 3.1 prime agricultural land.	No co-location issues identified on site or within the vicinity.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2041 - Harelaw Farm, Caplethill Road, Paisley									
-	~	+	-	-	-	~	-	-	<p>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. The site also is impacted by drainage/flooding issues.</p> <p>No adverse co-location issues were identified on the site.</p>
<p>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.</p>	<p>No known historic interests on the site.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. Core Paths running through the site would require to be incorporated into any development proposal. The site would present an opportunity to deliver new homes in close proximity to two existing previously used sites.</p>	<p>There is likely to be an increase in vehicular movements should this site be developed. The site is on the edge of Paisley.</p>	<p>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.</p>	<p>Public transport provision is limited in this area. Location of the site may encourage carbon emissions through car usage.</p>	<p>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.</p>	<p>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.</p>	<p>As the site is greenfield, development of the site will result in the sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.</p>	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2042 - Craigton Farm, Bishopton									
-	~	+	-	-	-	-	-	-	Development of this site is likely to have 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.
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 Craigton 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.	Archaeological Trigger Zone within the site associated with a potential hill fort to the west.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Good potential for links to Bishopton train station. The site would provide an opportunity to provide a range and choice of housing in Bishopton.	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.	Flood Risk Assessment and Drainage Impact Assessment will be required to define developable area due to Craigton Burn and potential landform issues.	Site is located on the eastern edge of the village. Access to public transport is approximately 15 minutes walk at the railway station. There is a bus service in the area, however this is limited. Development of the site is likely to increase vehicular usage in the area.	The site consists of three undulating fields used for arable farming with a small number of existing trees facing Old Greenock Road. The site is relatively well contained. Visibility of the site is limited to the northern end from Old Greenock Road. However, development of this site could impact on the setting and landscape character of this approach to Bishopton.	Access to the village centre and the railway station is approximately 15 minutes walk, with a limited bus service. Development of the site is likely to increase vehicular usage in the area. Noise from the motorway will require consideration.	Greenfield site, therefore development may result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.	No significant adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2043 – Sandholes Road, Brookfield									
-	~	+	-	-	-	--	-	-	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. No adverse co-location issues were identified on the site.
Site is comprised of two undulating arable fields with a stream located in the middle of the site flowing in an east to west direction. There are mature established trees within the hedges of the fields and along southern boundary. The site has some biodiversity, flora and fauna interest that would require to be considered.	No known historic interest.	There will be opportunities to incorporate low carbon technologies in the design and new build units. The site provides an opportunity to deliver a range and choice of new homes including affordable units.	There is likely to be an increase in vehicular movements should this site be developed. The site is on the edge of the village.	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.	The site is located on the western edge of the village. Public transport is accessible but limited. Given the location of the site and the limited range of existing services and facilities in the surrounding area, development at this site is likely to increase the number of vehicular movements which will encourage an increase in emissions.	The site lies out with the settlement boundary and within the open undulating landscape character of arable and grazing fields to the west of the settlement. The site comprises a very prominent area of greenbelt which adds to the local landscape character and the setting of Brookfield.	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.	Greenfield site, therefore development may result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2044 - 5 East Fulton Holdings, Linwood									
~	~	+	~	~	~	~	+	~	
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.	No known cultural heritage issues identified.	There may be opportunities to incorporate low carbon technologies in the sites, as well as ensure that there is a range and choice of residential accommodation	Given the size of the site, impact on air quality will be limited.	No water issues associated with this site.	The site is adjacent to existing residential use on the edge of Linwood, there will be limited climatic factors associated with this site.	This is a flat site that is already in use, little landscape character on the site.	Site is accessible to Linwood from where there is access to public transport and a range of other facilities and services.	Site is already in use; this site has structures and hardstanding present.	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. No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2045 - Barochan Road/Fulton Drive, Houston									
-	~	+	-	-	-	--	-	-	There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is large site and there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. 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.
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.	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.	There will be opportunities to incorporate low carbon technologies in the design and new build units. The site provides an opportunity to deliver a range and choice of new homes including affordable units.	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.	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.	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.	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.	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.	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.	No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2046 - Northbar Phase 2, Erskine									
~	~	+	~	+	~	-	~	-	
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 be retained. 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.	No known historic or cultural interests on the site.	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. There will be an opportunity to provide a range and choice of housing including affordable units.	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.	Drainage Impact Assessment would be required. If this were to be addressed it 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.	Public transport is accessible within a reasonable walking distance from the site and any increase in vehicular usage will not be significant.	The site is irregularly shaped, flat and comprises two fields currently used for pastoral grazing and arable farming. The site generally has an open character; however, existing mature woodlands provide some containment.	Access to public transport 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.	Greenfield site, therefore development will result in sealing of previously undeveloped land.	<p>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.</p> <p>There are no significant co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2047 - Southbar Linburn, Erskine									
-	~	+	-	~	-	-	- +	-	
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.	An Archaeological Trigger Zone is located within the site. The archaeological interest requires to be considered.	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.	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.	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.	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.	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.	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.	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.	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. No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2048 - Branscroft, Kilbarchan									
-	~	+	-	~	-	-	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of 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.
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.	No known historic interests on the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity for a range and choice of houses including affordable units.	There is likely to be an increase in vehicular movements should the site be developed. There is a potential co-location issue with the future infilling of the quarry. There is likely to be an impact on air quality.	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.	Location of the site may encourage carbon emissions through car usage. Public transport is available; however, it is limited at evenings and weekends.	The site mainly consists of grazing fields. There are areas of tall overgrown grasses, rushes and scrubby vegetation found in the field to the north eastern corner. The other three fields are relatively flat fields for grazing and arable farming. The development of this site is likely to have a significant impact on the landscape setting at the entrance to the village from the east.	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.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	The site sits on the boundary of the Kilbarchan Quarry which may lead to potential co-location issues which would require appropriate mitigation.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2050 - South of Merchiston & North of A737, Johnstone									
-	~	+	-	-	-	-	-	-	-
<p>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 SINC located to the north west of the site boundary that is a valuable resource for biodiversity, flora and fauna.</p>	<p>Any development proposal would require to consider the setting of the Category C Listed Building (Tower, Milliken) and the Category B Listed White House.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. This site provides an opportunity to deliver a range and choice of new homes in the area.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Site is out with any settlement and the location of the site would encourage higher rates of vehicular usage.</p>	<p>Greenfield site, therefore development will result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.</p>	<p>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.</p> <p>No significant co-location issues identified.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2051 – Land to North and South of Beith Road, Howwood									
~	~	+	-	+	-	--	-	-	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.
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.	No known historic interest at this location.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity for a range and choice of residential homes including affordable units.	There is likely to be an increase in vehicular movements should this site be developed. Site on the edge of settlements with links to the village. Core walking/cycling and public transport networks available.	Potential surface water risk running north to south across the site. Attenuation measures could control this leading to betterment.	Location of the site may encourage carbon emissions through vehicular usage. Although, the site can be connected to existing network.	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.	Site is on the edge of the village centre. There is access to public transport, although some increased vehicular usage may result.	Greenfield site, therefore development may result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.	No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2052 - Kilmacolm Road, Houston									
-	~	+	-	+	-	-	~	-	
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.	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. Any development would require to consider the impact on the setting of the Listed Structure and Conservation Area.	Opportunities to incorporate low carbon technologies in the design and new build units. Development of the site would present an opportunity to provide new residential units providing a range and choice of residential homes in the area including affordable units.	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.	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.	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.	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.	Site is accessible to the village centre by foot. There is some access to public transport, although this service is limited and therefore likely to result in increased vehicular usage.	Greenfield site, therefore development will result in sealing of previously undeveloped land.	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2053 - Auchenlodment Rd, Elderslie									
~	~	+	-	+	-	~	~	-	
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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. This is a small site, but is would provide an opportunity to deliver a range and choice of new residential units.	There is likely to be an increase in vehicular movements should this site be developed however, this is a small site and emissions from vehicular movements are not likely to be significant. The site is at the core of the village and would require enhanced connectivity.	A minor watercourse runs in proximity to one section of the site boundary. Water also appears to drain from north to south across the site. The risk from flooding will require to be addressed as well as any potential impact on water quality.	Nearest bus stop is within 5 minutes walking distance, however, location of the site at the edge of the settlement may encourage carbon emissions through vehicular usage.	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 Auchenlodment Road.	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.	Greenfield site, therefore development will result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.	<p>There will be a degree of biodiversity, flora and fauna interests associated with the development of this site given the nature of the site and surrounding land uses. 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 would have little impact on the landscape setting of Elderslie.</p> <p>No adverse co-location issues were identified on the site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2054 - Land at Erskine Hospital, Erskine									
-	~	+	-	+	-	~	-	-	
<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Springs located throughout the site, flood risk assessment and drainage impact assessment would be required.</p>	<p>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.</p>	<p>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.</p>	<p>Access to local services and facilities is more than 10 minutes' walk from the site. Public transport is accessible however the service is limited and therefore development of this site is likely to result in increased vehicular usage.</p>	<p>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.</p>	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2055 - Milliken Road, Kilbarchan									
-	~	+	-	-	-	~	-	-	
A small number of trees line the boundaries of the site. Some biodiversity, flora and fauna interest exist within site particularly with the watercourse that dissects the site. The rough grazing nature of the site may also contain an element of biodiversity.	No known historic interests on the site.	There will be opportunities to incorporate low carbon technologies in the design and new build units. There will also be opportunities to link in with the national cycle network. The site will provide an opportunity to deliver a range and choice of new homes including affordable units.	There is likely to be an increase in vehicular movements should this site be developed. There will therefore be some impact from increased emissions. There is an opportunity to link into walking and cycling networks to the south of the site.	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.	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.	Part of the site lies on a steep embankment and the remainder is open grazing. However, the site is not considered to be prominent in the local landscape. It is contained and is surrounded by residential uses.	Site is accessible to village services by foot and to the public transport network although there is likely to be an increase in vehicular use.	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.	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2056 - Fields at Barochan Road, Brookfield									
~	~	+	-	-	-	--	-	-	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.
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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. There is an opportunity to provide a range and choice of new residential units.	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, which is both on the edge of Brookfield and Crosslee.	Whilst most of this site is free 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.	This site is located beyond the edge of all settlements and vehicular movements are therefore likely to increase, causing an increase in emissions.	The site is approximately rectangular in shape and is almost flat and comprises open farmland fields. This site is very prominent in the landscape.	The site does not lie within walking distance of any local centre and therefore increased vehicular movements would result from the development of this site.	Development of this site will result in the sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.	No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2058 - Mackies Mill, Elderslie									
-	~	+	-	-	-	--	-	-	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>
<p>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.</p>	<p>No known cultural heritage issues identified.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. There will be an opportunity to provide a range and choice of residential units at the edge of the village.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2060 - Marypark Road, Langbank									
-	~	+	~	-	-	--	-	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the 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.
<p>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.</p>	<p>No known cultural heritage issues identified.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. This is a small site which could provide a range and choice of residential units in the village.</p>	<p>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.</p>	<p>Whilst most of this site is free 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.</p>	<p>The site is not within easy walking distance of public transport and therefore there may be an increase in carbon emissions through vehicular usage.</p>	<p>An irregular shaped site which slopes steeply upwards from the existing roadway and occupying a very prominent location in the local landscape.</p>	<p>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.</p>	<p>As the site is Greenfield its development will result in sealing of previously undeveloped land.</p>	<p>No adverse co-location issues were identified on the site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2063 - South of Midton Road, Howwood									
--	~	+	-	-	-	--	--	-	
<p>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.</p>	<p>No known cultural heritage issues identified.</p>	<p>There would be opportunities to incorporate low carbon technology into the design of the new development. The site would provide an opportunity to deliver a range and choice of new residential units along with the delivery of affordable housing.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>In the local landscape context this site provides a positive addition to the local landscape setting.</p>	<p>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.</p>	<p>As the site is Greenfield, its development may result in previously undeveloped land.</p>	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2064 - Land to West of Thriplee Road, Bridge of Weir									
-	~	+	~	-	-	~	-	-	
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.	Part of the site is within the Ranfurly Conservation area. This will need to be considered.	Opportunities to incorporate low carbon technologies in the design and new build. The	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.	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.	Site is located at the edge of a settlement. Location of the site may encourage carbon emissions through car usage, but this would not be significant due to the size of the site. Access to public transport is available, however, the service is limited.	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.	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.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	<p>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.</p> <p>No significant adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2065 - Land at Johnshill, Lochwinnoch									
--	~	+	-	-	-	--	-	--	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.
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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity for range and choice of new homes.	Location of the site is likely to encourage increased carbon emissions through increased vehicular usage.	Minor watercourse runs along its southern boundary and other runs through the site. It will be necessary to make sure that all development is set back and above these watercourses. A Flood risk assessment will be required to define developable area.	Whilst there is a link to the bus network within walking distance of the site, the service is limited. The location of the site on the edge of the village is likely to increase vehicular movements in the village resulting in an increase in emissions.	This is a prominent site in terms of the landscape impact both from within the village and from out with the village on longer distance views.	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.	As the site is Greenfield its development will result in sealing of previously undeveloped land. The site also contains Macaulay Classification 3.1 prime agricultural land.	No adverse co-location issues were identified on the site.

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

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2068 - Eastbank, Houston Road, Langbank									
-	~	+	~	-	-	-	-	-	
<p>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.</p>	<p>No known cultural heritage issues identified.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. This is a central site which would provide an opportunity for limited new residential units within the village.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Greenfield site, therefore development will result in sealing of previously undeveloped land.</p>	<p>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.</p> <p>No significant adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2069 - Kilmacolm Road, Adjacent to Gryffe Castle, Bridge of Weir									
+	~	+	-	+	-	--	~	-	Strategic Environmental Assessment issues related to the impact that development of this site would have on the biodiversity, flora and fauna 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.
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.	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.	There will be opportunities to incorporate low carbon technologies in the design and new build units. This site would provide an opportunity to deliver a range and choice of new residential units in the village including affordable units.	There is likely to be an increase in vehicular movements should the site be developed. The site is located beside a bus route and in close proximity to the cycle route. Good connections would be required.	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.	Location of the site may encourage carbon emissions through vehicular usage. Although, this could be reduced if there good connections to walking, cycling and public transport networks.	The site is irregular in shape, and mainly consists of undulating grazing fields. An established wooded area of trees is present in the south western section of the site, as well as along the eastern boundary. The site is prominent in the landscape at the western entrance to the village.	Site is accessible to the village centre. A bus stop is adjacent to the site although there is not a frequent service.	As the site is greenfield, development of the site will result in the sealing of previously undeveloped land.	No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2070 - Goldenlea, Bridge of Weir Road, Houston									
-	-	+	-	~	-	-	~	--	Strategic Environmental Assessment issues related to the potential impact that development of this site would have on the biodiversity, flora and fauna that this site contributes. 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.
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 SINC/LNCS (Brierie Hill).	Houston South Mound, 55m west of Gryffe High School. The monument comprises the remains of a cairn and any development should be sensitive to the setting of this monument.	There will be opportunities to incorporate low carbon technologies in the design and new build units. This site provides an opportunity for green networks both within the site and to the wider countryside. This is a large site on the edge of the village which is likely to provide an opportunity to deliver a range and choice of new homes including affordable units.	There is likely to be an increase in vehicular movements should the site be developed given the size of the site and the potential number of units.	Most of the site is fine from a flood risk perspective. It is adjacent to a 1:200 year fluvial outline and minor watercourses. Watercourses will be required to be retained through the site. A flood risk assessment will be required. A comprehensive and satisfactory drainage assessment will be required to define developable area.	Location of the site may encourage carbon emissions through car usage.	Parts of this site are prominent in the local landscape and entrance to the village. The site is irregular in shape, and mainly consists of undulating grazing fields. An established line of trees is present to the east and southern boundaries. There are areas of wetland found to the low middle area of the site.	Site is accessible to the village centre, from where there is access to public transport.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land. This site contains Macaulay Classification 3.1 prime agricultural land.	No adverse co-location issues were identified on the site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2071 - High Craig Quarry, Johnstone									
-	~	+	+	+	~	+	+	~	There is likely to be Biodiversity, Flora and Fauna interest in this area particularly on the boundaries of this site. Whilst the proposed use will promote an increase in car usage the stopping of the existing quarrying and coating would result in a reduction of heavy vehicle movements as well as significant reduction in air and noise elements. Development of the site would provide an opportunity to promote sustainable flood risk management and provide a potential for betterment and control of water as well as water quality.
A large, irregular, shaped site which is comprised of several open grassland fields and a quarry. 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.	No known historical/cultural interests.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to provide a range and choice of residential units.	There is likely to be an increase in vehicular movements given the size of the site. Given this is an existing quarry, change of use to residential is likely to have an overall betterment effect on the surrounding area.	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.	Public transport is accessible from the site which will reduce the need for vehicular movements. Residential use is likely to have an overall positive impact on climatic factors reducing pollution, noise, dust etc in that area.	The re-contouring and platforming of the site could provide the opportunity to incorporate the site into the surrounding landscape whilst minimising any effect on the visual amenity of the wider area.	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.	This is a brownfield site in a greenbelt location. Re-use of the site for residential use would remediate parts of the site.	No significant adverse co-location issues should the quarry cease operating.

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

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2077 – Golf Course at Newton Avenue, Elderslie									
-	~	+	~	~	~	~	+	~	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. There are no adverse co-location issues.
Parts of the site consist 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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity for a range and choice of new residential homes.	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.	There are no flood risk issues with this site.	Given the size of the site it is unlikely that there will be significant factors that impact on climatic elements.	Flat site located on the edge of a golf course. The site will be well contained by the golf course and the existing residential units in the area. The site is predominately semi-natural native woodland and areas of scrub. The green keeper building is also within the site boundary.	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.	Development of the site may result in the sealing of previously undeveloped land. However, this will be limited due to most of the land being in existing use associated with the operation of the golf course.	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2078 – Land at Meadowside Farm, Johnstone									
-	~	+	~	--	-	~	~	-	<p>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.</p> <p>No adverse co-location issues have been identified on site.</p>
<p>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 Milliken 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.</p>	<p>No known cultural heritages issues identified.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to deliver a range and choice of new homes.</p>	<p>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.</p>	<p>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.</p>	<p>Climatic factors relate primarily to building on a flood plain.</p>	<p>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.</p>	<p>There is good access to public transport, and local facilities can be reached on foot however, local facilities are limited in the immediate area.</p>	<p>Development of the site may result in the sealing of previously undeveloped land.</p>	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2079 – Drum Farm, Langbank									
-	~	+	-	-	-	--	-	-	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.
A large, irregular, shaped site which is comprised of several open grassland fields which are used for grazing. Mature trees line the northern part of the site. Some smaller trees line field boundaries within the site and along the banks of two burns which pass through the site. The site will have biodiversity, flora and fauna interest.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to provide a range and choice with the ability to provide some affordable units in the village.	There is likely to be an increase in vehicular movements should this site be developed.	There is a watercourse to the east, west and central area of this site. Any development should protect and enhance the water environment and promote sustainable flood risk management where required. Flood Risk Assessment required to define developable area.	Location of the site is likely to encourage carbon emissions through increased car usage. Access to local services, facilities and public transport can reasonably be sought on foot, however these services are limited and therefore vehicular movements are likely to increase with the development of this site.	The site sits in a prominent, elevated location, in a rolling landscape. It consists of open grazing partially subdivided by remnants of former field boundaries, including mature trees. Due to the elevated position of the site and the slightly fragmented character of the hedgerow this offers little effective visual containment. To the south and east the adjoining landscape character is of rolling agricultural landscape, broken by shelter belts. To the north west are the mature trees and grounds of the residential property East Bank.	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.	Greenfield site, therefore development may result in sealing of previously undeveloped land.	There are no apparent co-location issues associated with this site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2082 – Marypark Road, Langbank									
-	~	~	~	-	~	-	~	-	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.
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.	No know cultural or archaeological interest identified	There will be opportunities to incorporate low carbon technologies in the design of new build units. Opportunity for a range and choice of new residential units in the village.	Limited impact given the size of the site.	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.	Public transport is accessible. Any to potential impact from vehicular use is likely to be minimal given the size of the site.	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.	Site is on the edge of the settlement and the location of the site would encourage vehicular usage.	Greenfield site, therefore development will result in sealing of previously undeveloped land.	There is no apparent co-location issues associated with this site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2083 – Thriplee Road, Bridge of Weir									
--	~	+	~	-	~	-	-	-	
<p>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.</p> <p>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</p>	<p>Part of the site is within the Ranfurly Conservation area. This will need to be considered.</p>	<p>Opportunities to incorporate low carbon technologies in the design and new build units. Opportunity for a range and choice of new residential units in the village.</p>	<p>Given the size of site there is likely to be an increase in vehicular movements should this site be developed.</p>	<p>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.</p>	<p>Location and scale of the site may encourage carbon emissions through likely increase in vehicular movements should this site be developed.</p>	<p>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.</p>	<p>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.</p>	<p>Greenfield site, therefore development will result in sealing of previously undeveloped land.</p>	<p>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.</p> <p>There is no apparent co-location issues associated with this site.</p>

<p>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.</p>									
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2084 – South of Inchinnan Village, Inchinnan									
-	-	+	-	-	-	-	-	-	
<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Development may result in sealing of previously undeveloped land.</p>	<p>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.</p> <p>No significant adverse co-location issues.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2085 – Barochan Road, Crosslee, Houston									
-	-	+	-	-	~	~	-	-	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.
<p>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.</p>	<p>A small area along the northern boundary of the site is covered by an archaeological trigger zone.</p>	<p>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. Opportunity for a range and choice of new residential units and provide affordable units.</p>	<p>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.</p>	<p>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.</p>	<p>Location and scale of the site may encourage carbon emissions through likely increase in vehicular movements should this site be developed.</p>	<p>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.</p>	<p>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.</p>	<p>As the site is greenfield, its development may result in the sealing of previously undeveloped land.</p>	<p>There is no apparent co-location issues associated with this site</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2086 - University of the West of Scotland, South Avenue, Paisley									
-	~	+	~	-	-	+	-	+	
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.	No historical interest.	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.	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.	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.	The site is affected by flooding. Development of the site might result in a small increase in vehicle emissions.	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.	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.	The site has previously been used and is brown field, so the proposed development would provide an opportunity to reuse this 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. There is no apparent co-location issues associated with this site

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2089 – Land to the east of Grahamston Road, Paisley									
-	~	+	-	~	~	-	~	-	
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.	No known cultural heritage issues identified.	There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity to link up to nearby core paths. Opportunity to provide a range and choice of housing.	There is likely to be an increase in vehicular movements should this site be developed.	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.	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.	Land is located to the east of Dykebar Hospital, with a frontage onto both Grahamston Road and Hurler 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.	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.	Greenfield site, therefore development will result in sealing of previously undeveloped land. Includes Class 3.2 agricultural land.	<p>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.</p> <p>There is no apparent co-Location issues associated with this site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2090 – Leethland House, Elderslie									
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<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Development of the site would result in more vehicle emissions given the location of the site.</p>	<p>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.</p>	<p>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.</p>	<p>This is a relatively flat area of land which is covered in shrubs, bushes and trees that adds to the local landscape setting.</p>	<p>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.</p>	<p>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.</p>	<p>Redevelopment which could facilitate the restoration of Leethland House would provide a positive environmental benefit in terms of the reuse of a listed building currently on the Building at Risk register. There is likely to be significant biodiversity, flora and fauna interest on the site because it has been vacant for a considerable length of time. Given the isolated location of this site and the lack of pedestrian and public transport connectivity this site will rely on vehicular means to access the site.</p> <p>There is no apparent co-Location issues associated with this site.</p>

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2091 – Manswrae, Bridge of Weir									
-	~	+	-	~	-	+	-	-	<p>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.</p> <p>There are potential co-location issues with the nearby Bridge of Weir Leather Tannery may cause environmental impacts such as noise and odour issues impacting on air quality and human health.</p>
<p>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.</p>	<p>No known cultural heritage issues identified within the site, adjacent to a Category B Listed Building.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units. Opportunity for a range and choice of new housing.</p>	<p>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.</p>	<p>A Flood Risk Assessment and Drainage Impact Assessment is required. A Scottish Water Network Impact Assessment is required.</p>	<p>Location of the site may encourage carbon emissions through vehicular usage.</p>	<p>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.</p>	<p>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.</p>	<p>As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.</p>	

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2092 – West Sites, Howwood									
-	-	+	-	-	-	-	-	-	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.
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.	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.	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.	There is likely to be an increase in vehicular movements should these sites be developed.	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.	There is a significant flood risk for Area 3. Location of the site may encourage an increase in carbon emissions through vehicular usage.	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.	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.	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.	There is no apparent co-location issues associated with this site.

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Strategic Environmental Assessment Summary
LDP2093 – Merchants Close, Kilbarchan									
-	-	+	~	-	~	~	~	-	<p>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.</p> <p>There is no apparent co-location issues associated with this site.</p>
<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Limited impact given the size of the site.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Greenfield site, therefore development may result in sealing of previously undeveloped land.</p>	

Figure 3: 2018 Housing Land Supply Sites – Sites without Planning Consent

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

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF1007 Glencourse Rd/Corsebar Rd, Paisley								
Summary/Mitigation Redevelopment for residential would return a current vacant and derelict site to an active use which would be a positive addition to this area and the overall quality of place. There is likely to be little biodiversity interest on the site or on the boundaries. The implementation of flooding and drainage improvements could provide betterment for the area. This site is in the middle of the urban area with good links and connections to walking, cycling and public transport networks as well as services and other facilities. Remediation may be required due to possible contamination on site. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0971 UWS Thornly Park, Paisley								
Summary/Mitigation 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. There is no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0971A Grahamston Road/Hurlet Road – Dykebar Hospital (Western Site)								
Summary/Mitigation 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. No significant co-location issues.								
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Site Reference and Address: RFRF0711/ RFRF0711B West Brae, Oakshaw (Paisley West End Phase II) Paisley								
Summary/Mitigation Minor SEA issues relate to impact on biodiversity and the effect on the built environment. Good design used in the redevelopment of this site will require to preserve and enhance the character and visual amenity of the area. No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site. Appropriate planting can be used to counteract any minor impact on biodiversity. There are no apparent co-location issues associated with this site.								
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF0752 Ingliston Drive, Bishopton								
Summary/Mitigation Opportunity to develop an area of vacant land which is in a sustainable location at edge of Bishopton. Little biodiversity, flora and fauna interests on the site. Extreme North East of site floods to a maximum of 500mm from existing ditch. A Flood Risk Assessment and Drainage Impact Assessment will be required at planning application stage. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0758B Mill of Gryffe Road, Bridge of Weir								
Summary/Mitigation Some biodiversity, flora and fauna issues, especially on the SINC to the east of the site which will require to be protected. Potential positive SEA benefits associated with the redevelopment of this site as the site is currently underused and detracts from the surrounding place. Site in sustainable location with access to local services and facilities. Drainage issues on site will need to be considered through a Drainage Impact Assessment. The Northern section of the site is at risk of fluvial Flooding. A Flood Risk Assessment will be required as part of the planning application which will determine the developable area of the site. Further details regarding the potential access to the site is required. There is no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0840 Hillfoot Drive (Carsewood House), Howwood								
Summary/Mitigation Minor SEA issues related to the potential increase in emissions caused by vehicular traffic to and from the site and potential flood risk. Access to the site is subject to pluvial flood risk up to 500mm, A Flood Risk Assessment and appropriate mitigation measures are required at planning application stage to reduce this. Drainage Impact Assessment will also, be required. Redevelopment of the site has the potential to improve the quality of place and provide new self build opportunities within the village. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0860 Inchinnan Road, Blythswood								
Summary/Mitigation Some significant biodiversity, flora and fauna interest on this site. Trees on the site require to be maintained and monitored. Minor SEA issues relate to the impact of development of this site would have on the amount of vehicle movements – resulting in an impact on air quality. There are positive SEA benefits with the redevelopment of this vacant site which is in a sustainable location in close proximity to Renfrew Town Centre. Remediation of the site is required due to its previous use. A Drainage Impact Assessment will be required at planning application stage. Potential co-location issues related to nearby Whiskey Bonded Warehouse.								
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Site Reference and Address: RFRF0864 Kings Inch Road, Old Power Station, Renfrew								
Summary/Mitigation No significant biodiversity, flora and fauna interest on this site. There are positive SEA benefits with the development of this vacant site. Minor SEA issues in relation to the increase in vehicle movements which may impact on air quality, but this is not likely to be significant given this is a sustainable location in close proximity to both Renfrew Town Centre and Braehead and public transport connections. Remediation of the site is required due to the sites previous use. A Flood Risk Assessment will be required at planning application stage due to the site’s proximity to the River Clyde. A comprehensive and satisfactory drainage assessment should promote attenuation and water run-off. No co-location issues were identified on the site.								
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF0912E Beith Road (Former Primary Schools, Johnstone)								
Summary/Mitigation Opportunity to redevelop vacant and derelict site in a sustainable location within Johnstone Community Growth Area. No significant biodiversity, flora and fauna issues. Site is accessible to local services and facilities. Minor SEA issue related to the potential increase in emissions due to vehicular movements. However, there is good public transport links, so this impact should not be significant. A comprehensive drainage system will be put in place resulting in overall betterment for this site and the surrounding area. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0912H Maple Drive (Johnstone South West, Community Growth Area), Johnstone								
Summary/Mitigation The site is within a sustainable location, on the edge of an existing residential area with good access to public transport. This site will add to the positive development currently ongoing within Johnstone as part of the Community Growth Area. Flood risk constraints will require to be addressed due to potential impact from the burn. A Drainage Impact Assessment will be required at planning application stage. Control of water run-off from is likely to lead to betterment for the area. No co-location issues were identified on the site.								
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Site Reference and Address: RFRF0934 Garthland Lane, Paisley								
Summary/Mitigation Limited SEA issue related to the potential for increased traffic movements as a result of the redevelopment. However, the site is in a sustainable location with good access to public transport and a range of services and facilities. Development would make a significant contribution to the surrounding area through the development of vacant and derelict land. Development offers the potential to remediate potentially contaminated soil. No significant drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0938 Bracken Place, Bridge of Weir								
Summary/Mitigation Development of small site in a sustainable location. No significant biodiversity, flora and fauna interests. No flood risk constraints. Implementation of drainage through redevelopment of this site is likely to lead to betterment through attenuation and treatment of surface water run-off. Potential remediation of soils may be required due to the site being brownfield. There are no apparent co-location issues associated with this site								
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Site Reference and Address: RFRF0940 Barbush Farm, Johnstone								
Summary/Mitigation Residential development at this location may result in a limited increase the amount of vehicular movements resulting in a corresponding impact on air quality. Opportunity to improve links and connections to Johnstone town centre, public transport and local services/facilities which are a short walk from the site. Potential fluvial flood risk on the southern half of the site. A Flood Risk Assessment and Drainage Impact Assessment will be required to be submitted alongside the planning application where the developable area of the site will be determined. There are no apparent co-location issues associated with this site.								
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STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF0952 Grampian Avenue/Lomond Crescent, Paisley								
Summary/Mitigation Redevelopment of an area of vacant land at the heart of Glenburn. SEA issues relate to the potential increase in emissions due to vehicular movements to and from the site. However, this is unlikely to be significant as there are existing services and facilities in close proximity to the site which may reduce the need to use a car. No significant biodiversity, flora and fauna interests on site. The implementation of drainage infrastructure would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0954 Arkleston Road, Paisley								
Summary/Mitigation SEA issues are related to the impact on air quality due to the likely increase in emissions from increase vehicular movements to and from this site. There is also likely to be some minor impacts on the landscape, setting and biodiversity due to development. These issues can be addressed through a sensitive layout and design ensuring this site makes a positive contribution to the place. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0964 Middleton Road, Linwood								
Summary/Mitigation SEA issues related the potential increase in emissions as a result of increased vehicular traffic to and from the site. The site is also constrained by the requirement for the pump station to remain, however good design would allow this to be accommodated on the site. There is the potential to improve the area visually and link into the green network, improving overall flora, fauna and biodiversity. There is the potential for coastal and fluvial flooding to the South East of the site due to the nearby Black Cart Water. A Flood Risk Assessment will be required to be submitted alongside the planning application where the developable area of the site will be determined. A Noise Assessment will be required to consider the impact from aircraft noise.								
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Site Reference and Address: RFRF0972 MacDowall Street/Mill Brae, Johnstone								
Summary/Mitigation The site is currently underused and could contribute more to the sense of place if sensitively developed. Re-development could reuse existing infrastructure Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Western part of site included within WOSAS trigger site, therefore, archaeological interest will require to be investigated further at planning application stage. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0979 Station Road, Bishopston								
Summary/Mitigation No significant biodiversity, flora and fauna interest associated with this site. Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Site is in a sustainable location close to public transport and local services and facilities which will minimise impact on air quality and climatic factors. The Craigton Burn runs through the south eastern section of the site therefore, a Flood Risk Assessment is required at planning application stage. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site. No adverse co-location issues were identified on the site.								
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF0993 Wallneuk, Paisley								
Summary/Mitigation There are positive SEA benefits with the redevelopment of this vacant site which is in a sustainable location at the edge of Paisley Town Centre. Development of this site offers the opportunity to enhance the area and add to the quality of place. There will be a minor impact on air quality through the increase in vehicle movement, however, this will be minimal given the sustainable location and good access to public transport services and facilities. There is potentially contaminated land on site therefore remediation is required. This will be addressed at planning application stage. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site. A Noise Impact Assessment would be required due to the potential impact from the motorway. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0994 Clyde Waterfront and Renfrew Riverside Area 2, Renfrew								
Summary/Mitigation There are positive SEA benefits with the redevelopment of this site. Redevelopment will improve the quality of place and will enhance connections with the riverfront with new quality housing and landscaping. There is the potential for the site to improve local biodiversity and fauna through the introduction of new landscaping. The site is within walking distance of Renfrew Town Centre and with the development of the new bridge to West Dunbartonshire could potentially reduce the need to travel by private vehicles. There is potentially contamination on site therefore remediation is required. A Flood Risk Assessment is required due to the potential of the site to flood. A Site of Importance for Nature Conservation (SINC) sits to the south of the site. Appropriate mitigation will be required to ensure minimal impact on the SINC during construction. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site. A Noise Impact Assessment will be required to consider the impact of airport noise. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF1020 Land between Nos. 32 and 38 St. James Street, Paisley								
Summary/Mitigation Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. No significant biodiversity, flora and fauna interest on site. Site is in a sustainable location with good access to public transport and local services/facilities. Overall this impact should be offset by other SEA benefits. Possible remediation of the site is required due to its previous use. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF1021 Station House, Barochan Road, Johnstone								
Summary/Mitigation Small site with no significant biodiversity, flora and fauna issues. The development of the site is making use of unused land and can have a positive impact on place. Given the size of this site any impact on air quality and climatic factors is likely to be minimal. Possible remediation may be required if contaminated soils are found. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF1024 Beith Road, Johnstone								
Summary/Mitigation Opportunity to build new housing in a sustainable location at the edge of Johnstone South West Community Growth Area. A Flood Risk Assessment and Drainage Impact Assessment would be required to define developable area. Some biodiversity, flora and fauna interests. Sensitive design and layout required to ensure development does not detract from the landscape setting. Some minor impacts in relation to air quality and climatic factors, however, these are not considered to be significant. No adverse co-location issues were identified on the site.								
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF1025 Corseford Avenue, Johnstone								
Summary/Mitigation Opportunity to build new housing in a sustainable location at the edge of Johnstone South West Community Growth Area. Limited biodiversity, flora and fauna interests. Sensitive design and layout required to ensure development does not detract from the landscape setting. Some minor impacts in relation to air quality and climatic factors, however, these are not considered to be significant. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF1026 Station Road, Bridge of Weir								
Summary/Mitigation The site is in a sustainable location in close proximity to the village centre and public transport. Sensitive design and layout would ensure residential development can make a positive impact to the place. Opportunity to improve connections to the surrounding area. No significant biodiversity, flora and fauna issues on site. Given the previous use remediation will be required to address potential contaminated soil. A Flood Risk Assessment is required to define the developable area. No adverse co-location issues were identified on the site.								
+	~	+	~	~	~	++	+	+
Site Reference and Address: RFRF0671 Dee Drive, Findhorn Avenue, Manor Road, Foxbar, Paisley								
Summary/Mitigation Vacant site in the middle of Foxbar, Paisley. Sensitive design and layout would ensure residential development can make a positive impact to the place. Opportunity to improve connections to the surrounding area. No significant biodiversity, flora and fauna issues on site. Minor SEA issue related to potential increase in vehicular movements as a result of redevelopment. Mitigation and attenuation will be required as part of the Drainage Assessment. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0671A Don Drive, Foxbar, Paisley								
Summary/Mitigation Vacant site in the middle of Foxbar, Paisley. Sensitive design and layout would ensure residential development can make a positive impact to the place. Opportunity to improve connections to the surrounding area. No significant biodiversity, flora and fauna issues on site. Minor SEA issue related to potential increase in vehicular movements as a result of redevelopment. Mitigation and attenuation will be required as part of the Drainage Assessment. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0759 Ryefield, Kilbarchan Road, Johnstone								
Summary/Mitigation No significant biodiversity, flora and fauna issues. Sensitive design and layout would ensure residential development can make a positive impact to the place. The site is located on the edge of the settlement and has good accessibility to public transport. A Drainage Impact Assessment is required to ensure appropriate mitigation and attenuation can be secured. Remediation may be required due to potentially contaminated soils. No adverse co-location issues were identified on the site.								
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF0773 Almond Crescent, Foxbar Rivers, Paisley								
Summary/Mitigation Vacant site in the middle of Foxbar, Paisley. Sensitive design and layout would ensure residential development can make a positive impact to the place. Opportunity to improve connections to the surrounding area. No significant biodiversity, flora and fauna issues on site. Minor SEA issue related to potential increase in vehicular movements as a result of redevelopment. Mitigation and attenuation will be required as part of the Drainage Assessment. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0817A High Calside (Westerfield House), Paisley								
Summary/Mitigation No significant biodiversity, flora and fauna interests. The site lies within Castlehead Conservation Area therefore consideration will need to be given to the design and layout of the proposed development. The site is unlikely to have an impact on air quality and climatic factors with it being in close proximity to Paisley Canal Street Station and local services. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0819B North Road (East)/Gibson Crescent, Johnstone								
Summary/Mitigation Vacant site in the middle of Johnstone. Sensitive design and layout would ensure residential development can make a positive impact to the place. Opportunity to improve connections to the surrounding area. The site is currently consisting of unkept grassland, no significant biodiversity, flora and fauna issues on site. A Drainage Impact Assessment will be required to be submitted alongside the planning application where the developable area will be determined. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0839 Heriot Avenue (Adj. Nursing Home), Foxbar, Paisley								
Summary/Mitigation Vacant site with little biodiversity, flora fauna interests. Potential increase in emission due to vehicular traffic however this is not considered to be significant and would result in a much less of an impact that the previous multi-storey block. Redevelopment of the site provides an opportunity for well-designed sustainable dwellings that could improve the built environment of this area. A Drainage Impact Assessment will be required to be submitted alongside the planning application where the developable area will be determined. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0875 Bute Crescent, Iona Drive, Glenburn, Paisley								
Summary/Mitigation Redevelopment of an area of vacant land at the heart of Glenburn. SEA issues relate to the potential increase in emissions due to vehicular movements to and from the site. However, this is unlikely to be significant as there are existing services and facilities in close proximity to the site which may reduce the need to use a car. No significant biodiversity, flora and fauna interests on site. The implementation of drainage infrastructure would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land. There are no apparent co-location issues associated with this site.								
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF0912K Auchengreoch Road, Johnstone								
Summary/Mitigation Opportunity to redevelop vacant and derelict site in a sustainable location within Johnstone Community Growth Area. No significant biodiversity, flora and fauna issues. Site is accessible to local services and facilities. Minor SEA issue related to the potential increase in emissions due to vehicular movements. However, there is good public transport links, so this impact should not be significant. Implementation of drainage infrastructure will resulting in betterment for this site. There are no apparent co-location issues associated with this site.								
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Site Reference and Address: RFRF0937 Amochrie Road (former Stanely Firs), Paisley								
Summary/Mitigation Some biodiversity interest associated with the wooded area to the rear of the site. Redevelopment of this vacant and derelict site provides an opportunity for well-designed sustainable dwellings that could improve the built environment of this area. Site is accessible to local services and facilities. Minor SEA issue related to the potential increase in emissions due to vehicular movements. However, there is good public transport links, so this impact should not be significant. A comprehensive flood assessment along with implementation of a drainage scheme should lessen any impact from redevelopment and may result in betterment downstream of the site. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0949 Millarston Drive, Paisley								
Summary/Mitigation No significant biodiversity, flora and fauna issues related to the site. The redevelopment of this vacant site provides an opportunity for well-designed sustainable dwellings that could improve the built environment of this area. Site is accessible to local services and facilities. Minor SEA issue related to the potential increase in emissions due to vehicular movements. However, there is good public transport links, so this impact should not be significant. Opportunity to increase the housing stock with good, well designed, energy efficient buildings as well as increasing landscape potential at the site. Remediation may be required due to potential contamination on site. A Drainage Impact Assessment will be required to be submitted alongside the planning application where the developable area will be determined. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0950 Cartha Crescent, Paisley								
Summary/Mitigation No significant biodiversity, flora and fauna issues related to the site. The redevelopment of this vacant site provides an opportunity for well-designed sustainable dwellings that could improve the built environment of this area. Opportunity to improve connections to the surrounding area. Site is accessible to local services and facilities. Minor SEA issue related to the potential increase in emissions due to vehicular movements. However, there is good public transport links, so this impact should not be significant. A Drainage Impact Assessment will be required. Remediation may be required due to potential contamination on site. No adverse co-location issues were identified on the site.								
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1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Site Reference and Address: RFRF0967A Stirling Drive (land surrounding former St. Brendans Social Club), Linwood								
Summary/Mitigation Given that the site was in previous use, there are no significant biodiversity, flora and fauna interests. Positive SEA benefits in relation to the redevelopment of a currently vacant site. Given the size of the site and close proximity to amenities and services, any impact on air quality and climatic factors is likely to be minimal. The site sits within a sustainable location with good access to local services/facilities and public transport. Given the sites previous use, remediation may not be required which will be assessed further at planning application stage. A Drainage Impact Assessment will be required at planning application stage. No co-location issues were identified on the site.								
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Site Reference and Address: RFRF0972A MacDowall Street, Mill Brae, Johnstone								
Summary/Mitigation No significant biodiversity, flora and fauna issues. The redevelopment of this vacant site provides an opportunity for well-designed sustainable dwellings that could improve the built environment of this area. existing infrastructure Increased commuting may be encouraged although this should be limited due to accessibility to public transport. No significant flood risk or drainage constraints. Due to the proximity of the site to industrial buildings, Air Quality Assessment and Noise Assessment will be required. The implementation of drainage infrastructure is required leading to attenuation and treatment of surface water resulting in betterment for the site and surrounding land. With the site being brownfield land, remediation may be required if contaminated soils are discovered. Issues related to water and drainage infrastructure. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF0997 Albert Road (School Site), Renfrew								
Summary/Mitigation No significant biodiversity, flora and fauna issues related to the site. The redevelopment of this vacant site provides an opportunity for well-designed sustainable dwellings that could improve the built environment of this area. Site is accessible to local services and facilities. Minor SEA issue related to the potential increase in emissions due to vehicular movements. However, there is good public transport links, so this impact should not be significant. Opportunity to increase the housing stock with good, well designed, energy efficient buildings as well as increasing landscape potential at the site. Remediation may be required due to potential contamination on site. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF1013 High Calside, Paisley								
Summary/Mitigation No significant biodiversity, flora and fauna issues. There are positive SEA benefits associated with the redevelopment of this vacant site which is in a sustainable location close to Paisley Town Centre. Development of this site offers the opportunity to enhance the area and add to the quality of place. There will be a minor impact on air quality through the increase in vehicle movement, however, this will be minimal given the sustainable location and good access to public transport services and facilities. No adverse co-location issues were identified on the site.								
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Site Reference and Address: RFRF1027 Ferguslie, Paisley								
Summary/Mitigation Redevelopment of an area of vacant land in the centre of Ferguslie. The site sits within a sustainable location, close to existing residential in close proximity to public transport and a range of services/facilities. Therefore potential impact on air quality and climatic factors will be minimal. No significant biodiversity, flora and fauna interests. Due to the sites previous use as a school, remediation is unlikely to be required but this can be further assessed at planning application stage. A Drainage Impact Assessment will be required at planning application stage. No co-location issues were identified on the site.								
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LocalPlanConsultation@renfrewshire.gov.uk